

ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM AG TO AR FOR THE PROPERTY LOCATED AT 200 EAST HUGHES IN WILLARD, MISSOURI

WHEREAS, an Application has been submitted by Paul Bird, 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 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 MAY 5th, 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 May 11, 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 in 200 East Hughes, Willard, Greene County, Missouri to be zoned AR as provided by the maps in Exhibit B.

Section 2:

Section 3: This Ordinance will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.

Section 4: 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 a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.

Section 5: 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 6: 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 5th day of May, 2026.

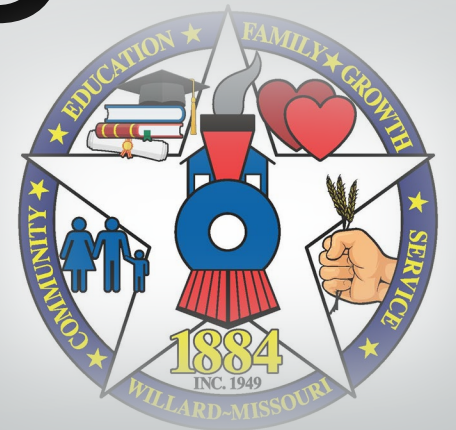
Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 5th day of May, 2026

Troy Smith, Mayor

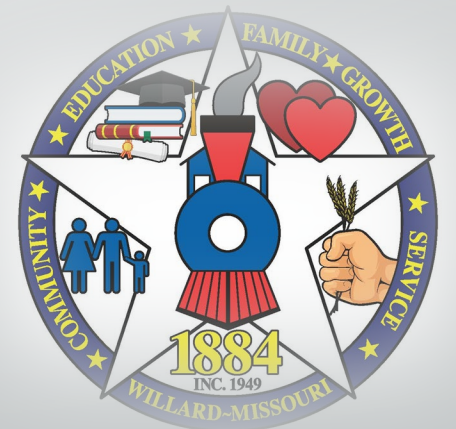
ATTEST:

Courtney Myers, City Clerk

A MINOR SUBDIVISION 200 EAST HUNT ROAD



**AN ORDINANCE TO REZONE A PARCEL FROM
AG TO AR (AGICULTURAL RESIDENT) IN THE
CITY OF WILLARD, GREENE COUNTY, MISSOURI**



Rezoned in accordance to 400.350

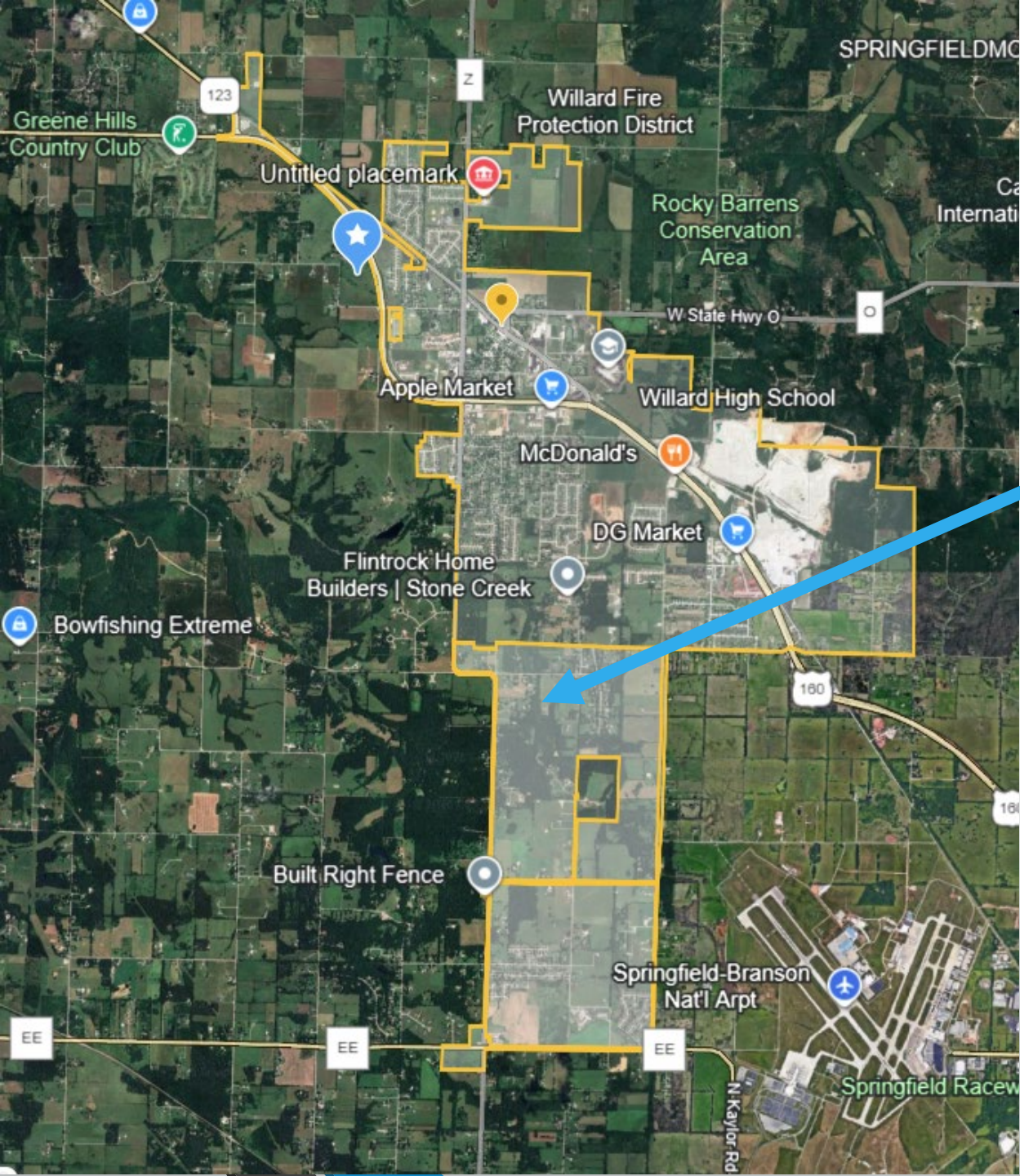
Application filed by owner March 18, 2026

Public Hearing noticed April, 2026

Public Hearing planning commission held May 5,
2026

Public Hearing for BOA held May 11, 2026





**Proposed
rezone within
Willard city
limits**

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:

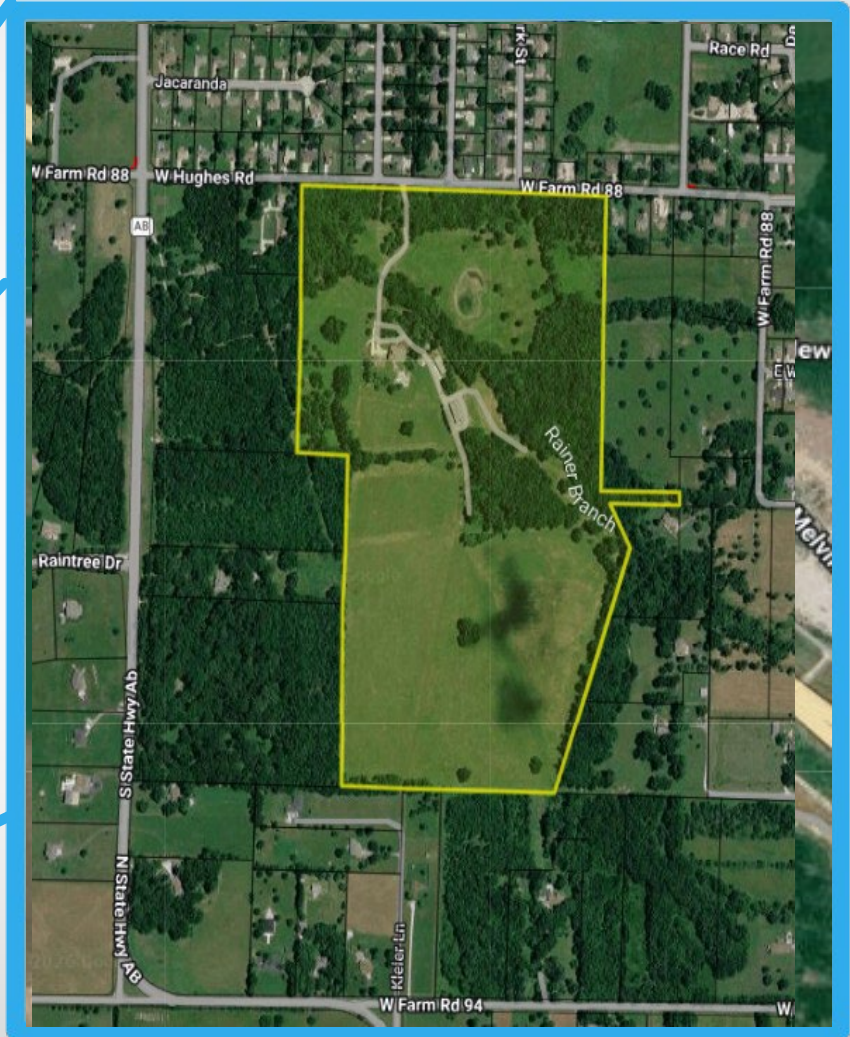
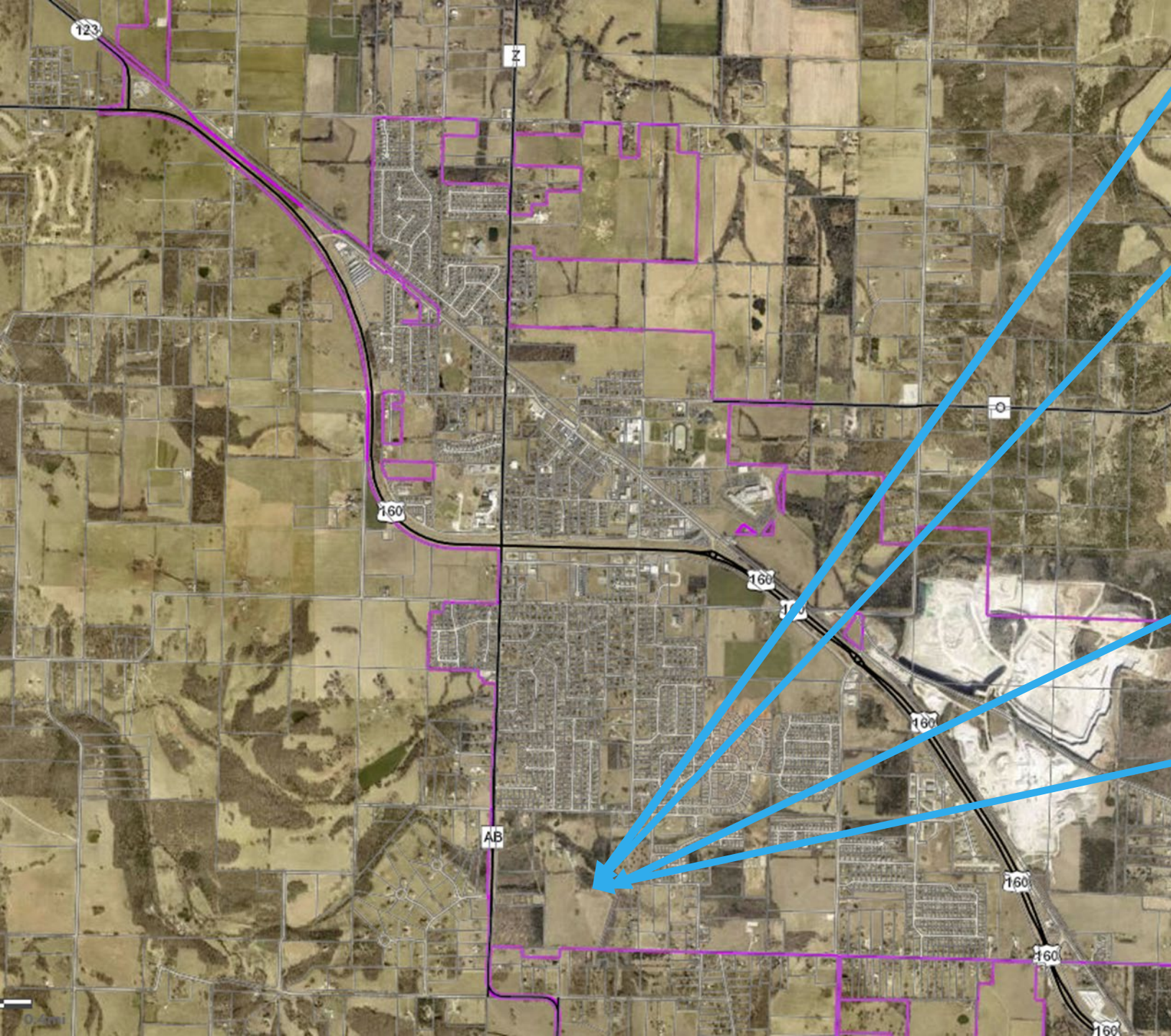
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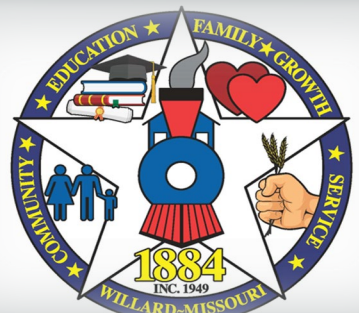
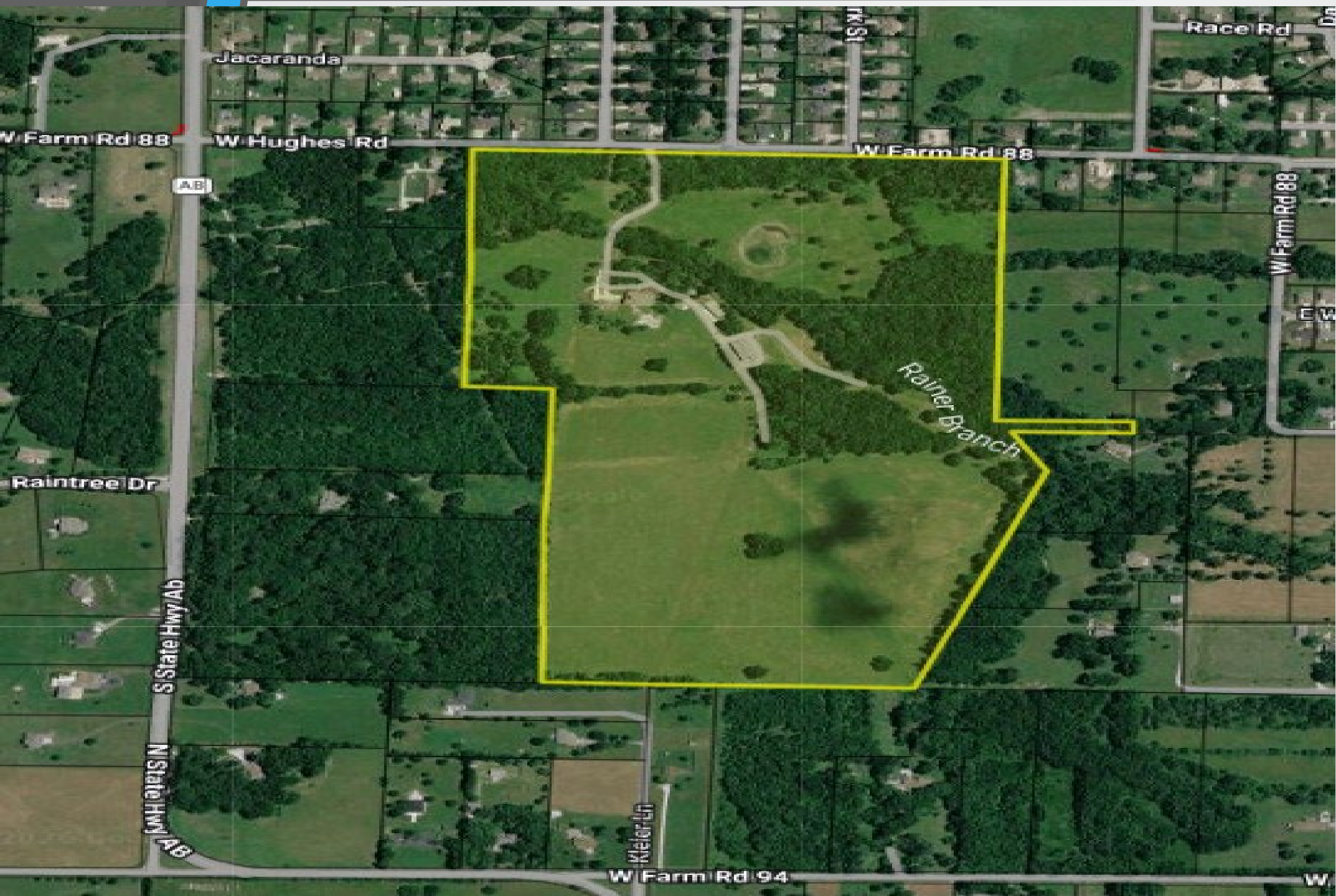
PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST IN ORENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE N02° 09'41" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1322.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S87° 59' 31" E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1012.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160 THE FOLLOWING SEVEN COURSES: SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09° 01' 14", A RADIUS OF 5569.58 FEET AND A CHORD OF 875.96 FEET BEARING S13° 07' 33" E, AN ARC DISTANCE OF 876.87 FEET; S22° 33' 00" E, 100.30 FEET; SOUTHERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03° 09' 18", A RADIUS OF 5594.58 FEET AND A CHORD OF 308.01 FEET BEARING S06° 02' 28" E, AN ARC DISTANCE OF 308.07 FEET; S38° 29' 34" W, 58.95 FEET; N87° 54' 44" W, 122.92 FEET; S72° 06' 17" W, 46.82 FEET; AND S02° 05' 16" W, 16.95 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N88° 02' 49" W ALONG SAID SOUTH LINE, 1124.34 FEET TO THE POINT OF BEGINNING.

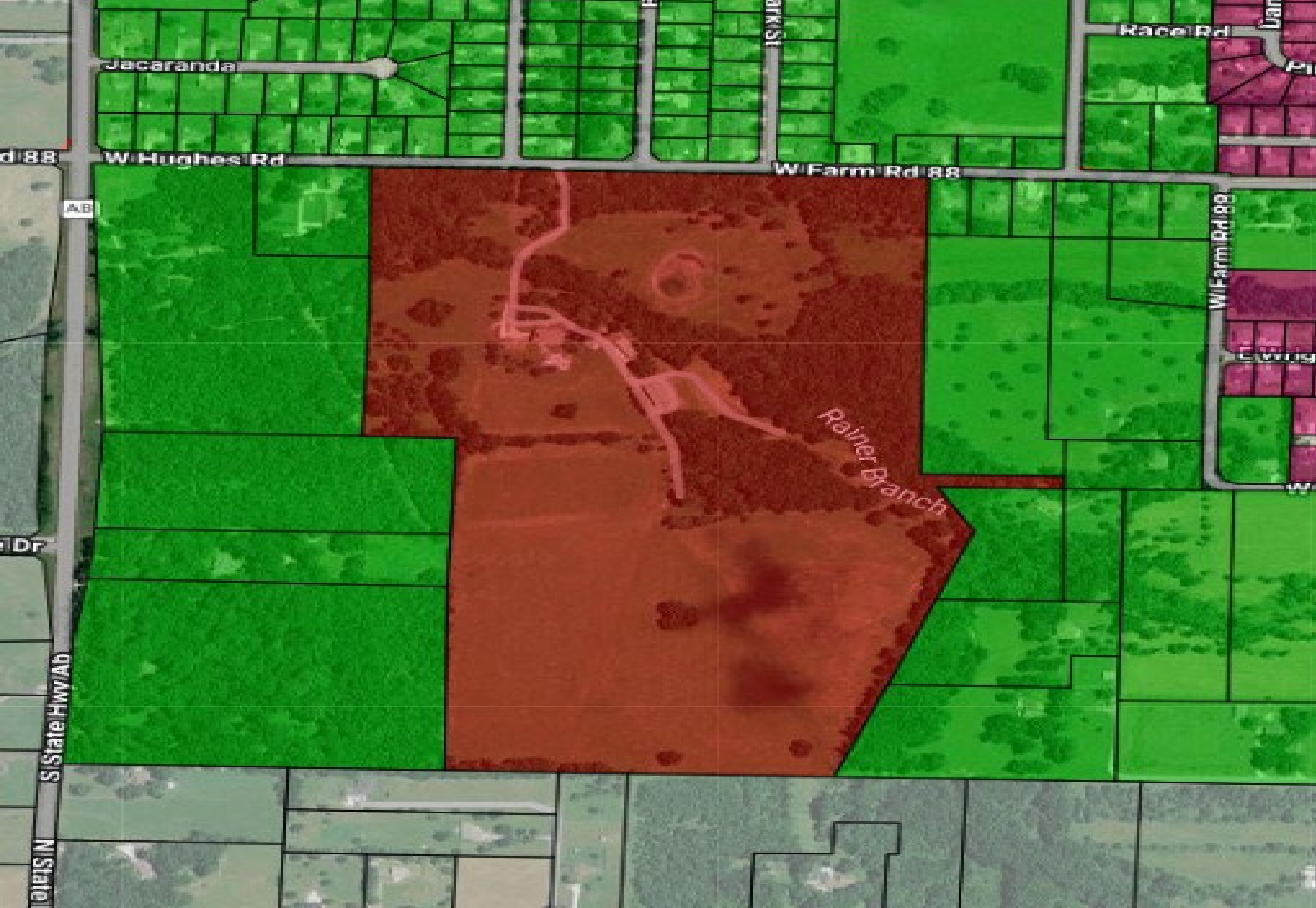
The Commissions will take public comments at this meetings. If you are unable to attend the meetings, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding this request for the proposed zone change to Mike Rausch, Director of Planning and Development at:
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 (417) 742-5302. Published in The Daily Events 12/22, 2025









Legend

100 ft

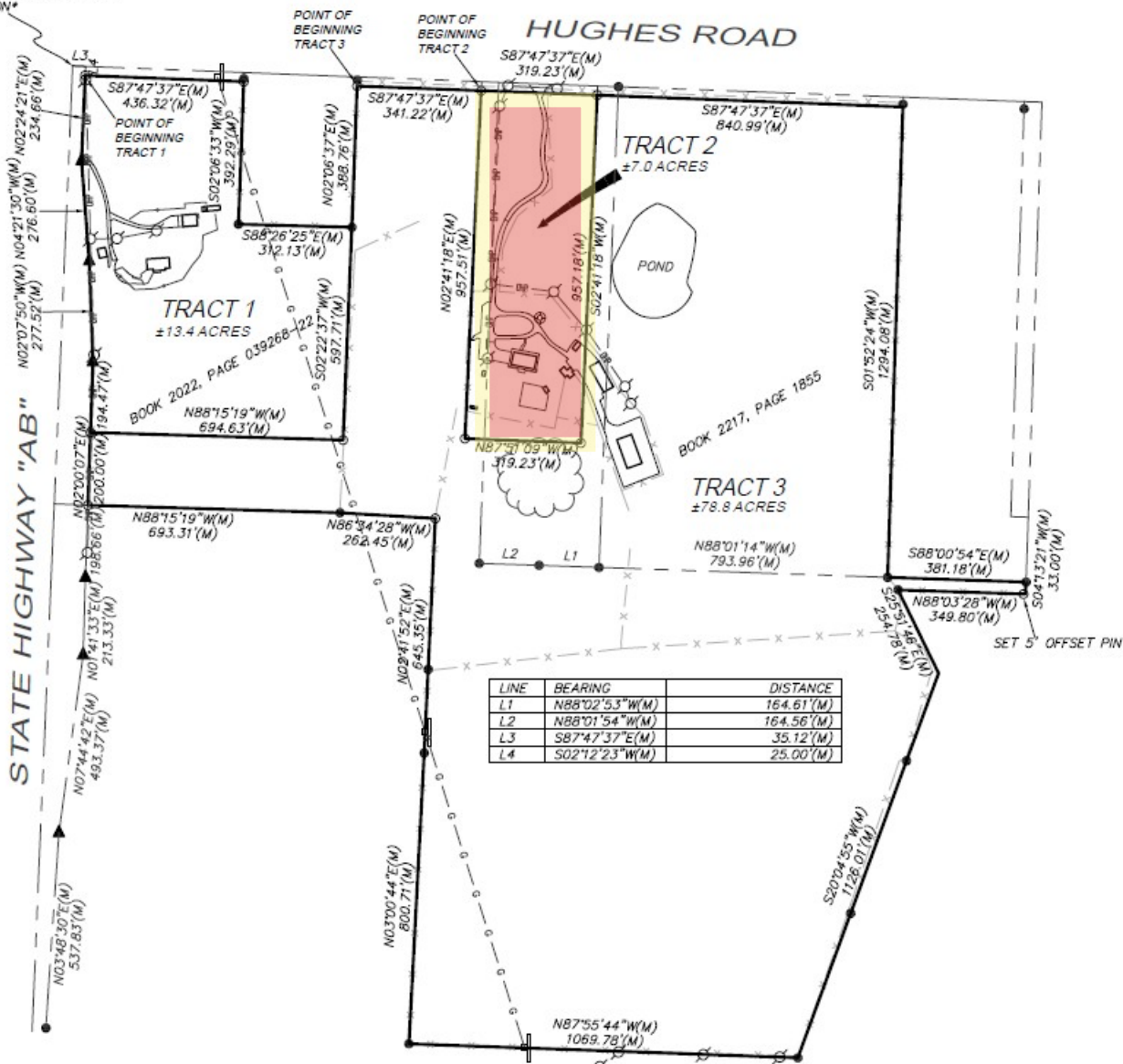
Official Zoning Map

ZONING

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

Exhibit 2

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 30 NORTH, RANGE 23 WEST
MAGNETIC ATTRACTION



Board must review:

- **Zoning conforms to Willard Conceptual Plan**
- **Meets the criteria for the proposed Zoning**

