

NOTICE OF PUBLIC HEARINGS

There will be public hearings at 1501 S. Duquesne, Joplin, Missouri, at 7:00 P.M. or as soon thereafter as possible, on May 7, 2018 before the City of Duquesne Planning and Zoning Commission, and at 7:00 P.M. or as soon thereafter as possible on May 14, 2018 before the Board of Aldermen, to consider the following:

1. To rezone a tract of property containing approximately 5.6 acres generally located at or near 4218 E. 20th Street, in the City of Duquesne, Missouri from R-1 to R-4. The legal description of the property to be rezoned is as follows: ALL OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27, RANGE 32 EXCEPT THE NORTH 375 FEET THEREOF, AND FURTHER EXCEPT ALL OF THE SOUTH 395 FEET OF THE NORTH 800 FEET OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27, RANGE 32, JASPER COUNTY, MISSOURI.
2. To rezone the property located at 4220 E. 20th Street, in the City of Duquesne, Missouri from R-1 to R-4. The legal description of the property to be rezoned is as follows: ALL OF THE SOUTH 395 FEET OF THE NORTH 800 FEET OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27, RANGE 32, JASPER COUNTY, MISSOURI.
3. To rezone the property located at 4304 E. 20th Street, in the City of Duquesne, Missouri from R-1 to R-4. The legal description of the property to be rezoned is as follows: COMMENCING AT THE NORTHWEST CORNER OF THE WEST (W) TWO HUNDRED SIXTY-FOUR FEET (264 FT) OF THE EAST HALF (E ½) OF THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 27, RANGE 32, THENCE EAST (E) ALONG THE NORTH (N) LINE A DISTANCE OF ONE HUNDRED FIFTEEN FEET (115 FT); THENCE SOUTH (S) THREE HUNDRED FEET (300 FT) PARALLEL TO THE WEST (W) LINE OF SAID PROPERTY; THENCE WEST (W) ONE HUNDRED FIFTEEN FEET (115 FT) TO THE WEST (W) PROPERTY LINE; THENCE NORTH (N) ALONG SAID PROPERTY LINE THREE HUNDRED FEET (300 FT) TO THE POINT OF BEGINNING.
4. To rezone the property located at 4308 E. 20th Street, in the City of Duquesne, Missouri from R-1 to R-4. The legal description of the property to be rezoned is as follows: ALL OF THE WEST 264 FEET TO THE EAST HALF (E ½) OF THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST

QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 27, RANGE 32, JASPER COUNTY, MISSOURI, EXCEPT COMMENCING AT THE NORTHWEST CORNER OF THE WEST 264 FEET OF THE EAST HALF (E ½) OF THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 17, EAST ALONG THE NORTH LINE 115 FEET, THENCE SOUTH 300 FEET, THENCE WEST 115 FEET, THENCE NORTH 300 FEET TO THE POINT OF BEGINNING.

5. To rezone a tract of property containing approximately 4.6 acres generally located at or near 4316 E. 20th Street, in the City of Duquesne, Missouri from R-1 to R-4. The legal description of the property to be rezoned is as follows: ALL OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THE WEST 264 FEET THEREOF; AND, THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THE NORTH 615 FEET THEREOF, ALL IN SECTION 17, TOWNSHIP 27, RANGE 32, IN THE CITY OF DUQUESNE, JASPER COUNTY, MISSOURI.
6. To rezone a tract of property containing approximately 2.7 acres generally located at or near 4404 E. 20th Street, in the City of Duquesne, Missouri from R-1 to R-4. The legal description of the property to be rezoned is as follows: THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27, RANGE 32, JASPER COUNTY, MISSOURI, EXCEPT THE NORTH 615 FEET THEREOF.
7. To rezone the tract of land commencing approximately 494' West of the Northwest corner of East Middle School, the frontage continuing for another 165' West, and consisting of approximately 4.89 acres more or less, in the City of Duquesne, Missouri from R-1 to R-4. The legal description of the property to be rezoned is as follows: ALL OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THE EAST ONE-HALF THEREOF, IN SECTION 17, TOWNSHIP 27, RANGE 32, IN THE VILLAGE OF DUQUESNE, JASPER COUNTY, MISSOURI.
8. To rezone the tract of land commencing approximately 331' West of the Northwest corner of East Middle School, the frontage continuing for another 163' West, and consisting of approximately 4.89 acres more or less, in the City of Duquesne, Missouri from R-1 to R-4. The legal description of the property to be rezoned is as follows: ALL OF THE EAST ONE-HALF OF THE EAST ONE HALF OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27, RANGE

32, JASPER COUNTY, MISSOURI.

9. A PROPOSED ORDINANCE AMENDING TITLE IV: LAND USE, CHAPTER 404: ZONING REGULATIONS, SECTION 404.040: USE REGULATIONS, SUBSECTIONS A.8 AND A.9 TO SPECIFY WHICH HOME OCCUPATIONS ARE PERMITTED IN THE R-1 SINGLE-FAMILY DISTRICT AND FURTHER RESTRICTING THE USE OF ACCESSORY BUILDINGS, AND REPEALING SECTION 405.020.
10. A PROPOSED ORDINANCE AMENDING TITLE IV: LAND USE, CHAPTER 404: ZONING REGULATIONS, SECTION 404.100: JURISDICTION AND POWERS OF BOARD OF ADJUSTMENT, AMENDING SUBPARAGRAPH E.7. APPLICATIONS, SUBPARAGRAPH c, TO ESTABLISH A FILING FEE OF \$600.00 AND TO REQUIRE APPLICANT TO PAY THE COST OF ANY REQUIRED TRANSCRIPT.
11. A PROPOSED ORDINANCE AMENDING TITLE IV: LAND USE, CHAPTER 404: ZONING REGULATIONS, SECTION 404.155: ZONING AMENDMENT PROCEDURE, RAISING THE APPLICATION FEE TO \$325.00 AND ADDING NEW SUBPARAGRAPHS I AND J TO MAKE APPLICANT RESPONSIBLE FOR ALL EXPENSES INCURRED BY THE CITY AND TO REQUIRE THE PRESENCE OF APPLICANT AT ALL SCHEDULED PUBLIC HEARINGS.

All interested members of the public are invited to attend the public hearings. The public hearings shall proceed in the order listed above, each to be opened and closed before proceeding immediately to the next.

Brandi Miller
City Clerk