

P & Z Case 038-16
O'Reilly Holdings, LLC
(P & Z Recommended Approval)

COUNCIL BILL NO. 2016-282

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 District R-1 and including in District C-3 property as described below and located 570 feet west and 600 feet north of the intersection of 32nd Street and John Duffy Drive in the 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 R-1 and including same in District C-3:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 88 DEGREES 40 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 1169.38 FEET; THENCE NORTH 00 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 313.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOHN DUFFY DRIVE; THENCE SOUTH 57 DEGREES 54 MINUTES AND 25 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 42.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE NORTH 77 DEGREES 33 MINUTES AND 48 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.47 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 952.37 FEET; THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 169.78 FEET; THENCE NORTH 87 DEGREES 18 MINUTES 50 SECONDS WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 326.47 FEET TO A POINT ON THE WEST LINE OF THE JOPLIN CITY LIMITS AS IT NOW EXIST; THENCE NORTH 1 DEGREE 49 MINUTES 48 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 476.02 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE NORTH 88 DEGREES 10 MINUTES 12 SECONDS WEST, A DISTANCE OF 312.26 FEET; THENCE NORTH 01 DEGREES 49 MINUTES 48 SECONDS EAST, A DISTANCE OF 772.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST WILDWOOD RANCH PARKWAY; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2030 FEET AND A CHORD BEARING OF NORTH 81 DEGREES 30 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 317.41 FEET, AN ARC DISTANCE OF 317.73 FEET TO A POINT ON THE WEST LINE OF THE JOPLIN CITY LIMITS; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 01 DEGREES 49

MINUTES 48 SECONDS ALONG SAID WEST LINE A DISTANCE OF 829.02 FEET TO THE POINT OF BEGINNING, CONTAINING 5.709 ACRES MORE OR LESS.

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 _____, 2016, by a vote of _____.

ATTEST:

Michael L. Seibert, Mayor

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney