P & Z Case 037-24
O'Reilly Automotive Stores Inc.
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-253 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 C-2 PD (Central Business – Planned Development) and include in District C-1 (Neighborhood Commercial) property as described below and located at 1222 E 32nd St, Newton 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. 2022-274 is hereby amended by removing from District C-2 PD (Central Business – Planed Development) the following described property and including in District C-1 (Neighborhood Commercial).

PART OF THE EAST THREE FOURTHS OF THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5TH/ PRINCIPAL MERIDIAN, CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 3/4 OF THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 01°50'44" WEST, 40.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF MISSOURI ROUTE FF; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°04'17" EAST, 100.24 FEET TO A SET 5/8" REBAR WITH CAP STAMPED A/E INC LC 62, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°04'17" EAST, 125.60 FEET TO A FOUND 1/2" REBAR ON THE WEST LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 343, PAGE 9219 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE SOUTH 00°04'39" WEST, 159.63 FEET TO A SET 5/8" REBAR WITH CAP STAMPED A/E INC LC 62; THENCE SOUTH 01°59'07" WEST, 128.00 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 89°05'24" WEST, 130.00 FEET TO A SET 5/8" REBAR WITH CAP STAMPED A/E INC LC 62; THENCE NORTH 01°48'14" EAST, 287.67 FEET TO THE POINT OF BEGINNING. CONTAINING 0.852 ACRES, OR 37,096.90 SQUARE FEET, 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 thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney