

ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM R-3 TO MU FOR THE PROPERTY LOCATED AT 504 & 506 AB IN WILLARD, MISSOURI

WHEREAS, an Application has been submitted by Carlson Consulting representing Kenneth E Hamilton, Owner for approval of a rezone from R-3 to MU for property located at 504 & 506 South AB, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, The owner would like to remodel the apartments and add an office. And,

WHEREAS, 504 and 506 S AB are defined as a nonconforming use due to density of units and buildings that have been built across property lines. Nonconforming properties are not allowed to expand said uses. 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 June 2nd , 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, a Public Hearing was held before the Board of Alderment on June 8th, 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 at 504 & 506 AB, Willard, Greene County, Missouri to be zoned MU as provided by the maps in Exhibit B.

Section 2: This Ordinance will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.

Section 3: 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 305 and 306 S AB are defined as a nonconforming use due to density of units and buildings that have been built across property lines. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.

Section 4: 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 5: 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

Read, this first time on this 8th day of June, 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 8th day of June, 2026

Troy Smith, Mayor

ATTEST:

Courtney Myers, City Clerk