CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-256 – Rezoning

MEETING DATE:
February 6, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 004-23: Street Vacation – 3504 W. 24th St. – A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Apartment House) for future town house development – City of Joplin

BACKGROUND:
This request is consistent with the Comprehensive Plan. The property is shown as Low-Density Residential on the Future Land Use Map. The developer has expressed interest to develop luxury town homes across from the golf course. Given the presence of the golf course, this is a compatible use.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. McCullough inquired if the playground was to be moved. Mr. Stillman, a minister of the Iron Gates Church, stated they had worked out an agreement to leave the playground. Mr. Powell stated that this will be a good retirement community for people looking to move away from more expensive areas.

PUBLIC COMMENT;
Mr. Stillman spoke in favor, hoping it would bring some of the residents to their church. Mr. Zumwalt, who lives at 2404 Highland Ave., was concerned about the traffic increase and the overall safety of the neighborhood. Mr. Kimble asked about traffic and Mr. Bolander replied that the vacation of S Golf Link Rd would actually limit traffic as it would just be a drive to Mr. Powell's development.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-256
Planning & Zoning Commission recommends approval for Case 004-23 (5 in Favor, 0 Opposed, 2 Absent)

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

Case 004-23: Rezoning

3504 W. 24th St.-A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Apartment House) for future town house development-City of Joplin.

Mr. Bellairs, City of Joplin, the request to rezone for R-1 to R-3 to build market rate town homes on the property. He stated that in order to construct these homes and comply with zoning the property will need to be rezoned to R-3.

Mr. Kimble asked if there were any questions from the Commission on Case 004-23.

Mr. McCullough asked if the development of the property will affect the playground at all.

Mr. Bolander stated actually no. They have agreed to keep the playground open for the residents of the Iron Gates Community. Some of the equipment may be moved but the park will remain.

Mr. Kimble asked what kind of access would be available for the residents of Iron Gates pertaining to where the park will end up on the property.

Mr. Bolander stated basically the same right of ways that are used right now. He stated we are just vacating everything up near the Country Club. But they will still be able to provide access from the streets that are not being vacated.

Mr. McCullough asked if the playground is maintained by the City or the church.

Mr. Bolander stated the new property owner will maintain the park. He stated that was part of the agreement.

Mr. Kimble asked if there were any questions from the Commission on Case 004-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 004-23.

Mr. Charles Stillman, 1524 S. Minnesota Ave., Joplin, Missouri. Mr. Stillman stated he is the minister of the Iron Gates Christian Church. He stated they worked out an agreement with Mr. Powell to leave the playground there. He stated that from their

prospective they are hoping that if the project is built that some of the people will elect to cross the street to come to their church. He stated there is only seventeen members and they are all in their eighties, so they desperately need more people. He stated they are in favor of anything that is going to bring in more people to this area.

Mr. David Powell, 3805 W. 26th St., Joplin, Missouri. Mr. Powell stated what first gave him the idea to do this was some casual discussion with some in City government who stated there is an unexpected demand for retirement age people who want to move into a luxury level condominium where there is no maintenance. So, that is what got the wheels turning. So, we polled lots of people who are 100% in favor of this. He stated they think there is a strong demand for people not only in Joplin who want to downsize but other people who are moving here from California and other places who are looking for a retirement destination. He stated that is the idea behind the project. He stated they were calling them luxury condominiums. Most of them are one story but there has been some interest expressed in two story so there may be up to four units that are two story and twelve one story.

Ms. Steele asked how many square feet in each of the units.

Mr. Powell stated 1200-1700 square feet.

Mr. Kimble asked if there were any questions from the Commission on Case 004-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 004-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 004-23.

Jason Zumwalt, 2404 W. Highland Ave., Joplin stated he came to present a Petition of Protest mainly just for the safety aspect of the neighborhood. He stated Iron Gates is a very small streeted neighborhood specifically speaking on Golf Links Rd. He stated this weekend alone he witnessed cars trying to diverse north to south on Golf Link Rd. getting stuck behind someone walking. He stated that if this approved, they should definitely ensure this is a wide enough area to accommodate a plethora of new traffic. He stated that as a resident living on the corners of 24th and Highland he is concerned about the closure of the last little bit of his property will either turn into an entrance which will definitely pump a ton of volume of traffic through there. But mostly he would like to ensure that school age children can still get on the bus and get back and

forth to that park especially if Golf Link Rd is closed. He has noticed that most of the traffic that does go through the park at this time does use Golf Link not West Highland. He stated it is available, it is accessible, but it is a pretty run-down street. He stated there would definitely need to have concession from the Builder.

Mr. Kimble asked if there were any questions from the Commission on Case 004-23.

There were none.

Mr. Kimble stated he had a question for the City on Case 004-23. Mr. Kimble asked with the expected increased traffic out there does the City expect to do anything with the road width.

Mr. Bolander stated they thought the vacation of Golf Link Rd. was actually a good thing because it limits traffic at least to that area along there. Mr. Bolander stated you are correct it is insufficient width. He stated it is typically up to the developer to put in new streets or improve streets if they need widened. He stated they did not think in this case they needed it since Golf Link Rd. is going to be vacated. Mr. Powell is going to own it and maintain it. Basically, it will just be a drive into his development.

Mr. Kimble asked if there were any other questions on Case 004-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 004-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 004-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. JACKSON SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 004-23 A request to rezone from R-1 (Single Family Residential) to R-3 (Apartment House).

LOCATION 3504 W 24th St

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant/Single-Family Homes	Approximately 3.4 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-Family Homes	Single-Family Homes/Vacant	Single-Family Homes	Golf Course

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Low-Density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Golf Link Rd	Local	25'
W 24th St	Local	50'
W 23rd St	Local	50'

UTILITIES

The property is within one hundred feet of an existing sewer line.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The property is shown as Low-Density Residential on the Future Land Use Map.

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

The developer has expressed interest to develop luxury town homes across from the golf course. Given the presence of the golf course, this is a compatible use.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property.

DISCUSSION

This request to rezone to R-3 is consistent with the existing neighborhood.

Staff recommends approval of Case 004-23.

ENCLOSURES

- Map of property
- Application

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.: 004-23
Filing Fee: $550.00
Received: 12/14/22
Date Advertised:
Proj. No.: 23-038
Public Hearing Date: 1/4/23

Applicant: City of Joplin Phone No.: (417) 624-0820
Address: 602 S. Main St Email: TBolander@joplinmo.org
Owner: City of Joplin (lots 48-52 & 1-8) Powell Development (lots 9-15) Phone No.: (417) 624-0820
Address: 602 S. Main St Email: TBolander@joplinmo.org
Location of Property: Iron Gates Community - Lots 1-15 & 48-52
Present Use of Property: Vacant
Proposed Use of Property: Town Houses
Current Zoning: R-1 Requested Zoning: R-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Railroad ROW/Trailer Home	R-1
South	Single Family Homes	R-1
East	Single Family Homes	R-1
West	Vacant	R-1

Character of the Neighborhood: Partially developed Residential (Low to Moderate Density)

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: The development code is too restrictive for the proposed residential development

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: W. 24th St, W. 23rd St, & S Golf Link Rd

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 50 ft, 50 ft, & 25 ft

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: _____

_____

_____

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: Tyler Bellamy **Date:** 12/14/22

Recorded in Jasper County, Missouri
Recording Date/Time: **11/08/2021** at **02:41:34 PM**
Book: **2617** Page: **125**
Instr #: **2021020536**
Type: **WD**
Pages: **2**
Fee: **$27.00 S**

Electronically Recorded

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

General Warranty Deed (Individual)

This Deed, made and entered into on November 8, 2021, by and between **Grantor(s):** David B. Doyle, a single person and **Grantee(s):** Powell Land Development, LLC. **Mailing Address of the Grantee(s):** 3805 W 26th, Joplin, Missouri 64804

Witnesseth, that the Grantor(s), for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, do(es) by these presents ***Grant, Bargain and Sell, Convey and Confirm*** unto the Grantee(s), the following described Real Estate, situated in the County of Jasper and State of Missouri, to-wit:

ALL OF LOTS NUMBERED NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12) IN D. O. WITMER'S SUB-DIVISION OF LOTS IN HIGHLAND PARK, A SUBDIVISION OF SECTION 17, TOWNSHIP 27, RANGE 33, IN JASPER COUNTY, MISSOURI.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

To Have and To Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s) and to the heirs and assigns of such Grantee(s) forever.

The Grantor(s) hereby covenanting that Grantor(s) and the heirs, executors, administrators, and assigns of such Grantor(s), shall and will **Warrant and Defend** the title to the premises unto the Grantee(s), and to the successors and assigns of such Grantee(s) forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2021 and thereafter, and special taxes becoming a lien after the date of this deed.

FATCO

General Warranty Deed (Individual)

This Deed, made and entered into on November 8, 2021, by and between **Grantor(s):** David B. Doyle, a single person and **Grantee(s):** Powell Land Development, LLC. **Mailing Address of the Grantee(s):** 3805 W 26th, Joplin, Missouri 64804

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FATCO

In Witness Whereof, the Grantor(s) has or have hereunto set their hand or hands the day and year first above written.

David B. Doyle

STATE OF Missouri }
} ss.
County of Jasper }

On November 8, 2021, before me personally appeared David B. Doyle, a single person to me known to be the persons(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires: 8/15/2022

CAROLYN A. COMER
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 14394502
My Commission Expires Aug 15, 2022

READ & APPROVED

_____

_____

Dated_____

General Warranty Deed (Individual)

This Deed, made and entered into on January 31, 2022, by and between **Grantor(s):** Sharon Vehrlene Crosswhite (Transfer on Death Beneficiary Deed recorded in Book 2410 at Page 260, showing Troy A. Crosswhite as Grantee/Beneficiary) and **Grantee(s):** Powell Land Development LLC. **Mailing Address of the Grantee(s):** _____, _____

Witnesseth, that the Grantor(s), for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, do(es) by these presents ***Grant, Bargain and Sell, Convey and Confirm*** unto the Grantee(s), the following described Real Estate, situated in the County of Jasper and State of Missouri, to-wit:

ALL OF LOTS NUMBERED THIRTEEN (13), FOURTEEN (14) AND FIFTEEN (15) IN D.O. WITMER'S SUB-DIVISION OF LOTS 1 TO 56 BOTH INCLUSIVE, EXCEPTING LOTS 16 AND THIRTY IN HIGHLAND PARK, A SUB-DIVISION OF PART OF SECTION 17, TOWNSHIP 27, RANGE 33, IN JASPER COUNTY, MISSOURI.

**Grantor herein states the date of death for Roger A. Crosswhite was _____, and that his marriage to Sharon Vehrlene Crosswhite, a/k/a Sharon V. Crosswhite was subsisting and undissolved at the time of his death.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

To Have and To Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s) and to the heirs and assigns of such Grantee(s) forever.

The Grantor(s) hereby covenanting that Grantor(s) and the heirs, executors, administrators, and assigns of such Grantor(s), shall and will **Warrant and Defend** the title to the premises unto the Grantee(s), and to the successors and assigns of such Grantee(s) forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2022 and thereafter, and special taxes becoming a lien after the date of this deed.

First American Title Insurance Company

2820 Arizona Avenue, Joplin, MO 64804
(417)623-1553 - Fax (877)641-1967

ERRORS AND OMISSION STATEMENT

File No. 1605898
Property Address: 3504 W 24th St
Legal Description:

ALL OF LOTS NUMBERED THIRTEEN (13), FOURTEEN (14) AND FIFTEEN (15) IN D.O. WITMER'S SUB-DIVISION OF LOTS 1 TO 56 BOTH INCLUSIVE, EXCEPTING LOTS 16 AND THIRTY IN HIGHLAND PARK, A SUB-DIVISION OF PART OF SECTION 17, TOWNSHIP 27, RANGE 33, IN JASPER COUNTY, MISSOURI.

In connection with the Closing of the transaction on the above referenced property, it is hereby agreed and understood by the undersigned that **IF ANY ERRORS HAVE BEEN MADE IN THE COMPUTATION OF THE SETTLEMENT STATEMENT, IN MATHEMATICS OR BY REASON OF OMISSION, SAID ERRORS WILL BE CORRECTED AND ADJUSTED BY THE BUYER(S)/BORROWER(S) AND/OR SELLER(S) AS SOON AS THEY ARE DISCOVERED.**

Buyer(s)/Borrower(s):

Powell Land Development LLC

By:_____
Name: David A. Powell, Manager

Seller(s):

_____
Troy A. Crosswhite

COUNCIL BILL NO. 95-256 **ORDINANCE NO. 95-**183

AN ORDINANCE accepting the conveyance of certain land from the Village of Iron Gates, Missouri; and containing an emergency clause.

WHEREAS, the Village of Iron Gates and the City of Joplin, Missouri, have consolidated into a new City of Joplin, Missouri, effective November 30, 1995, at midnight; and,

WHEREAS, the Village of Iron Gates has conveyed certain real property to the new consolidated City of Joplin, Missouri, to be effective November 30, 1995, at midnight.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the City accept the conveyance of certain land from the Village of Iron Gates, Missouri, to the consolidated City of Joplin, Missouri, said land lying, being and situate in the County of Jasper, State of Missouri, being described as follows, to-wit:

"Tract 1: Lots Forty-Eight (48) to Fifty-Two (52) inclusive in D.O. Witmer's Subdivision to Iron Gates. This deed made with the restriction that said property be used only as a public playground for the children of Iron Gates Village. It is provided that in the event that said property is used for any other purpose, the property shall revert back to the grantor, Iron Gates Christian Church Corporation.

Tract 2: All of Lots Numbered One (1), Two (2), Three (3), and Four (4), lying South of the Burlington Northern Railroad right-of-way in D.O. Witmer's Subdivision of Lots 1-55 inclusive, except Lots 16 and 30 in Highland Park Addition, in the Village of Iron Gates, Jasper County, Missouri, according to the recorded Plat thereof. Subject to Easements and Reservations of Record, if any."

Section 2. That this Ordinance dealing generally with public property, is an emergency within the meaning of Section 2.12(1) of the Home Rule Charter of the City of Joplin, Missouri, and, as such, shall be in full force and effect immediately from and after its adoption and

FORM NO. 16—CLASS E DEMAREE STATIONERY CO., 908 Walnut, Kansas City, Mo.

Quit-Claim Deed

This Indenture, *Made on the* 17th *day of* June *A. D., One Thousand Nine Hundred and* Sixty-four *by and between*

Hugh R. Watson and Mae Watson, husband and wife

of the County of Jasper *, State of* Missouri *part* ies *of the first part, and*

Village of Iron Gates, Incorporated, Joplin, Missouri

of the County of Jasper *, State of* Missouri *part* y *of the second part,*

WITNESSETH, that the said part ies *of the first part, in consideration of the sum of*

Three-hundred sixty dollars and fifty cents *DOLLARS,*

to them *paid by the said part* y *of the second part (the receipt of which is hereby acknowledged) do by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto the said part* y *of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of* Jasper *and State of* Missouri *, to-wit:* All of Lots numbered Five (5), Six (6), Seven (7) and Eitht (8) in D. O. Witmer's Sub-Division of Highland Park in Section 17, Township 27, Range 33, in Jasper County, Missouri.

This property to be used as a public playground for the children of Village of Iron Gates, Inc..

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said party of the second part and unto its *heirs and assigns forever; so that neither the said parties of the first part nor* their *heirs nor any other person or persons, for* them *or in* their *name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.*

IN WITNESS WHEREOF, the said part ies *of the first part have hereunto set* their *hand* s *and seal* s *the day and year above written.*

Hugh R. Watson (Seal)

Signed, Sealed and Delivered in Presence of Mae Watson (Seal)

_____ (Seal)

_____ (Seal)

MISSOURI ACKNOWLEDGMENT—UNMARRIED PERSON

STATE OF _____ }
COUNTY OF _____ } ss.

On this _____ *day of* _____, 19___

before me, _____ *a Notary Public, personally appeared*

_____

to me known to be the person described in and who executed the foregoing instrument, and acknowledges that _____ *executed the same as* _____ *free act and deed. And the said* _____ *further declare* _____ *to be single and unmarried.*

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____ *the day and year last above written.*

_____
Notary Public in and for said County and State.

My term expires _____, 19___

MISSOURI ACKNOWLEDGMENT—MAN AND WIFE

STATE OF Missouri }
COUNTY OF Jasper } ss.

On this 26th day of April, 1966

before me, Faye C. Seeger, a Notary Public, personally appeared

Hugh C. Watson and Mae Watson

his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Joplin, Missouri the day and year last above written.

Faye C. Seeger
Notary Public in and for said County and State.

My Term expires May 30, 1969

3566

Quit-Claim Deed

FROM

TO

Filed for record this 27th day of May A.D., 1966 at 10 o'clock, 55 minutes, A. M.

Recorded in Book _____ at Page _____

Virginia D. Andrews Recorder.

By _____ Deputy.

Recorder's Fee, $1.50

1072
586-587

STATE OF Missouri }
COUNTY OF Jasper } ss.

IN THE RECORDER'S OFFICE

I, Virginia D. Andrews, Recorder of said County, do hereby certify that the within instrument of writing was, at 10 o'clock and 55 minutes A. M., on the 27th day of May A. D., 19 66, duly filed for record in my office, and is recorded in the records of this office, in book 1072 at pages 586-587

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Carthage Missouri this 1st day of June A. D., 19 66.

Virginia D. Andrews RECORDER
By Evelyn Nelson, Deputy

[illegible])
)ss
[illegible])

A F F I D A V I T

Comes now Louis McDonald who, being of lawful age and upon his oath states that he is the owner of property north of Iron Gates Village and the subject of the petition for the extention of the boundaries of the Village of Iron Gates and states that if and when such property is sub-divided for the sale of lots that he personally will finance the opening, grading, and gravelling of streets in said development all to the cost of himself and not at the cost of the Village of Iron Gates.

Louis McDonald

Subscribed and sworn to before me this 14th day of November, 1958.

Rebecca McCune
Notary Public

My commission expires: July 31, 1960.

FORM NO. 16-CLASS E DEMAREE STATIONERY CO., !U8 Walnut, Kansas City, Mo.

Quit - Claim Deed

U. 1L 3nbrn#nrr, Made on the 17th day of June A. D., One
Thousand Nine Hundred and Sixty-four by and between
Hugh R. Watson and Mae
Wat'son,, husband and wife
of the County of Jasper , State of Missouri part i e s of the first part, and
Village of Iron Gat,e,s,, Incorporated, Joplin, Missouri
of the County of Jasper , State of Ni.s.sourz part y of the second part,
WITNESSETH, that the said part .is e s of the first part, in consideration of the sum o f
Three-hundred sixty dollars and fifty cents
DOLLARS,
to them paid by the said part y of the second part (the receipt of which is hereby acknowledged)
do by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto the said part y
of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the
County of s asper and State of Missouri , to-wit: All of Lots
numbered Five (5), Six ;(6;), Seven (7) and Eitht (8) in U. O. Witm.er4 s
Sub-Division of Highland Park in Section 17, Township 27, Hange 33,,
in Jasper County, Missouri..
This property to be used as a public playground for the ohildrenof
Village of Iron Gates., Inc.,.
TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurte-
nances thereto belonging, unto the said party of the second part and unto its heirs and
assigns forever; so that neither the said parties o f the first part nor their heirs nor any other
person or persons, for them or in their name or behalf, shall or will hereinafter
claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of
them shall, by these presents, be excluded and forever barred.
IN WITNESS WHEREOF, the said part ie s of the first part have
hand s and seal s the day and year above written.
hereunto set
,their
al)
Signed, Sealed and Delivered in Presence of~ (Seal)
(Seal)
(Seal)

MISSOURI ACKNOWLEDGMENT-UNMARRIED PERSON
STATE OF
COUNTY OF--
before me,
ea.
On this. -day of_ 19
-.-A Notary Public, personally appeared
to me known to be the person described in and who executed the foregoing instrument, and acknowledges that- -
executed the same as free act and deed. And the said-_____.-.__r further declare _ _.-to be single and unmarried.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seat at my
office in ._ the day and year last above written.
My term expires_ - 19 Notary Public in and for said County and State.
MISSOURI ACKNOWLEDGMENT-MAN AND WIFE
IN TESTIMONY_THEREO I.
office in_
STATE OF Missouri
COUNTY OF Jas ID P_'
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Q
IN THE RECORDER'S OFFICE
It.
1, Virginia D . Andrews Recorder of said County, do hereby certify that the within
instrument 9f6writing was, at o'clock an nutea_ A - _.M., on the 27th day of Mt 51
A. D., 19__ 6 duly filed for record in my office, and is recorded in the records of this office, in book 107- at pa 587
, e, M' ourj
IN WITNESS WHEREOF, I have hereunto act my hand and affixed my official seal at ' rthA 9
this 1st day of.
me known to be the persons described in and who
k same as their free act and deed.
s~lal_ A- D., 19_x.
and
executed the foregoing instrument, and acknowledged that they
have hereunto set my band and affixed my official seal at my
s,-- K" 'l-L the day and year last above written.
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FORM NO. 16—CLASS E DEMAREE STATIONERY CO., 908 Walnut, Kansas City, Mo.

Quit-Claim Deed

This Indenture, *Made on the* 17th *day of* June *A. D., One Thousand Nine Hundred and* Sixty-four *by and between*

Hugh R. Watson and Mae Watson, husband and wife

of the County of Jasper , *State of* Missouri *part* ies *of the first part, and*

Village of Iron Gates, Incorporated, Joplin, Missouri

of the County of Jasper , *State of* Missouri *part* y *of the second part,*

WITNESSETH, that the said part ies *of the first part, in consideration of the sum of*

Three-hundred sixty dollars and fifty cents *DOLLARS,*

to them *paid by the said part* y *of the second part (the receipt of which is hereby acknowledged) do by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto the said part* y *of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of* Jasper *and State of* Missouri , *to-wit:* All of Lots numbered Five (5), Six (6), Seven (7) and Eitht (8) in D. O. Witmer's Sub-Division of Highland Park in Section 17, Township 27, Range 33, in Jasper County, Missouri.

~~This property to be used as a public playground for the children of Village of Iron Gates, Inc.~~

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said party of the second part and unto its *heirs and assigns forever; so that neither the said parties of the first part nor* their *heirs nor any other person or persons, for* them *or in* their *name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.*

IN WITNESS WHEREOF, the said part ies *of the first part have hereunto set* their *hand* s *and seal* s *the day and year above written.*

Hugh R. Watson (Seal)

Signed, Sealed and Delivered in Presence of Mae Watson (Seal)

_____ (Seal)

_____ (Seal)

COUNCIL BILL NO. 95-256 **ORDINANCE NO. 95-**183

AN ORDINANCE accepting the conveyance of certain land from the Village of Iron Gates, Missouri; and containing an emergency clause.

WHEREAS, the Village of Iron Gates and the City of Joplin, Missouri, have consolidated into a new City of Joplin, Missouri, effective November 30, 1995, at midnight; and,

WHEREAS, the Village of Iron Gates has conveyed certain real property to the new consolidated City of Joplin, Missouri, to be effective November 30, 1995, at midnight.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the City accept the conveyance of certain land from the Village of Iron Gates, Missouri, to the consolidated City of Joplin, Missouri, said land lying, being and situate in the County of Jasper, State of Missouri, being described as follows, to-wit:

"Tract 1: Lots Forty-Eight (48) to Fifty-Two (52) inclusive in D.O. Witmer's Subdivision to Iron Gates. ~~This deed made with the restriction that said property be used only as a public playground for the children of Iron Gates Village. It is provided that in the event that said property is used for any other purpose, the property shall revert back to the grantor, Iron Gates Christian Church Corporation.~~

Tract 2: All of Lots Numbered One (1), Two (2), Three (3), and Four (4), lying South of the Burlington Northern Railroad right-of-way in D.O. Witmer's Subdivision of Lots 1-55 inclusive, except Lots 16 and 30 in Highland Park Addition, in the Village of Iron Gates, Jasper County, Missouri, according to the recorded Plat thereof. ~~Subject to Easements and Reservations of Record, if any.~~"

Section 2. That this Ordinance dealing generally with public property, is an emergency within the meaning of Section 2.12(1) of the Home Rule Charter of the City of Joplin, Missouri, and, as such, shall be in full force and effect immediately from and after its adoption and

Case 004-23 - Rezoning



Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Apartment House) located at 3504 W 24th St for future town house development – City of Joplin

0 90 180 360 540 720 Feet

P & Z Case 004-23
City of Joplin
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-256 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 R-1 (Single-Family Residential) and including in District R-3 (Apartment House) property as described below and located approximately at 3504 W 24th St.

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 R-1 (Single-Family Residential) the following described property and including in District R-3 (Apartment House).

TRACT 1: ALL OF LOTS NUMBERED NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12) IN D. O. WITMER'S SUB-DIVISION OF LOTS IN HIGHLAND PARK, A SUBDIVISION OF SECTION 17, TOWNSHIP 27, RANGE 33, IN JASPER COUNTY, MISSOURI. **TRACT 2:** ALL OF LOTS NUMBERED THIRTEEN (13), FOURTEEN (14) AND FIFTEEN (15) IN D.O. WITMER'S SUB-DIVISION OF LOTS 1 TO 56 BOTH INCLUSIVE, EXCEPTING LOTS 16 AND THIRTY IN HIGHLAND PARK, A SUB-DIVISION OF PART OF SECTION 17, TOWNSHIP 27, RANGE 33, IN JASPER COUNTY, MISSOURI. **TRACT 3:** ALL OF LOTS NUMBERED FIVE (5), SIX (6), SEVEN (7) AND EITHT (8) IN D. O. WITMER'S SUB-DIVISION OF HIGHLAND PARK IN SECTION 17, TOWNSHIP 27, RANGE 33, IN JASPER COUNTY, MISSOURI. **TRACT 4:** LOTS FORTY-EIGHT (48) TO FIFTY-TWO (52) INCLUSIVE IN D.O. WITMER'S SUBDIVISION TO IRON GATES. **TRACT 5:** ALL OF LOTS NUMBERED ONE (1), TWO (2), THREE (3), AND FOUR (4), LYING SOUTH OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY IN D.O. WITMER'S SUBDIVISION OF LOTS 1-55 INCLUSIVE, EXCEPT LOTS 16 AND 30 IN HIGHLAND PARK ADDITION, IN THE VILLAGE OF IRON GATES, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. **TRACT 6:** All that part of the 25' public right-of-way now known as S Golf Link Road from the southwesterly prolongation of the north line of Lot 1 to the westerly prolongation of the south line of Lot 15, all lying in D.O. Witmer's Subdivision of Lots 1 to 56 inclusive, except Lots 16 and 30 in Highland Park Addition, in the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof. **TRACT 7:** All that part of W 23rd ST from the east line of the 25' public right-of-way now known as S Golf Link Road, thence east 136 feet to the prolongation of the east line of Lots 4 and 5 in D.O. Witmer's Subdivision of Lots 1 to 56 inclusive, except Lots 16 and 30 in Highland Park Addition, in the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof. **TRACT 8:** All that part of W 24th ST from the east line of the 25' public right-of-way now known as S Golf

Link Road, thence east 136 feet to the prolongation of the east line of Lots 12 and 13 in D.O. Witmer's Subdivision of Lots 1 to 56 inclusive, except Lots 16 and 30 in Highland Park Addition, in the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.

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_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney