

P & Z Case 020-18

David Glenn For Fletcher Auto Group.  
(P & Z Recommended Approval)

COUNCIL BILL NO. 2018-260

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 Heavy Industrial District (M2) and including in Commercial District (C3) property as described below and located at 3534 E. 20<sup>th</sup> Street, 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 removing the following described property from District M-2 and including same in District C-3:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 27, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES, 37 MINUTES, 51 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 635.33 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES, 01 MINUTES, 52 SECONDS WEST 500.12 FEET, THENCE SOUTH 89 DEGREES, 36 MINUTES, 25 SECONDS WEST 541.30 FEET, THENCE NORTH 45 DEGREES, 34 MINUTES, 24 SECONDS WEST 64.01 FEET, THENCE NORTH 00 DEGREES, 07 MINUTES, 10 SECONDS WEST 455.23 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) , THENCE ALONG SAID NORTHWEST QUARTER (NW 1/4) NORTH 89 DEGREES, 37 MINUTES, 51 SECONDS EAST 588.19 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD RIGHT-OF-WAY ALONG THE NORTH SIDE THEREOF, BEING SUBJECT TO ALL OTHER EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS OF RECORD, CONTAINING 6.95 ACRES MORE OR LESS AND BEGINNING AT THE INTERSECTION OF 20TH STREET AND DAVIS BOULEVARD, SAID POINT BEING 186.75 FEET WEST OF THE NORTH QUARTER, CORNER OF SECTION 18, TOWNSHIP 27, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE SOUTH ALONG THE CENTERLINE OF DAVIS BOULEVARD 680.00 FEET TO THE CENTERLINE SIDES THEREOF, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS OF RECORD AND ALSO BEING SUBJECT TO A 30.00 FOOT INGRESS EGRESS EASEMENT DESCRIBED IN BOOK 2261, AT PAGE 2035 AT THE JASPER COUNTY RECORDERS OFFICE, JASPER COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS: ALL THAT PART OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 27, RANGE 32, IN THE CITY OF JOPLIN, COMMENCING AT A POINT 216.75 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 18, THENCE SOUTH 00 DEGREES, 23 MINUTES, 55 SECONDS WEST A DISTANCE OF 670.00 FEET TO THE POINT OF BEGINNING. THENCE NORTH 89 DEGREES, 58 MINUTES, 41 SECONDS WEST A DISTANCE OF 418.41 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED AS TRACT 1 ON EXHIBIT B, THENCE SOUTH 00 DEGREES, 23 MINUTES, 55 SECONDS WEST A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1, THENCE CONTINUING SOUTH 00 DEGREES, 23 MINUTES, 55 SECONDS WEST A DISTANCE OF 20.00 FEET,

THENCE SOUTH 89 DEGREES, 58 MINUTES, 41 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 418.40 FEET TO A POINT OF THE WEST RIGHT-OF-WAY OF DAVIS BOULEVARD, THENCE NORTH 00 DEGREES, 23 MINUTES, 55 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF DAVIS BOULEVARD A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by a vote of \_\_\_\_\_.

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Gary L. Shaw, Mayor

ATTEST:

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Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

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Peter C. Edwards, City Attorney