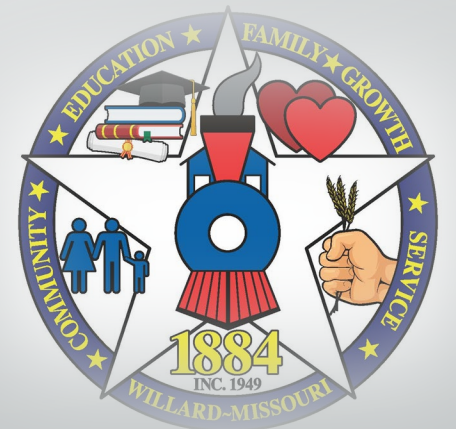


**REZONE OF 404 BEAM
STREET OF 1.27 ACRES TO
MU-MIXED USE**



**AN ORDINANCE TO REZONE 404 BEAM
STREET CONTAINING 1.27 ACRES IN THE CITY
OF WILLARD, GREENE COUNTY, MISSOURI**



Rezoned in accordance to 400.350

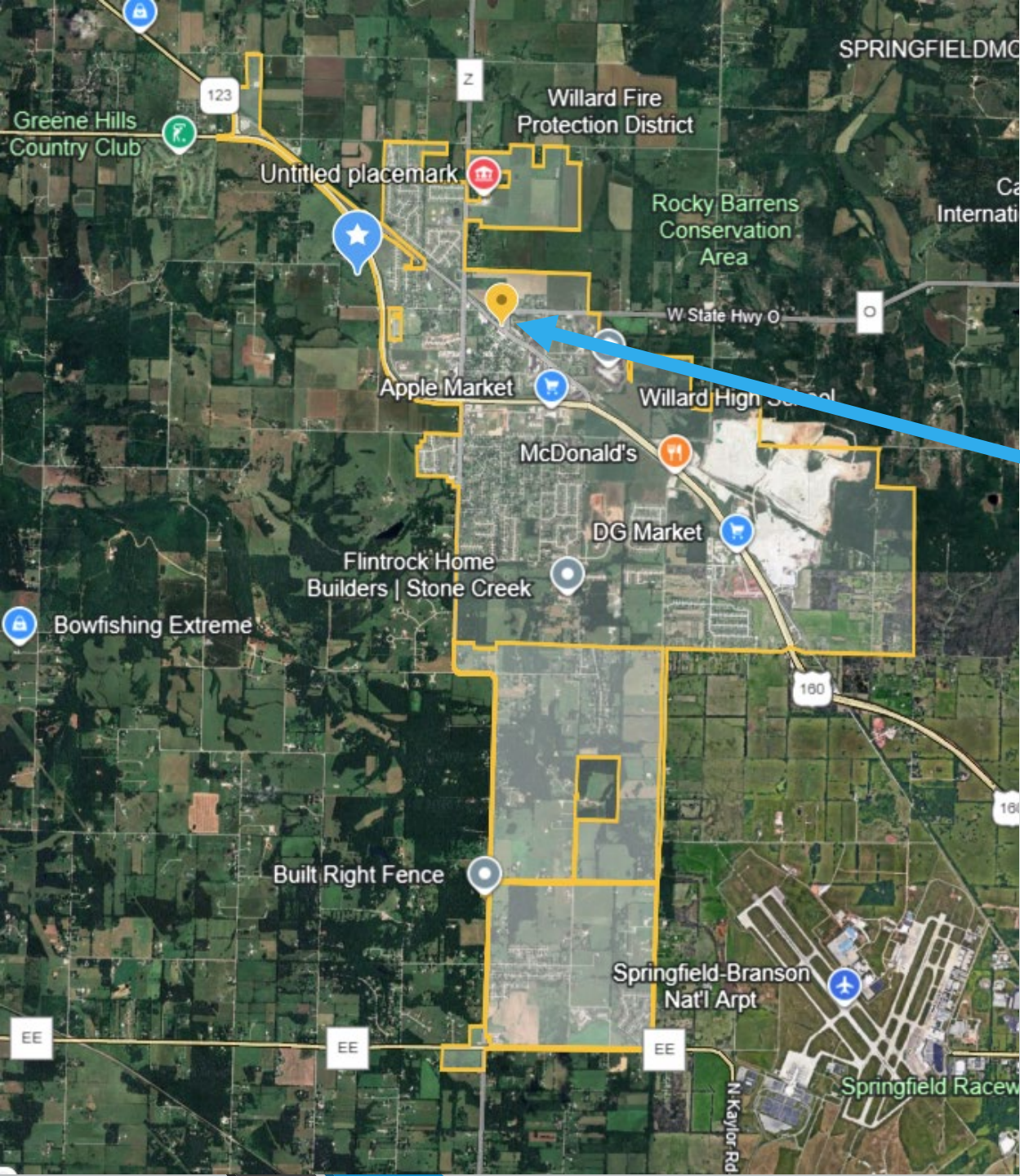
Application filed by owner April 1, 2026

Public Hearing noticed April 1, 2026

Public Hearing planning commission held April 21, 2026

Public Hearing for BOA held April 27, 2026





**Proposed
Property 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:

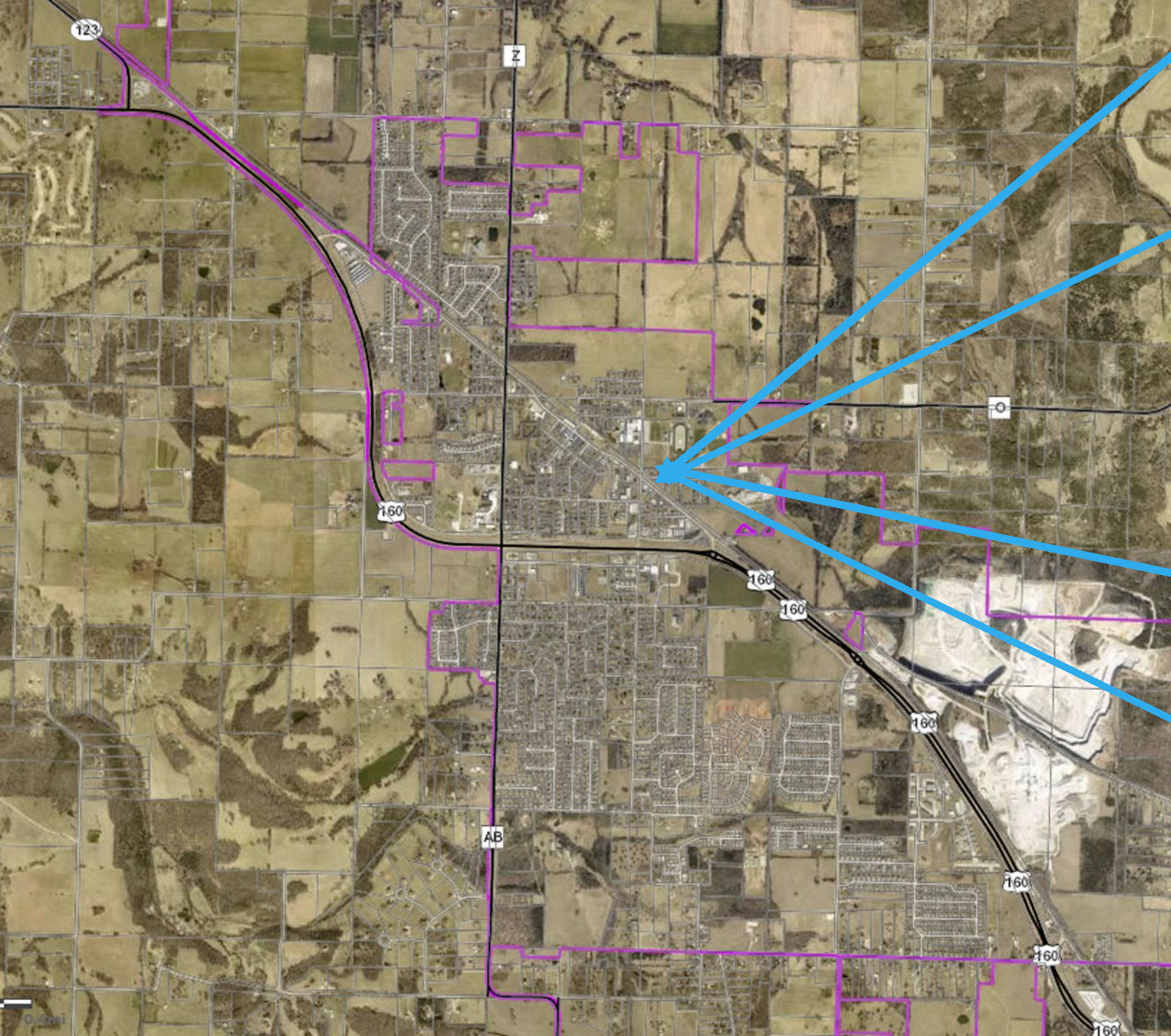
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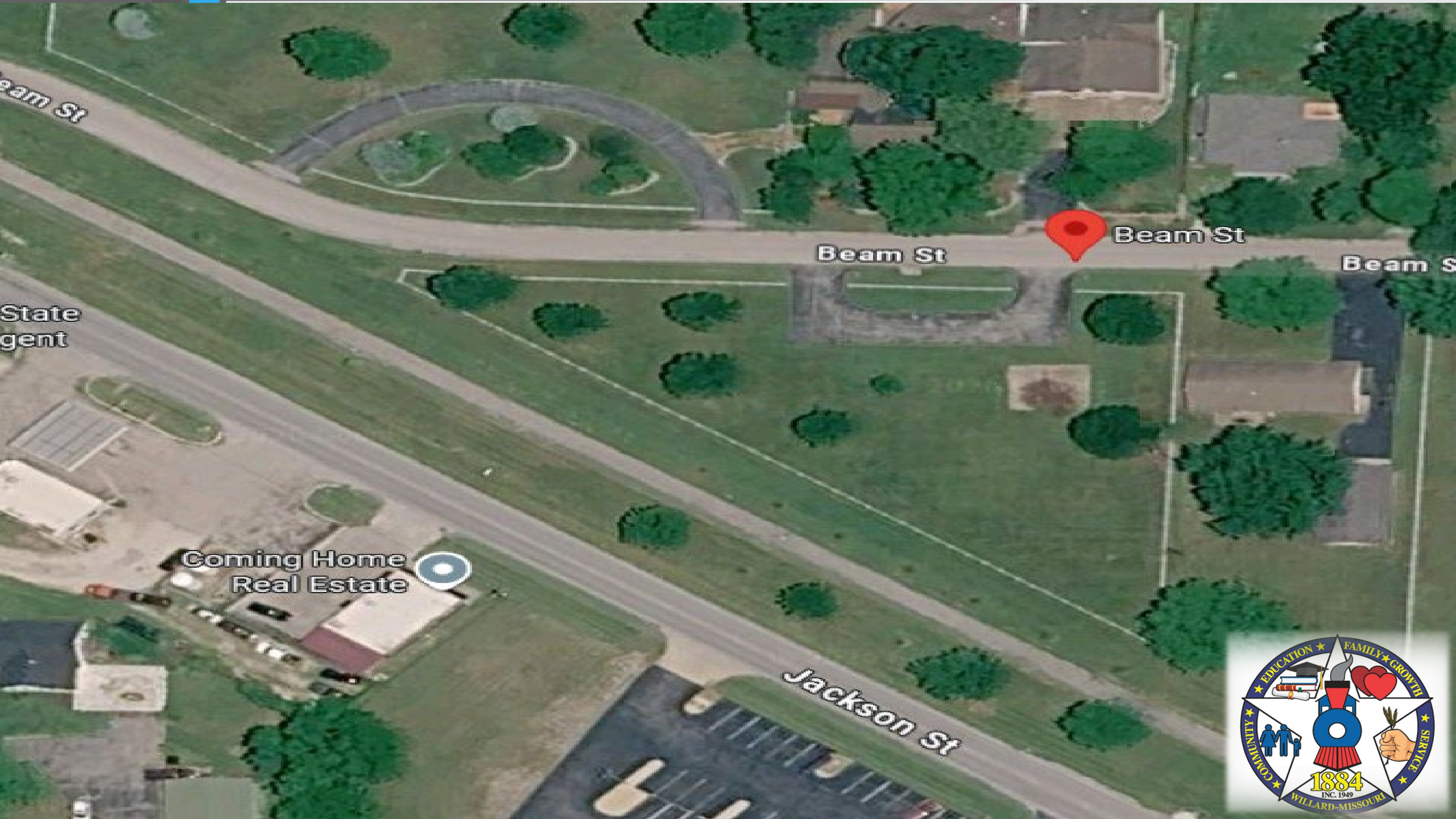
PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST IN ORENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE N02° 09'41" E ALONG THE WEST LINE 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







Beam St

Beam St

Beam St

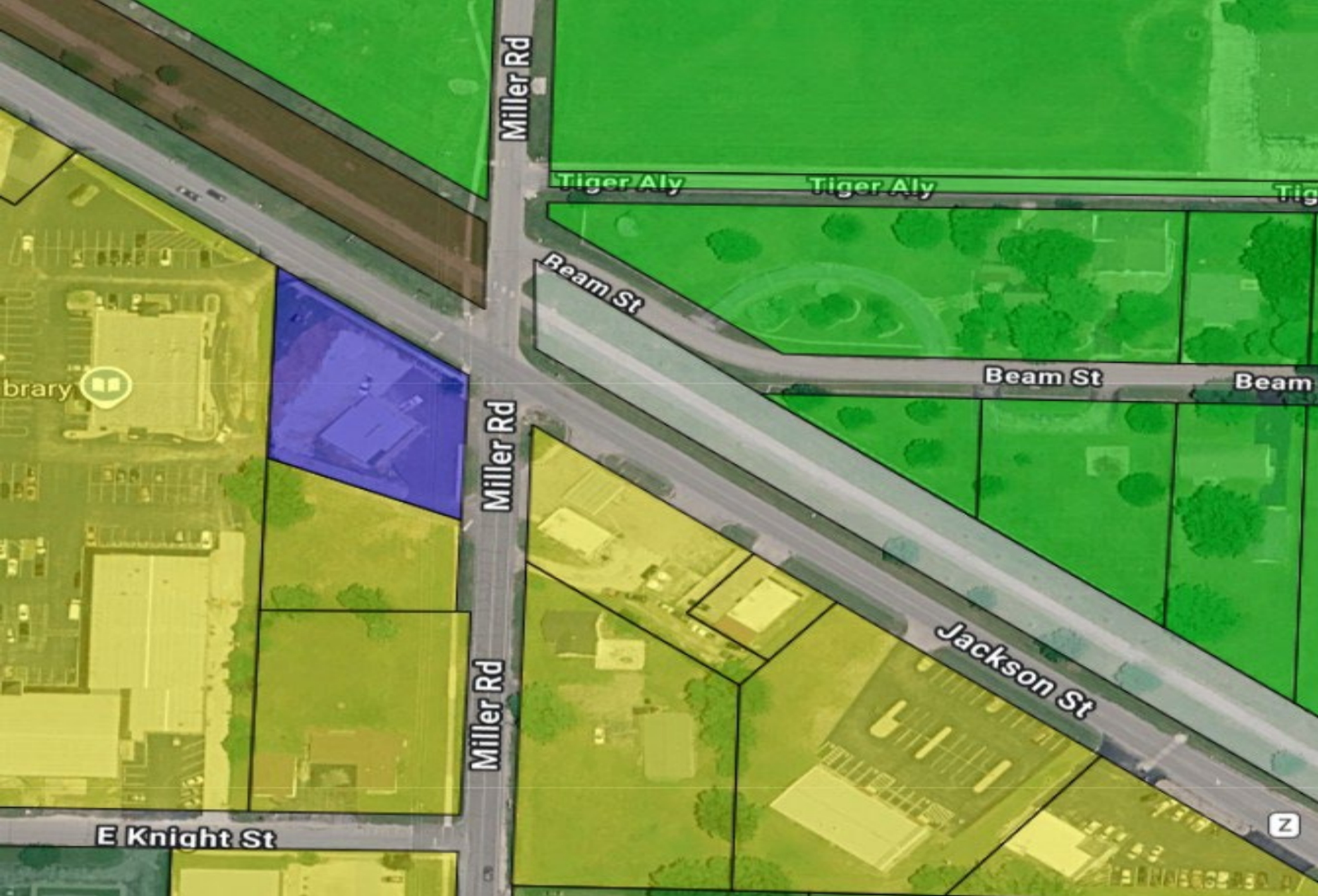
Beam St

State
gent

Coming Home
Real Estate

Jackson St





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**

