

**A REZONE WILLARD
HEIGHTS AND WILLARD
ESTATES LOCATED AT
504 & 506 SOUTH AB IN
WILLARD MO**



**AN ORDINANCE TO GRANT THE
APPLICATION TO REZONE A PROPERTY
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 May 13th ,2026

Planning Commission Public Hearing held June 2, 2026

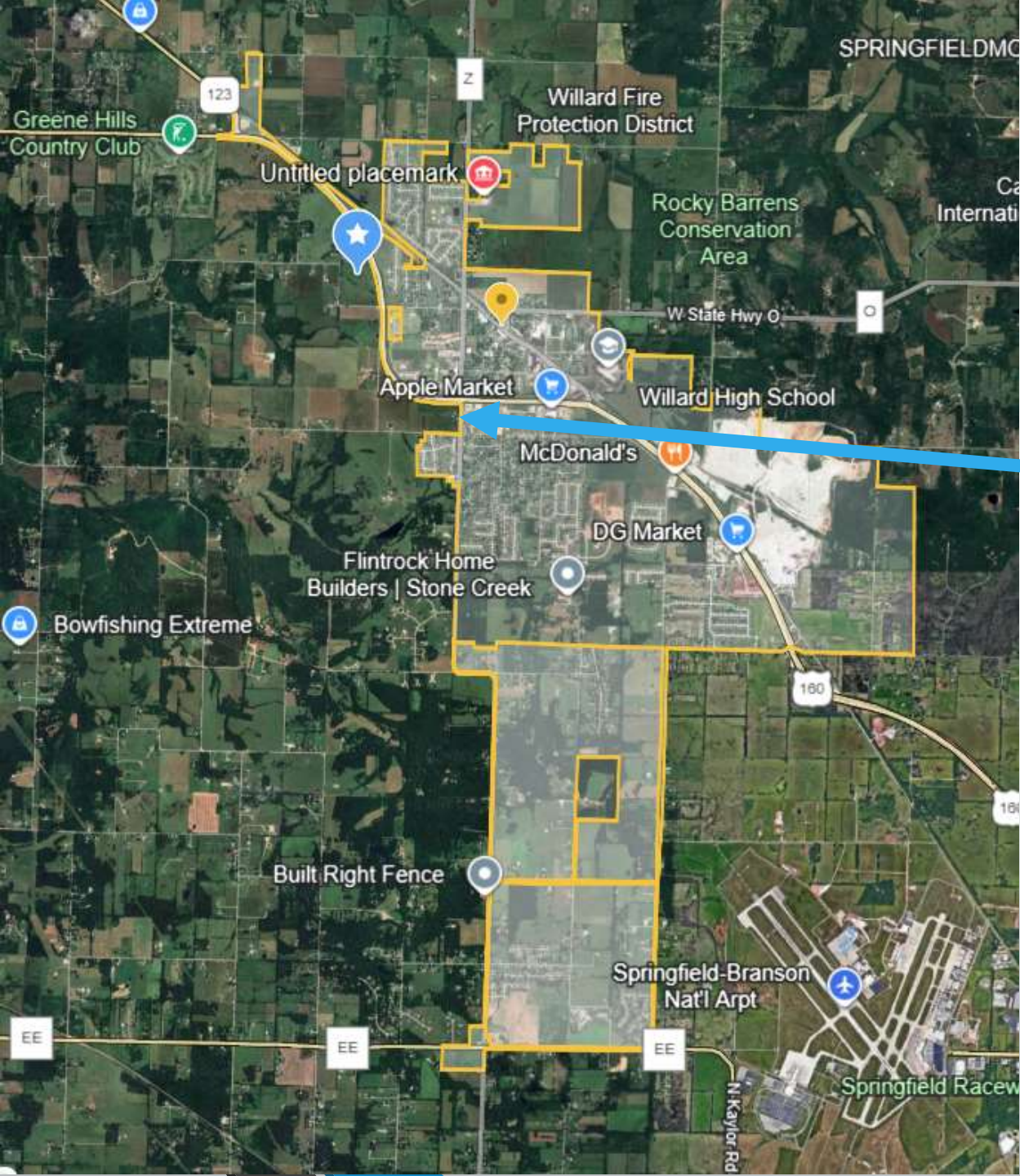
Board of Aldermen Public Hearing held June 6th 2026



Board must find:

- •Zoning conforms to Willard Conceptual Plan
- •Meets the criteria for the proposed Zoning
- Brings a nonconforming parcel into compliance





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

PROPER PUBLICATION OF THE PUBLIC HEARING

THE
DAILY
EVENTS

Established 1881

*Invoice &
Affidavit of
Publication*

NOTICE IS HEREBY GIVEN THAT THE WILLARD PLANNING AND ZONING COMMISSION

shall meet on Tuesday January 6, 2026 at 6:00 p.m. and the Willard Board of Alders shall meet on January 12, 2026, at 6:00 p.m. to conduct a public hearing to Annex part of parcel 0722400036. This parcel is on the corner of W Farm Road 76 and State Highway 160. The Subject Property is more particularly described as:

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday June 2, 2026, and the City of Willard Alders will meet on Monday June 8, 2026, at 6:00 p.m. to consider the rezoning request of two City of Willard parcels of property from Multi-Family Residence District (R-3) to Mixed Use (MU). These parcels are located at 504 S State Highway AB and 506 S State Highway AB, further identified by Greene County Assessor as Parcels #0726402037 and #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:

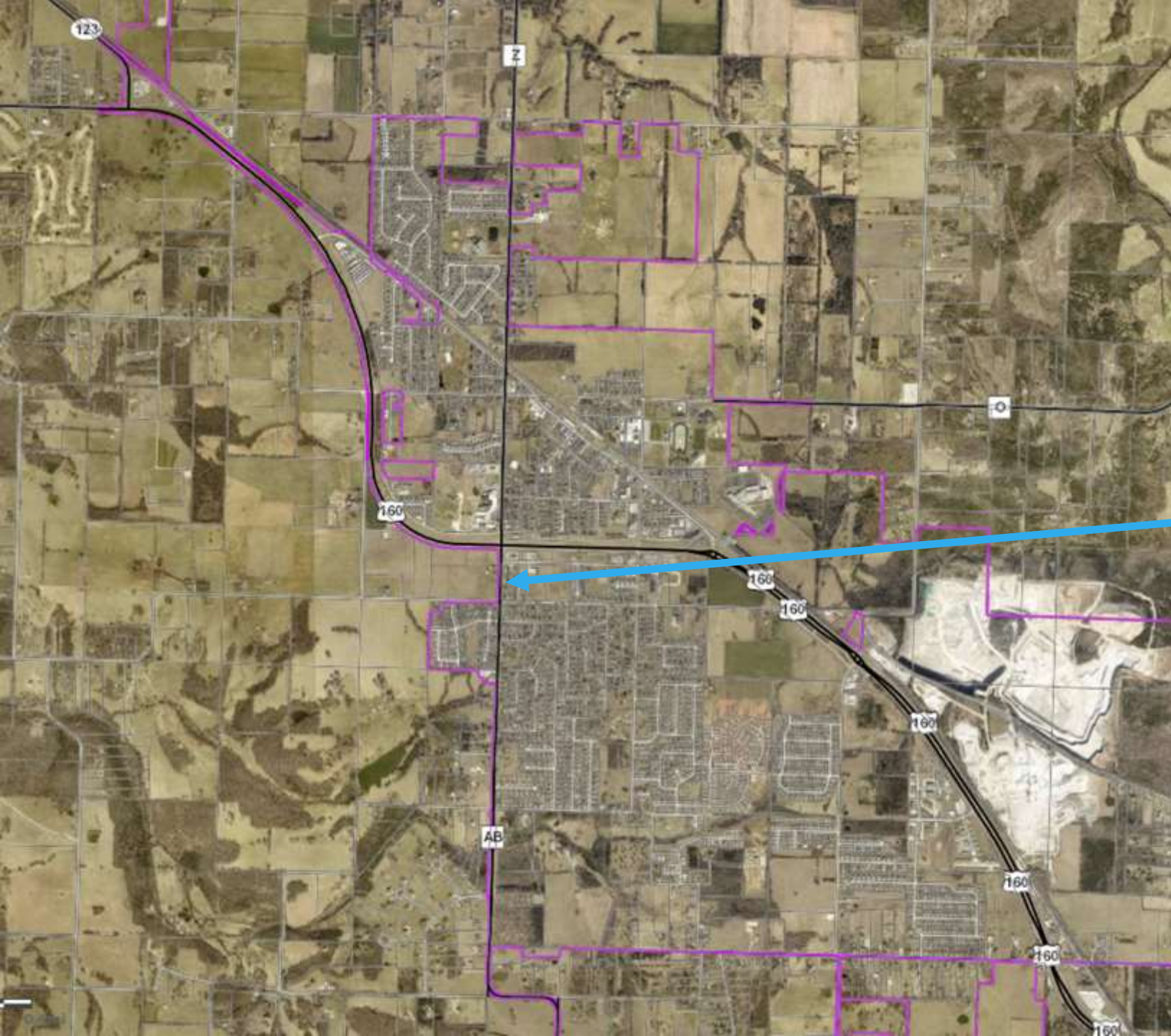
City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5310

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
5/13, 2026 (W)*

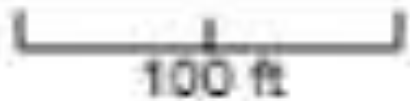









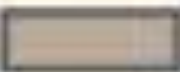










Legend



Official Zoning Map

ZONING

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



Non-Conforming Parcels

Current density allows for 12 units per acre.

Willard Heights parcel is 1.15 acres which allows for 14 units.

Willard Estates parcel is 1.50 acres which allows for 18 units.

Both parcels have 20 units

MU zoning would allow for the current density

No additional increase in density proposed





SHAD

PROCTOR

504

114

112

511

Lot Lines

506

511

26-30-23

508

513

512

Board must find:

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

