CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-268 – Rezone R-1 to R-1-PD.

MEETING DATE:
May 2, 2022

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, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 029-22: 3330 and 3332 N. St. Louis Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-1-PD (Single-family Residential Planned Development) for future residential development – Gaskill, Jason H. & Debra S. Family Trust.

BACKGROUND:
This request to rezone to R-1-PD Single-family Residential Planned Development is for a future 281-lot subdivision. The applicant is requesting the PD Overlay for approval of smaller lot sizes and shorter lot widths than is currently permitted by the subdivision regulations. The minimum lot area would be 6,760 square feet under this request, approximately 1000 square feet less than code minimum 7,800 square feet. Additionally, the minimum lot width would be 52' under this request, 13' shorter than the code minimum of 65'. Smaller lots, such as the ones requested, have become increasingly popular in Joplin in recent years. Many of the lots in existing plats in Joplin's historic grid system are roughly the same size, and the few vacant ones that remain have been scooped up and developed as of late.

PLANNING & ZONING COMMISSION TESTIMONY:
Terry Mitchell, Schuber Mitchell Homes representing the Gaskills, from whom we purchased the property.

Mr. Eastman wanted to know what the rationale was going from R-1 to R-1-PD?

Mr. Stanton stated that the PD allows the applicant to request smaller lot sizes and widths. Our minimum code regulation is 65 feet per single family lot, they are requesting down to a 52-foot lot.

Joshua Oathout, 114 Sunset, Carl Junction, MO, Engineer/Land Surveyor, Anderson Engineering. The basis is we are requesting R-1-PD, but if you look at the image, we have a large area of wetlands on this site that we want to preserve. We picked an overlay district because the PD encourages the use of green space preserving natural habitat. The Southwest side of the plat in the triangle we will be doing the same thing. We are requesting the PD from the code so that we can preserve area lost to wetlands.

Ms. Phillips wanted to know how many years; months are between the phases?

Troy Nebo, Schuber Mitchell Homes, 1835 Golf St., Webb City, MO., The goal is in the next three years we will be developing this. The actual timeline will be based on sales.

Mr. Kimble mentioned that the lot sizes are thirteen feet shorter than the minimum code. What is the purpose of having the smaller lots?

Mr. Oathout stated that so much of the property is unusable because of the Army Corp, it still makes the development developable.

Ms. Phillips wanted to know if all the houses will have garages on the front and extend further than the house?

Mr. Oathout stated the garages will be on the front and extends to the front and we have setbacks that we have to abide by the city.

Mr. Bolander stated that the lots sizes in the U.S are decreasing. People want smaller lot size. Our experience in Joplin, the 50'x 120' are very popular now.

Mr. Kimble wanted to know about the pond area to the north, given the lot sizes will be smaller. Will there be anything built in there? Trails, anything else in that green space for the families?

Mr. Oathout stated there is planned trails.

PUBLIC COMMENT;

Katie Proctor, my home is directly above the center, the red line. and our property touches the back of that western half. As you will notice all the properties to the north of this proposed development are 4+ acres tracts and we wanted to preserve that feeling of being in the country. Mine is right next to the easement that divides those upper rectangles, and would that become a street? There is also an easement that runs from St. Louis Ave. along the north edge of the east half of the proposed development. Where is all the traffic going to go?

Mr. Stanton explained that in the plat there will be 281 lots roughly over the eighty-two acres. As far as traffic they will have in the beginning two entrances off St. Louis. There are no connections going to the north. They will not be able to build a street to that dedicated right-of-way, because the Army Corp of Engineers protects the wetland that is located in the path of that right-of-way.

RECOMMENDATIONS:

Staff recommends approval for Case 029-22.
Planning & Zoning Commission recommends denial for Case 029-22 (4 in Favor, 2 Nays, 1 Abstain)

ATTACHMENTS

CB 2022-268, Staff Planning Report, P&Z Commission Minutes, Exhibit A-Emeral Glades Preliminary Plat.

CB 2022-268

Case 029-22: - 3330 & 3332 N. St. Louis Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-1-PD (Single-family Residential Planned Development) for future residential development – Gaskill, Jason H & Debra S Family Trust.

Terry Mitchell, Schuber Mitchell Homes representing the Gaskills, from whom we purchased the property.

Mr. Stanton stated the details of this request, you might find easily on the plat, which is Case 030-22.

Mr. Eastman wanted to know what the rationale was going from R-1 to R-1-PD?

Mr. Stanton stated that the PD allows the applicant to request smaller lot sizes and widths. Our minimum code regulation is 65 feet per single family lot, they are requesting down to a 52-foot lot.

Joshua Oathout, 114 Sunset, Carl Junction, MO, Engineer/Land Surveyor, Anderson Engineering. The basis is we are requesting R-1-PD, but if you look at the image, we have a large area of wetlands on this site that we want to preserve. We picked an overlay district because the PD encourages the use of green space preserving natural habitat. The Southwest side of the plat in the triangle we will be doing the same thing. We are requesting the PD from the code so that we can preserve area lost to wetlands.

Ms. Phillips wanted to know how many years; months are between the phases?

Troy Nebo, Schuber Mitchell Homes, 1835 Golf St., Webb City, MO., The goal is in the next three years we will be developing this. The actual timeline will be based on sales.

Ms. Phillips mention to get to phase 6?

Mr. Nebo stated that was correct. We are planning to start on development as soon as the approval from the city is final.

Mr. Kimble mentioned that the lot sizes are thirteen feet shorter than the minimum code. What is the purpose of having the smaller lots?

Mr. Oathout stated that so much of the property is unusable because of the Army Corp, it still makes the development developable.

Ms. Brueckner-Sears asked if there were any other questions? This has nothing to do with the lot sizes, correct?

Mr. Stanton stated that it does because if you approve the overlay then that includes the reduction of the lot sizes.

Ms. Brueckner-Sears stated she has concerns with the smaller lot sizes.

Ms. Steele stated she has a question. Where else have you gone down to the 52-foot lot.

Mr. Oathout stated out at Wildwood Ranch.

Mr. Stanton stated that outside of Schuber Mitchell subdivisions a large portion of the historic grid system, Main Street, to the East and West of that, those original plats are 50-foot lots. They are very common in Joplin.

Mr. Nebo stated that we have seen on sales that the preference from buyers is the smaller lots.

Ms. Phillips wanted to know if all the houses will have garages on the front and extend further than the house?

Mr. Oathout stated the garages will be on the front and extends to the front and we have setbacks that we have to abide by the city.

Mr. Bolander stated that the lots sizes in the U.S are decreasing. People want smaller lot size. Our experience in Joplin, the 50'x 120' are very popular now.

Mr. Kimble wanted to know about the pond area to the north, given the lot sizes will be smaller. Will there be anything built in there? Trails, anything else in that green space for the families?

Mr. Oathout stated there is planned trails.

Ms. Brueckner-Sears asked if there wanted anyone who would like to speak in favor of this request? There were not. She also asked if there was anyone is opposition of this request?

Katie Proctor, my home is directly above the center, the red line. and our property touches the back of that western half. As you will notice all the properties to the north of this proposed development are 4+ acres tracts and we wanted to preserve that feeling of being in the country. Mine is right next to the easement that divides those upper rectangles, and would that become a street? There is also an easement that runs from St. Louis Ave. along the north edge of the east half of the proposed development. Where is all the traffic going to go?

Mr. Stanton explained that in the plat there will be 281 lots roughly over the eighty-two acres. As far as traffic they will have in the beginning two entrances off St. Louis. There are no connections going to the north. They will not be able to build a street to that dedicated right-of-way, because the Army Corp of Engineers protects the wetland that is located in the path of that right-of-way.

Ms. Proctor wanted to know about the intersection of St. Louis Ave. and Fountain Rd., will a light be added?

Mr. Stanton stated that the city has requested a traffic impact for that area. They came back and indicated that there was no need for improvements for St. Louis Ave., even with a full build out.

Ms. Brueckner-Sears asked if there was anyone else in opposition? There were not.

MR. EASTMAN MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 029-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MR. EASTMAN, MS. WARREN, AND MR. MCCULLOUGH VOTED "AYE" MS. STEELE, MR. KIMBLE, MS. PHILLIPS, AND MS. BRUEKNER-SEARS "NAY" (3 IN FAVOR, 4 NAYS) MOTION FAILED.

MS. PHILLIPS MOVED, SECONDED BY MR. KIMBLE THAT CASE 029-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR DENIAL. MOTION CARRIED WITH MS. BRUECKNER-SEARS, MS. STEELE, MR. KIMBLE, AND MS. PHILLIPS "AYE" (4 IN FAVOR, 2 NAYS, 1 ABSTAIN) MR. EASTMAN AND MS. WARREN VOTING "NAY", MR. MCCULLOUGH VOTING "ABSTAIN".

Z&P Meeting: April 11, 2022
City Council Meeting: May 2, 2022

JOPLIN

PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 029-22 A request to remove from District R-1 (Single-family Residential) and include in District R-1-PD (Single-family Residential Planned Development) for future residential development

LOCATION 3330 and 3332 N. St. Louis Ave.

APPLICANT Gaskill, Jason H & Debra S Family Trust.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 83 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	Out of City Limits
Land Use	Single-family residential	Single-family Residential	Single-family Residential	Vacant

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
N. St. Louis Ave.	Collector	60'

UTILITIES

Utilities will be extended throughout the proposed subdivision.

FLOOD PLAIN

No part of this property is in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future low-density commercial, and R-1-PD zoning is appropriate to coincide with that designation.

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

The current zoning of R-1 is suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Abutting property, and most property in the area, are zoned R-1 and have similar or identical uses to those proposed in this request.

DISCUSSION

This request to rezone to R-1-PD Single-family Residential Planned Development is for a future 281-lot subdivision. The applicant is requesting the PD Overlay for approval of smaller lot sized and shorter lot widths than is currently permitted by the subdivision regulations. The minimum lot area would be 6,760 square feet under this request, approximately 1000 square feet less than code minimum 7,800 square feet. Additionally, the minimum lot width would be 52' under this request, 13' shorter than the code minimum of 65'.

It is important to note that not every lot will be the smallest versions requested by the applicant. There is a mix of lots that are smaller and larger throughout the proposed neighborhood.

Smaller lots, such as the ones requested, have become increasingly popular in Joplin in recent years. Many of the lots in existing plats in Joplin's historic grid system are roughly the same size, and the few vacant ones that remain have been scooped up and developed as of late. Staff has observed that this is part of a larger trend nationwide of growing popularity and demand for smaller yards and less property to maintain.

Staff recommends approval of Case 029-22.

ENCLOSURES

- Map of property

- Application

REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.:
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: GASKILL JASON H & DEBRA S FAMILY TR PHONE:
ADDRESS: PO BOX 561 WEBB CITY MO ZIP: 64870 0561

OWNER: GASKILL JASON H & DEBRA S FAMILY TR PHONE:
ADDRESS: PO BOX 561 WEBB CITY MO ZIP: 64870 0561

LOCATION/ADDRESS OF PROPERTY: SEE ATTACHED LEGAL DESCIPTION 3330 N St Louis
3332 N St Louis

Present Zoning R-1 Requested Zoning: R1-PD Acreage: 82.61
Present Use of Property: RURAL HOMESITE AND RURAL AG VACANT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	VACANT & SINGLE FAMILY	
South	VACANT	
East	SINGLE FAMILY	
West	VACANT & SINGLE FAMILY	

Character of the Neighborhood: PROPERTY SITS ALONG N ST LOUIS AVE. DEVELOPER IS REQUESTING TO REZONE THE TWO PROPERTIES TO R1-PD.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? YES
   If yes, explain:
   CHANGING TO PD WILL ALLOW FOR MORE VARIETY IN HOUSING OPTIONS TO BE AVAILABLE TO ADDRESS THE CONTINUED SHORTAGE OF HOMES IN THE JOPLIN AREA. THIS WILL ALSO HELP PRESERVE EXISTING WETLANDS AND RIPARIAN AREA.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
2. Consistent with Future Land Use Map? YES

Jason Gaskill

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: N ST LOUIS AVE
2. Classification of Street(s):
   Arterial _____ Collector X _____ Local _____
3. Right-of-Way Width: 60 FEET
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? YES
2. Properly Sized Street Right-of-Way? YES
3. Drainage Easements? YES
4. Utility Easements:
   - Electricity? YES
   - Gas? YES
   - Sewers? YES
   - Water? YES
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

PLEASE REFER TO ATTACHED EXHIBIT AND DESCRIPTIONS.

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

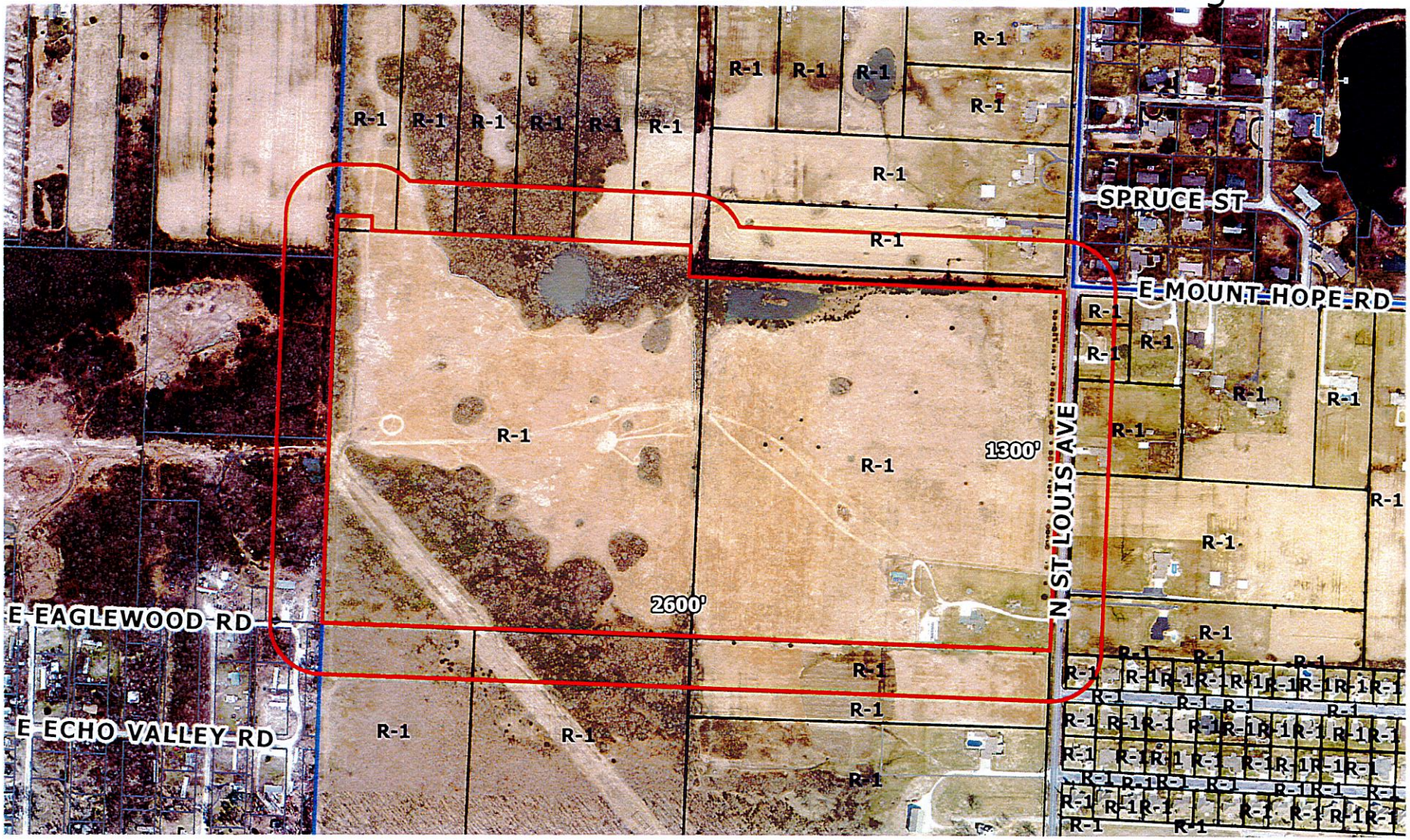
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 12-2-21

EMAIL: _____

TITLE: _____

Case 029-22: 3330 & 3332 N. St. Louis Ave. - Rezoning



3330 & 3332 N. St. Louis Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-1-PD (Single-family Residential Planned Development) for future residential development – Gaskill, Jason H & Debra S Family Trust.

N

0 200 400 800 1,200 1,600 Feet

PRELIMINARY PLAT OF
EMERALD GLADES SUBDIVISION
A SUBDIVISION IN JOPLIN, MISSOURI
SECTION 26, TOWNSHIP 28N, RANGE 33W
JASPER COUNTY, MISSOURI

POINT OF COMMENCEMENT @ FOUND 1/2" REBAR NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

POINT OF BEGINNING

S2°15'29"W 29.90' FOUND 1/2" IP

S87°57'53"E 197.47'

S2°31'36"W 50.00'

S87°57'53"E 1059.90' 1/2" FOUND REBAR

FOUND 1/2" REBAR

FOUND 5/8" REBAR

S2°15'47"W 99.37'

S87°53'52"E 60.74'

FOUND IP WITH CAP "LPS 2000147864" NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

0.4'±

N87°53'52"W 1257.13'

NEW LADY ADDITION PLAT BOOK 12, PAGE 66

FOUND 1/2" REBAR NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

S87°55'24"E 1316.62'

MARCY LANE
50' RIGHT-OF-WAY PUBLIC

NE CORNER SE 1/4 | 26-28-33

23 24" RCP FL 1020.8' 0.03'±

24" RCP FL 1024.1'

N2°15'29"E 1470.81'

FOUND 1" PIPE

ELLIS R. & MARGARET TOWNSEND NO BOOK AND PAGE

1.8'±

JASON H. & DEBRA S GASKILL TRUST BOOK 2555, PAGE 481

JASON H. & DEBRA S GASKILL TRUST BOOK 2555, PAGE 481 LOT 2

JASON H. & DEBRA S GASKILL BOOK 2555, PAGE 481 LOT 3

BEVERLY J. LLOYD BOOK 1314, PAGE 886 LOT 4

EDWARD H. & VIRGINIA K. COLEMAN BOOK 1301, PAGE 1124 LOT 5

MATTHEW R. & KATHERINE R. PROCTOR BOOK 2048, PAGE 518 LOT 6

LOT 14

NW 1/4 NE 1/4 SEC. 26

R & R LAND DEVELOPMENT CO. BOOK 2594, PAGE 1

NORTH INDIANA AVENUE

STORMWATER RETENTION POND

DETENTION POND/ WETLAND PRESERVATION AREA

STORMWATER RETENTION POND

STORMWATER RETENTION POND

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

STORM DRAINAGE EASEMENT 23'X150'

EAST WHITE OAK STREET 50'

REED ST.

SEDGE STREET

OSAGE STREET

EAST DAISY STREET

ASTER AVE.

NORTH MCKEE AVENUE

NORTH MICHIGAN AVENUE

HICKORY AVENUE

REDWING STREET

N. ST LOUIS AVENUE

SIGN EASEMENT 15'X32.5'

SIGN EASEMENT 15'X32.5'

SIGN EASEMENT 15'X32.5'

30' ELECTRIC EASEMENT BOOK 2453, PAGE 349 BOOK 2609, PAGE 162 BOOK 2222, PAGE 61

30' ELECTRIC EASEMENT BOOK 2609, PAGE 162

BRIAN K. & KATHARINA A JORDAN BOOK 1948, PAGE 1063

GERALD F. KOEHLER TRUST BOOK 2497, PAGE 217

SAM D. & PHYLLIS A. JACKSON BOOK 1538, PAGE 1422

N87°53'58"W 2633.68'

FOUND COPPER WELD WEST QUARTER CORNER OF SECTION 26, T-28-N, R-33-W

FOUND ALUMINUM MONUMENT SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

N87°49'37"W 1318.22'

FOUND 1/2" REBAR SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T-28-N, R-33-W

N87°58'10"W 1315.95'

FOUND 1/2" REBAR EAST QUARTER CORNER OF SECTION 26, T-28-N, R-33-W

S2°16'20"W 1323.47'

992.37'

331.00'

SEWER MANHOLE RIM 1008.20' FL 1001.50' S (12" PVC) FIELD CREW HEARD FLOW FROM FORCE MAIN BUT NO EVIDENCE

STORM DRAINAGE EASEMENT 15'X130'

SEWER MANHOLE RIM 1006.13' FL IN 999.33' N (12" PVC) FL OUT 999.23' S (12" PVC)

S2°15'12"W 2639.77'

FOUND 1/2" IRON PIN SOUTH QUARTER CORNER OF SECTION 26, T-28-N, R-33-W CORNER DOCUMENT #600-98607 IRON PIN ALUMINUM CAP 2016

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

GRID

E FOUNTAIN RD
N. ST LOUIS AVE
MAIN STREET RD
SITE
26
ZORA ST

LOCATION SKETCH
SECTION 26, T 28 N, R 33 W
SCALE: 1"=2000'

LEGEND

FOUND IRON PIN AS NOTED	●
SET 5/8" X 18" REBAR WITH PLASTIC STAMPED A/E INC LC 62	○
POWER POLE W/ GUY	PP GY
LIGHT POLE	LP
WATER METER	W
CABLE RISER	C
TELEPHONE RISER	T
STREET LIGHT	
UTILITY EASEMENT	UE
BUILDING SETBACK LINE	BSL
STORM DRAINAGE EASEMENT	SD
SANITARY SEWER EASEMENT	SE
PERCENT OF STREET GRADE	X.XX%
PROPOSED SEWER MANHOLE	○
PROPOSED WATER VALVE AND FIRE HYDRATE	
PROPOSED STORM INLET	
PROPERTY LINE	
SECTION LINE	
PHASE LINE	
CENTERLINE LINE	
FENCE LINE	x x
BUILDING SETBACK LINE	
EASEMENT LINE	
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING FORCED MAIN SANITARY SEWER	FM
PROPOSED SANITARY SEWER	SS
PROPOSED FORCED MAIN SANITARY SEWER	FM
PROPOSED WATER LINE	W
PROPOSED STORM PIPE LINE	

SUBDIVISION INFORMATION

TOTAL ACRES:	83.1±
SMALLEST LOT:	6,760± SQ. FT. (LOTS 4–10, 54–58, 60–65, 67–71, 102–106, 108–113, 115–119, 124–128, 130–135, 137–141, 175–176, 178, 180, 182, 184, 201–205, 207–211, 214–222, 243–244, 261–277)
LARGEST LOT:	21,901± SQ. FT. (LOT 23)
TOTAL NO OF LOTS:	278
CURRENT ZONING:	R-1 PD
SOURCE OF WATER:	CITY OF JOPLIN
SOURCE OF SEWER:	CITY OF JOPLIN
SOURCE OF TITLE:	BK 2555, PG 481

ZONING DATA
SUBJECT PROPERTY IS ZONED R-1 PD
(SINGLE-FAMILY RESIDENTIAL DISTRICT PLANNED DEVELOPMENT)

BUILDING SETBACK LINES:
FRONT: 25'
SIDE: 6'
SIDE CORNER LOT: 10'
REAR: 25'

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD W. WALLACE, DO HEREBY DECLARE THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY SUPERVISION, AND THAT THE EXISTING AND PROPOSED INFORMATION SHOWN HEREON IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

LAST REVISION DATE MARCH 30, 2022
ANDERSON ENGINEERING, INC. L.C. 62
by

RONALD W. WALLACE
MO P.L.S. NO. 2019015191

STATE OF MISSOURI
RONALD W. WALLACE
NUMBER PLS-2019015191
PROFESSIONAL LAND SURVEYOR

3-30-22
DATE

SOURCE OF DEED
JASON H. GASKILL AND
DEBRA S. GASKILL TRUST
BOOK 2555, PAGE 481

DEVELOPER AND OWNER
SCHUBER MITCHELL HOMES, LLC
1810 FOUNTAIN ROAD
WEBB CITY, MISSOURI 64870

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
JOSHUA OATHOUT, P.E.
RONALD W. WALLACE, P.L.S.

ANDERSON ENGINEERING EMPLOYEE OWNED
ENGINEERS · SURVEYORS · LABORATORIES · DRILLING

811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

FIELD: CF DATE: 3-30-22
DRAWN: SLM FIELD BK:
CHECKED: RWW JOB NO: 21J010090

JOP 100-6276
SHT. 1 OF 2 REV. ___

P & Z Case 029-22
Gaskill, Jason H & Debra S Family
(P & Z Recommended Denial)

COUNCIL BILL NO. 2022-268 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single-family Residential) and including in District R-1-PD (Single-family Residential Planned Development) property as described below and located at 3330 and 3332 N. St. Louis Ave., 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. 2004-256 is hereby amended by the following described property and including in District R-1-PD.

ALL OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI, BEING A PART OF THE TRACT DESCRIBED IN THE JASPER COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2555, PAGE 481, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND HALF INCH (1/2") REBAR AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH RANGE 33 WEST, JASPER COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER, SOUTH 02°15'29" WEST, 1175.00 FEET, TO THE POINT OF BEGINNING. THENCE LEAVING SAID WEST LINE SOUTH 87°57'33" EAST, 197.47 FEET; THENCE SOUTH 02°31'36" WEST, 50.00 FEET; THENCE SOUTH 87°57'53" EAST, 1059.90 FEET; THENCE SOUTH 02°15'47" WEST, 99.37 FEET; THENCE SOUTH 87°53'52" EAST, 60.74 FEET, TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 87°55'24" EAST, 1316.62 FEET, TO A FOUND (1/2") REBAR AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION, SOUTH 02°16'20" WEST, 1323.47 FEET, TO A FOUND (1/2") IRON PIN AT THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE LEAVING THE EAST LINE OF SAID SECTION, NORTH 87°58'10" WEST, 1315.95 FEET, TO A FOUND (1/2") REBAR AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, NORTH 87°49'37" WEST, 1318.22 FEET, TO A FOUND ALUMINUM MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER, NORTH 02°15'29" EAST, 1470.81 FEET, TO THE POINT OF BEGINNING. BEARINGS BASED ON GRID NORTH OF THE MISSOURI

COORDINATE SYSTEM OF 1983, WEST ZONE, CONTAINING 83.1 ACRES 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_____, 2022, by a vote of _____.

_____
Douglas W. Lawson , Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney