CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-253 – Rezoning

MEETING DATE:
January 5, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 042-25: Approximately 67 Acres Southeast of the intersection of 20th St and S Geneva Ave – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District C-3 (Commercial) – KAP Property Investments, Continence Restoration Center, City of Joplin, PC Davis, LLC, and Woodsonia Real Estate, LLC

BACKGROUND:

The request to rezone is part of the Woodsonia, Prospect Village, CID development. This request will integrate multiple commercial uses into this property, including the new sports complex and multi-family housing. The developer will be submitting a plat for review later next year.

The property is designated as Industrial on the Future Land Use Plan. This is left over industrial from a time when industrial developments used to be concentrated near railways, rather than being located in more isolated districts.

The property's proximity to a major arterial commercial intersection (20th and Range Line), along with surrounding patterns of development, does not make this an ideal location for industrial development. Commercial, or C-3, is the highest and best use of this property.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Blake Rourick represented the owner and developer to rezone the property for the new Prospect Village to C-3.

PUBLIC COMMENT;

No one spoke in opposition of the request.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-253
Planning & Zoning Commission recommends approving Case 042-25 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 042-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Blake Rourick 811 E 3rd St., representing the owner and developer to rezone the property for the new Prospect Village to C-3.

Mr. Kimble asked if there were other questions.

Dr. Rossenberg asked if there will be access off Geneva and Davis. Mr. Rourick confirmed that there will be access for both roads and 20th St.

Ms. Harrington commented that she was “excited to see this finally happen. This is a good thing for Joplin”.

Mr. Kimble asked if there were other questions or comments.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

MS. SPRUCE MADE A MOTION TO APPROVE CASE 042-25. THIS MOTION WAS SECONDED BY MS. HARRINGTON. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

Z&P Meeting: December 8, 2025
City Council Meeting: January 5, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 042-25 A request to rezone from District M-2 (Heavy Industrial) to District C-3 (Commercial)

LOCATION Approximately 67 Acres SE of 20th St and S Geneva Ave

APPLICANT KAP Property Investments, Continence Restoration Center, City of Joplin, PC Davis, LLC, and Woodsonia Real Estate, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant/Medical Office	Approximately 67 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	M-2	M-2	C-3
Land Use	Retail	Equipment Rentals, Rec & Entertainment, etc.	Vacant	Retail, Restaurant, etc.

FUTURE LAND USE
The property is identified as Industrial on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Davis Blvd	Local	60′
S Geneva Ave	Local	80′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is located within the floodplain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The property is designated as Industrial on the Future Land Use Plan. This is left over industrial from a time when industrial developments used to be concentrated near railways, rather than being located in more isolated districts.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The property's location along a major arterial intersection, along with surrounding patterns of development, does not make this an ideal location for industrial development. Commercial, or C-3, is the highest and best use of this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This request to rezone will include the property in a less intensive zoning district. C-3 is a more compatible zoning district with the surrounding development.

DISCUSSION

The request to rezone is part of the Woodsonia, Prospect Village, CID development. This request will integrate multiple commercial uses into this property, including the new sports complex and multi-family housing. The developer will be submitting a plat for review later next year.

Staff recommends approval of Case 042-25.

ENCLOSURES

- Map of property
- Application

Rezoning Procedures

Applicability. The rezoning process provides review of changes to the boundary of zoning districts (map amendment) that may be necessary to implement the comprehensive plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development. Application for a rezoning may be initiated by the property owner, the City Council, or the Planning Commission.

Review Criteria. A rezoning shall be reviewed according to the following criteria:

1. The application is consistent with the comprehensive plan, and any official plan or program developed under the guidance of that plan.
2. The application supports the character of the neighborhood, considering the design of streets, civic spaces, and other open spaces; the scale, pattern, and format of buildings; the zoning of property and intent of other zoning districts in the vicinity; and the compatibility, transitions, and integration of existing and potential future uses.
3. The suitability of the subject property for the uses to which it has been restricted.
4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other reviews associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lessor change than was proposed in the notice, whether in extent of property or project area, or in the scale, intensity, or other substantive standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Any application that includes a required site plans or other similar applications

(except Concept Plans), may proceed to building permits after the effective date of the ordinance and upon satisfying all other conditions of the approval. If the applicant fails to obtain a building permit within one year of the effective date of the ordinance approving the change, the Director may schedule a hearing to reconsider and revert the zoning to the previous classification, subject to all procedures and criteria of the original change.

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 042-25
Filing Fee: $600.00
Received: 11/7/25
Date Advertised:
Proj. No.: 25-001
Public Hearing Date: 12/8/25

Applicant: OWN, Inc. Phone No.: 1-417-782-7399

Address: 811 E 3rd Street, Joplin, MO 64804 Email: brourick@weareown.com

Owner: See bottom of page 5 for a list of all current property owners Phone No.:

Address: Email:

Location of Property: Near 20th Street & Range Line Road

Present Use of Property: Abandoned and medical office

Proposed Use of Property: Multi-Use Development with retail, multi-family residential, general commercial, and commercial temporary housing(hotel)

Current Zoning: M-2 Requested Zoning: C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	General Commercial	C-3
South	General Commercial/Industrial	M-2
East	General Commercial	M-2
West	General Commercial/Retail	C-3

Character of the Neighborhood: This property abuts to predominantly commercial properties along Geneva Ave. and Range Line Rd.

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☒	Would proposed change create a small, isolated district unrelated to surrounding districts?
☒	☐	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: For this development, such as multi-family residential areas and the multi-use sports complex facility, is not allowable in the M-2 zoning district and requires rezoning to a more fitting zoning code.

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☒	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: E 25th Street provides access to the proposed property. However, this site is still under private property access and is not readily available to the public at this time.

Classification of Street(s):

Arterial ☐ Collector ☒ Local ☒

Right-of-Way Width: There will be two roadways located within this development. The Right-of-Way width will be provided on the Prelim Plat submittal at a later date.

Subdivision Platting:

Yes	No	
☒	☐	Is platting required?
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: The Prelim Plat for this development will be provided at a later date and will contain additional information on rights-of-way, lot sizes and dimensions, and public infrastructure.

Unique Characteristic of Property and/or Additional Comment:

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☒	☐	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
☒	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: _____ **Date:** 11/7/2025

**Below is the list of property owners for the rezoning of these parcels. Due to multiple property owners, please refer to the owner affidavit forms that are included with the rezoning submittal. The owner affidavits include property owner sign-offs as well as legal descriptions for each tract proposing to be rezoned.*

KAP PROPERTY INVESTMENTS - 10210 Center Ridge Road, Joplin, MO
CONTINENCE RESTORATION CENTER - 8458 Cedar Drive, Joplin, MO
CITY OF JOPLIN - 602 S. Main Street, Joplin, MO
WOODSONIA REAL ESTATE, LLC - 20010 Manderson Street, Elkhorn, NE

November 7, 2025

OWN
Engineering beyond.™

City of Joplin Planning and Zoning Commission
ATTN: Tyler Bellairs, City Planner
602 S Main Street
Joplin, MO 64801

Planning and Zoning Staff,

On behalf of our client, Woodsonia Real Estate, LLC, we are submitting a Rezoning Application for an approximately 68-acres consisting of five parcels located near East 20th Street and South Davis Boulevard in Joplin, MO. This property is planned to be developed as a mixed-use development and is planned to be on a future Planning & Zoning Agenda. We respectfully request that the City rezone these properties to C-3 on behalf of the developer and property owners. The Rezoning Application is enclosed with this cover letter.

The rezoning request aims to better suit the development code and aligns with the allowed uses of the City of Joplin's Development Code that are proposed within this development. This development will include general retail, public amenities, a multi-use sports complex facility, and multi-family residential improvements. This rezoning request to C-3 will allow for all of the proposed developments to align with the City of Joplin's Development Code and fit within the guidelines provided in the C-3 zoning requirements. The C-3 zoning also aligns with neighboring C-3 zoned areas along Range Line Road and Geneva Avenue.

This development will provide a positive impact to the community by stimulating economic activity and introducing significant public amenities, including a park and a multi-functional sports complex. The design for this development is still underway and will provide a preliminary plat for further review at a later Planning and Zoning meeting and will align with the City of Joplin's standards and requirements.

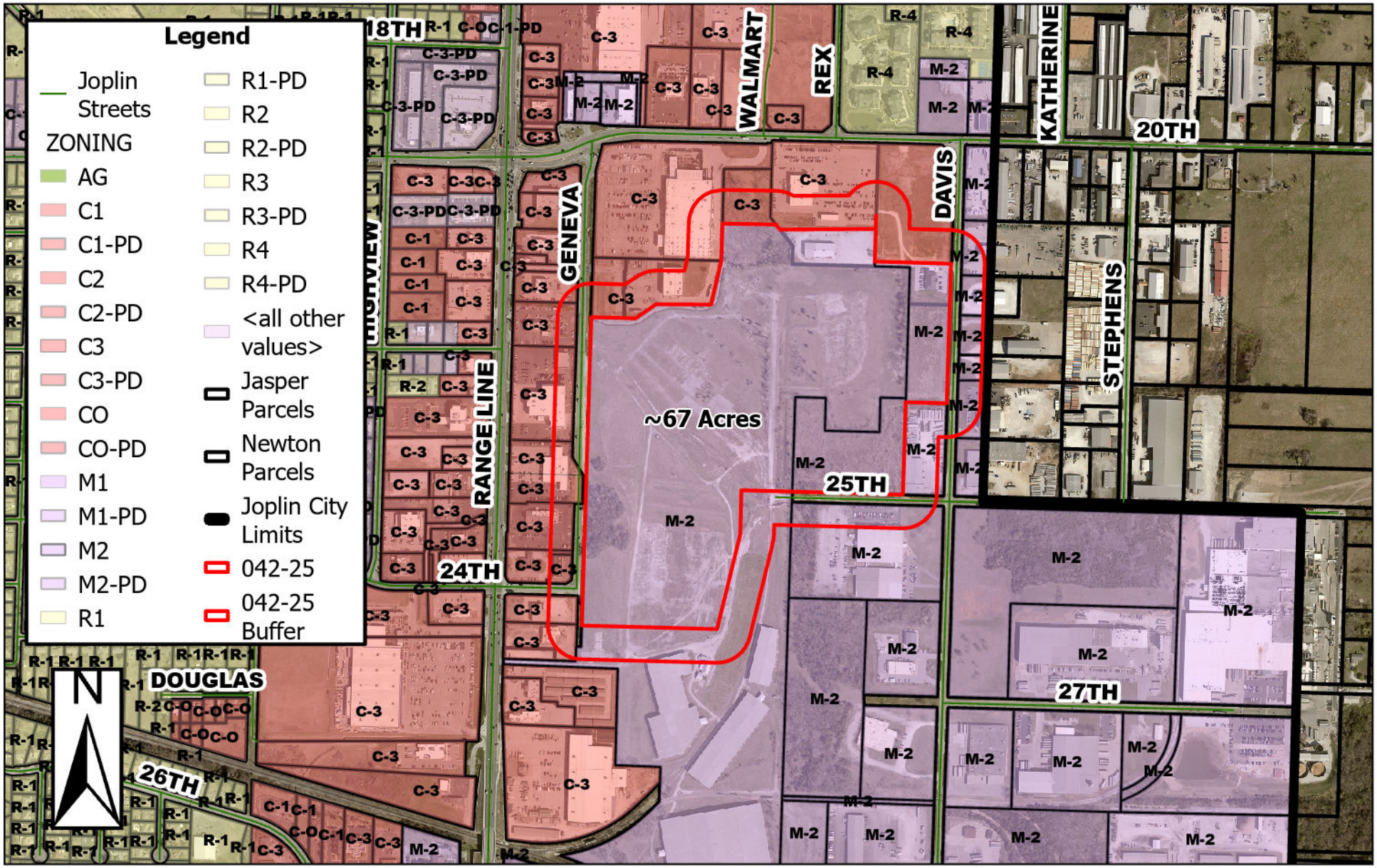
We request to be placed on the agenda for the next eligible Planning & Zoning meeting. We would be happy to discuss this rezoning in further detail and provide any additional information if necessary.

Thank you for your consideration.

Sincerely,

Blake Rourick, EI
Land Development Department Manager

Case 042-25: Rezoning



Approximately 67 Acres SE of the intersection of E 20th St and S Geneva Ave - Rezoning - A request to rezone from District M-2 (Heavy Industrial) to District C-3 (Commercial) - KAP Property Investments, Continence Restoration Center, City of Joplin, Hukill Trust, and Prospect Village, LLC

0 270 540 1,080 1,620 2,160 Feet

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