P & Z Case 042-25
KAP Property Investments, Continence Restoration Center, City of Joplin, PC Davis, LLC, and Woodsonia Real Estate, LLC
(P & Z Approved)

COUNCIL BILL NO. 2026-253 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and include in District C-3 (Commercial) property as described below and generally known as approximately 67 Acres SE of E 20th St and S Geneva Ave, 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. 2022-119 is hereby amended by removing from District M-2 (Heavy Industrial) the following described property and including in District C-3 (Commercial).

TRACT 1: ALL THAT PART OF THE EAST ONE-HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 18, TOWNSHIP 27, RANGE 32 IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 216.75 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 23 MINUTES 55 SECONDS WEST 680.00 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 1912 AT PAGE 1336 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 23 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF DAVIS BOULEVARD, 770.00 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 1607 AT PAGE 931 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 89 DEGREES 57 MINUTES 49 SECONDS WEST 227.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 01 MINUTES 40 SECONDS EAST 770.21 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 1912 AT PAGE 1336; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 232.78 FEET TO THE POINT OF BEGINNING. TRACT 2: ALL OF A TRACT OF LAND DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 27, RANGE 32 IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI AND RUNNING THENCE EAST ALONG THE NORTH LINE 1600 FEET; THENCE SOUTH 600 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF PARCEL ONE DESCRIBED IN DEED TO THE LONG-BELL LUMBER COMPANY, RECORDED IN BOOK 423 AT PAGE 466 AND THE POINT OF BEGINNING OF THE PARCEL HEREBY CONVEYED (SAID CORNER ALSO THE MOST NORTHERLY NORTHWEST CORNER OF THE 16.43 ACRE

TRACT DESCRIBED IN DEED TO INTERNATIONAL PAPER COMPANY, RECORDED IN BOOK 880 AT PAGE 615) AND RUNNING THENCE EAST WITH THE NORTH LINE OF SAID 16.43 ACRE TRACT 624.7 FEET, MORE OR LESS TO ITS NORTHEAST CORNER; THENCE SOUTH WITH THE EAST LINE OF SAID TRACT 100 FEET TO A POINT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID 16.43 ACRE TRACT 824.7 FEET (624.7 FEET MEASURED) MORE OR LESS TO ITS WEST LINE; THENCE NORTH WITH SAID WEST LINE 100 FEET TO THE POINT OF BEGINNING. EXCEPT, COMMENCING AT THE INTERSECTION OF 20TH STREET AND DAVIS BOULEVARD, SAID POINT BEING 186.75 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 27, RANGE 32; THENCE SOUTH ALONG THE CENTER LINE OF DAVIS BOULEVARD 680 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES WEST 448.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE CENTER LINE OF DAVIS BOULEVARD 80.0 FEET; THENCE NORTH 89 DEGREES 37 MINUTES EAST 181.41 FEET; THENCE SOUTH PARALLEL WITH THE CENTER LINE OF DAVIS BOULEVARD 80.0 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES WEST 181.41 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 438.60 FEET THEREOF. AND EXCEPT: ALL THAT PART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 27, RANGE 32 IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 88°28'40" WEST A DISTANCE OF 216.75 FEET, THENCE SOUTH 01°55'15" WEST A DISTANCE OF 909.18 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 01°55'15" WEST ALONG THE WEST LINE OF DAVIS BOULEVARD, A DISTANCE OF 540.77 FEET, THENCE NORTH 88°30'51" WEST A DISTANCE OF 227.79 FEET, THENCE NORTH 01°32'30" EAST A DISTANCE OF 540.67 FEET, THENCE SOUTH 88°30'51" EAST 231.37 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND IN THE WEST-HALF OF SECTION 18, T27N, R32W OF THE 5TH PRINCIPAL BASE AND MERIDIAN IN JASPER COUNTY, MISSOURI, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER-CORNER OF SECTION 18; THENCE S 01°38'04"W ALONG THE QUARTER-SECTION LINE, 700.72 FEET; THENCE N 88°27'35"W, 451.84 FEET TO THE POINT OF BEGINNING; THENCE S 01°38'06"W, 727.18 FEET; THENCE N 88°30'06"W, 122.87 FEET; THENCE S 01°33'35"W, 180.00 FEET; THENCE N 88°30'06"W, 300.00 FEET; THENCE N 01°33'35"E, 180.00 FEET; THENCE N 88°30'06"W, 200.00 FEET; THENCE S 01°33'57"W, 528.87 FEET; THENCE N 88°30'06"W, 279.00 FEET; THENCE S 01°31'17"W, 242.63 FEET; THENCE S 13°47'00"W, 535.00 FEET; THENCE N 88°30'00"W, 727.74 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GENEVA AVENUE; THENCE N 01°30'18"E ALONG SAID RIGHT-OF-WAY, 1430.00 FEET; THENCE N 01°29'53"E ALONG SAID

RIGHT-OF-WAY, 266.07 FEET; THENCE S 88°29'27"E, 250.57 FEET; THENCE N 55°31'54"E, 135.43 FEET; THENCE S 89°25'17"E, 302.05 FEET; THENCE N 12°59'28"E, 256.54 FEET; THENCE N 01°35'18"E, 196.78 FEET; THENCE S

88°35'54"E, 300.00 FEET; THENCE S 43°19'07"E, 151.35 FEET; THENCE S 01°22'28"W, 99.90 FEET; THENCE S 88°27'35"E, 625.14 FEET TO THE POINT OF BEGINNING, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.
AND
BEGINNING AT A POINT 635.16 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 27, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE SOUTH 700 FEET, THENCE SOUTH 89 DEGREES 37 MINUTES WEST A DISTANCE OF 438.60 FEET, THENCE NORTH 100 FEET, THENCE NORTH 45 DEGREES 0 MINUTES WEST A DISTANCE OF 205.60 FEET, THENCE NORTH A DISTANCE OF 453.20 FEET TO THE NORTH LINE OF SECTION 18, THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 18, A DISTANCE OF 589.39 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 30 FEET FOR ROAD RIGHT OF WAY, AND EXCEPT A TRACT DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 27, RANGE 32 IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES 37 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 635.33 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 01 MINUTES 52 SECONDS WEST 500.12 FEET, THENCE SOUTH 89 DEGREES 36 MINUTES 25 SECONDS WEST 541.30 FEET; THENCE NORTH 45 DEGREES 34 MINUTES 24 SECONDS WEST 64.01, THENCE NORTH 00 DEGREES 07 MINUTES 10 SECONDS WEST 455.23 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER, THENCE ALONG SAID NORTHWEST QUARTER, NORTH 89 DEGREES 37 MINUTES 51 SECONDS EAST 588.19 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE SOUTH 20 FEET OF THE FOLLOWING: ALL THAT PART OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 18, TOWNSHIP 27, RANGE 32 IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 216.75 FEET WEST OF THE NORTH QUARTER CORNER (N1/4) OF SAID SECTION 18, THENCE SOUTH 00 DEGREES 23 MINUTES 55 SECONDS WEST A DISTANCE OF 670.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST A DISTANCE OF 418.41 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 2038 AT PAGE 1127 IN THE OFFICE OF THE JASPER COUNTY RECORD; THENCE SOUTH 00 DEGREES 23 MINUTES 55 SECONDS WEST A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN SAID DEED RECORDED IN BOOK 2038 AT PAGE 1127; THENCE CONTINUING SOUTH 00 DEGREES 23 MINUTES 55 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT DESCRIBED IN SAID DEED RECORDED IN BOOK 2038 AT PAGE 1127, A DISTANCE OF 418.40 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DAVIS BOULEVARD; THENCE NORTH 00 DEGREES 23 MINUTES 55 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE OF DAVIS BOULEVARD A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
AND

ALL THAT PART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 27, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 88 DEGREES 28 MINUTES 40 SECONDS WEST A DISTANCE OF 216.75 FEET, THENCE SOUTH 01 DEGREES 55 MINUTES 15 SECONDS WEST A DISTANCE OF 909.18 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 01 DEGREES 55 MINUTES 15 SECONDS WEST ALONG THE WEST LINE OF DAVIS BOULEVARD, A DISTANCE OF 540.77 FEET, THENCE NORTH 88 DEGREES 30 MINUTES 51 SECONDS WEST A DISTANCE OF 227.79 FEET, THENCE NORTH 01 DEGREES 32 MINUTES 30 SECONDS EAST A DISTANCE OF 540.76 FEET, THENCE SOUTH 88 DEGREES 30 MINUTES 51 SECONDS EAST 231.37 FEET TO THE POINT OF BEGINNING.
AND
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI; THENCE NORTH 88°29'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 451.16 FEET; THENCE SOUTH 01°34'59" WEST 1428.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°34'59" WEST, 529.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF 25TH STREET; THENCE NORTH 88°28'42" WEST, ALONG SAID RIGHT-OF-WAY, 607.87 FEET; THENCE NORTH 43°26'52" WEST, 21.20 FEET; THENCE NORTH 01°34'59" EAST, 514.00 FEET; THENCE SOUTH 88°28'42" EAST, 200.00 FEET; THENCE SOUTH 01°34'59" WEST, 180.00 FEET; THENCE SOUTH 88°28'42" EAST, 300.00 FEET; THENCE NORTH 01°34'59" EAST, 180.00 FEET; THENCE SOUTH 88°28'42" EAST, 122.87 FEET, TO THE POINT OF BEGINNING.

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_____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney