

P & Z Case 015-23

Ashok Patel

(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-265

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 (NORTH) A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, A 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"; THENCE NORTH 01°30'00" EAST, 1543.61 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP", SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF WILDWOOD RANCH PARKWAY IF EXTENDED; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES, SOUTH 88°30'00" EAST, 1088.01 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 45.48 FEET ALONG A 1970.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 89°09'42" EAST, A DISTANCE OF 45.48 FEET TO THE POINT OF BEGINNING. THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 01°49'48" EAST, 289.69 FEET; THENCE 62.69 FEET ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING NORTH 16°07'45" WEST, A DISTANCE OF 61.67 FEET; THENCE NORTH 56°05'34" EAST, 146.61 FEET; THENCE NORTH 17°49'35" WEST, 309.74 FEET; THENCE NORTH 15°20'48" WEST, 369.20 FEET; THENCE SOUTH 88°07'19" WEST, A DISTANCE OF 483.92 FEET TO THE POINT OF BEGINNING. ALL LYING IN SECTION 13,

**TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI.
COTAINING 17.93 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