

**AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR CERTAIN REAL ESTATE FROM
R-1 (SINGLE FAMILY RESIDENTIAL) TO R-3 (MULTI FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT
512 MAIN STREET 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 JUL, 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 Single Family Residential (R-1) to the new classification of Multi Family Residential (R-3).

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 24th, DAY OF MAY, 2023.



Sean A. Wilson, Mayor

ATTEST:



Michele Brown, City Clerk



EXHIBIT A



THE CITY OF WAYNESVILLE
Public Works/Building Department

100 Tremont Center
Waynesville, MO. 65583
Phone: (573) 774-6171

REZONING REQUEST APPLICATION	
Date: 4/6/23	PROPERTY LOCATION: 512 Main St.
APPLICANT INFORMATION	
Applicant Name: JUL LLC	Phone: (573) 433-5320
Homeowner: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Applicant's Address: PO Box 1007 Waynesville MO 65583	
Applicant's Legal Interest in the Property:	
OWNER INFORMATION	
Name: (If different from applicant)	Deed Reference No:
Address: (If different from applicant)	Date Property Acquired: 8/16/20
PROPERTY INFORMATION	
Tax Map Number:	Parcel Number: 117026001013008000
Area (square feet or acres): .348	Current Land Use Classification:
ZONING REQUEST INFORMATION	
Existing Zone: R1	Requested Zone: R3
Reason for zoning change and a statement regarding the changing conditions, in the area and in the City, that makes the proposed rezoning request reasonably necessary to the promotion of the public health, safety and general welfare of the public: Change in zoning is requested to allow for higher level of residential density.	

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. Go to the Pulaski County Assessor's Office at 301 Historic Route 66 East, Suite 117, show the attendant the parcel number of the property and ask the clerk to look up the owner's names, parcel numbers and addresses for the lots within 185 feet on all sides of the property.
2. Access Pulaski County's GIS mapping system at [Pulaski County GIS](#) and search for the property either by address, owner name or parcel number. Note all of the properties that surround the property by clicking on each plot. You may access a report regarding each plot which will list the owner's name and the parcel number of the property. Note if no address is listed.

PLEASE NOTE: ACCURACY IS VERY IMPORTANT. IF SOMEONE WITHIN 185 FEET OF THE PROPERTY IN QUESTION FAILS TO GET NOTIFIED, THE REQUEST MAY BE VOIDED EVEN IF THE COMMISSION VOTES IN YOUR FAVOR. APPLICATIONS WILL NOT BE ACCEPTED WITHOUT THE PROPER ADDRESS LIST.
(Use additional sheets if necessary)

NAME	PARCEL NUMBER	ADDRESS
① Davis Benjamin & Macie Crow	117026001013009000	510 Main St
② JUC LLC	117026001012009000	528 Historic 66 W
③ Andrew & Pam Anderson	117026001015001000	600 Main St
④ JUC LLC	117026001015022000	601 Main St 600 Historic 66

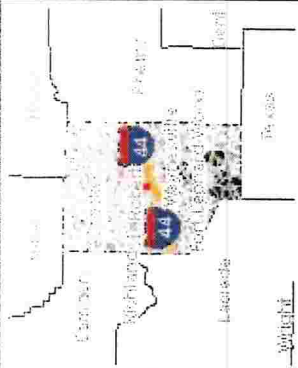
Pulaski County, MO



1 in. = 45ft.

90.3 0 45.14 90.3 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Interstate
- Road
- Address Point
- Corporate Limit
- Parcel
- Parcel Number/Acres
- Lot
- Stream
- Water Boundary
- Section
- County Boundary

512 Main St

Notes

LEGAL DESCRIPTION AND OWNER/AGENT STATEMENT

Legal Description: (Attach additional pages if necessary)

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

To Wit:

Owner/Agent Statement:

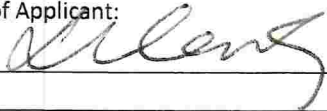
I, Jacch Lebiada being the Owner or the Agent acting on behalf of the Owner, request that the attached application for re-zoning request, for the property located at 512 Main St, be placed on the agenda of the Planning & Zoning Committee meeting scheduled for re-zoning.

Furthermore, I verify 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.

Lastly, I understand that failure to address any item in these requirements may result in the rezoning request not meeting the minimum requirements of the Planning & Zoning Commission. If that is the case, I understand that the application will be returned to me for revision and resubmission at the next regularly scheduled meeting of the Planning & Zoning Commission.

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

Signature of Applicant:



Date:

5/9/2023

FOR OFFICE USE ONLY

Received By _____

Date _____

Date of Hearing _____

Approved _____

Resubmission _____

Date of Final Decision _____

Approved _____

Not Approved _____

Pulaski County, Missouri

Recorded in Pulaski County, Missouri



Recording Date/Time: 08/17/2020 at 11:59:18 AM

Instr #: 202004435

Type: WD
Pages: 2
Fee: \$27.00 S

Rachelle Beasley
Rachelle Beasley, Recorder of Deeds



WARRANTY DEED

THIS INDENTURE, Made on the 14 day of August, 2020, by and between **Steve Page, a single man**, of the County of Texas and State of Missouri, party of the first part or Grantor, and **JUL, LLC**, of the County of Pulaski and State of Missouri, party of the second part or Grantee, (mailing address of Grantee is: P.O. Box 1007, Waynesville, MO 65583);

WITNESSETH, That the said party of the first part, in consideration of the sum of OTHER VALUABLE CONSIDERATION AND TEN & NO/100 - - - - DOLLARS to him paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Pulaski and State of Missouri, to-wit:

All of Lots 10, 11 and 12 in Block 3 of BELL'S SUBDIVISION, now a part of the City of Waynesville, Pulaski County, Missouri, per the plat thereof filed in the Recorder's Office of Pulaski County, Missouri; EXCEPT that part described in conveyance to John T. Methvin and wife recorded in Book 288, Page 69 in said Recorder's Office. Subject to easements, restrictions and reservations of record.

TO HAVE AND TO HOLD, The Premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said party of the second part, and unto its successors and assigns forever; the said party of the first part hereby covenanting that he is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by him or those under whom he claims, and that he will Warrant and Defend the title to the said premises unto the party of the second part, and unto its successors heirs and assigns, forever, against the lawful claims and demands of all persons whomsoever.

Pulaski County, Missouri

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand the day and year first above written.



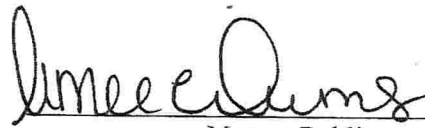
Steve Page

STATE OF MISSOURI)
) SS
COUNTY OF PULASKI)

On this 14 day of August, 2020, before me personally appeared **Steve Page, a single man**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. And the said **Steve Page** further declared himself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Waynesville, Missouri, the day and year first above written.

My commission expires: _____



Notary Public