ORDINANCE NO. 26-11

ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM A-1 AGRICULTURAL TO AR – AGRICULTURAL RESIDENT DISTRICT 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 A-1 Agricultural to AR - Agricultural Resident District for property located at 200 East Hughes, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing per **Section 400.360.B.1 and C** before the Planning and Zoning Commission for the approval of a zoning change and a Public Hearing before the Board of Aldermen; and

WHEREAS, the application for amendment, along with pertinent data and information was submitted on the 13th of April, 2026 as required **by Section 400.350(C).**

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on November 17, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, the Planning Commission reviewed the evidence presented by proponents, objectors and staff as part of the findings of fact.

WHEREAS, a Public Hearing was held before the Board of Aldermen on November 23, 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 Agricultural Resident District 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.

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 17th day of November, 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 17th day of November 2026

_____

Troy Smith, Mayor

ATTEST:

_____

Sara Hurt, City Clerk

Exhibit A

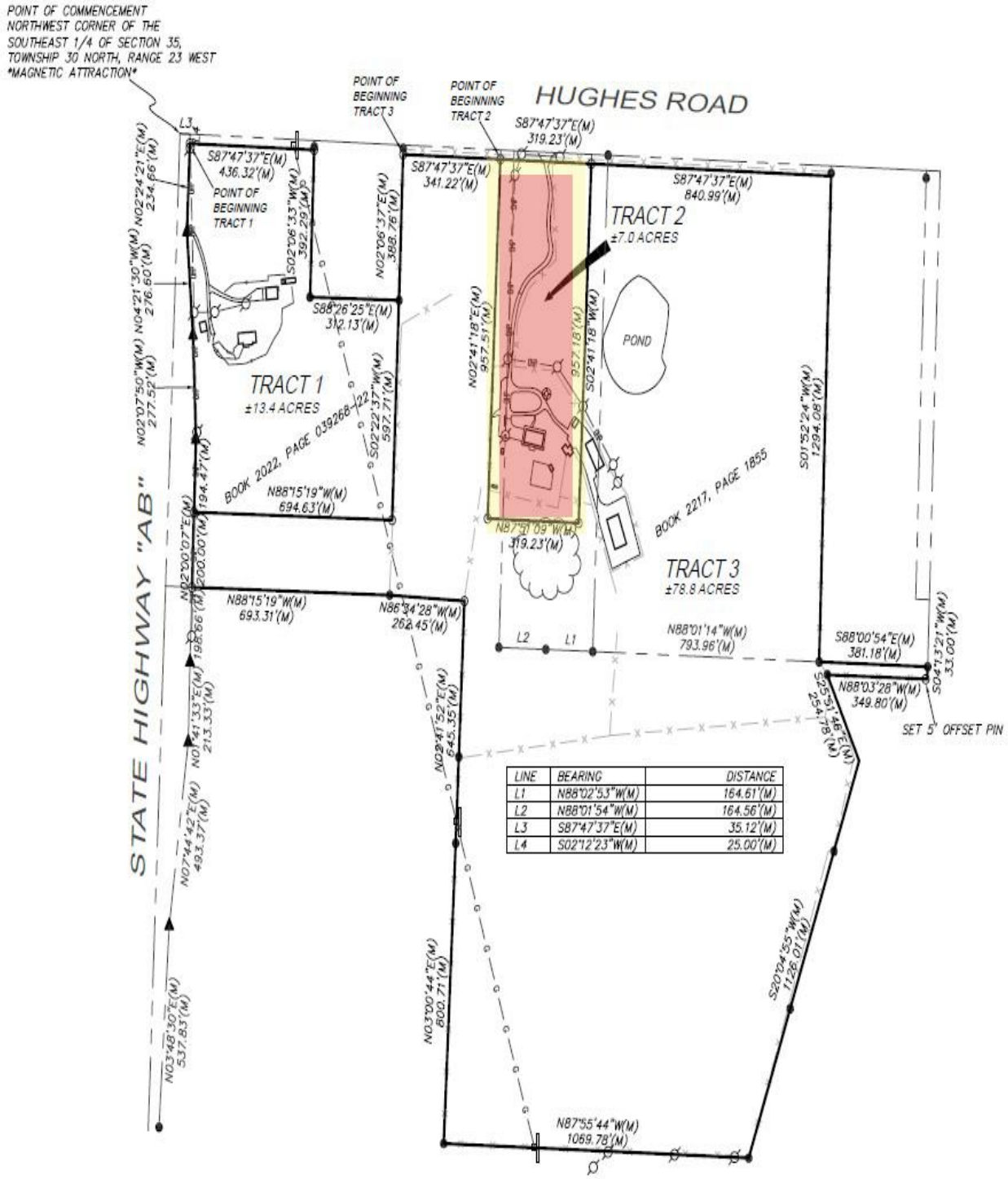
DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST;

THENCE, S87°47'37"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 35.12 FEET;
THENCE, S02°12'23"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF HUGHES ROAD, AND THE POINT OF BEGINNING;
THENCE, S87°47'37"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.32 FEET;
THENCE, S02°06'33"W, A DISTANCE OF 392.28 FEET;
THENCE, S88°26'25"E, A DISTANCE OF 312.13 FEET;
THENCE, N02°06'37"E, A DISTANCE OF 388.76 FEET TO A POINT ON THE AFORESAID APPARENT SOUTH RIGHT-OF-WAY LINE;
THENCE, S87°47'37"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1501.44 FEET;
THENCE, S01°52'24"W, A DISTANCE OF 1294.08 FEET;
THENCE, S88°00'54"E, A DISTANCE OF 381.18 FEET;
THENCE, S04°13'21"W, A DISTANCE OF 33.00 FEET;
THENCE, N88°03'28"W, A DISTANCE OF 349.80 FEET;
THENCE, S25°51'46"E, A DISTANCE OF 254.78 FEET;
THENCE, S20°04'55"W, A DISTANCE OF 1126.01 FEET;
THENCE, N87°55'44"W, A DISTANCE OF 1069.78 FEET;
THENCE, N03°00'44"E, A DISTANCE OF 800.71 FEET;
THENCE, N02°41'52"E, A DISTANCE OF 645.35 FEET;
THENCE, N86°34'28"W, A DISTANCE OF 262.45 FEET;
THENCE, N88°15'19"W, A DISTANCE OF 693.31 FEET;
THENCE, N02°00'06"E, A DISTANCE OF 394.05 FEET;
THENCE, N02°07'50"W, A DISTANCE OF 277.52 FEET;
THENCE, N04°21'30"W, A DISTANCE OF 276.60 FEET;
THENCE, N02°24'21"E, A DISTANCE OF 234.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.2 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Exhibit B


POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 30 NORTH, RANGE 23 WEST
MAGNETIC ATTRACTION
HUGHES ROAD
POINT OF BEGINNING TRACT 3
POINT OF BEGINNING TRACT 2
POINT OF BEGINNING TRACT 1
TRACT 1
±13.4 ACRES
TRACT 2
±7.0 ACRES
TRACT 3
±78.8 ACRES
POND
STATE HIGHWAY "AB"
BOOK 2022, PAGE 039268
BOOK 2217, PAGE 1855
SET 5" OFFSET PIN
S87°47'37"E(M) 436.32'(M)
S87°47'37"E(M) 341.22'(M)
S87°47'37"E(M) 319.23'(M)
S87°47'37"E(M) 840.99'(M)
N02°24'21"E(M) 234.66'(M)
N04°21'30"W(M) 276.60'(M)
N02°07'50"W(M) 277.52'(M)
N02°00'07"E(M) 200.60'(M)
N02°06'37"E(M) 388.76'(M)
S02°06'33"W(M) 392.29'(M)
S88°26'25"E(M) 312.13'(M)
S02°22'37"W(M) 597.71'(M)
N88°15'19"W(M) 694.63'(M)
N88°15'19"W(M) 693.31'(M)
N86°34'28"W(M) 262.45'(M)
N02°41'18"E(M) 957.51'(M)
S02°41'18"W(M) 957.18'(M)
N87°51'09"W(M) 319.23'(M)
S01°52'24"W(M) 1294.08'(M)
N88°01'14"W(M) 793.96'(M)
S88°00'54"E(M) 381.18'(M)
S04°13'21"W(M) 33.00'(M)
N88°03'28"W(M) 349.80'(M)
S25°58'48"E(M) 254.78'(M)
N03°48'30"E(M) 537.83'(M)
N07°44'42"E(M) 493.37'(M)
N01°41'33"E(M) 213.33'(M)
N03°41'52"E(M) 645.35'(M)
N03°00'44"E(M) 800.71'(M)
S20°04'55"W(M) 1126.01'(M)
N87°55'44"W(M) 1069.78'(M)
L1
L2
L3
L4
LINE | BEARING | DISTANCE
L1 | N88°02'53"W(M) | 164.61'(M)
L2 | N88°01'54"W(M) | 164.56'(M)
L3 | S87°47'37"E(M) | 35.12'(M)
L4 | S02°12'23"W(M) | 25.00'(M)

FINAL PLAT OF BIRD ESTATES

PROJECT LOCATION: 200 HUGHES ROAD
WILLARD, GREENE COUNTY, MISSOURI

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST

OWNERS: PAUL DOUGLAS BIRD & MARY KAY BIRD
200 HUGHES ROAD
WILLARD, MO 65781

WHITE LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 03.10.2026
DWG DATE: 07.02.2026
DRAWN BY: MW
S/T/R: 35/30/23
PROJECT No.: 2026-036

PREPARED FOR
PAUL & MARY BIRD
PROJECT LOCATION: 200 HUGHES ROAD
WILLARD, GREENE COUNTY, MISSOURI

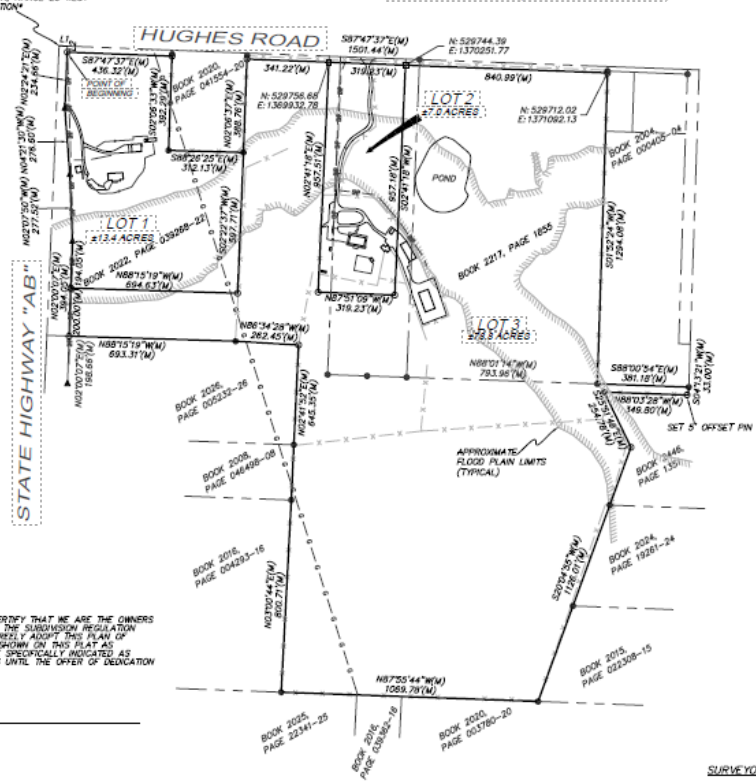
LINE	BEARING	DISTANCE
L1	S87°47'37"E(M)	35.12'(M)
L2	S02°12'23"W(M)	25.00'(M)

SCALE: 1"=300'
0' 300' 600'

GRID NORTH
BASED ON THE
MISSOURI COORDINATE
SYSTEM OF 1983

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

SYMBOL INDEX
(D) DEEDED BEARING or DISTANCE
(M) MEASURED BEARING or DISTANCE
◉ EXISTING IRON PIN (AS NOTED)
▲ EXISTING R/W MARKER
○ SET 1/2" IRON PIN "WLS LSC 370"
□ SET 5/8" IRON PIN W/ALUM. CAP
"WHITE LAND SURVEYING WLS 2003000370"



PLAT NOTES

1. TOTAL NUMBER OF LOTS: 3
- LARGEST LOT: 78.8 ACRES
- SMALLEST LOT: 7.0 ACRES

2. THE PROPERTY IS ZONED: "AR" – AGRICULTURAL RESIDENT DISTRICT
FRONT YARD: 50 FEET
REAR YARD: 50 FEET
SIDE YARD: 50 FEET

CERTIFICATE OF OWNERSHIP

WE, PAUL DOUGLAS BIRD & MARY KAY BIRD, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WILLARD, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS EASEMENTS OR DEFICIENT RIGHT OF WAY, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

PAUL DOUGLAS BIRD MARY KAY BIRD

ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL DOUGLAS BIRD & MARY KAY BIRD, TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

PRINTED NAME: _____

RECORDER'S CERTIFICATE

I, _____ RECORDER OF GREENE COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE _____ DAY OF _____, 202___ AT _____ O'CLOCK _____ MIN ___M DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS IN THIS OFFICE IN BOOK _____ AT PAGE _____. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 202___

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST;

THENCE, S87°47'37"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 35.12 FEET;
THENCE, S02°12'23"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF HUGHES ROAD, AND THE POINT OF BEGINNING;
THENCE, S87°47'37"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.32 FEET;
THENCE, S02°06'33"W, A DISTANCE OF 392.28 FEET;
THENCE, S88°26'25"E, A DISTANCE OF 312.13 FEET;
THENCE, N02°58'37"E, A DISTANCE OF 388.76 FEET TO A POINT ON THE AFORESAID APPARENT SOUTH RIGHT-OF-WAY LINE;
THENCE, S87°47'37"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1501.44 FEET;
THENCE, S01°59'24"W, A DISTANCE OF 1294.08 FEET;
THENCE, S88°00'54"E, A DISTANCE OF 381.18 FEET;
THENCE, S04°13'21"W, A DISTANCE OF 33.00 FEET;
THENCE, N88°03'28"W, A DISTANCE OF 349.80 FEET;
THENCE, S25°51'46"E, A DISTANCE OF 254.78 FEET;
THENCE, S20°04'55"W, A DISTANCE OF 1126.01 FEET;
THENCE, N87°55'44"W, A DISTANCE OF 1089.78 FEET;
THENCE, N03°00'44"E, A DISTANCE OF 900.71 FEET;
THENCE, N02°41'52"E, A DISTANCE OF 645.35 FEET;
THENCE, N86°34'28"W, A DISTANCE OF 262.45 FEET;
THENCE, N88°15'19"W, A DISTANCE OF 693.31 FEET;
THENCE, N02°00'06"E, A DISTANCE OF 394.05 FEET;
THENCE, N02°07'50"W, A DISTANCE OF 277.52 FEET;
THENCE, N04°21'30"W, A DISTANCE OF 276.60 FEET;
THENCE, N02°24'21"E, A DISTANCE OF 234.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.2 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CERTIFICATE OF APPROVAL – BOARD OF ALDERMEN

I, _____ CITY CLERK OF WILLARD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, BY ORDINANCE NO.: _____
ON THE _____ DAY OF _____, 202___

_____
CITY CLERK

CERTIFICATE OF APPROVAL – PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE CITY OF WILLARD, MISSOURI, PLANNING AND ZONING COMMISSION OF THIS ___ DAY OF _____, 202___

_____
EXECUTIVE SECRETARY

SURVEYORS DECLARATION

I HEREBY DECLARE TO PAUL & MARY BIRD:

THAT THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. LOCATIONS OF IMPROVEMENTS, IF ANY, ARE TAKEN FROM VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN, IF ANY, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS, AS SHOWN, ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION OF TITLE.

THIS SURVEY HAS BEEN PREPARED EXCLUSIVELY FOR THE USE OF THE PERSON(S) LISTED ABOVE AND IS NOT TRANSFERABLE TO ANY OTHER PARTY. THERE IS NO IMPLIED WARRANTY OR GUARANTEE WITH THIS SURVEY.

NOTE:

EXISTING FENCES SHOULD NEVER BE DISTURBED WITHOUT THE APPROVAL OF THE ADJOINING PROPERTY OWNER. RARELY DO FENCES LIE ON THE LINE DESCRIBED BY DEED, HOWEVER COULD BECOME THE PROPERTY LINE IN A COURT OF LAW.

PREPARED BY:
MICHAEL WHITE– MISSOURI PROFESSIONAL LAND SURVEYOR #2468
WHITE LAND SURVEYING, LLC – MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #2003000370

MISSOURI
MICHAEL WHITE
NUMBER PLS-002468
PROFESSIONAL LAND SURVEYOR

07/02/2026

© Copyright 2026 – White Land Surveying, LLC