

First Reading: 01/09/23

Second Reading: 01/09/23

Bill No.: 23-01

Ordinance No.: 230109

AN ORDINANCE

Amending Willard Land Use Regulations, Section 400.380A, City of Willard Zoning Map, by rezoning parcel #0831200008 and parcel #0831200007, as shown in the records of the Greene County Assessor's office, known locally as 801 Rocky Ln and 805 Rocky Ln, Willard, MO.

WHEREAS, an application has been filed for a zoning change of the below described tract of land from R-3, Multi-Family Residential District, to C-2 General Business District; and

WHEREAS, following proper notice, a public hearing was held before the Planning and Zoning Commission, a copy of the record of proceedings from said public hearing being attached hereto as Exhibit "A", and said Commission made its recommendation; and

WHEREAS, proper notice was given of a public hearing before the Board of Aldermen and that said hearing was held in accordance with the law.

NOW THEREFORE, BE IT HEREBY ORDAINED AND RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The property herein described as:

TRACT 1

BEGINNING AT A POINT 1090 FEET NORTH OF THE SOUTHWEST CORNER OF THE WEST ONE-HALF (W ½) OF THE NORHTWEST QUARTER (NW ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY (30), RANGE TWENTY TWO (22), THENCE NORTHEASTERLY AND MAKING AN ANGLE OF 84°15' TO THE RIGHT FROM THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 454.75 TO THE WESTERLY LINE OF A 40 FOOT PRIVATE ROAD; THENCE NORTHWESTERLY ALONG SAID ROAD LINE AND MAKING AN ANGLE OF 113°59' TO THE LEFT FROM THE LAST DESCRIBED COURSE A DISTANCE OF 204.8 FEET; THENCE EAST AND MAKING AN ANGLE OF 124°12' TO THE RIGHT FROM SAID ROAD LINE A DISTANCE OF 47.9 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 160, THENCE NORTHWESTERLY ALONG SAID HIGHWAY RIGHT-OF-WAY LINE, SAID LINE BEING 175 FEET PARALLEL TO SAID HIGHWAY CENTER LINE, A DISTANCE OF 369.31 FEET; THENCE CONTINUING ALONG SAID HIGHWAY RIGHT-OF-WAY LINE A DISTANCE OF 100.2 FEET TO THE POINT 160 FEET WESTERLY FROM THE CENTER LINE OF SAID HIGHWAY; THENCE CONTINUING NORTHWESTERLY ALONG SAID HIGHWAY RIGHT-OF-WAY LINE, SAID LINE

BEING 160 FEET PARALLEL TO SAID HIGHWAY CENTERLINE, A DISTANCE OF 225.4 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION THIRTY-ONE (31); THENCE SOUTH A DISTANCE OF 734.9 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE WEST ONE HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY (30), RANGE TWENTY-TWO (22), IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR USED FOR ROADS.

TRACT 2

BEGINNING AT A POINT 900 FEET NORTH OF THE SOUTHWEST CORNER OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY (30) NORTH, RANGE TWENTY-TWO (22) WEST; THENCE NORTH A DISTANCE OF 190 FEET; THENCE NORTHEASTERLY AND MAKING AN ANGLE OF 84°15' TO THE RIGHT FROM THE WEST LINE OF SAID NORTHWEST QUARTER (NW ¼) A DISTANCE OF 454.75 FEET TO THE WESTERLY LINE OF A 40 FOOT PRIVATE ROAD; THENCE SOUTHEASTERLY ALONG SAID ROAD LINE AND MAKING AN ANGLE OF 61°01' TO THE RIGHT FROM THE LAST DESCRIBED COURSE A DISTANCE OF 284.75 FEET TO A POINT 900 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW ¼); THENCE WEST 614.7 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY (30) NORTH RANGE TWENTY-TWO (22) WEST, IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR USED FOR ROADS.

is hereby rezoned from R-3, Multi-Family Residence District, to C-2, General Business District.

Section 2: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and approval of the Mayor.



Mayor, Samuel Snider






Attest: 
_____, City Clerk

Approved as to form: 
_____, City Attorney

READ TWO TIMES AND PASSED AT A MEETING OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI ON THE 9 DAY OF January, 2023.

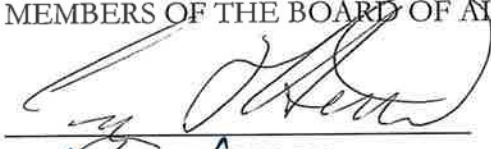




First Reading

MEMBERS OF THE BOARD OF ALDERMEN:

	YES	NO	ABSTAINED
 CORY HENDRICKSON	<u> X </u>	<u> </u>	<u> </u>
 RYAN SIMMONS	<u> X </u>	<u> </u>	<u> </u>
 LARRY WHITMAN	<u> X </u>	<u> </u>	<u> </u>
 SAM BAIRD	<u> O </u>	<u> </u>	<u> </u>
 LANDON HALL	<u> ✓ </u>	<u> </u>	<u> </u>

Second Reading

MEMBERS OF THE BOARD OF ALDERMEN:

	YES	NO	ABSTAINED
 CORY HENDRICKSON	<u> X </u>	<u> </u>	<u> </u>
 RYAN SIMMONS	<u> X </u>	<u> </u>	<u> </u>
 LARRY WHITMAN	<u> X </u>	<u> </u>	<u> </u>
 SAM BAIRD	<u> O </u>	<u> </u>	<u> </u>
 LANDON HALL	<u> ✓ </u>	<u> </u>	<u> </u>