P & Z Case 020-15
Boyd Enterprises
(P & Z Recommended Approval)

COUNCIL BILL NO. 2015-265 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 C-1 and including in District C-3 property as described below and located 300 feet west of the northwest corner of Zora Street and Range Line 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 C-1 and including same in District C-3:

A TRACT OF LAND FIVE (5) ACRES IN A SQUARE IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 25, TOWNSHIP 28, RANGE 33, BEING PART OF MISCELLANEOUS TRACT NUMBERED ELEVEN (11) TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT ALL THAT PART OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 28, RANGE 33, JASPER COUNTY, MISSOURI DESCRIBED AS BEGINNING AT A POINT 50.40 FEET WEST AND 70.0 FEET NORTH 00°36' EAST FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 25, THENCE SOUTH 53°23' WEST, 39.82 FEET TO A POINT 83.40 FEET WEST AND 45.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 25, THENCE NORTH 87°46' WEST PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4), 67.0 FEET; THENCE SOUTH 73°48' WEST, 79.06 FEET TO A POINT 20.0 FEET NORTH OF AND 225.40 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER. (SE/4) OF THE SOUTHEAST QUARTER (SE/4), THENCE NORTH 87°46' WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4), 192.16 FEET, THENCE NORTH 02°14' EAST, 20.0 FEET, THENCE NORTH 87°06'27" EAST, 74.91 FEET, THENCE NORTH 73°06'07" EAST, 280.35 FEET, THENCE NORTH 38°08'15" EAST, 38.88 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROUTE 71, THENCE SOUTH 00°36' WEST 100.14 FEET TO THE POINT OF BEGINNING, AND EXCEPT COMMENCING AT A POINT 423.69 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 28, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE NORTH 396.69 FEET TO THE POINT OF BEGINNING, THENCE NORTH 70 FEET, THENCE WEST 115 FEET, THENCE SOUTH 70 FEET,

THENCE EAST 115 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT COMMENCING AT A POINT 423.69 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 28, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE NORTH 326.69 FEET TO THE POINT OF BEGINNING, THENCE NORTH 70 FEET, THENCE WEST 115 FEET, THENCE SOUTH 70 FEET, THENCE EAST 115 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT COMMENCING AT A POINT 423.69 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 28, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE NORTH 256.69 FEET TO THE POINT OF BEGINNING, THENCE NORTH 70 FEET, THENCE WEST 115 FEET, THENCE SOUTH 70 FEET, THENCE EAST 115 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT COMMENCING AT A POINT 423.69 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 28, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE NORTH 186.69 FEET TO THE POINT OF BEGINNING, THENCE NORTH 70 FEET, THENCE WEST 115 FEET, THENCE SOUTH 70 FEET, THENCE EAST 115 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT COMMENCING AT A POINT 423.69 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 28, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE NORTH 116.69 FEET TO THE POINT OF BEGINNING, THENCE NORTH 70 FEET, THENCE WEST 115 FEET, THENCE SOUTH 70 FEET, THENCE EAST 115 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT COMMENCING AT A POINT 423.69 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 28, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE NORTH 40.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 76.69 FEET, THENCE WEST 115 FEET, THENCE SOUTH 76.69 FEET, THENCE EAST 115 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 28 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPLE MERIDIAN, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 28 NORTH, RANGE 33 WEST IN JASPER COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID SECTION 25, NORTH 87°39’56” WEST A DISTANCE OF 423.69 FEET; THENCE LEAVING SAID SOUTH LINE OF SAID SECTION 25 NORTH 02°09’44” EAST A DISTANCE OF 39.33 FEET TO AN EXISTING ½” REBAR CAPPED PLS NO. 1960; THENCE NORTH 02°09’44” EAST A DISTANCE OF 0.67 FEET TO A SET 5/8” REBAR CAPPED COA2011029473, SAID POINT BEING ON THE NORTHERN RIGHT-OF-WAY LINE OF EAST ZORA STREET AS IT NOW EXISTS; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: SOUTH 87°28’17” EAST A DISTANCE OF 6.20 FEET TO AN EXISTING ½” REBAR; THENCE NORTH 87°13’55” EAST A DISTANCE OF 74.90 FEET TO AN EXISTING ½” REBAR; THENCE NORTH 73°12’29” EAST A DISTANCE OF 58.54 FEET TO THE POINT OF BEGINNING 1, SAID POINT BEING MARKED BY A SET 5/8” REBAR CAPPED COA2011029473; THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY LINE ALONG THE WEST BOUNDARY LINE OF TRACT 1 NORTH 00°43’17” EAST A DISTANCE OF 248.65 FEET5 TO A SET 5/8” REBAR CAPPED COA2011029473; THENCE LEAVING SAID WEST

BOUNDARY LINE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 1 SOUTH 89°27'34" EAST A DISTANCE OF 235.16 FEET TO A SET 5/8" REBAR CAPPED COA2011029473, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH RANGELINE ROAD (HIGHWAY 49) AS CURRENTLY EXISTS; THENCE LEAVING SAID NORTH BOUNDARY LINE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°43'17" WEST A DISTANCE OF 151.85 FEET TO AN EXISTING "X" IN CONCRETE, SAID "X" MARKING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF EAST ZORA STREET AS IT CURRENTLY EXISTS; THENCE SOUTH 38°16'28" WEST A DISTANCE OF 38.86 FEET TO AN EXISTING ½" REBAR IN ASPHALT; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF EAST ZORA STREET SOUTH 73°12'29" WEST A DISTANCE OF 221.75 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 _____, 2015, by a vote of _____.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney