P & Z Case 023-17
Joplin Industrial
Development
Authority
(P & Z Recommended Approval)

COUNCIL BILL NO. 2017-270 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 M-2 property as described below and located 230 acres north of Highway FF and east of Prigmor Road 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 M-2:

The property described as follows: TRACT A: A TRACT OF LAND IN THE SE-1/4 OF SECTION 14, T27N, R32W OF THE 5TH PRINCIPAL BASE AND MERIDIAN IN JASPER COUNTY, MISSOURI, BEING MORE FULLY DESCRIBED AS ALL THAT PART OF SAID SE-1/4 LYING WEST OF TURKEY CREEK, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTH QUARTER-CORNER OF SAID SECTION 14; THENCE N 01°43'06"E ALONG THE QUARTER-SECTION LINE, 40.00 FEET TO A POINT ON THE PREVIOUS NORTH RIGHT-OF-WAY LINE OF FF HIGHWAY (A.K.A. 32ND STREET); THENCE S 88°49'57"E ALONG SAID PREVIOUS RIGHT-OF-WAY, 300.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°10'03"E ALONG THE NEW RIGHT-OF-WAY LINE OF FF HIGHWAY (A.K.A. 32ND STREET), 9.77 FEET; THENCE N 88°49'57"W ALONG SAID NEW RIGHT-OF-WAY, 285.45 FEET; THENCE N 43°33'26"W ALONG SAID NEW RIGHT-OF-WAY, 20.34 FEET TO A POINT ON THE WEST LINE OF THE SW-1/4 OF SAID SECTION 14; THENCE N 01°43'06"E ALONG SAID WEST LINE, 282.23 FEET; THENCE N 17°21'38"E, 117.45 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1035.00 FEET AND A CENTRAL ANGLE OF 14°47'35", AN ARC DISTANCE OF 267.22 FEET (CHORD N 09°57'51"E, 266.48 FEET); THENCE S 88°49'35"E ALONG A NON-TANGENT LINE, 1536.00 FEET; THENCE S 13°42'44"E, 706.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FF HIGHWAY (A.K.A. 32ND STREET); THENCE N 88°49'57"W ALONG SAID RIGHT-OF-WAY, 1493.76 FEET TO THE POINT OF BEGINNING; TRACT B: AND A TRACT OF LAND IN THE SW-1/4 OF SECTION 14, T27N, R32W OF THE 5TH PRINCIPAL BASE AND MERIDIAN IN JASPER COUNTY, MISSOURI, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE S 88°49'57"E ALONG THE SOUTH LINE THEREOF, 1720.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°38'53"E, 1254.37 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2407 AT PAGE 275; THENCE N

88°50’15”W ALONG THE NORTH LINE THEREOF, 1625.00 FEET; THENCE S 46°24’19”W, 71.01 FEET; THENCE N 88°50’15”W, 45.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 14; THENCE N 01°38’53”E, 109.98 FEET TO THE NORTHWEST CORNER OF THE SW-1/4 OF THE SW-1/4 OF SAID SECTION 14; THENCE S 88°50’15”E, 320.00 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2423 AT PAGE 411; THENCE N 01°38’53”E, 300.00 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2422 AT PAGE 254; THENCE N 88°50’15”W, 320.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 14; THENCE N 01°38’53”E ALONG SAID WEST LINE, 57.00 FEET; THENCE S 88°50’33”E, 320.00 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 1592 AT PAGE 861; THENCE N 01°38’53”E, 300.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N 88°50’33”W, 320.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 14; THENCE N 01°38’53”E ALONG SAID WEST LINE, 301.62 FEET; THENCE S 88°20’14”E, 565.07 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 230 AT PAGE 920; THENCE S 01°38’53”W, 296.64 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2378 AT PAGE 175; THENCE S 88°50’33”E, 684.05 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N 01°38’53”E ALONG THE EAST LINE OF SAID TRACT AND AN EXTENSION THEREOF, 657.09 FEET TO A POINT ON THE NORTH LINE OF THE SW-1/4 OF SAID SECTION 14; THENCE S 88°50’48”E, 1408.80 FEET TO THE NORTHEAST CORNER OF SAID SW-1/4 OF SECTION 14; THENCE S 01°43’06”W, 2282.45 FEET; THENCE S 17°21’38”W, 43.27 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 15°38’32”, AN ARC DISTANCE OF 135.14 FEET (CHORD = S 09°32’22”W, 134.72 FEET); THENCE S 01°43’06”W, 77.38 FEET; THENCE S 43°33’26”E, 42.22 FEET TO A POINT ON THE EAST LINE OF SAID SW-1/4 OF SECTION 14; THENCE S 01°43’06”W, 64.23 FEET TO THE SOUTHEAST CORNER OF SAID SW-1/4 OF SECTION 14; THENCE N 88°49’57”W, 934.80 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE; AND TRACT C: A TRACT OF LAND IN THE NW-1/4 OF SECTION 14, T27N, R32W OF THE 5TH PRINCIPAL BASE AND MERIDIAN IN JASPER COUNTY, MISSOURI, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NW-1/4; THENCE S 88°50’48”E ALONG THE SOUTH LINE OF THEREOF, 1249.20 FEET; THENCE N 01°38’53”E, 998.69 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2348 AT PAGE 1824; THENCE N 88°21’07”W, 779.36 FEET; THENCE N 01°38’53”E, 664.91 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2322 AT PAGE 1440; THENCE N 88°20’38”W, 118.56 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 1785 AT PAGE 1878; THENCE N 01°39’22”E, 290.02 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N 88°20’38”W, 252.62 FEET TO A POINT ON HIGHWAY I-44 RIGHT-OF-WAY; THENCE N 36°21’28”E ALONG SAID RIGHT-OF-WAY, 457.91 FEET; THENCE N 78°16’34”E ALONG SAID RIGHT-OF-WAY, 169.42 FEET; THENCE N 89°11’31”E ALONG SAID RIGHT-OF-WAY, 235.66 FEET; THENCE N 62°59’22”E ALONG SAID RIGHT-OF-WAY, 447.24 FEET; THENCE N 01°11’53”E, 5.67 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF APPLE ROAD; THENCE S 88°45’24”E ALONG SAID RIGHT-OF-WAY, 710.90 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1823 AT PAGE 1753; THENCE S 01°41’48”W ALONG THE WESTERLY LINE OF SAID TRACT, 949.04 FEET TO THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2360 AT PAGE 1873; THENCE N 88°48’07”E, 400.02 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S 01°41’48”W ALONG THE

EASTERLY LINE OF SAID TRACT, 719.95 FEET; THENCE N 88°49’02”W ALONG SAID TRACT, 400.02 FEET; THENCE S 01°41’48”W, 930.16 FEET TO THE SOUTHEAST CORNER OF SAID TRACT ON THE SOUTH LINE OF SAID NW-1/4; THENCE N 88°50’48”W ALONG SAID SOUTH LINE, 611.68 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE. EXCEPT A TRACT OF LAND IN THE E-1/2 OF THE NW-1/4 OF SECTION 14, T27N, R32W OF THE 5TH PRINCIPAL BASE AND MERIDIAN IN JASPER COUNTY, MISSOURI, BEING MORE FULLY DESCRIBED AS FOLLOWS:COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE S 88°50'48”E ALONG THE QUARTER SECTION LINE, 1860.88 FEET; THENCE N 01°41'48”E, 930.16 FEET TO THE POINT OF BEGINNING; THENCE N 01°41'48”E, 384.66 FEET TO THE SOUTHWEST CORNER OF THE EAST 3/5 OF THE NE-1/4 OF THE NW-1/4; THENCE N 01°41'48”E ALONG THE WEST LINE OF SAID EAST 3/5, A DISTANCE OF 335.39 FEET; THENCE S 88°48'07”E, 400.02 FEET; THENCE S 01°41'48”W, 719.95 FEET; THENCE N 88°49'02”W, 400.02 FEET TO THE POINT OF BEGINNING. CONTAINING 6.61 ACRES, MORE OR LESS. BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, AND A TRACT OF LAND IN THE SE-1/4 OF THE NW-1/4 OF SECTION 14, T27N, R32W OF THE 5TH PRINCIPAL BASE AND MERIDIAN IN JASPER COUNTY, MISSOURI, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE S 88°50'48”E, 1329.20 FEET TO THE SOUTHWEST CORNER OF SAID SE-1/4 OF THE NW-1/4; THENCE N 01°41'01”E, 693.17 FEET TO THE POINT OF BEGINNING; THENCE N 01`41'01"E, 621.55 FEET TO THE NORTHWEST CORNER OF SAID SE-1/4 OF THE NW-1/4; THENCE S 88°51'28”E ALONG THE NORTH LINE THEREOF, 531.98 FEET TO THE SOUTHWEST CORNER OF THE EAST 3/5 OF THE NE-1/4 OF THE NW-1/4; THENCE S 01°41'48”W, 621.55 FEET; THENCE N 88°51'28”W, 531.84 FEET TO THE POINT OF BEGINNING. CONTAINING 7.59 ACRES, MORE OR LESS. BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, AND A TRACT OF LAND IN THE SE-1/4 OF THE NW-1/4 OF SECTION 14, T27N, R32W OF THE 5TH PRINCIPAL BASE AND MERIDIAN IN JASPER COUNTY, MISSOURI, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE S 88°50'48”E, 1329.20 FEET TO THE SOUTHWEST CORNER OF SAID SE-1/4 OF THE NW-1/4, THE POINT OF BEGINNING; THENCE N 01°41'01”E ALONG THE WEST LINE OF SAID SE-1/4 OF THE NW-1/4, A DISTANCE OF 693.17; THENCE S 88°51'28”E, 531.84 FEET; THENCE S 01°41'48”W, 693.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SE-1/4 OF THE NW-1/4; THENCE N 88°50'48”W, 531.68 FEET TO THE POINT OF BEGINNING. CONTAINING 8.46 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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2017, by a vote of_____.

_____

Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney