

**A PLAT AMENDMENT FOR
BRAYFIELD ESTATES
LOCATED AT 504 & 506
SOUTH AB IN WILLARD
MO**



**AN ORDINANCE TO GRANT THE
APPLICATION TO APPROVE A PLAT
AMENDMENT AT THE PROPERTIES
LOCATED AT 504 & 506 S STATE HIGHWAY
AB IN WILLARD, MISSOURI.**



LEGAL REQUIREMENTS PURSUANT TO §71.012

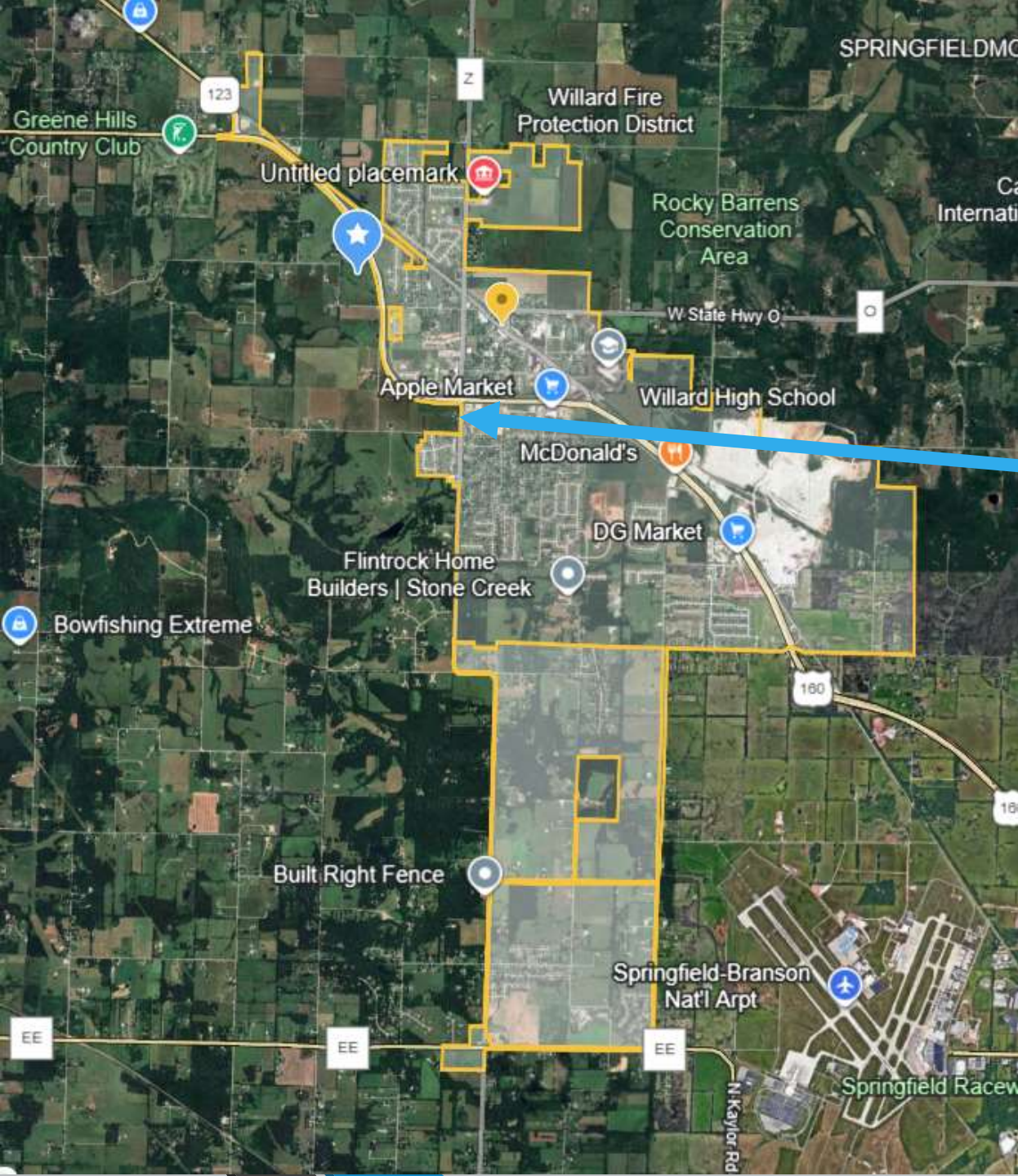
Application filed by owner May 4th ,2026

Public Hearing noticed July 7, 2026 & July 13, 2026

Planning Commission Public Hearing held July 7, 2026

Board of Aldermen Public Hearing held July 13, 2026





**Location of
property in
Willard, Greene
County MO**

PROPER PUBLICATION OF THE PUBLIC HEARING

THE DAILY EVENTS

Established 1881

*Invoice &
Affidavit of
Publication*

PUBLIC HEARING NOTICES

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday July 7, 2026, and the City of Willard Alders will meet on Monday July 13, 2026, at 6:00 pm. to consider the request for a subdivision Amendment for Brayfield Estates First Addition lots 1 & 2. These parcels are located at 504 & 506 State Highway AB, further identified by Greene County Assessor as Parcel #0726402037 and Parcel #0726402038. The Commissions will take public comments at these meetings. If you are unable to attend these meetings, you are welcome to send any comments in support of, in opposition

to, or general inquiries regarding this request for the proposed zone change to Michael Ruesch, Director of Planning and Development at:

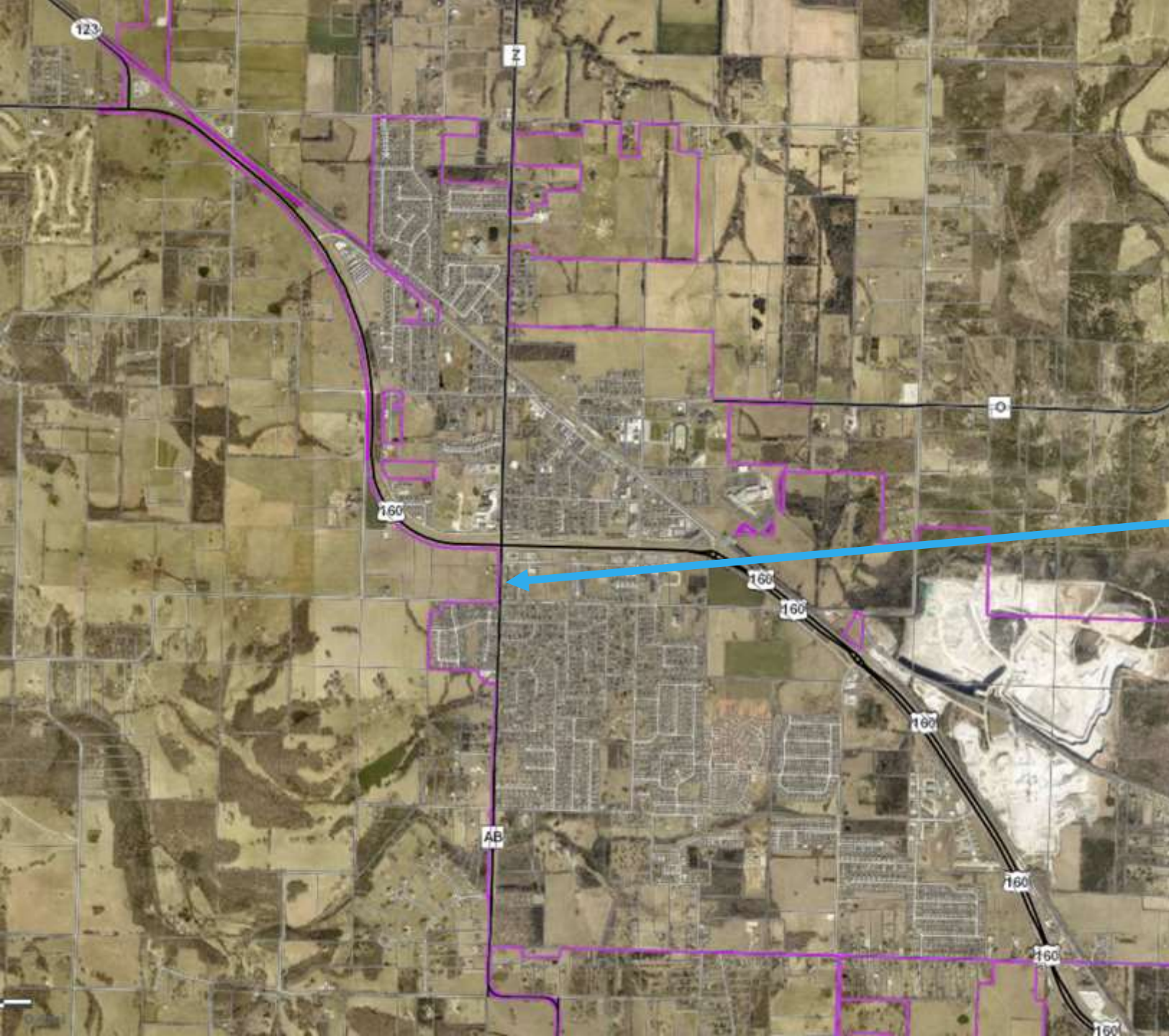
City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5310

planning@cityofwillard.org

If you have special needs, which require accommodation, please notify City personnel at City Hall. Accommodations will be made for your needs. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at the information above.

*Published in The Daily Events
6/11, 2026 (Th)*









Legend

Official Zoning Map

ZONING

(blank)	
AG	
C1	
C2	
M1	
M2	
MU	
PDD-R1	
PDD-R3	
R1	
R2	
R3	
R4	



Non-Conforming Parcels

Both parcels have buildings built over property lines

Non-conforming properties cannot edit or enlarge without coming back into compliance

Wanting to remodel all units

Add an onsite office





Lot Lines

Board must find:

- Zoning conforms to Willard Conceptual Plan
- Meets the criteria for the proposed Zoning
- Brings property into Compliance

