CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-281 – Rezoning

MEETING DATE:
October 6, 2025

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 029-25: The Southeast corner of the intersection at W Adobe Ln and Country Club Dr – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Multi-Family Residential) for the construction of apartments – RBC Holdings

BACKGROUND:

The owner of the property is seeking to annex this site into the City limits and rezone to construct apartments.
The developer scheduled a meeting to discuss the project with the residents on 6/12/25. The comments that were heard were concerns regarding screening and the apartment tenants trespassing. The developer stated that they could look into installing a fence to alleviate these concerns. There were also some comments about stormwater run-off, which the civil engineer is working on addressing for the project. Stormwater infrastructure will be required to meet the City of Joplin standards.
There was a follow-up meeting on 7/2/25 with one of the residents that could not attend the original meeting. The same concerns were expressed by this resident as the ones heard at the June meeting.
Sanitary sewer will also be extended as part of this project, benefiting surrounding property owners by reducing the costs to connect to public sewer by the developer's extension of the main. There was a typo in the staff report which stated City utilities were in place.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Stephenson said he will defer to the previous case minutes for testimony. Mr. Stephenson presented the site plan concept and explained the access points. Mr. Bellairs stated that the plan is a concept and that the stormwater detention basin will likely move. Mr. Stephenson explained that the stormwater detention is required to be within the part of the property that is within City limits.

PUBLIC COMMENT;

The residents to the North and East of the property protested because of stormwater concerns, and losing the natural view that is there now. Mr. Bellairs explained that the property owners to the north are at a higher elevation, and that the water runs south onto the subject property. The county does not have stormwater development requirements for added impervious areas. Mr. Stephenson and Mr. Bellairs explained how the City's stormwater regulations require the developer to account for run-off. Dr. Rosenberg asked if the protest petitions were located in the County. Mr. Bellairs stated they were. Dr. Rosenberg asked if they did not impact the vote. Mr. Bellairs stated that the state statute still accounts for them towards the protest percentage, and that the county properties still count. Mr. Teeter explained that they are located to the East of the site and are within City limits. Mr. Bellairs added that the screening being proposed is not a requirement adjacent to county properties, but that the developer is proposing to add trees and fencing to provide screening for adjacent property owners in the county.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-281
Planning & Zoning Commission recommends approving Case 029-25 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 029-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name for the record.

Wayne Stephenson, GB Engineering, 302 S Sergeant. Mr. Stephenson stated he will defer to the previous case minutes for this case. Mr. Stephenson presented the site plan concept. They will provide fire protection and stormwater facilities. Mr. Stephenson explained the road connection and access points.

Mr. Bellairs stated that Mr. Stephenson had mentioned screening along the northern property, Mr. Bellairs stated that if he was correct, that was determined to be added after the site plan was created, so that revision is not reflected in the site plan presented.

Mr. Stephenson confirmed this.

Ms. Phillips mentioned that one of the protest petitions mentioned “blocking the view.” “We do not with the natural landscape to be out of our view for our house. - 4093 W Adobe.” She does not know which one that house is.

Mr. Bellairs stated that the property owners that protested were north of the site, the three owners along the north boundary.

Ms. Klue-Michael asked if there was a road separating these homes from the site.

Mr. Bellairs stated that there is a privately owned and privately maintained road separating the sites.

Dr. Rosenberg stated that the main entrance is from Country Club Rd. But there is a service road to the East heading South. He asked if this is an existing road or proposed.

Mr. Stephenson stated that this is an existing gravel service road that will be paved and improved.

Dr. Rosenberg asked if there will be two points of egress.

Mr. Stephenson stated that Fire code requires them to, yes.

Dr. Rosenberg asked Mr. Stephenson if they own all of that land.

Mr. Stephenson said his client does, yes.

Ms. Phillips asked if that detention pond is staying.

Mr. Stephenson said yes.

Ms. Phillips asked if the City will take over Adobe.

Mr. Bellairs stated that Adobe will not be annexed with this case, and that it remains in the County and private.

Ms. Phillips stated it kind of looks like it is.

Mr. Bellairs stated that these parcel lines are not accurate.

Dr. Rosenberg asked if Adobe was in the City.

Mr. Bellairs stated they were not.

Dr. Rosenberg asked if the people protesting were in the City.

Mr. Bellairs stated that they are not within City Limits.

Dr. Rosenberg asked if they are within 185 feet.

Mr. Bellairs stated that they were.

Dr. Rosenberg asked if they do not count towards the protest.

Mr. Bellairs stated that state statute requires notices be sent to all owners within 185 feet, whether in the City Limits or not. They still count towards the protest percentage. Mr. Bellairs added that screening is not required adjacent to properties outside of City Limits, so that is something that the developer is doing on their own.

Ms. Klue-Michael asked about the 60 foot setback in Section 2 of the Zoning Code text amendment and if that would apply here.

Mr. Bellairs stated that that refers to Out-Buildings on single-family residential properties, but that will not be applicable here.

Mr. Kimble asked if anyone would like to speak in favor or opposition.

Michael Teeter, 2802 Calloway Ridge, spoke in opposition. Mr. Teeter stated that they are in City Limits to the East and NE. They stated they bought property thinking it would be single-family residential and are worried about water run off and traffic.

Liz Macy, 4093 W Adobe, spoke in opposition. One of the protest petitions was there. The view of their front yard will go away. The fence would be nice, but their view will be gone. They are worried about water run-off. They are worried about a dip on their gravel road and that water runs down to the land they want to build on. She foresees water running down to the first apartment they want to build.

Mr. Kimble asked Mr. Bellairs to address water run-off.

Mr. Bellairs stated that any development in the city the developer is required to address storm water run-off in some form or another. Due to the size, the developer will be required to install a detention pond. Any development out in the county is not required to address stormwater, so run-off could be worse if they develop in the county. Mr. Bellairs stated he does not have the contours up but that the subject property is at a lower elevation than the properties to the north so the water will run south.

Mr. Stephenson confirmed this. They will have EPA water quality and detention requirements.

Mr. Kimble asked if this is built and next year there is run-off or erosion problems on Adobe, what are the next steps for the property owners.

Mr. Bellairs stated that would have to be discussed with public works and the stormwater engineer. But as part of the permit review, they would look at the detention area provided and ensure that it would capture the run-off based on the square footage of impervious area added.

Mr. Teeter stated that the pond will be in the county not the city. And that right now some of that water runs east to his property.

Mr. Kimble asked if the detention pond is in or outside city limits.

Mr. Stephenson said this is not a final design. The detention will be within city limits, which gives the City some authority as well.

Mr. Teeter stated that they voted to annex, but the proposed pond was not included with that.

Mr. Kimble stated that Mr. Stephens just stated that this will probably move. This is just a general layout. Mr. Kimble asked Mr. Benson to step forward.

Mr. Benson stated that the City requires the detention pond be in City Limits. The existing pond is fed from the Cedar Ridge subdivision. The additional run-off that will be created will be for whatever they generate with this development. There will be a minimal impact on additional water and it will all be within the City. Mr. Benson says he owns the “L” shape.

Ms. Phillips asked if the units on 32nd Street will be annexed.

Mr. Benson states it already is. These were constructed with an out of town sewer agreements.

Mr. Bellairs asked if Mr. Benson was referring to the Waterview apartments. He stated that he is not sure those are incorporated.

Mr. Benson stated that he thinks that there was a clerical error and the map may be wrong.

Dr. Rosenberg asked if “Cherry Hills” on the map is in the City.

Mr. Bellairs stated that this is not in the City.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 02 9-25. THIS MOTION WAS SECONDED BY MR SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 029-25
Filing Fee: $600.00
Received: 8/1/25
Date Advertised:
Proj. No.: 25-049
Public Hearing Date: 9/8/25

Applicant: Rick Benson - RBC Holdings Phone No.: 417-206-4100

Address: 4005 W 32nd St, Joplin, MO 64804 Email: Rick@rickbensonconstruction.com

Owner: RBC Holdings- Rick Benson Phone No.: 417-206-4100

Address: 4005 W 32nd St, Joplin, MO 64804 Email: Rick@rickbensonconstruction.com

Location of Property: SW corner of the intersection of W Adobe Lane and S Country Club

Present Use of Property: Vacant Land

Proposed Use of Property: R3-Multi-family Apartmet

Current Zoning: Annexing into City as R1 Requested Zoning: R3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Commercial Home Care Services and Single Family	Jasper County
South	Commercial, R3, and Vacant	Jasper County
East	Single Family	Jasper County
West	Country Club Drive / Stromwater Drainage / Single Family	R1

Character of the Neighborhood: Larger Single family development to the East (Cedar Ridge) with commercial and multifamily to the south. Mostly undeveloped rural land in the County.

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☒	Would proposed change create a small, isolated district unrelated to surrounding districts?
☒	☐	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: The land is in the County and does not have any zoning.

The annexation process brings land in at R1, we are rezoning to R3

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☒	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: S. Country Club Drive (to the West)

Secondary Fire Access to 32nd Street via S Waterview Lane (thru the south adjacent development)

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 60'

Subdivision Platting:

Yes	No	
☐	☒	Is platting required?
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

_____

_____

_____

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☒	☐	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.
☐	☒	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: _____ **Date:** 8-1-25

Property Locations: Undeveloped Land at the SE corner of Adobe Lane and S. Black Cat Road

See attached legal descriptions.

Reasoning Statement for Rezone:

This property is being simultaneously being annexed into the City limits. According to current City of Joplin zoning ordinances, the property will be annexed into the City as R1. To match the south adjacent property as a multi-family development, we are requesting to rezone to R3 to build apartments.

We are requesting annexation and rezone to R3 in order to provide 120 new units (eighty (80) 1-bedroom units and forty (40) 2 bedroom units) located within 10 new structures.

No adverse impacts to the exiting traffic patterns or surrounding roadway network.

The proposed development will connect into an existing multi-family development to the south thus allowing a secondary access for fire and emergency response personnel.

Z&P Meeting: September 8, 2025
City Council Meeting: October 6, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 029-25 A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Multi-Family Residential) for the construction of apartments.

LOCATION The SE corner of the intersection at W Adobe Ln and Country Club Dr

APPLICANT RBC Holdings

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 8 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	County	County	R-1	County
Land Use	Single-family homes	Single-family home	Apartments	Single-family homes

FUTURE LAND USE

The property is unidentified on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Country Club Rd	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The North and South sides of 32nd St from S Country Club to Crane Dr includes apartments/multi-family development. The requested land use is consistent with the surrounding pattern of development.

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

The property's existing conditions, such as the pond and its size/orientation would make it exceedingly difficult to develop as a single family neighborhood, while staying compliant with the City's subdivision codes. However, single-family would also be a compatible use at this location. Still, Multi-family residential is the highest and best compatible use for the subject property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The requested zoning district will not negatively impact surrounding properties. Currently, all of the single-family homes that are adjacent to this site are located in the County, with no zoning or use restrictions. The subject property is also currently located within the County, which means that there are very few regulations on what can or cannot be done. Even though this is being upzoned, it still puts protections in place for the surrounding property owners, through site development standards such as buffering and stormwater management. The annexation and rezoning will most likely benefit the surrounding property owners.

DISCUSSION

The owner of the property is seeking to annex this site into the City limits and rezone to construct apartments.

The developer scheduled a meeting to discuss the project with the residents on 6/12/25. The comments that were heard were concerns regarding screening and the apartment tenants trespassing. The developer stated that they could look into installing a fence to alleviate these

concerns. There were also some comments about stormwater run-off, which the civil engineer is working on addressing for the project. Stormwater infrastructure will be required to meet the City of Joplin standards.

There was a follow-up meeting on 7/2/25 with one of the residents that could not attend the original meeting. The same concerns were expressed by this resident as the ones heard at the June meeting.

Staff recommends approval of Case 029-25.

ENCLOSURES

- Map of property
- Application

CONCEPT LAYOUT
for
WATERVIEW NORTH APARTMENTS

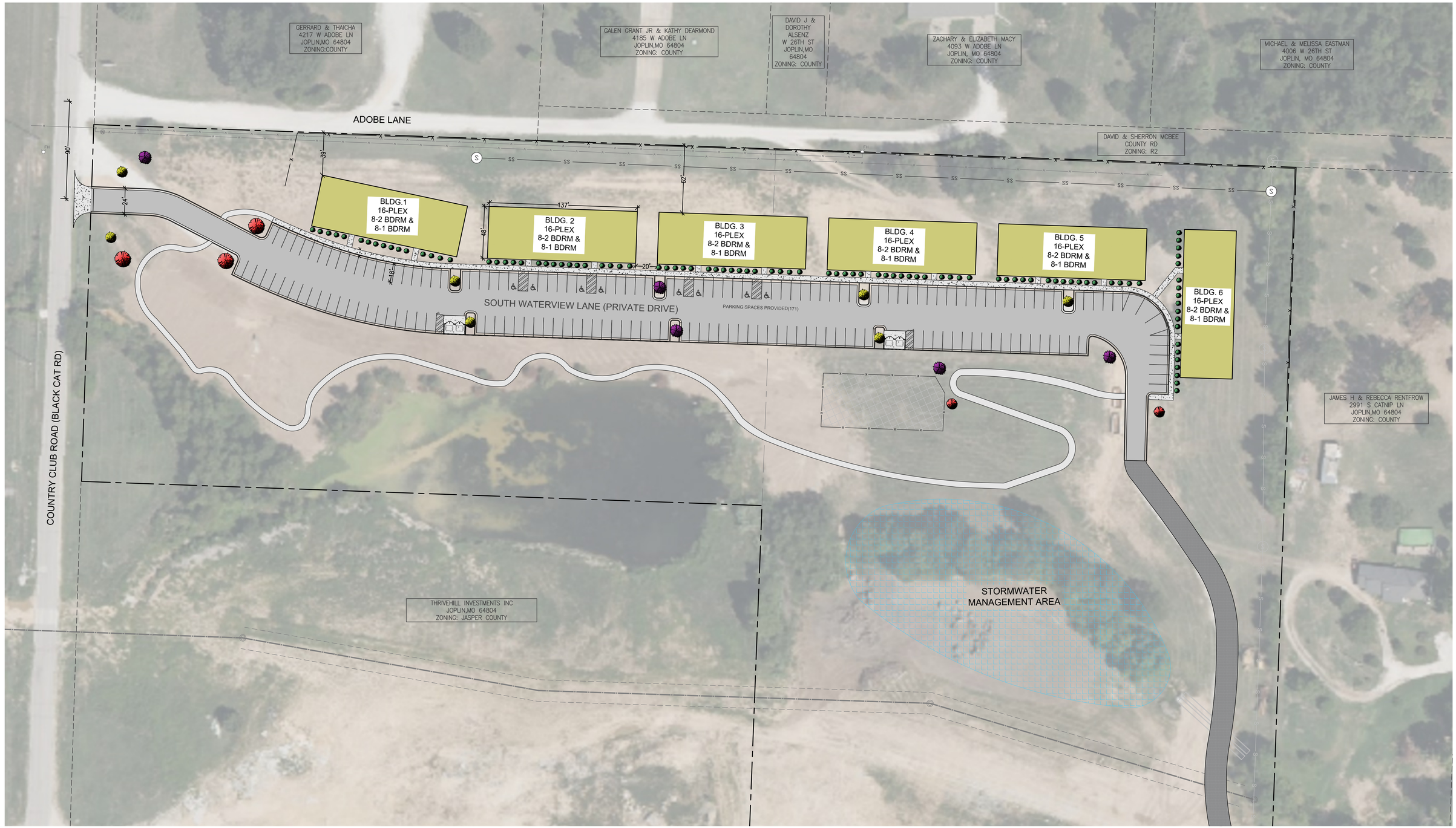
GRAPHIC SCALE
SCALE: 1" =100'



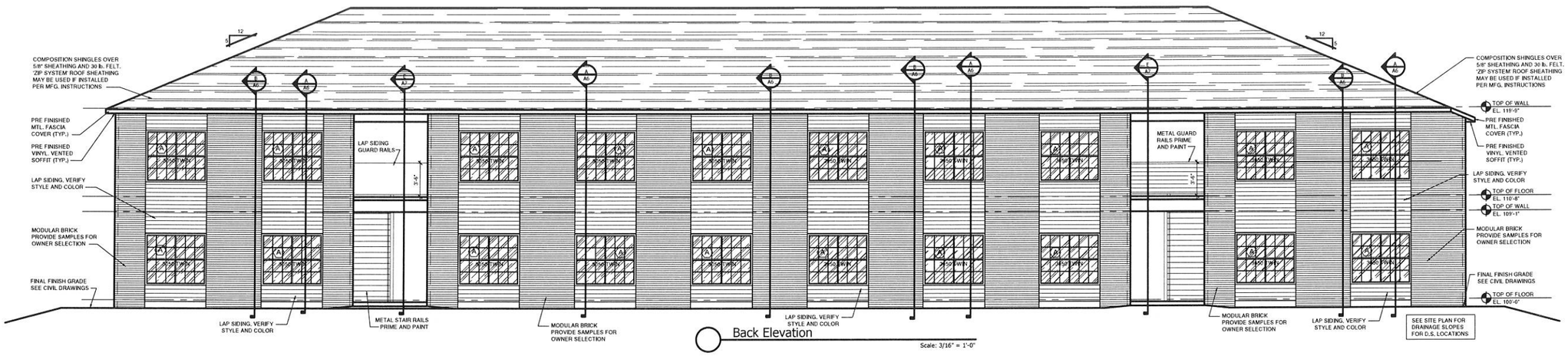
EXHIBIT

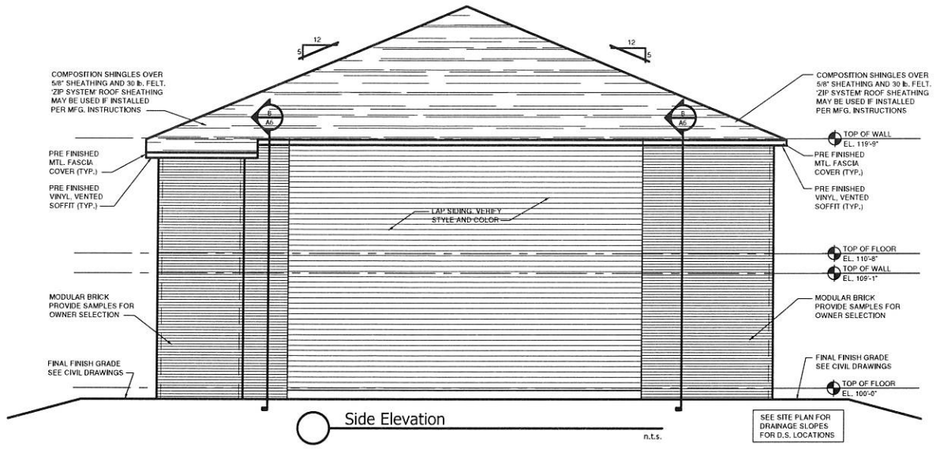
CONCEPTUAL LAYOUT
for
WATERVIEW NORTH APARTMENTS

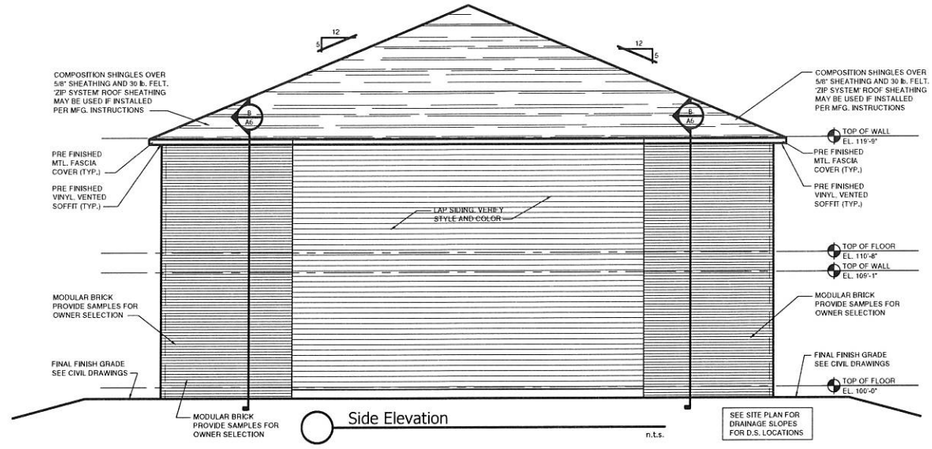
GRAPHIC SCALE
SCALE: 1" =40'

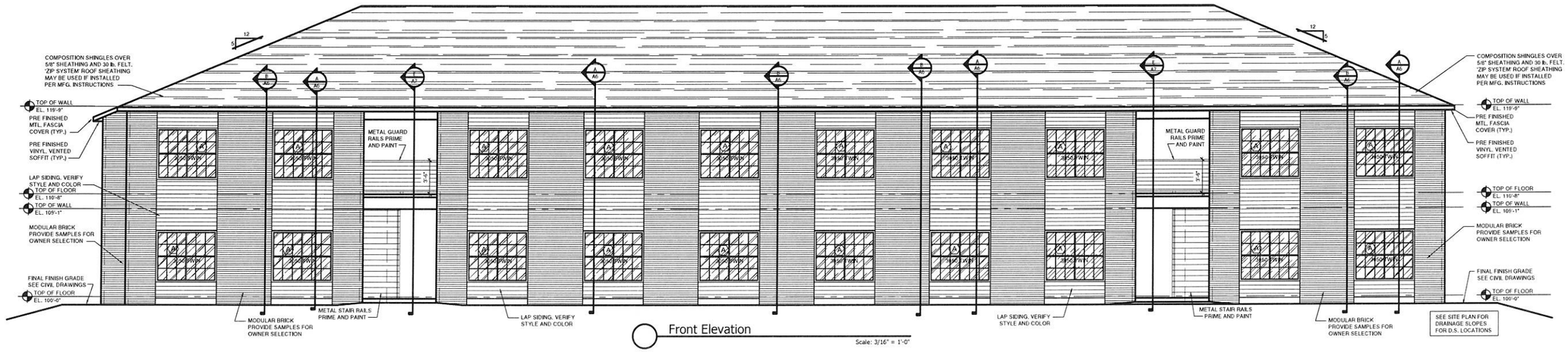


EXHIBIT









REVISED
December 11, 2020
March 30, 2021

TEAM 6 ARCHITECTURE L.L.C.
5526 West 32nd Street
Joplin, Missouri 64804
p. 417.622.4837 f. 417.622.4823
architecture@team6.us

T6A

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STANLEY WEAVER
NUMBER A-2008022761
ARCHITECT
STATE OF MISSOURI

Team 6 Architecture, LLC
Missouri
Certificate of Authority
A-2011029661

A New Project for
RBC Enterprises Limited, Inc
Wildwood Ranch Joplin, MO
417.206.4100

DRAWN BY
CHECKED BY
DATE
March 2020
SCALE
As Indicated
JOB NUMBER
1924
Elevations

A5

PROTEST RESULTS	
Council Bill No.	3/25/2001
Request:	Rezoning from R-1 to R-3
Address:	SE Corner of W Adobe Ln and S Country Club Dr
Agent / Owner:	Rick Benson/RBC Holdings
Protest Occurrence:	14.5530%

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 2767 S. Country Club Dr. _____ Joplin, Missouri, and do hereby protest Case Number 029-25. We provide the following additional comments: I want to protest the rezoning of the property located at the Southeast corner of the intersection at W. Adobe Ln. & Country Club Dr. from single family to multi-family. I feel that putting apartments there will decrease my property value, invade my privacy, create noise & traffic on Country Club Dr. which is only a 2 lane road and already has too much traffic.

Name: Dorothy Alsenz Name: _____

Sign: Dorothy Alsenz Sign: _____

Address: 2767 S. Country Club Dr. Joplin, MO 64804

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

On this 4 Day of September 2025, before me personally appeared Dorthy Alsenz

_____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Joplin, MO, the day and year first above written.

Zoie Hamilton

Notary Public

My Commission expires 9-23-28.

ZOIE HAMILTON
Comm. Exp. 9/23/2028
NOTARY PUBLIC NOTARY SEAL #24369859
Jasper County
STATE OF MISSOURI

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 4093 West Adobe Lane Joplin, Missouri, and do hereby protest Case Number 029-25. We provide the following additional comments: We do not wish for the natural landscape to be out of our view from our house. We wish to keep our privacy down our lane. The risk of water drainage down from Adobe to the land owned by Rick Benson is great. Water erosion has already happened. We also do not wish for our property value to go down.

Name: Elizabeth Ann Macy Name: _____

Sign: Elizabeth A. Macy Sign: _____

Address: 4093 West Adobe Lane

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

On this 4th Day of September 2025, before me personally appeared Elizabeth Ann Macy to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Joplin, Missouri, the day and year first above written.

Araceli Budd

Araceli Budd

Notary Public

ARACELI BUDD
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: December 15, 2028
Commission #: 24442288

My Commission expires 12/15/2028.

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 4185 W. Adobe Ln _____ Joplin, Missouri, and do hereby protest Case Number 29-25. We provide the following additional comments: I feel the re-zoning and building of Apartments (multi family) would cause property devaluation, its located at the SW corner of intersection at W. Adobe Ln it would cause too much street traffic, noise, possible threat to my safety and definite disruption of my peace and quiet

Name: Kathy DeArmond Name: _____

Sign: Kathy DeArmond Sign: _____

Address: 4185 W Adobe LN. Joplin, MO

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

On this 4 Day of September 20 25, before me personally appeared _____
Kathy Sue Dearmond
_____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in Joplin, MO, the day and year first above written.

Zoie Hamilton

Notary Public

My Commission expires 9-23-28.

ZOIE HAMILTON
Comm. Exp. 9/23/2028
NOTARY PUBLIC NOTARY SEAL #24369859
Jasper County
STATE OF MISSOURI

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at 4185 W. Adobe Lane Joplin, Missouri, and do hereby protest Case Number 029-25. We provide the following additional comments: I Protest the Rezoning C-6 into the City and the building of multi family dwelling located at the SW Corner of intersection of Adobe Ln I feel this would decrease my property value. Cause safety and traffic concerns. Destroy wild life habitat. And disturb my right to peace and quiet in my own home.

Name: Galen Grant Name: _____

Sign: Galen Grant Sign: _____

Address: 4185 w. Adobe lane

STATE OF _____)
) ss.
COUNTY OF _____)

On this 11 Day of September 2025, before me personally appeared Galen Grant to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in 602 S. main St, Joplin, MO 64801, the day and year first above written.

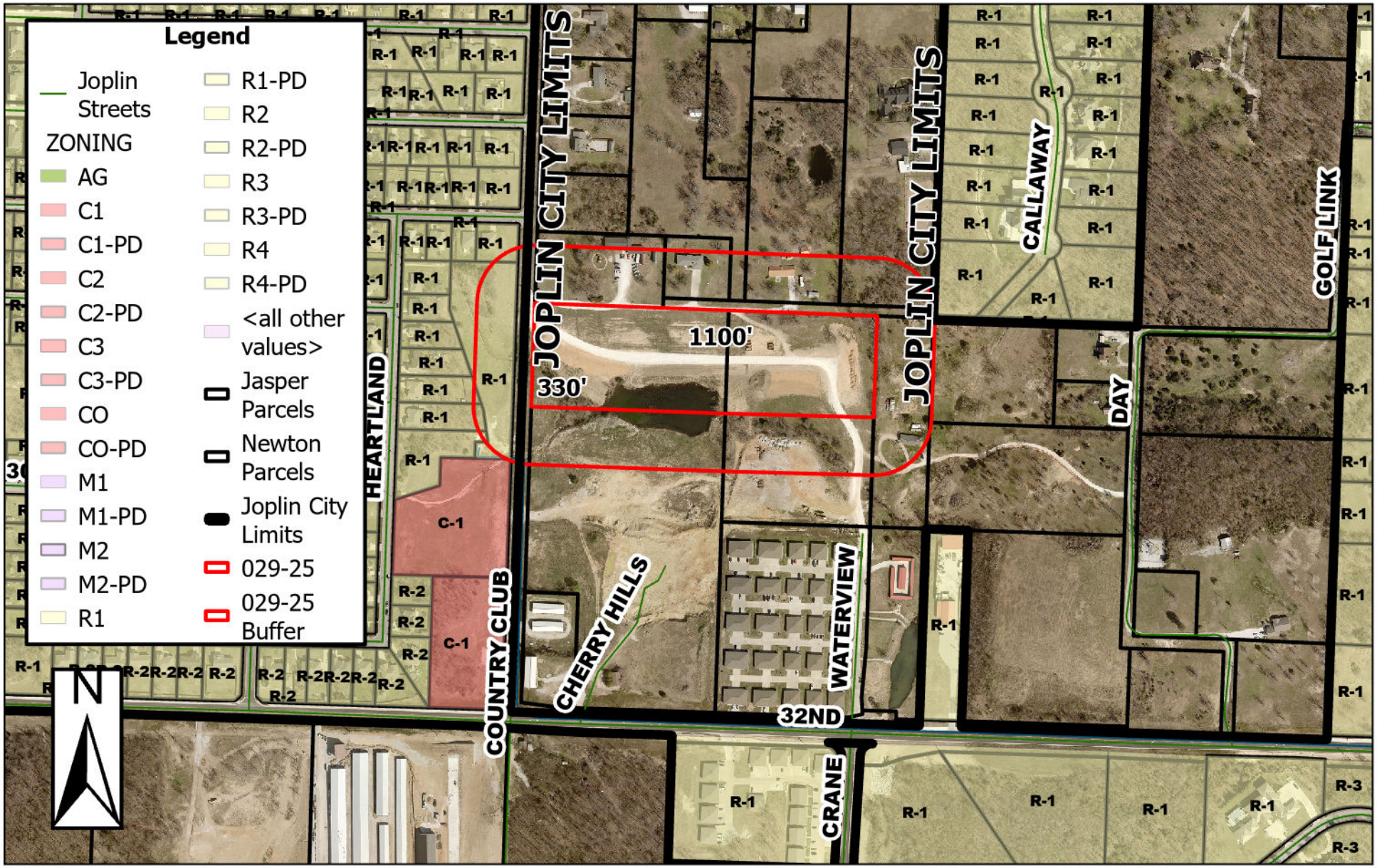
Michael Chase

Notary Public

My Commission expires _____.

MICHAEL A CHASE
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jasper County
My Commission Expires: 9/25/2028
ID. #24260375

Case 029-25: Rezoning



The Southeast corner of the intersection at W Adobe Ln and Country Club Dr (Approximately 1,200 feet north of 32nd Street) – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Multi-Family Residential) for the construction of apartments – RBC Holdings

0 155 310 620 930 1,240 Feet

P & Z Case 029-25
RBC Holdings
(P & Z Recommended Approval)

COUNCIL BILL NO. 2025-281 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in District R-3 (Apartment House) property as described below and generally known as the Southeast corner of the intersection at W Adobe Ln and Country Club Dr, 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. 2022-274 is hereby amended by removing from R-1 (Single-Family Residential) the following described property and including in District R-3 (Apartment House).

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 27, RANGE 33, JASPER COUNTY MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE S87°57'40"E A DISTANCE OF 653.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°57'40"E A DISTANCE OF 482.65 FEET; THENCE S02°02'15"W A DISTANCE OF 330.00 FEET; THENCE N88°02'18"W A DISTANCE OF 482.89 FEET; THENCE N02°03'29"E A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING. ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 27, RANGE 33, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), THENCE S87°57'40"E A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S87°57'40"E A DISTANCE OF 628.65 FEET; THENCE S02°03'29"W A DISTANCE OF 330.00 FEET; THENCE N87°57'40"W A DISTANCE OF 628.15 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE N01°58'20"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.8 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_____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney