

P & Z Case 042-23

Jimmer Pinjuv

(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-285

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 District MUC (Mixed-Use Commercial) property as described below and located directly South of the Intersection of W 32nd St and S Nellie Mae.

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).

ALL THAT PART OF THE NORTH HALF (N1/2) OF SECTION 24, TOWNSHIP 27, RANGE 34, AND ALL THAT PART OF LOT 1 OF FOREST VIEW SUBDIVISION, NEWTON COUNTY, MISSOURI, AND THAT PART OF THE SOUTH HALF (S1/2) OF SECTION 13, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE N88°40'30"W ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 2027.70 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W A DISTANCE OF 347.52 FEET; THENCE N88°50'39"W A DISTANCE OF 329.81 FEET; THENCE N01°09'21"E A DISTANCE OF 160.39 FEET; THENCE N88°50'39"W A DISTANCE OF 1080.65 FEET; THENCE N03°12'00"E A DISTANCE OF 236.11 FEET; THENCE S86°40'29"E A DISTANCE OF 264.52 FEET, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 509.78 FEET, WITH A RADIUS OF 1545.00 FEET, WITH A CHORD BEARING OF N83°50'52"E, WITH A CHORD LENGTH OF 507.47 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 634.95 FEET, WITH A RADIUS OF 2955.00 FEET, WITH A CHORD BEARING OF N80°33'03"E, WITH A CHORD LENGTH OF 633.73 FEET; THENCE S00°00'00"W A DISTANCE OF 220.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.6 ACRES MORE OR LESS. A location more generally known as Property Directly South of the Intersection of W 32nd St and S Nellie Mae.

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