

**ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM R-1 TO MU FOR THE PROPERTY LOCATED AT 404 BEAM STREET IN WILLARD, MISSOURI**

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**WHEREAS**, An application has been submitted by Samuel Sanders for approval of a rezone from R-1 to MU for property located at 404 Beam Street, 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 April 21, 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 April 27, 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 4045 Beam Street in Willard, Greene County, Missouri to be zoned MU 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 27<sup>th</sup> day of April 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 11<sup>th</sup> day of May 2026

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Troy Smith, Mayor

ATTEST:

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Courtney Myers, City Clerk

City of Willard, MO

Exhibit A

Printed: 04/21/2026

# 404 E. Beam St

03/31/2026 - 03/30/2027

## Land Use

General

Application Status

Under Review

Permit/License #

z 2026-006

Reference Number

9619d7d0-2c83-11f1-841f-3996b067d9c5

Status

Active

## Application Review Status

Pre-Review	Approved	Date Submitted
Planning Commission	Not Reviewed	03/30/2026
Board of Alderman	Not Reviewed	
Final-Review	Not Reviewed	

## Fees

Rezone Application Fee	\$300.00
<b>Subtotal</b>	<b>\$300.00</b>
<b>Amount Paid</b>	<b>\$300.00</b>
<b>Total Due</b>	<b>\$0.00</b>

## Payments

03/31/2026	Check #5029	\$300.00
<b>Total Paid</b>		<b>\$300.00</b>

## Application Form Data

(Empty fields are not included)

First Name

Samuel

Last Name

Sanders

Contact Email

doctorsam2@sbcglobal.net

Phone Number

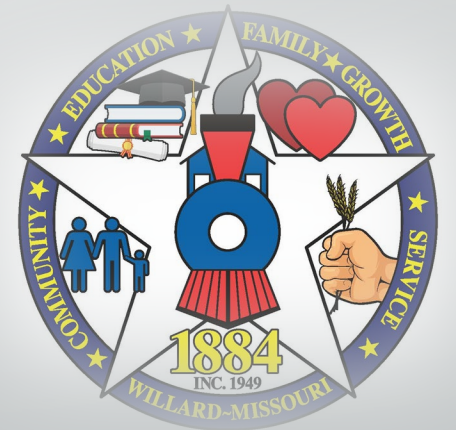
(417) 988-3468

Property Owner Name

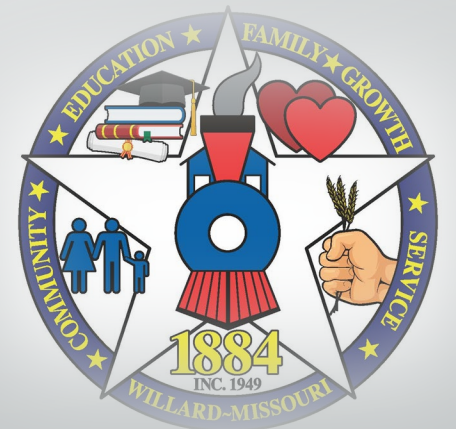
Samuel Sanders B

# EXHIBIT B

## 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

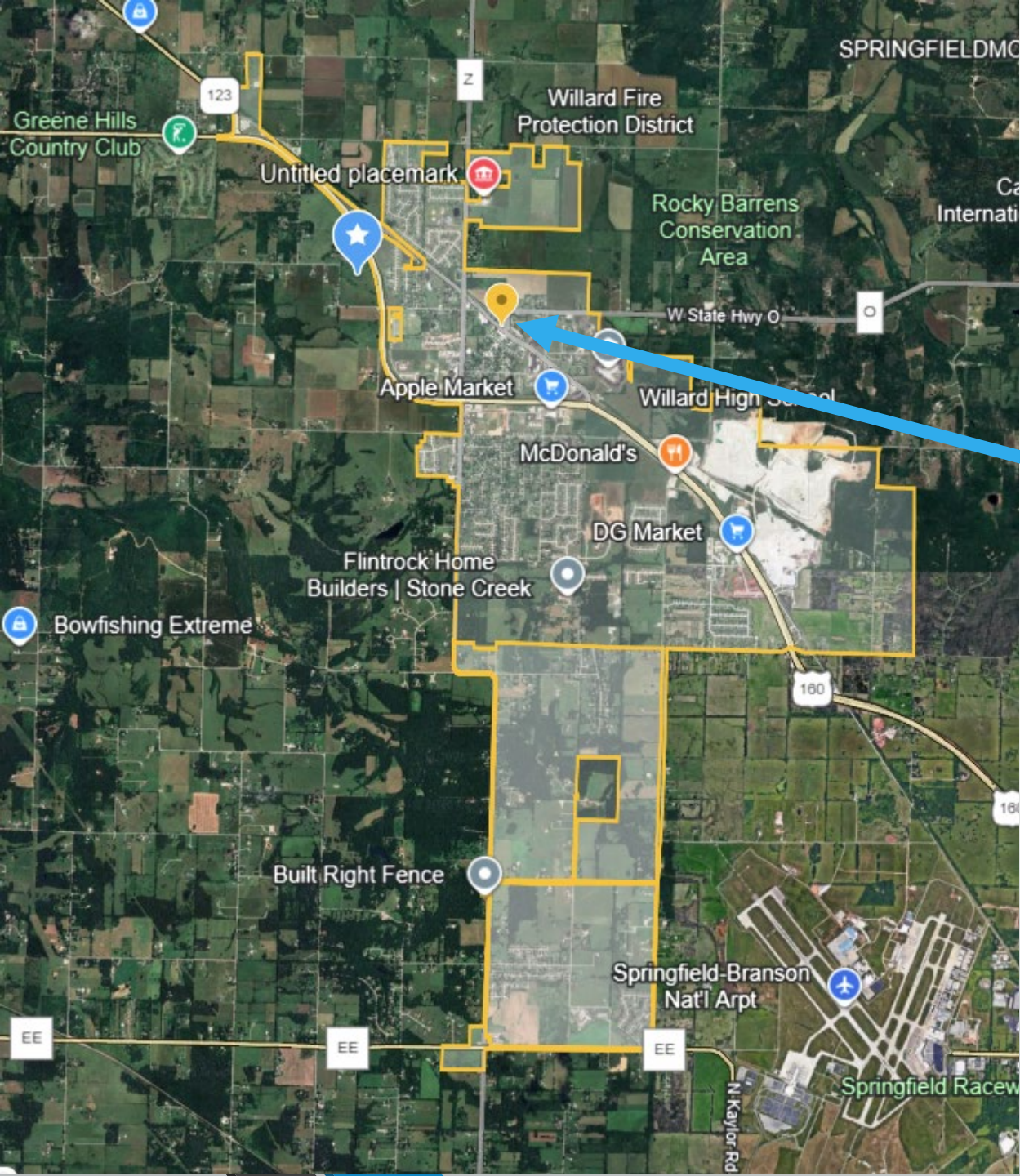
Application filed by owner April 1, 2026

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*

### PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday April 21, 2026, and the City of Willard Alders will meet on Monday April 27, 2026, at 6:00 p.m. to consider the rezoning request of a City of Willard parcel of property from R-1 Single-Family Residential District to Mixed Use District (MU). This parcel is located at 404 E. Beam St, further identified by Greene County Assessor as Parcel #0725201016. The Commission 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

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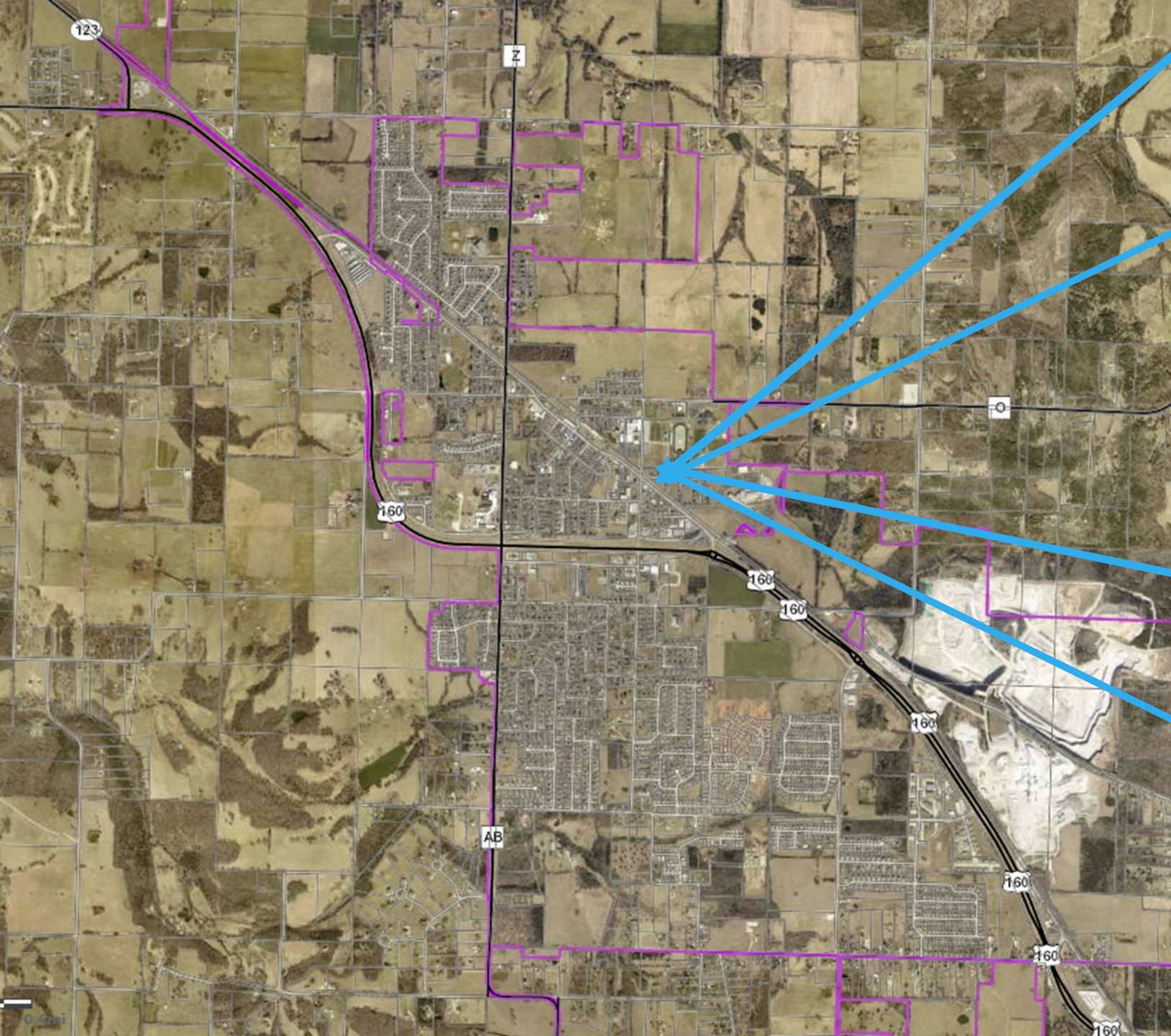
Family Residential District to Mixed Use District (MU). This parcel is located at 404 E. Beam St, further identified by Greene County Assessor as Parcel #0725201016. The Commission will take public comments at these meetings. If you are unable to attend these meetings, you are welcome to send any comments 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:

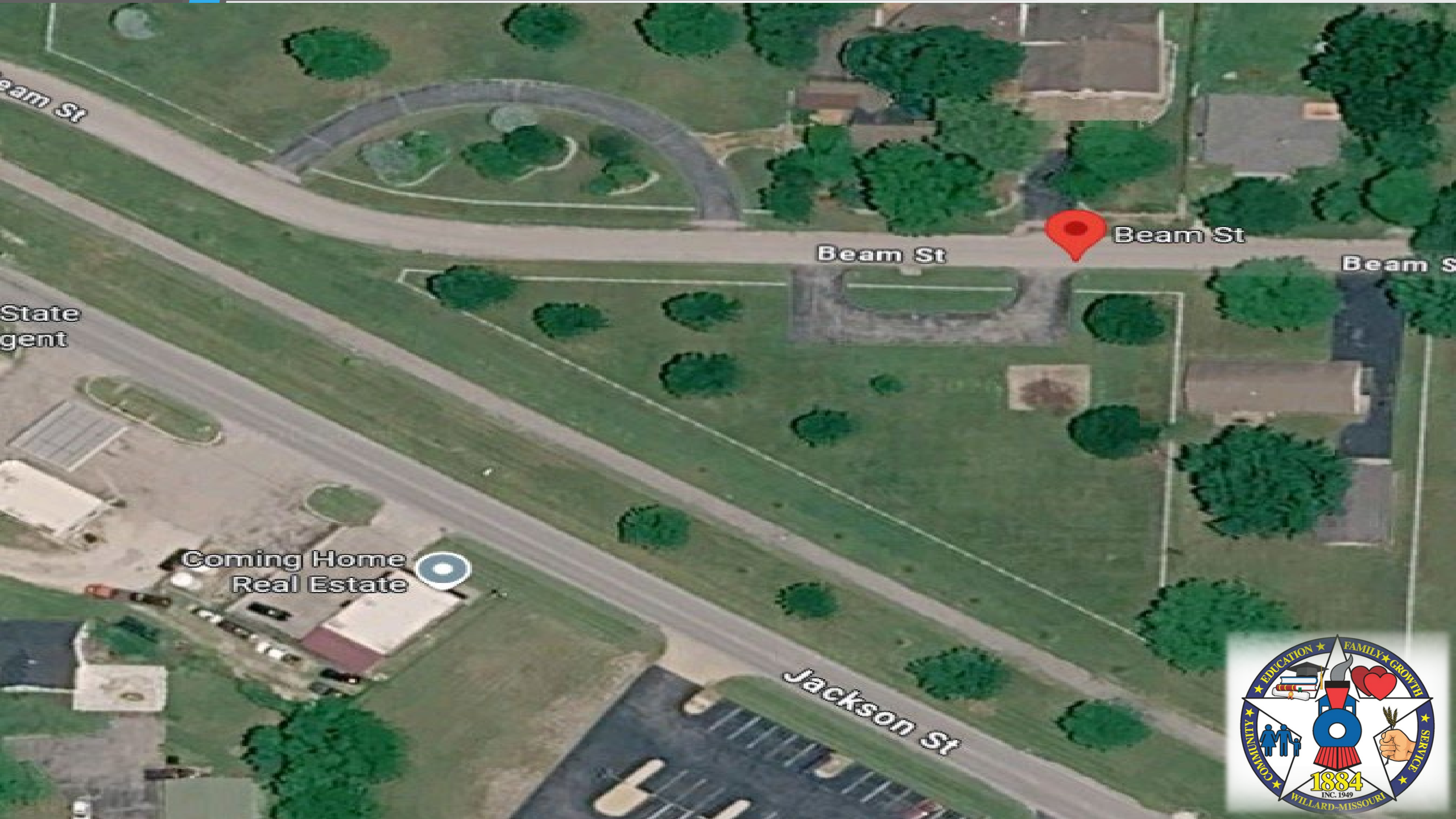
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Published in *The Daily Events*  
4/3, 2026 (F)







Beam St

Beam St

Beam St

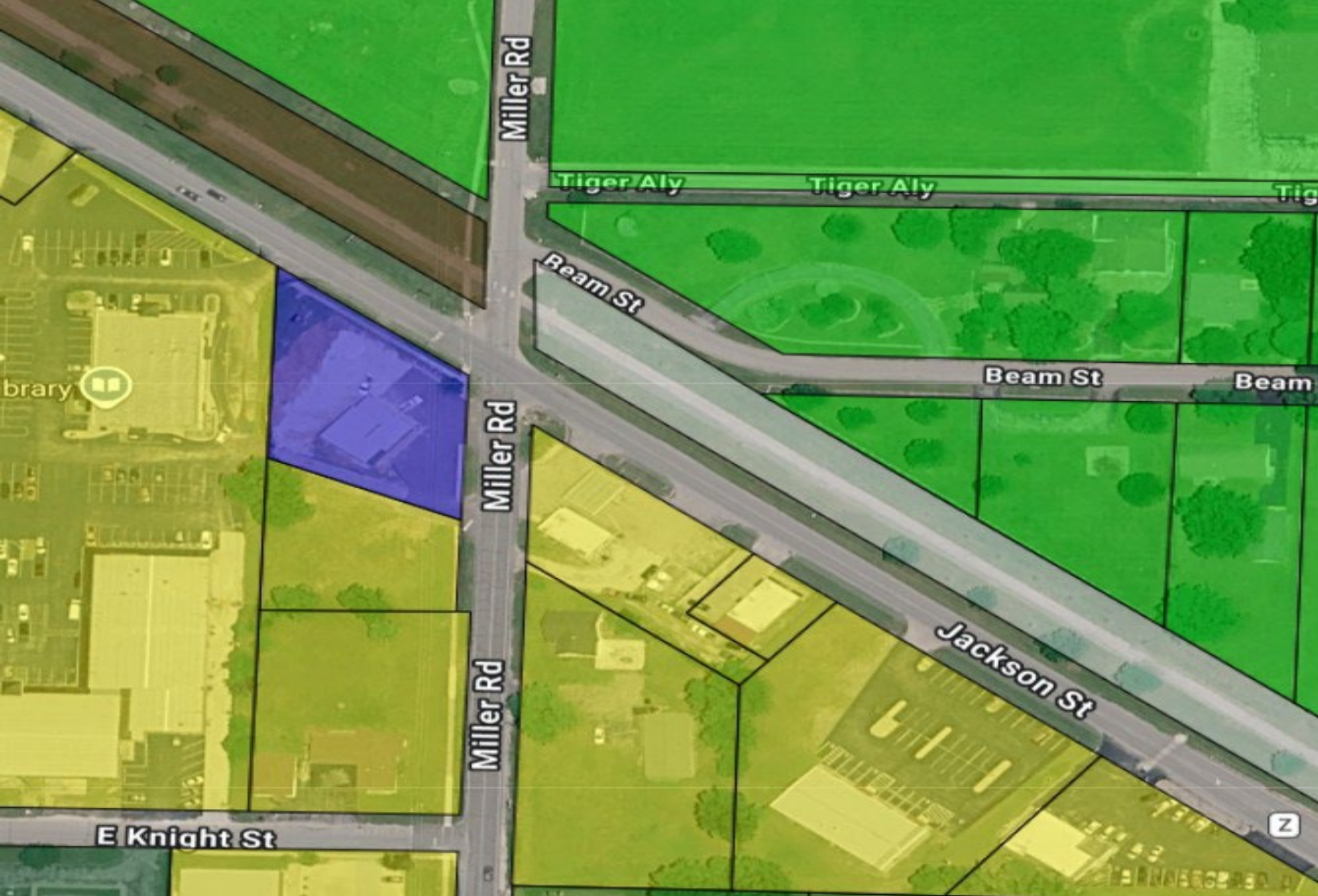
Beam St

State  
gent

Coming Home  
Real Estate

Jackson St



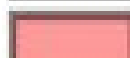

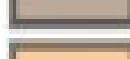





**Legend** 

 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**



**RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD RESOLVING TO REZONE THE PROPERTY.**

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**WHEREAS**, an Application has been submitted by Samuel Sanders 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 April 21, 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 404 Beam Street, 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.


Conditions

It was discussed that the location should be reviewed carefully before allowing an establishment serve tobacco and or alcohol due to the central location of the school.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 21 day of April, 2026.

  
\_\_\_\_\_  
Mariann Hill, Chairperson

ATTEST:

  
\_\_\_\_\_  
Valerie Simpson, Secretary