

ORDINANCE OF THE BOARD OF ALDERMEN APPROVING THE REZONE OF THE PROPERTY LOCATED AT 504 AND 506 HIGHWAY AB IN WILLARD, MISSOURI FROM MULTI-FAMILY RESIDENCE DISTRICT (R-3) TO MIXED USE DISTRICT (MU)

WHEREAS, an application has been submitted by Carlson Consulting for Kenneth E. Hamilton (owner) for approval of a rezone from multi-family residence district (R-3) to mixed use district (MU) for property located at 504 and 506 AB Highway, Willard, Greene County, Missouri; and

WHEREAS, Exhibit A, is the recently approved amended plat for this subdivision; and

WHEREAS, the legal description is Subdivision Brayfield Estates, First Addition, lots 1&2, City of Willard, Greene County, Missouri; and

WHEREAS, the recommendation of approval by the Willard Planning and Zoning Commission of this rezone was on the same agenda for the Board of Aldermen and part of the recommended approval from the commission; and

WHEREAS, the ordinance approving the rezone will be invalid within 360 days if the final plat has not been approved and recorded with the Greene County Recorder of Deeds; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a zoning change and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on July 7, 2026, at 6:00 PM in the Willard City Hall located at 224 West Jackson Street, Willard, Missouri; and

WHEREAS, a Public Hearing was held before the Board of Aldermen on July 13, 2026 at 6:00 PM in the Willard City Hall located at 224 West Jackson Street, Willard, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: The Planning and Zoning Commission recommended approval for the tract of land, situated Willard, Greene County, Missouri to be zoned Mixed Use District (MU) as provided by the maps in Exhibit A.

- Section 2: The recommended approval of the rezone by the Planning and Zoning Commission was conditioned upon the approval and recording of the final subdivision plat legally described in Exhibit A.
- Section 3: This Ordinance will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.
- Section 4: The Planning and Zoning Commission exercised its legislative authority to decide the request to rezone the property. The Commission evaluated the application to rezone, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the rezone request is for the public benefit and is in compliance with the Master Plan. The approval of the rezone is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.
- Section 5: The Board of Aldermen exercised its legislative authority to decide the request to rezone the property considering the findings of fact from the Planning and Zoning Commission, the evidence presented, and the public hearings. The Board of Aldermen evaluated the application to rezone, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the rezone request is for the public benefit and is in compliance with the Master Plan. The approval of the rezone is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan.
- Section 6: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and signature of the Mayor and attested to by the City Clerk, except if a final plat is not filed in 360 days.

Read, this first time on this _____ day of July, 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this _____ day of July, 2026

Troy Smith, Mayor

ATTEST:

Courtney Myers, City Clerk