

**A PLATT AMMENDMENT  
FOR BRAYFIELD ESTATES  
LOCATED AT 504 & 506  
SOUTH AB IN WILLARD  
MO**



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



# LEGAL REQUIREMENTS PURSUANT TO §71.012

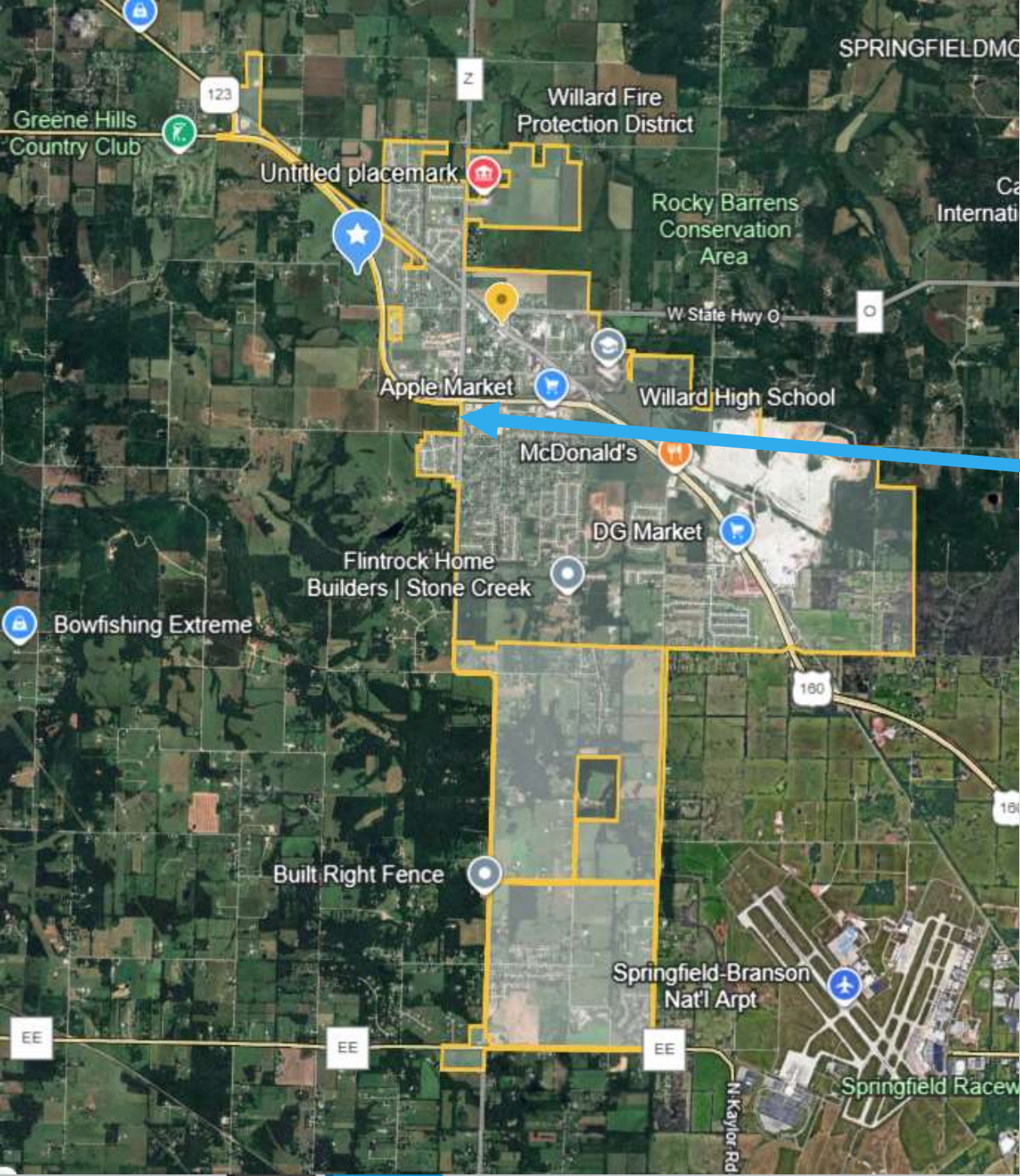
Application filed by owner May 4<sup>th</sup> ,2026

Public Hearing noticed May 13, 2026

Planning Commission Public Hearing held June 2, 2026

Board of Aldermen Public Hearing held June 8<sup>th</sup> 2026





**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:

**NOTICE IS HEREBY GIVEN THAT THE WILLARD PLANNING AND ZONING COMMISSION**

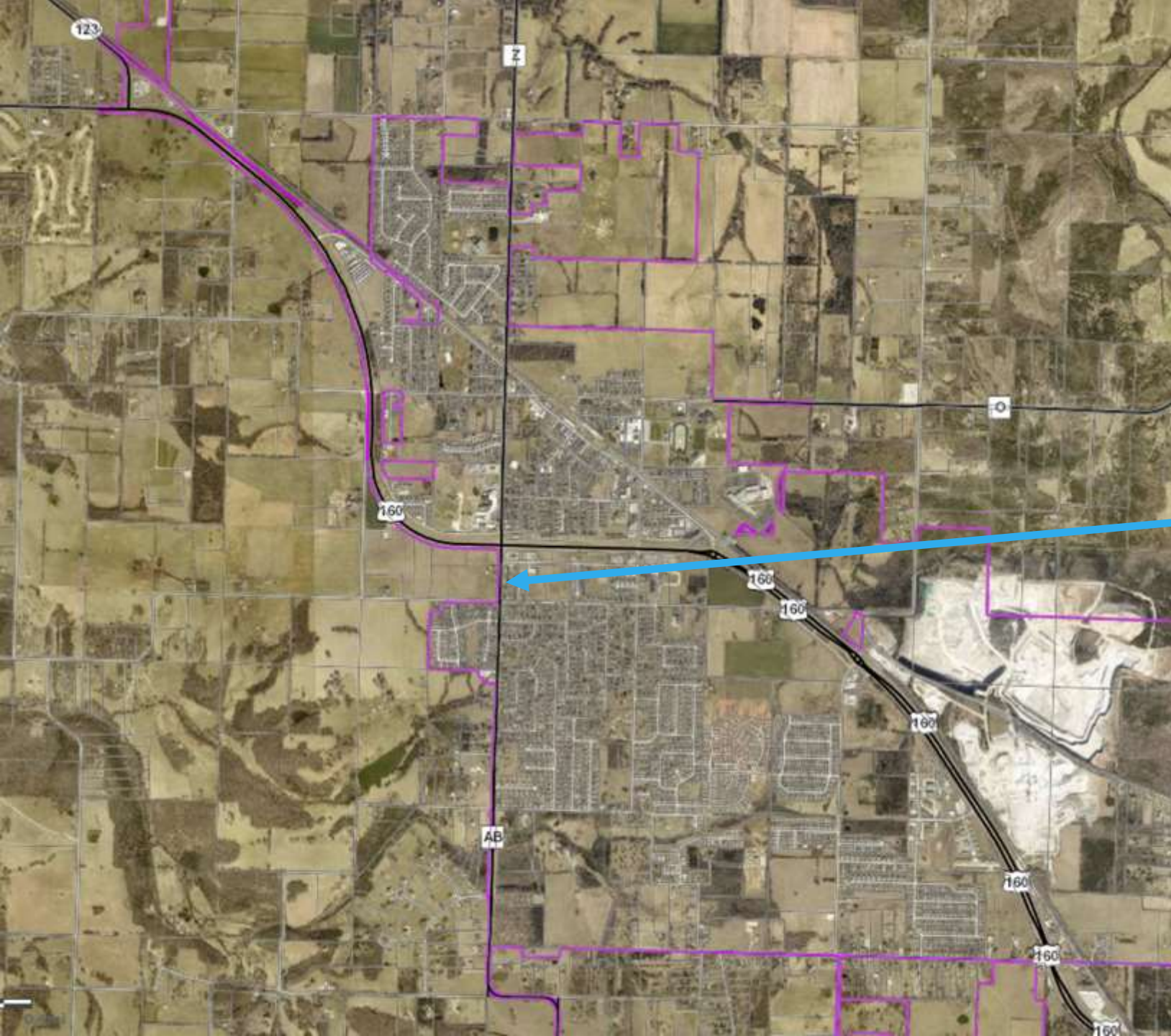
shall meet on Tuesday January 6, 2026 at 6:00 p.m. and the Willard Board of Alders shall meet on January 12, 2026, at 6:00 p.m. to conduct a public hearing to Annex part of parcel 0722400036. This parcel is on the corner of W Farm Road 76 and State Highway 160. The Subject Property is more particularly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

**PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 21 WEST, IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 21 WEST, THENCE 302' 09" 1" ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 132.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE 847' 99" 1" ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1041.77 FEET TO THE WESTERLY 800' 0" WAY LINE OF U.S. HIGHWAY 160, THENCE ALONG THE WESTERLY 800' 0" WAY LINE OF U.S. HIGHWAY 160 THE FOLLOWING SEVEN COURSES: SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08° 07' 14", A RADIUS OF 1508.56 FEET AND A CHORD OF 273.66 FEET BEARING S13° 07' 23" E, AN ARC DISTANCE OF 276.47 FEET; S23° 13' 04" E, 103.30 FEET; SOUTHERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07° 08' 14", A RADIUS OF 1594.58 FEET AND A CHORD OF 330.01 FEET BEARING S08° 02' 28" E, AN ARC DISTANCE OF 318.07 FEET; S05° 29' 14" W, 34.91 FEET; N67° 54' 44" W, 122.92 FEET; S72° 38' 11" W, 46.82 FEET; AND S02° 59' 16" W, 38.93 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, THENCE 888' 50" 49" W ALONG SAID SOUTH LINE, 124.34 FEET TO THE POINT OF BEGINNING.**

The Commission will take public comments at this meeting. If you are unable to attend the meeting, you are welcome to send any comments in support of, in opposition to, or general input regarding this request for the proposed annex change to Mike Bensch, Director of Planning and Development at:

City of Willard  
 P.O. Box 187  
 Willard, MO 65781  
 417-743-8300  
[planning@cityofwillard.org](mailto: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 (417) 742-5912. Published in The Daily Events 12/21, 2025

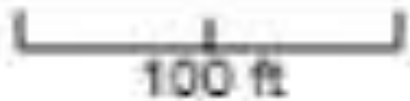










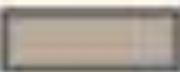










# Legend



## 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





PROCTOR

SHAD

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 Compliance

