

**AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR CERTAIN REAL ESTATE FROM
R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MULTI-FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT
802 HISTORIC ROUTE 66 WEST 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 Matt and Marissa Beatty 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 Single Family Residential (R-1) to the new classification of Multi-Family Residential (R-2).

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 20th, DAY OF JULY, 2023.

A handwritten signature in black ink, appearing to read "Sean A. Wilson". The signature is written in a cursive style with a large initial "S".

Sean A. Wilson, Mayor

ATTEST:

Michele Brown, City Clerk



REZONING REQUEST APPLICATION			
Date: <u>4/26/23</u>	PROPERTY LOCATION: <u>802 Historic Rt 66 W</u>		
1. APPLICANT INFORMATION			
Name: <u>Marissa & Matt Beatty / Rowbidge Property</u>	Phone: <u>888-3426 (503)</u>	Homeowner: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Address: <u>19950 Steer Rd</u>	City, State, Zip Code: <u>Waynesville 65583</u>		
Applicant's Legal Interest in the Property: <u>owner</u>			
2. OWNER INFORMATION (If not the same as Applicant)			
NAME: (Last, First Middle Initial) <u>(same as applicant)</u>			Deed Reference:
Address:		Date Property Acquired: <u>July 25, 2022</u>	
3. PROPERTY INFORMATION <u>tax district PR6</u>			
Tax Map Number: <u>section 26 / township 36 / range 12</u>	Parcel Number: <u>117026004002026000</u>		
Area (square feet or acres): <u>.574 acres</u>	Current Land Use Classification: <u>R1</u>		
4. ZONING REQUEST INFORMATION			
Existing Zone: <u>R1</u>		Requested Zone: <u>R2</u>	
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. <u>Currently the property is 'nonconforming'. There are two structures on the property currently. We plan to renovate the second to provide affordable for housing in the area.</u>			
5. PROPERTY OWNERS WITHIN 185 FEET			
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:			
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).			
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 owners 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 the land records.			
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 effect.			

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING before the Planning and Zoning Commission of the City of Waynesville, Missouri is scheduled to be held at 5:30pm, Tuesday, June 13, 2023, in the Council Chambers at City Hall, 100 Tremont Center.

The purpose of this hearing is to consider a Rezoning Request from R-1 to R-2 for the property located at 802 Historic Route 66 West, Waynesville, MO 65583.

Any person interested in the matter may appear at the Public Hearing and present testimony or other evidence. After a Public Hearing, the Planning and Zoning Commission may, at its option, make a recommendation on the request to be presented to City Council.

Nathan Carmon
City of Waynesville
Building Official
Building2@waynesvillemo.org

#22-21c

2x3
#22 & #23
5-31-23
6-7-23

Cost: \$36.00 per week
\$72.00 total

Needs affidavit of
publication.

Will mail to:

City of Waynesville
100 Tremont Center
Waynesville MO 65583