P & Z Case 023-16
Brad Allphin Investments
(P & Z Recommended Approval)

COUNCIL BILL NO. 2016-270 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 and including in District R-2 property as described below and located at 2024 Maryland Avenue, 2025 Maryland Avenue, and 2119 Maryland Avenue in the 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 removing the following described property from District R-1 and including same in District R-2:

TRACT 1: ALL OF THE EAST ONE-HALF OF LOT NUMBERED ONE (1) AND ALL OF LOT NUMBERED TWO (2) EXCEPT THE WEST 179.83 FEET IN DELAWARE ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. TRACT 2: ALL OF THE EAST ONE-HALF OF A TRACT OF LAND DESCRIBED AS BEGINNIGN AT POINT 412.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 27, RANGE 33, RUNNING THENCE SOUTH 302.93 FEET, THENCE EAST A DISTANCE OF 359.65 FEET, THENCE NORTH 302.63 FEET, THENCE WEST 359.65 FEET TO THE POINT OF BEGINNING, BEING PART OF MISCELLANEOUS TRACT NUMBERED THIRTEEN (13) IN SAID SECTION, TOWNSHIP, AND RANGE IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT THE SOUTH 150 FEET THEREOF. TRACT 3: ALL THAT PART OF A TRACT OF LAND BEGINNIN AT POINT 359.65 FEET EAST AND 412.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, THENCE SOUTH 302.68 FEET, THENCE NORTH 887 DEGREES 19 MINUTES EAST A DISTANCE OF 359.65 FEET, THENCE NORTH 302.46 FEET, THENCE WEST TO POINT OF BEGINNING. ALSO, A TRACT BEGINNING AT A POINT 359.65 FEET EAST AND 715.18 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, THENCE SOUTH 302.68 FEET, THENCE NORTH 88 DEGREES 17 MINUTES EAST A DISTANCE OF 35.65 FEET, THENCE NORTH A DISTANCE OF 302.46 FEET, THENCE WEST TO THE POINT OF BEGINNING, THE ABOVE TRACTS BEING PART OF MISCELLANEOUS TRACT NUMBERED THIRTEEN (13) IN SECTION 13, TOWNSHIP 27, RANGE 33 IN THE CITY OF JOPLIN, JASPER COUNTY MISSOURI, EXCEPT ALL OF THE EAST 150 FEET OF A TRACT OF LAND DESCRIBED AS BEGINNING AT A POINT 359.65 FEET EAST

AND 412.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 27, RANGE 33, THENCE SOUTH 605.36 FEET, THENCE NORTH 88 DEGREES 17 MINUTES EAST A DISTANCE OF 359.65 FEET, THENCE NORTH 604.925 FEET, THENCE WEST TO POINT OF BEGINNING, BEING PART OF MISCELLANEOUS TRACT NUMBERED THIRTEEN (13) IN SECTION 13, TOWNSHIP 27, RANGE 33 IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI SUBJECT TO A SEWER EASEMENT BEGINNING AT A POINT 162.60 FEET SOUTH OF THE NORTHEAST CORNER OF MISCELLANEOUS TRACT 13 IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 27, RANGE 33, JOPLIN, JASPER COUNTY, MISSOURI, THENCE WEST 150.0 FEET, THENCE SOUTH 10.0 FEET, THENCE EAST 150.0 FEET, THENCE NORTH 10.0 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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2016, by a vote of _____.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney