

P & Z Case 041-22

Brice Martin

(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-272

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 R-1 (Single-family Residential) and including in District M-2 (Heavy Industrial) property as described below and located at 4579 Hwy. 43, City of Joplin, Newton 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 removing from District R-1 (Single-family Residential) the following described property and including in District M-2.

Tract #1 Being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 4, Township 26, Range 33, Newton County, Missouri, described as beginning at the Northeast Corner of the Northwest Quarter (NW1/4) of the Southwest Quarter of Section 4, Township 26, Range 33, Newton County, Missouri, thence South 00 Degrees, 12 Minutes, West along the East line of said Quarter, Quarter 662.44 feet to the South line of the North One-half (N1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 4, thence West along said line 649.30 feet, thence South 00 Degrees, 12 Minutes, West 331.34 feet to the South line of the North One-half (N1/2) of the South One-half (S1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 4, Thence West along said line 587.39 feet more or less to the East Right-of-way line of Missouri State Highway 43, Thence Northerly along said Right-of-way 692.67 feet to a point 30.00 feet North of the South line of the North one-half (N1/2) of the North One-half (N1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 4, thence East 647.54 feet, thence North 00 degrees, 12 Minutes, East 301.34 feet more or less to the North line of said Quarter, Quarter, Thence East 589.30 feet to the Point of Beginning, being subject to a 30.00 foot Road Easement along the North line and Easterly through said tract, being subject to all other easements, right-of-ways, and reservations of record. Tract #2 Being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 4, Township 26, Range 33, Newton County, Missouri, described as commencing at the Northeast corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 4, Township 26, Range 33, Newton County, Missouri, Thence West along the North line of said Quarter, Quarter 649.30 feet to the Point of Beginning, thence North 00 Degrees, 37 Minutes, East 170.80 feet, thence North 66 Degrees, 39 Minutes, West 231.20 feet, Thence South 00 Degrees, 37 Minutes, West 265.65 feet to a point 3.00 feet South of the North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 4, thence West a long a line 3.00 feet South of said Quarter, Quarter line 375.82 feet to the East Right-of-way line of Missouri State Highway 43, thence Southerly along the East Right-of-way of Said Highway 43 298.40 feet more or less to a point 30.00 feet North of the South line of the

North One-half (N1/2) of the North One-half (N1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 4, Thence East 427.54 feet to a point 809.30 feet West of the East line of Said Quarter, Quarter, Thence North 00 Degrees, 12 Minutes, East 301.34 feet to the North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 4, Thence East along said line 160.00 feet to the Point of Beginning, being subject to all easements, Right-of-ways, and reservations of record. Tract #3 All that part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 4, Township 26, Range 33, Newton County, Missouri described as Commencing at the Northeast corner of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 4, thence West along the North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) 589.30 feet to the Point of Beginning, thence South 00 Degrees, 12 Minutes, West 301.34 feet, thence West 220.00 feet, thence North 00 Degrees, 12 Minutes, East 301.34 feet, thence East 220.00 feet to the Point of beginning, being subject to all easements, right-of-ways, and reservations of record, Together with rights of Ingress Egress over the North 30.00 feet of the South 40.00 feet of the North one-half (N1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 4, Township 26, Range 33, Newton County, Missouri

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 _____.

Douglas W. Lawson, Mayor

ATTEST:

Holly Nagy, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney