

P & Z Case 011-22

The Lee Family Ltd. Partnership
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-254

ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District C-3 (Commercial) property as described below and located at 2502, 2508, and 2510 N. Range Line Rd., City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District C-3.

Beginning at a point 373 feet East of the Northwest Corner of the North Half of the East Half of the South Half of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 36, T-28-N, R-33-W, thence South 89 degrees, 43 minutes, 30 seconds East 152.15 feet to a point being 68.00 feet east of the Northwest Corner of Miscellaneous Tract 21, thence South 90.75 feet, thence North 89 degrees, 43 minutes, 30 seconds West parallel to the north line of Miscellaneous Tract 24, 152.15 feet, thence North 90.75 feet to the point of beginning, all in the City of Joplin, Jasper County, Missouri, being a part of Miscellaneous Tracts 21 and 24 and Tract 1 Commencing at the Northeast Corner of the South Half of the Northeast Quarter of the Northeast Quarter of Section 36, Township 28 North, Range 33 West, thence North 89 degrees 43 minutes 30 seconds West 45.00 feet to the point of beginning, said point being on the west right-of-way of Range Line Road, thence South along said right-of-way 5 ½ rods, (90.75 feet), to the north line of the South Half of the Northeast Quarter of said Section, thence South 89 degrees 43 minutes 30 seconds East 85.00 feet to the point of beginning, being part of Miscellaneous Tract 21 in the City of Joplin, Jasper County, Missouri, subject to an access easement along the South 32 feet thereof and except any part taken or deeded for road purposes. Subject to an easement for ingress and egress 32 feet in width along the southerly property line of the above described property as access to North Range Line Road for the property immediately west of and contiguous to the above described property. Tract 2 All of the Miscellaneous Tract 24 in Section 36, Township 28, Range 33 in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof, EXCEPT Beginning at the Northwest corner of Miscellaneous Tract 24; thence East 373.0 feet; thence South 325.4 feet; thence West 373.75 feet; thence North 325.8 feet to the point of beginning, AND EXCEPT Beginning 373.0 feet East of the Northwest corner of Miscellaneous Tract 24; thence East to the Northwest corner of Miscellaneous Tract 21, thence South 90.75 feet to the Southwest corner of Miscellaneous Tract 21; thence West and parallel to the North line of Miscellaneous Tract 24 to a point directly South of the point of beginning, and EXCEPT any interest taken or deeded for road,

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2022, by a vote of _____.

Ryan D. Stanley, Mayor

ATTEST:

Holly Nagy, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney