

ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM AG TO R-1 FOR THE PROPERTY LOCATED AT 7875 WEST FARM ROAD 76 IN WILLARD, MISSOURI

WHEREAS, an Application has been submitted by Martin Hanney for approval of a rezone from AG to R-1 for property located at 7875 West Farm Road 76, Willard, Missouri and legally described in Exhibit A; 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 Aldermen 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 at 7875 West Farm road 76 in Willard, Greene County, Missouri to be zoned R-1 as provided by the maps in Exhibit B.

Section 2: 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 3: 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 4: 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 11th 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 25th day of May, 2026

Troy Smith, Mayor

ATTEST:

Courtney Myers, City Clerk

EXHIBIT A

City of Willard, MO

Printed: 04/27/2026

7875 West Farm Road 76

04/23/2026 - 04/22/2027

Land Use

General

Permit/License#

z 2026-010

Reference Number

b2956bc0-39a5-11 f1 -80a 1-81528b4a4504

Application Status

Under Review

Status

Active

Application Review Status

Pre-Review

Approved

Date Submitted

04/16/2026

Planning Commission Not Reviewed

Board of Alderman Not Reviewed

Final-Review Not Reviewed

Fees

Rezone Application Fee

\$300.00

Subtotal

\$300.00

Amount Paid

\$300.00

Total Due

\$0.00

Payments

04/23/2026

Check #cc9850

\$300.00

Total Paid

\$300.00

Application Form Data

(Empty fields are not included)

First Name

Martin

Last Name

Hanney

Contact Email

martin@haarchitects.com

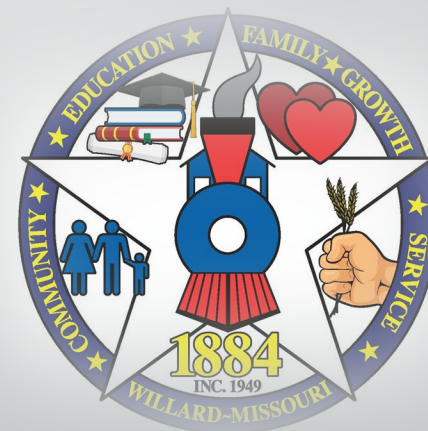
Phone Number

(316) 683-8965

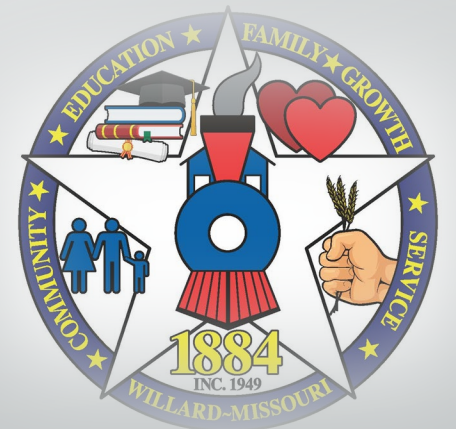
Property Owner Name

Church of Jesus Christ of Latter-Day Saints

EXHIBIT B
PROPOSED REZONE OF 7875
W FARM ROAD 76 OF 7.85
ACRES FROM AG TO R-1



**AN ORDINANCE TO REZONE 7875 W FARM
ROAD 76 BEAM STREET CONTAINING 7.85
ACRES IN THE CITY OF WILLARD, GREENE
COUNTY, MISSOURI**



Rezoned in accordance to 400.350

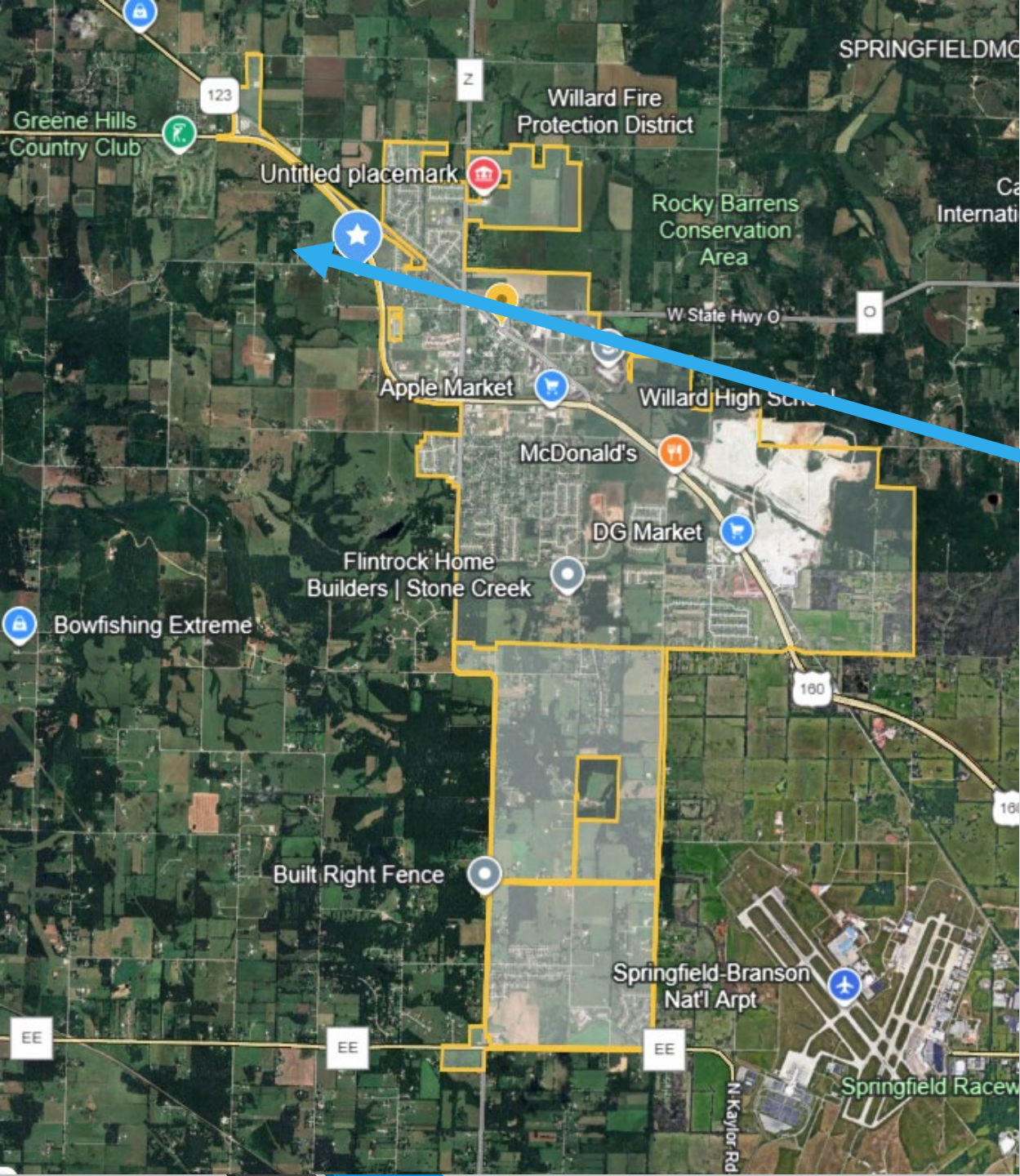
Application filed by owner April 16, 2026

Public Hearing noticed May 5, 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*

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday May 5, 2026, and the City of Willard Alders will meet on Monday May 11, 2026, at 6:00 p.m. to consider the rezoning request of a City of Willard parcel of property from Agricultural District (A-1) to Residential (R-1). This parcel is located at 7875 W Farm Road 76, further identified by Greene County Assessor as Parcel #0722400036. The Commissions will take public comments at these meetings. If you are unable to attend these 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 Michael Ruesch, 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 the information above.

PUBLIC NOTICE

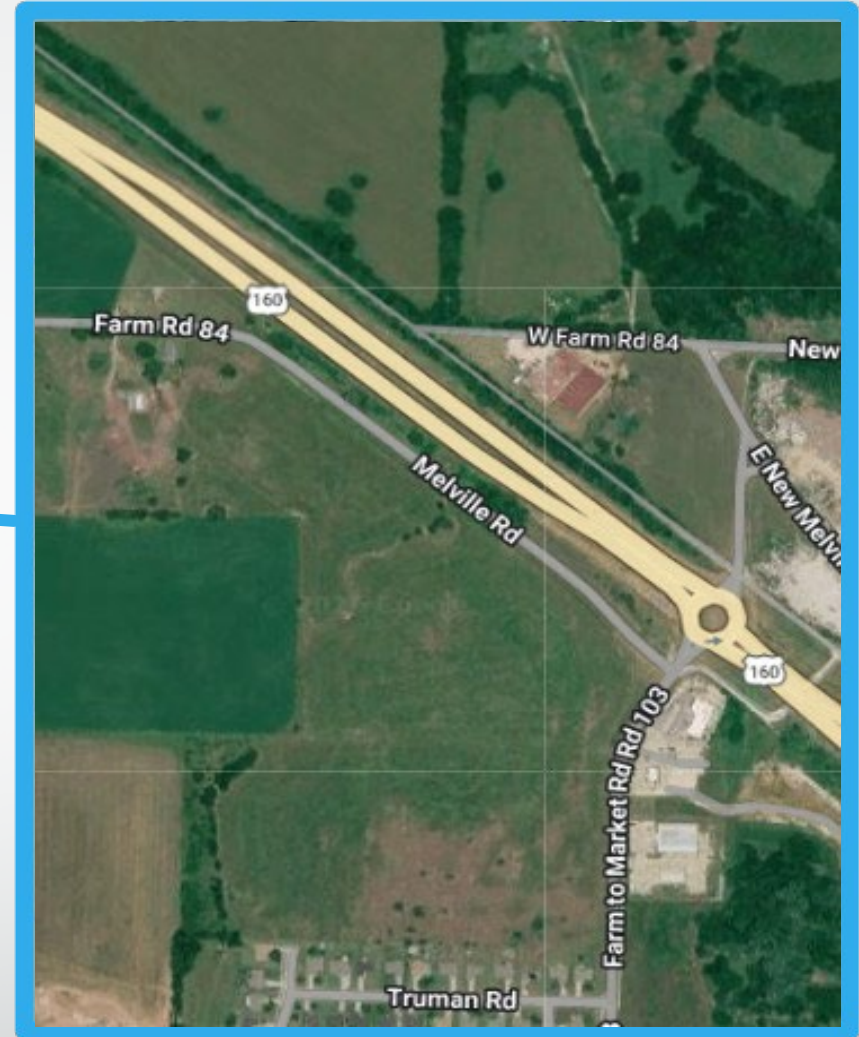
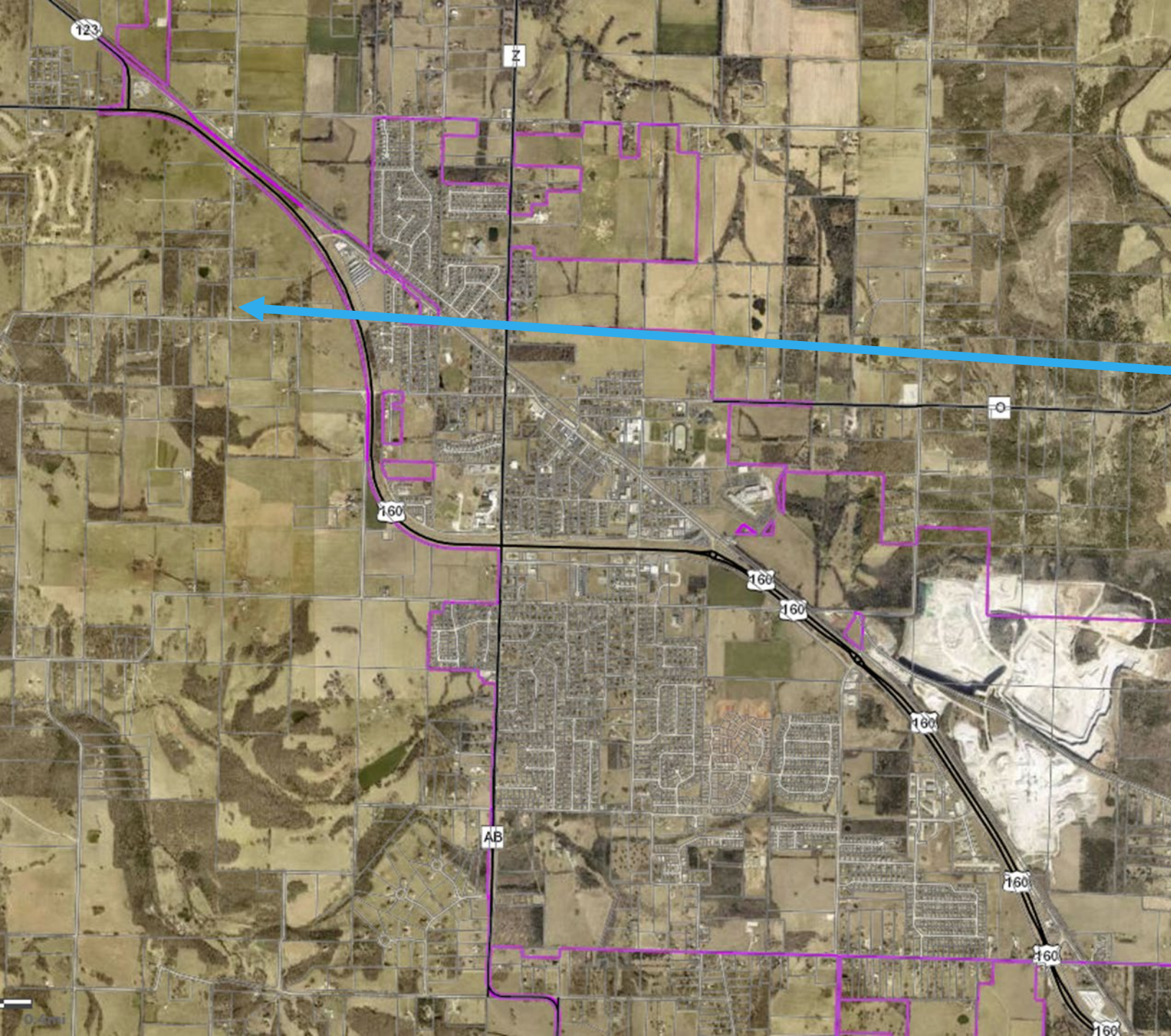
Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday May 5, 2026, and the City of Willard Alders will meet on Monday May 11, 2026, at 6:00 p.m. to consider the rezoning request of a City of Willard parcel of property from Agricultural District (A-1) to Residential (R-1). This parcel is located at 7875 W Farm Road 76, further identified by Greene County Assessor as Parcel #0722400036. The Commissions will take public comments at these meetings. If you are unable to attend these 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 Michael Ruesch, Director of Planning and Development at:

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Published in *The Daily Events*
4/21, 2026 (Tu)







76

W Farm Rd 76

160

160

160

160

76

W Farm Rd 76

76

W Farm Rd 76

W Farm Rd 76

W Willey St

76

W W

Tatum Cir

Arrowhead Rd

Casie Cir

Arrowhead Rd



Legend

100 ft

Official Zoning Map

ZONING

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

Board must review:

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



RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD RESOLVING TO REZONE THE PROPERTY LOCATED A 7875 WEST FARM ROAD 76.

WHEREAS, an Application has been submitted by Martin Hanney for approval of a rezone from R-1 to MU for property located at 404 East Beam Street, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on May 5, 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 7874 W Farm Road 76, Willard, Greene County, Missouri to be zoned MU, 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 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