

First Reading: 6/23/25
Bill No.: 25-40

Second Reading: 6/23/25
Ordinance No.: 250623A

AN ORDINANCE APPROVING A REPLAT OF LOTS 1 THROUGH 40 OF HOFFMAN HILLS PHASE 1, A RESIDENTIAL PLANNED DEVELOPMENT DISTRICT IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI

WHEREAS, on June 3, 2025, the Planning and Zoning Commission of the City of Willard, Missouri, voted to recommend approval to the Board of Aldermen of the City of Willard of the Replat of Lots 1 through 40 of Hoffman Hills Phase 1, a Residential Planned Development District in the City of Willard; and

WHEREAS, Trendsetter Homes, the developer of Lots 1 through 40 of Hoffman Hills, has submitted a replat request to replat these lots to accommodate an approved change to their planned development; and

WHEREAS, the Planning and Zoning Commission reviewed the replat at its regular meeting on June 3, 2025, and voted to recommend approval to the Board of Aldermen; and

WHEREAS, the proposed replat complies with all applicable zoning, subdivision, and utility requirements and no new public infrastructure is required as a result of the replat; and

WHEREAS, said replat was submitted in accordance with the requirements of the Willard Municipal Code and has been reviewed for compliance with applicable zoning, subdivision, and development standards;

WHEREAS, on June 3, 2025, the Planning and Zoning Commission of the City of Willard, Missouri voted to recommend the approval to the Board of Alders of the City of Willard, the Replat of Lots 1-40 of Hoffman Hills Phase 1, a planned unit development of the City of Willard; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERS OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1. That the Final Plat and Development Plan for Replat of Lots 1-40 of Hoffman Hills, Phase 1, a Residential Planned Development in the City of Willard, Greene County, Missouri, as shown by the final plat filed with the City Clerk of the City of Willard, Missouri, is hereby accepted and approved and declared as a planned unit development of the City; that the final plat of said property comprises the following real estate to-wit.

TRACTS OF LAND BEING PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 23 WEST, CITY OF WILLARD, GREENE COUNTY, MISSOURI, All of Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B,

5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A,13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B, 23A, 23B, 24A, 24B, 25A, 25B, 26A, 26B, 27A, 27B, 28A, and 28B, of the Final Plat of Hoffmans Hills Phase I, recorded in Plat Book AAA at Pag 905, in the City of Willard, Greene County, Missouri

Section 2. Upon compliance with all the Municipal Code and State requirements and conditions set forth by the Board of Alders, the City Clerk is hereby authorized to endorse the Board of Aldermen's approval upon the final plat pursuant to Section 445.030, RSMo.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

**PASSED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR THIS
23rd DAY OF JUNE, 2025.**

Approved By: _____

Troy Smith, Mayor

Attested By: _____

Rebecca Hansen, City Clerk

Approved as to Form: _____

Nate Dally, City Attorney