

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING THE REZONING APPLICATION FOR 16002 S HARRIS RD FROM CASS COUNTY AGRICULTURAL TO SUBURBAN NEIGHBORHOOD DISTRICT (R-1).**

**WHEREAS**, the City Council and the Planning Commission of the City of Pleasant Hill deem it advisable to rezone certain land in the City of Pleasant Hill, commonly known at 16002 S Harris Rd (the "Property"); and

**WHEREAS**, pursuant to Article 2.01.F-G of the Unified Development Code, public notice was published by the Tribune & Times newspaper on February 11, 2026 and February 18, 2026 informing the citizens of the Planning & Zoning Commission's hearing on the proposed rezoning; and

**WHEREAS**, at a regular meeting of the Planning & Zoning Commission, and after a full public hearing, the Planning & Zoning Commission recommended to the City Council that the Property be rezoned from Cass County Agricultural to Suburban Neighborhood District (R-1); and

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PLEASANT HILL, MISSOURI:**

Section 1. That the following real property as described below is hereby rezoned from Cass County Agricultural to Suburban Neighborhood District (R-1), and that the Zoning Map of the City be changed accordingly.

A. Familiarly known as 16002 S. Harris Rd.; officially described with the attached legal description.

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Section 3. Should any section, sentence, or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

PASSED AND APPROVED by the City Council for the City of Pleasant Hill, Missouri this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor: John King

ATTEST:

\_\_\_\_\_  
City Clerk: Jodie Wasson

EXHIBIT A

**EXHIBIT "A"**  
**Property Description**

PART OF TRACT B3, RECORDED IN BOOK 36 PAGE 92, CASS COUNTY MISSOURI RECORDER OF DEEDS, BEING PART OF TRACT F, RECORDED IN BOOK 37 PAGE 42, BEING PART OF THE SOUTHWEST QUARTER IN SECTION 6, TOWNSHIP 46, RANGE 30, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, RUN THENCE SOUTH 2°23'05" WEST (SOUTH 0°26'20" EAST DEED) ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 983.59 FEET (986.67 FEET DEED), TO THE SOUTHWEST CORNER OF LOT 1 "FOX RUN" SUBDIVISION; THENCE CONTINUING SOUTH 2°23'05" WEST (SOUTH 0°26'20" EAST DEED), A DISTANCE OF 1200.37 FEET, TO THE SOUTHWEST CORNER OF TRACT C, AS RECORDED IN BOOK 31 PAGE 48; THENCE CONTINUING SOUTH 2°23'05" WEST, A DISTANCE OF 438.68 FEET, TO THE NORTHWEST CORNER OF TRACT B, AS RECORDED IN BOOK 31 PAGE 48; THENCE SOUTH 2°35'38" WEST, ALONG THE WEST LINE OF SAID TRACT B, A DISTANCE OF 627.25 FEET; THENCE SOUTH 88°59'56" EAST, ALONG THE SOUTH LINE OF TRACT E, AS RECORDED IN BOOK 37 PAGE 42, BEING ALSO THE NORTH LINE OF TRACT F-1, RECORDED IN BOOK 37 PAGE 50, A DISTANCE OF 797.28 FEET, TO THE NORTHEAST CORNER OF SAID TRACT F-1, BEING ALSO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°59'56" EAST, ALONG SAID SOUTH LINE OF SAID TRACT E, A DISTANCE OF 759.99 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 2°44'14" WEST, ALONG THE EASTERLY LINE OF SAID TRACT B3, A DISTANCE OF 301.77 FEET, TO THE NORTHEAST CORNER OF TRACT B1, AS RECORDED IN BOOK 35 PAGE 24; THENCE SOUTH 89°57'00" WEST, ALONG SAID NORTH LINE OF TRACT B1, A DISTANCE OF 748.16 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 0°29'23" EAST, A DISTANCE OF 315.37 FEET, TO THE POINT OF BEGINNING. SUBJECT TO THAT PART IN RIGHT OF WAY AND ANY EASEMENTS OF RECORD.

ALSO KNOWN AS TRACT F-2, AS SHOWN ON THE CERTIFICATE OF SURVEY RECORDED 11/6/2025 AS DOCUMENT NO. 775232 IN SURVEY BOOK 37 AT PAGE 65, PREPARED BY CAITLIN J. MILLER, PLS # 2018032651.

***EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter***