P & Z Case 011-25
Watered Gardens – James Whitford
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-266 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 M-2 (Heavy Industrial) and include in District MP (Manufactured Home Park & Small Format Home District) property as described below and generally known as approximately seven acres between E 12th St and E 14th St, East of Iowa Ave and West of the railroad track, 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 M-2 (Heavy Industrial) the following described property and including in District MP (Manufactured Home Park & Small Format Home District).

PART OF A TRACT DESCRIBED IN BOOK 2664, PAGE 114 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING ALL OF PARCELS 415 AND 418 AND PART OF PARCEL 426 IN MISCELLANEOUS TRACT NUMBERED 46 BEING A PART OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID MISCELLANEOUS LOT 46, SAID POINT BEING ON THE WEST RIGHT OF WAY OF KANSAS CITY SOUTHERN RAILROAD; THENCE ALONG SAID WEST RIGHT OF WAY NORTH 17°24'38" WEST, 210.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY NORTH 17°24'38" WEST, 636.94 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF 12TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 88°08'39" WEST, 135.82 FEET TO A POINT ON THE EAST RIGHT OF WAY OF A RAILROAD SPUR; THENCE 525.29 FEET ALONG SAID EAST RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1433.00 FEET, A CHORD DIRECTION OF SOUTH 28°33'00" WEST, A CHORD LENGTH OF 522.35 FEET TO A POINT ON THE EAST RIGHT OF WAY OF AN ALLEY; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 02°08'48" WEST, 330.61 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY OF 14TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 87°56'55" EAST, 442.12 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 17°33'28" WEST, 210.00 FEET; THENCE SOUTH 87°59'52" EAST, 210.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.95 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD. BEARINGS BASED ON GRID NORTH OF THE

MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

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