P & Z Case 067-22
Schuber Mitchell Homes
(P & Z Recommended Denial)

COUNCIL BILL NO. 2023-252 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-4 (Mixed-Density Neighborhood) property as described below and located at 2627 & 2629 S Oliver St, 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. 2022-274 is hereby amended by removing from District R-1 (Single-Family Residential) the following described property and including in District R-4 (Mixed-Density Neighborhood).

TRACT 1: COMMENCING AT THE NORTHWEST CORNER OF THE NORWEST QUARTER (NW1/4) OF THE SOURTHEAST QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE EAST 25 FEET, THENCE SOUTH 1°14' WEST 468 FEET TO THE BEGINNING POINT, THENCE NORTH 89°59' EAST 295 FEET, THENCE SOUTH 1°14' WEST 142.67 FEET, THENCE SOUTH 89°59' WEST 295 FEET, THENCE NORTH 1°14' EAST 142.71 FEET TO THE POINT OF BEGINNING, BEING A PART OF MISCELLANEOUS TRACT NUMBERED ELEVEN (11) IN SECTION 16, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT ANY PART TAKNE OR DEEDED FOR ROAD PURPOSES. **TRACT 2:** ALL OF THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE EAST 320 FEET, THENCE SOUTH 1°14' WEST 297.65 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 1°14' WEST 1026.27 FEET, THENCE NORTH 89°52' EAST 165.0 FEET, THENCE NORTH 1°14' EAST 1038.50 FEET, THENCE SOUTHWESTERLY 165.47 FEET TO THE POINT OF BEGINNING, BEING A PART OF MISCELLANEOUS TRACT NUMBERED ELEVEN (11) IN SECTION 16, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES. **TRACT 3:** ALL OF THE NORTH HALF OF THAT TRACT OF LAND COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 27, RANGE 33; THENCE NORTH 89 DEGREES, 52 MINUTES EAST A DISTANCE OF 295 FEET; THENCE NORTH 1 DEGREE, 14 MINUTES EAST A DISTANCE OF 142.68 FEET; THENCE SOUTH 89 DEGREES, 52 MINUTES WEST A DISTANCE OF 295 FEET; THENCE SOUTH 1 DEGREE, 14 MINUTES WEST TO THE POINT OF BEGINNING, SUBJECT TO

A POLE LINE RIGHT-OF-WAY TO EMPIRE DISTRICT, BEING A PART OF MISCELLANEOUS TRACT ELEVEN (11) IN SECTION 16, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. A location more generally known as 26th and S Oliver St.

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