P & Z Case 025-18

Parker Properties &
Investments
(P & Z Recommended Approval)

COUNCIL BILL NO. 2018-266 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-PD property as described below and located approximately 225 feet south of 20th Street, on the east side of Delaware Avenue, 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-PD:

Tract 1: All the South 50 feet of the North 106.3 feet of Miscellaneous Tract Numbered Six (6) in Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof; AND Tract 1a: All of the North 4 feet of the following described tract of land: All of Miscellaneous Tract Numbered 6 in Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof, EXCEPT the South 50 feet, and EXCEPT the North 106.3 feet thereof, being more particularly described as follows: Commencing at an iron pin found at the Northwest corner of said Miscellaneous Tract Numbered 6 in Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof, thence South 0°06'14" East along the East right-of-way of Delaware Avenue 106.38 feet to an iron pin found at the point of beginning, thence North 88°25'46" East 103.84 feet to an iron pin found on the East line of said Miscellaneous Tract Numbered. 6, thence South *0°05'45"* East along said line 4 feet, thence South 88°25'47" West 103.84 feet to the West line of said Lot, being the East right-of-way of Delaware Avenue, thence North along said line and right-of-way 4 feet to the point of beginning; AND Tract 2: All of Miscellaneous Tract Numbered 6 in Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof EXCEPT the South 50 feet, and EXCEPT the North 106.03 feet, and EXCEPT all of the North 4 feet of the following described tract of land: All of Miscellaneous Tract Numbered 6 in Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof being more particularly described as follows: Commencing at an iron pin found at the Northwest corner of said Miscellaneous Tract Numbered 6, thence South 0°06'14" East along the East right-of-way of Delaware Avenue 106.38 feet to an iron pin found at the point of beginning, thence North 88°25'46" East 103.84 feet to an iron pin found on the East line of said Miscellaneous Tract Numbered 6, thence South 0°05'45" East along said line 4 feet, thence South 88°25'47" West 103.84 feet to the West line of said Lot, being the East right-of-way of Delaware Avenue, thence North along said

line and right-of-way 4 feet to the point of beginning, in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof AND all of the North 1 foot of the South 50 feet of Miscellaneous Tract Numbered 6, in Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof; AND Tract 3: All of the South 50 feet of Miscellaneous Tract Numbered 6, EXCEPT the North 1 foot, in Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof; AND Tract 4: All that Part of Miscellaneous Tract Numbered Thirteen (13) in Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof, described as beginning 412.50 feet South of the Northwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW l/4), thence East 103.92 feet, thence South 23 feet, thence West 103.92 feet, thence North 23 feet, more or less, to the point of beginning; AND Tract 5: All of the West One-half (W l/2) EXCEPT the South 150 feet of the following tract of land: Beginning at a point 412.5 feet South of the Northwest corner of the Northeast Quarter (NE l/4) of the Northwest Quarter (NW l/4) of Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof, running thence South 302.63 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 13 in said Section, Township and Range in the City of Joplin, Jasper County, Missouri, EXCEPT all that part of Miscellaneous Tract Numbered 13 in Section 13, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri, described as beginning 412.5 feet South of the Northwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) thence East 103.92 feet, thence South 23 feet, thence West 103.92 feet, thence North 23 feet, more or less, to the point of beginning SECTION 13, TOWNSHIP 27, RANGE 33, LOCATED IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI; generally described as a tract of land located approximately 225 feet south of 20th Street, on the east side of Delaware Avenue.

A request from Stephen Vogel to rezone Lots 17 through 32 from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) for the construction of duplexes all located in Tallgrass Estates subdivision in the City of Joplin, Jasper County, Missouri.

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 _____, 2018.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney