

P & Z Case 048-22

Gil Stevens

(P & Z Recommended Tabling)

COUNCIL BILL NO. 2022-278

ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-family Residential) and including in District C-3 (Commercial) property as described below and located at 1911 and 2001 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. 2022-274 is hereby amended by removing from District R-1 (Single-family Residential) the following described property and including in District C-3 (Commercial).

Commencing at the West ¼ Corner of Section 31, Township 28, Range 32, in the City of Joplin, Jasper County, Missouri, thence North 89 degrees, 46 minutes, 36 seconds East along the South line of the Northwest 1/4 of said Section 413.40 feet, thence North 0 degrees, 53 minutes, 23 seconds East 645.66 feet, thence North 89 degrees, 46 minutes, 36 seconds East 500.0 feet. Thence North 0 degrees, 53 minutes, 23 seconds East 1048.17 feet. Thence North 89 Degrees, 41 minutes, 12 seconds East 964.70 feet more or less to the West right-of-way of the Missouri Pacific Railroad. Thence South 10 degrees, 21 minutes, 46 seconds West along said Right-of-way 1752.52 feet to the South line of the Northwest ¼ of said Section 32. Thence North 89 degrees, 45 minutes, 45 seconds West 147.20 feet. Thence South 89 degrees, 46 minutes 36 seconds West 1024.98 feet to the Point of Beginning. Being subject to all right-of-ways, easements, and reservations of record all except an approximate 1 acre tract with a house situated thereupon and a road easement from Madison Avenue in Webb City to said and which land is described as follows: commencing at the Southwest Corner of Section 7, Township 28, Range 32, Jasper County, Missouri. Thence North along the West line of said Section 1081.28 feet. Thence South 88degrees, 13 minutes, 57 seconds East 322.13 feet. Thence South 78 degrees, 11 minutes, 31 seconds East 521.17 feet to the Point of Beginning. Thence North 11 degrees, 46 minutes, 29 seconds East 1004.36 feet. Thence South 78 degrees, 11 minutes 31 seconds East 208.71 feet. Thence South 11 degrees, 48 minutes, 29 seconds West 208.71 feet. Thence North 78 degrees, 11 minutes, 31 seconds West 208.71 feet. Thence North 11 degrees, 48 minutes, 29 seconds East 104.35 feet the point of beginning containing 1 acre more or less. Being subject to all easements, right-of-ways, and reservations of record together with a 20 foot easement for ingress and egress being 10 feet on either side of the following described centerline: commencing at the Southwest Corner of said Section 7. Thence North along the West line of said Section 1081.28 feet to the

Point of Beginning. Thence South 88 degrees, 13 minutes, 57 seconds, East 322.13 feet. Thence South 78 degrees, 11 minutes, 31 seconds East 521.17 feet to the end of said centerline. Also, included all of Lots Numbered Seventeen (17) through Thirty-four (34), both inclusive, in OAKLAND PARK, a sub-division of a part of the North One-half of Lots 1 and 2 of the Northwest Fractional Quarter of Section 31, Township 28, Range 32, now in the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof. And Tract 1 All that part of Lot Numbered Two (2) of the Northwest fractional Quarter (NWFr1/4) of Section 31, Township 28, Range 32 in the City of Joplin, Jasper County, Missouri, described as Commencing at the West Quarter corner of said Section 31 thence North 0°53'23" East along the West line of said Section 655.00 feet, thence North 89°46'36" East 608.32 feet to the point of beginning. Thence North 0°53'23" East 176.47 feet, thence North 89°46'36" East 246.84 feet, thence South 0°53'23" West 176.47 feet, thence South 89°46'36" West 246.84 feet to the point of beginning. Tract 2 Together with an easement for ingress and egress described as commencing at the West Quarter corner of Section 31, Township 28, Range 32, a part in the Village of Oakland Park and a part in the City of Joplin, Jasper County, Missouri, thence North 0°53'23" East along the West line of said Section 655.00 feet, thence North 89°46'36" East 85.00 feet to the point of beginning, thence North 89°46'36" East 523.32 feet, thence North 0°53'23" East 25 feet, thence North 89°46'36" West 293.32 feet, thence North 0°53'23" East 25 feet, thence South 89°46'36" West 230 feet, thence South 0°53'23" West 50 feet to the point of beginning. Subject to any Easements Restrictions and Reservations of Record, if any. And commencing at the West Quarter corner of Section 31, Township 28, Range 32, Jasper County, Missouri. Thence North 89°46'36" East 85.00 feet, thence North 0°53'23" East along the East Right-of-way line of Range Line Road 880.00 feet to the point of beginning, thence North 89°46'36" East 230.00 feet, thence South 0°53'23" West 200.00 feet, thence North 89°46'23" East 98.40 feet, thence South 0°53'23" West 34.34 feet, thence North 89°46'36" East 500 feet, thence North 0°53'36" East 1048.17 feet, thence South 89°41'12" West 579.34 feet, thence South 0°56'14" West 258.00 feet, thence South 89°41'12" West 273.88 feet, thence South 0°53'23" West 4.20 feet, thence East 25.00 feet, thence South 0°53'23" West 550.20 feet to the point of beginning, a portion of which is in the City of Joplin, and a portion which is in the Village of Oakland Park. Subject to Easements Restrictions and Reservations of Record, if any

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