

RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD RESOLVING TO REZONE THE PROPERTY LOCATED AT 504 & 506 HWY AB IN WILLARD MISSOURI.

WHEREAS, an Application has been submitted by Carlson Consulting for Kenneth E Hamilton, Owner for approval of a rezone from AG to AR for property located at 200 East Hughes, Willard, Missouri and legally described in Exhibit A; and

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

WHEREAS, 305 and 306 S State Highway AB is 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, rezoning is needed to correct the allowable density of the above parcel, and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on June 2, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, 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; 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 RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: The Planning and Zoning Commission hereby recommends approval for the tract of land, situated at 504 & 506 HWY AB, Willard, Greene County, Missouri to be zoned AR, as provided by the maps in Exhibit B.

Section 2: The Planning and Zoning Commission is exercising its legislative authority to decide a request to rezone a property. The approval of said rezone would help bring the property into zoning compliance. The Commission has evaluated the application to rezone, reviewed the evidence presented by proponents, objectors, and staff, and has 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.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 5th day of May 2026.

Mariann Hill, Chairperson

ATTEST:

Valorie Simpson_, Secretary