

P & Z Case 040-16

Joplin Development Properties II  
(P & Z Recommended Approval)

COUNCIL BILL NO. 2016-284

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 of the intersection of 32<sup>nd</sup> 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 N88°40'30"W ALONG THE SOUTH LINE OF SAID SECTION 13, 1169.38 FEET; THENCE N00°00'00"E, 313.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOHN DUFFY DRIVE; THENCE S57°54'25"W ALONG SAID RIGHT-OF-WAY LINE, 42.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE N77°33'48"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 15.47 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 952.37 FEET; THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 169.78 FEET; THENCE N87°18'50"W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 326.47 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 3045.00 FEET, AND THE POINT OF BEGINNING; THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 312.61 FEET; THENCE N01°49'48"E AWAY FROM SAID CURVE, 487.39 FEET; THENCE S88°10'12"E, 312.26 FEET; THENCE S01°49'48"W, 476.02 FEET TO THE POINT OF BEGINNING; CONTAINING 3.4 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:

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Michael L. Seibert, Mayor

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Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

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Peter C. Edwards, City Attorney