

**AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR CERTAIN REAL ESTATE FROM A-1 (AGRICULTURAL) TO R-1 (SINGLE FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT THE END OF LA VISTA & MESA, EAST OF THE SUMMIT SUBDIVISION IN WAYNESVILLE, MISSOURI; FIXING AN EFFECTIVE DATE**

**WHEREAS**, a petition requesting a change in the zoning classification of the hereinafter described real property located within the City of Waynesville, Missouri has been duly filed by Woodland Construction Company, LLC with the City Clerk; and

**WHEREAS**, the said petition has been referred to and considered by the Planning and Zoning Commission of the City of Waynesville; and

**WHEREAS**, the Planning and Zoning Commission has conducted a public hearing on the said proposed request for zoning classification; and

**WHEREAS**, notice of the said public hearing (including a description of the real estate involved and of the proposed changes in the zoning classification of such real estate) has been given by legal notice published in the Dixon Pilot, a newspaper having general circulation in Pulaski County, Missouri, which legal notice was published at least fifteen days prior to the date of said public hearing; and

**WHEREAS**, the City Council has considered the request and recommendation of the Planning and Zoning Commission submitted following the said public hearing; and

**WHEREAS**, no protest against such proposed change has been made in the manner provided by law; and

**WHEREAS**, the proposed rezoning will not adversely affect the safety, traffic and general welfare of the City and, in fact, the proposed rezoning will enhance the general welfare of the City; and

**WHEREAS**, the City Council hereby determines that it is the best interest of the City for the requested changes in zoning classification to be approved.

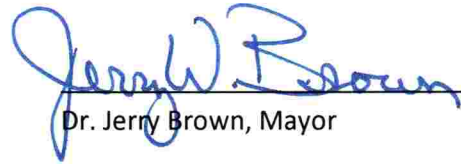
**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAYNESVILLE, MISSOURI AS FOLLOWS:**

**SECTION 1.**

The zoning classification of the real property described in Exhibit "A" which is attached hereto and made apart hereof by reference as fully as if set forth herein hereby changed from its present classification of Agricultural (A-1) to the new classification of Single Family Residential (R-1).

**SECTION 2.** This Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL ON THIS 16<sup>TH</sup> DAY OF SEPTEMBER, 2021.**

  
Dr. Jerry Brown, Mayor

ATTEST:  
  
Michele Brown, City Clerk





## NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Waynesville Planning & Zoning Committee at the City Council Chambers in City Hall, 100 Tremont Center, Waynesville on August 18, 2021 at 5:30 p.m.

The purpose of this hearing is to consider a Rezoning Request from an A-1 Zoning (Agricultural) to an R-1 (Residential Single Family). The proposed Rezoning is to accommodate a new phase of residential dwellings east of the Summit subdivision located at the end of La Vista and Mesa in Waynesville MO. Parcel number (1160230000000030780).

Any person interested in the matter may appear at the Public Hearing and present testimony or other evidence. After a Public Hearing, the City Council may, at its option, act on the proposed rezoning.

Nathan Carmon  
City Of Waynesville  
Building Official

INSERT Date: By August 4<sup>th</sup>,2021



REZONING REQUEST APPLICATION	
Date: 7-30-2021	PROPERTY LOCATION: EAST of THE Summit Subdivision
<b>1. APPLICANT INFORMATION</b>	
Name: Woodland construction company LLC ETAL	Phone: 573 528 5844
Homeowner: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Address: 1001 Curt Dr	City, State, Zip Code: Waynesville MO, 65583
Applicant's Legal Interest in the Property: 100% owner	
<b>2. OWNER INFORMATION (If not the same as Applicant)</b>	
NAME: (Last, First Middle Initial) Lanny Curtis Cox + Kyle Curtis Cagle Cox	Deed Reference: Woodland construction company LLC ETAL
Address: 1001 Curt Dr Waynesville Mo. 65583	Date Property Acquired: 4-1-2021
<b>3. PROPERTY INFORMATION</b>	
Tax Map Number: PR6	Parcel Number: 110023000000003078
Area (square feet or acres): 103.14 Ac	Current Land Use Classification: Forest
<b>4. ZONING REQUEST INFORMATION</b>	
Existing Zone: Agricultural	Requested Zone: Residential
Reason for zoning change and a statement regarding the changing conditions, in the area and in the City, that makes the proposed rezoning reasonably necessary to the promotion of the public health, safety and general welfare. Reason for zone change is to develop single family dwellings. Zone change will promote residential growth and increase property values.	
<b>5. PROPERTY OWNERS WITHIN 185 FEET</b>	
List the adjoining property owners within 185 feet of the property in question. (Note: where the property is bound by a street, alley, stream or similar boundary, the land owner across such boundary shall also be considered an adjoining land owner.)	
To find listings of adjoining property owners, follow these steps:	
<ol style="list-style-type: none"> <li>1. Locate the subject property on the map in the Land Use Office and write down the entire parcel number. Be sure to write down the map number, section number, and individual parcel number, in that order (example: 10-8.0-27-000-001-007.000).</li> <li>2. Go to the Pulaski County Assessor's Office at 301 Historic Rt. 66 East, Ste. 117, show the attendant the parcel number, and ask the attendant to look up the owner's names, parcel numbers, and addresses for the lots within 185 feet on all sides of the property, or show you how to find the information on land records.</li> <li>3. Write down the name(s) of the owners of each of the adjacent lots within 185 feet, the parcel number of the lot, and the owner's entire address below. If no address is listed, make a note to that affect.</li> </ol>	

PLEASE NOTE: ACCURACY IS VERY IMPORTANT BECAUSE IF SOMEONE WITHIN 185 FEET OF THE PROPERTY IN QUESTION FAILS TO GET NOTIFIED, THE REQUEST MAY BE VOIDED EVEN IF THE BOARD VOTES IN YOUR FAVOR. APPLICATIONS WILL NOT BE ACCEPTED WITHOUT THE PROPER ADDRESS LIST.

(Use additional sheets if necessary)

Name	Parcel Number	Address
Please see attached		
Document		

**6. LEGAL DESCRIPTION AND OWNER/AGENT STATEMENT**

(Metes and bounds description accompanied with a plat or survey of parcel):

To Wit:

Location:

**7. OWNER/AGENT STATEMENT**

I, Lyle/Curt Cox being the Owner or Agent acting on behalf of the owner request that the attached rezoning request of The Summit be placed on the agenda of the Planning & Zoning Commission meeting scheduled for 8-17-2021.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief. I authorize the City of Waynesville to place a sign on the property in question for the purpose of alerting the general public of my request, no less than seven (7) days prior to the meeting.

I understand that failure to address any item in these requirements may result in the rezoning not meeting the minimum submission requirements and will be returned to me for revision and resubmission at the next regular Planning & Zoning Commission meeting.

**Note: Agents acting on behalf of property owners must submit a notarized letter from the property owner which gives them the authority to act on their behalf.**

Signature:

Date:

11502200000001005  
0507080005  
RHODES ANTWANN D & JAMAIDA  
125 SUMMIT PASS

11602300000003082  
0507130082  
HORTON ROBERT FRANKLYN  
123 SUMMIT PASS

11602300000003086  
0507130086  
VINSON TODD O  
121 SUMMIT PASS

11602300000003117  
0507130117  
STROTHER KEVIN D & MARIA  
116 PARADISE ST

11602300000003121  
0507130121  
REILLY WILLIAM & ERICA ELIZABETH  
119 PARADISE ST

11602300000003130  
0507130130  
MALDONADO JUAN D JR & ASHLEY  
117 PARADISE ST

11602300000003122  
0507130122  
LUNCEFORD ALVIN & MANDY K  
115 PARADISE STREET

11602300000003127  
0507130127  
JONES RYAN & ALINA  
113 PARADISE STREET

11602300000003131  
0507130131  
SWEET CHARLENE R & JONATHON R  
111 PARADISE ST

116023000000003120  
0507130120  
SWEENEY JOHN W II & BRANDY  
109 PARADISE STREET

116023000000003116  
0507130116  
NGUYEN ALISHA & MICHAEL  
107 PARADISE STREET

116023000000003118  
0507130118  
ESGUERRA JR ELVIN P & NHU CAM  
**105 PARADISE STREET**

116023000000003132  
0507130132  
MAYFIELD DANIEL J SR  
103 PARADISE STREET

116023000000003036  
0507130036  
HARRIS KIMBERLY & CYNTHIA  
102 LAVISTA DRIVE

116023000000003035  
0507130035  
SOLIS JAIME D & JENNIFER R  
104 LA VISTA DR

116023000000003113  
0507130113  
RHOADES PHILLIP A & LENA J  
106 LAVISTA STREET

116023000000003115  
0507130115  
GASPER FAI & NATHAN B WHITTENBERGER  
110 LAVISTA DRIVE

116023000000003067  
0507130067  
REICHERT ANDREW & BARBARA  
108 LAVISTA DR

11602300000003045  
0507130045  
GASPER FAI  
110 LAVISTA

11602300000003028  
0507130028  
COMBS PATRICK W & TINA M  
112 LA VISTA DR

11602300000003040  
0507130040  
CATTS CLARENCE W L & ANNETTE M  
114 LA VISTA DR

11602300000003039  
0507130039  
WEAVER BENNIE D & DANA EILEEN  
116 LA VISTA DR

11602300000003030  
0507130030  
WEST DONLEY E & CYNTHIA R  
123 LAVISTA

11602300000003029  
0507130029  
LYLE COX RENTALS LLC  
121 LAVISTA

11602300000003094  
0507130094  
TOM KEVIN S & CINDY A  
146 MESA DR

11602300000003073  
0507130073  
BROWN SCOTT H  
144 MESA DR

11602300000003060  
0507130060  
MCDONALD JAMES & TRUDY  
142 MESA DRIVE

11602300000003027  
0507130027  
EDWARDS WILLIAM III & MICHAELYN THOMPSON  
119 La Vista Dr



116023000000003100  
0507130100  
MITRISIN HOMESTEAD TRUST  
145 MESA DRIVE

116023000000003098  
0507130098  
GASKIN RUSSELL S  
143 MESA DR

116023000000002000  
0507129000  
BOLLINGER CHARLES TRUSTEE  
PO BOX Q WAYNESVILLE MO, 65583

116014000000005003  
0507126003  
MARTIN MICHAEL & KRYSTAL  
6208 HAWKINS FARM PLACE ST LOUIS MO 63129

116014000000005001  
0507126000  
FOUR J LAND & CATTLE COMPANY  
**PO BOX 308 WAYNESVILLE MO, 65583**

116014000000005004  
0507126004  
PRITCHARD KEITH ETAL  
**300 HIGHLAND WOODS DR WAYNESVILLE MO, 65583**

115022000000001002  
0507080002  
MARK ROWDEN HOMES LLC  
**20980 ROWDEN LANE WAYNESVILLE MO, 65583**

116023000000003069  
0507130069  
ALEXANDER MICHAEL & LORETHA  
101 PARADISE STREET

116023000000003044  
0507130044  
YIZNITSKY JASON J & REBECCA  
103 SUMMIT PASS

11602300000003013

0507130013

OLLAR GARY & CONSUELO

101 SUMMIT PASS WAYNESVILLE MO, 65583

11602300000003037

0507130037

RANDALL DONALD J & TAWNA L

100 LA VISTA DR