

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF WEST PLAINS, MISSOURI AND DEFINING THE BOUNDARIES OF THE AREA TO BE CHANGED ON SAID OFFICIAL ZONING MAP BY THIS ORDINANCE (PROPERTY LOCATED AT 1410 Bill Virdon).

WHEREAS, Don Grimm, petitioned the Planning Commission of West Plains, Missouri seeking to have the property located at 1410 Bill Virdon, West Plains, Missouri be rezoned from R-2 Urban Residential to C-2 General Commercial zoning. The property is further described as follows:

A part of Lot 5 of Second Subdivision in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  as shown by plat recorded in Plat Book Cat Page 12 and a part of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and a part of the W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ , all in Section 27, Township 24, Range 8, described as follows: Commencing at the northwest corner of said Section 27, thence South 1 degree 13 minutes West 264 feet, thence South 88 degrees 40 minutes East 917.4 feet, thence South 1 degree 13 minutes West 21.8 feet to a point on the south edge of the Old West Plains and Thomasville Road, known as County Road #8240 in 1997, thence South 88 degrees 58 minutes East 139.8 feet, thence North 88 degrees 16 minutes East 132.9 feet to the southern right-of-way line of the Burlington Northern Railroad, thence South 57 degrees 51 minutes East along said southern right-of-way line a distance of 1,217.9 feet to the corner of a tract conveyed to Second Baptist Church of West Plains by deed recorded in Cabinet B, Drawer 6 Document No. 2001R3851, for the POINT OF BEGINNING, thence continue South 57 degrees 51 minutes East along said southern right-of-way line a distance of 1,225.93 feet to the corner of a tract conveyed to Dr. Evan Wood, et al, by deed recorded in Cabinet B, Drawer 6 Document No. 2002R5587, thence South 51 degrees 02 minutes 31 seconds West 1,260.7 feet to the east right-of-way line of Business Route 63, thence North 36 degrees 21 minutes 16 seconds West 73.6 feet, thence North 25 degrees 03 minutes West 402.6 feet, thence North 19 degrees 30 minutes West 100.8 feet, thence North 24 degrees 55 minutes West 398.2 feet, thence North 30 degrees 21 minutes West 100.6 feet, thence North 24 degrees 58 minutes West 75.4 feet to the corner of the aforesaid Second Baptist Church of West Plains tract, thence South 89 degrees 06 minutes East a distance of 210.1 feet, thence North 4 degrees 36 minutes East a distance of 203.8 feet, thence North 45 degrees 33 minutes East a distance of 299.1 feet to the point of beginning; EXCEPT THEREFROM commencing at the northwest corner of said Section 27, thence South 1 degree 13 minutes West 264 feet, thence South 88 degrees 40 minutes East 917.4 feet, thence South 1 degree 13 minutes West 21.8 feet to a point on the south edge of the Old West Plains and Thomasville Road, known as County Road #8240 in 1997, thence South 88 degrees 58 minutes East 139.8 feet, thence North 88 degrees 16 minutes East 132.9 feet to the southern right-of-way line of the Burlington Northern Railroad, thence South 57 degrees 51 minutes East along said southern right-of-way line a distance of 2,443.83 feet to the POINT OF BEGINNING of this exception, which point is the corner of a tract conveyed to Dr. Evan Wood, et al, by deed recorded in Cabinet B, Drawer 6 Document No. 2002R5587 of the records of Howell County, Missouri, thence South 51 degrees 02 minutes 31 seconds West 1,260.7 feet to the east right-of-way line of Business Route 63, thence North 36 degrees 21 minutes 16 seconds West approximately 50 feet to the southerly right-of-way line of an existing sewer line, thence in a Northeasterly direction along the existing sewer line to a point on the southern

right-of-way line of the Burlington Northern Railroad North 57 degrees 51 minutes West approximately 150 feet from the point of beginning, thence South 57 degrees 51 minutes East approximately 150 feet to the point of beginning of this exception, Only the portion currently within the city limits is affected by this rezone request.

WHEREAS, a public hearing was held by the Planning and Zoning Commission on April 6, 2023, concerning the rezone request with public notice published in the West Plains Daily Quill on March 22, 2023.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI AS FOLLOWS:

Section 1: That the zoning classification for property described above and which is situated in the City of West Plains, Missouri, be and hereby is changed so as to include the property described above as zone classification C-2 General Commercial.

Section 2: That boundary lines of the Official Zoning Map of the City of West Plains, Missouri, be and hereby are changed so as to include the property described above as zone classification C-2 General Commercial.

Section 3: That this Ordinance shall be in full force and effect on and after its passage and approval.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2023.

CITY OF WEST PLAINS, MISSOURI

BY: \_\_\_\_\_  
MAYOR MICHAEL TOPLIFF

ATTEST:

\_\_\_\_\_  
CITY CLERK ALLISON SKINNER