

P & Z Case 014-23

Ashok Patel

(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-264

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) to MUC (Mixed Use Commercial) property as described below and located at the intersection of W 32nd Street and S John Duffy Dr., approx. 3500 feet west of S John Duffy Dr.

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 MUC (Mixed Use Commercial).

**COMMERCIAL TRACT (SOUTH) A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. BEING A PART OF A TRACT OF LAND AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2641, AT PAGE 30. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°40'30" WEST, 3311.77 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION, NORTH 01°30'00" EAST, 85.93 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP", SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE NORTH 86°40'29" WEST, 159.85 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 307.22 FEET ALONG A 1000.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 84°31'27" WEST, A DISTANCE OF 306.01 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 408.46 FEET ALONG A 1500.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH 83°31'27" WEST, WITH A DISTANCE OF 407.20 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE NORTH 88°40'30" WEST, 16.49 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE NORTH 01°30'00" EAST, 1032.02 FEET; THENCE SOUTH 88°30'00" EAST, 780.42 FEET; THENCE SOUTH 01°49'48" WEST, 487.76 FEET; THENCE SOUTH 88°30'00" EAST, 105.66 FEET; THENCE SOUTH 01°30'00" WEST, 455.64 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34**

**WEST, JASPER COUNTY, MISSOURI. CONTAINING 18.67 ACRES, MORE OR LESS. BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.**

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 \_\_\_\_\_, 2023, by a vote of \_\_\_\_\_.

\_\_\_\_\_  
Douglas W. Lawson, Mayor

ATTEST:

\_\_\_\_\_  
Holly Nagy, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter C. Edwards, City Attorney