

**AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR CERTAIN REAL ESTATE FROM
C-1 (COMMERCIAL) TO R-1 (SINGLE FAMILY RESIDENTIAL)
FOR PROPERTY LOCATED AT 1390 STATE ROUTE F 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 Dr. Jerry Brown 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 Commercial (C-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 18TH DAY OF NOVEMBER, 2021.



Clarence Liberty, Mayor Pro-Tem

ATTEST:



Tracey York, Deputy City Clerk





THE CITY OF WAYNESVILLE

Public Works/Building Department

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

REZONING REQUEST APPLICATION

Date: 10-7-2021

PROPERTY LOCATION: 1390 State Route F

APPLICANT INFORMATION

Applicant Name: Jerry Brown

Phone: 573-528-2142

Homeowner: Yes No

Applicant's Address: 1390 State Route F

Applicant's Legal Interest in the Property:
own free and clear with all building

OWNER INFORMATION

Name: (If different from applicant)
J & J Vision Center

Deed Reference No:
20055112

Address: (If different from applicant)

Date Property Acquired:
Jun 30, 2005 7:00 PM

PROPERTY INFORMATION

Tax Map Number: 0506567001

Parcel Number: 109030000000012001

Area (square feet or acres): 2.4 Ac

Current Land Use Classification: C1

ZONING REQUEST INFORMATION

Existing Zone: C1

Requested Zone: R1

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:

I have closed my Optometry Practice and now reverting to private home

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:
PT N1/2 LOT 2 NW1/4 of section 30 Township 36N, Range 11W
See attached

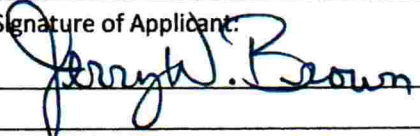
Owner/Agent Statement:

I, Jerry Brown 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 1390 State Route F, be placed on the agenda of the Planning & Zoning Committee meeting scheduled for _____.

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.

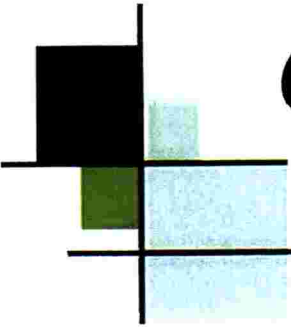
Lastly, I understand that failure to address any item in these requirements may result in the rezoning request not meeting the minimum requirements of the Planning & Zoning Commission. If that is the case, I understand that the application will be returned to me for revision and resubmission at the next 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: 10-7-2021
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FOR OFFICE USE ONLY

Received By _____	Date _____
Date of Hearing _____	Approved _____ Resubmission _____
Date of Final Decision _____	Approved _____ Not Approved _____



City of Waynesville

Preserving the Past - Planning for the Future

100 Tremont Center Waynesville, MO. 65583

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 November 9, 2021 at 5:30 p.m.

The purpose of this hearing is to consider a Rezoning Request from a C-1 Zoning (Neighborhood Commercial) to a R-1 Zoning (Single Family Residential). The proposed Rezoning is to revert closed Optometry Practice to private home located at 1390 State Route F, Waynesville, MO.

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 Rezoning Request to be presented to City Council.

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