

AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR CERTAIN REAL ESTATE FROM C-2 (COMMERCIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 1701 PEARSON 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 Dewell Reeves 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 September 10th, 2024 regarding 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 recommendations submitted by the Planning and Zoning Commission following the said public hearing; 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 is hereby changed from its present classification of Commercial (C-2) 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 19th, DAY OF SEPTEMBER, 2024.



Sean A. Wilson, Mayor

ATTEST:



Michele Brown, City Clerk



REZONING REQUEST APPLICATION

Date: 07/27/2024 PROPERTY LOCATION:

1. APPLICANT INFORMATION

Name: Dewell Reeves Phone: 573 765-4298 Homeowner: Yes No
 Address: 25200 Raptor Ln 1701 Pearson City, State, Zip Code: Waynesville, MO 65583
 Applicant's Legal Interest in the Property:

2. OWNER INFORMATION (If not the same as Applicant)

NAME: (Last, First Middle Initial) REEVES, DEWELL Deed Reference: 20021896
 Address: 25200 Raptor Ln. Waynesville, MO 65583 Date Property Acquired: 02/28/02

3. PROPERTY INFORMATION

Tax Map Number: Parcel Number: 11-8-0-34-001-003-005.001
 Area (square feet or acres): .333 acres Current Land Use Classification:

4. ZONING REQUEST INFORMATION

Existing Zone: C2 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 reasonably necessary to the promotion of the public health, safety and general welfare.
All surrounding properties are residential and paying residential taxes currently.

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 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.
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.

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
DEWELL REEVES	11-8.0-34-201-003-885-095	1701 Pearson, ^{Waynesville, MO} 65588

6. LEGAL DESCRIPTION AND OWNER/AGENT STATEMENT

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

To Wit:

Acres: 0.33 Sec: 34 Twp: 36 Rng: 12
PT NE NE4

Location: 1701 PEARSON, Waynesville, MO 65588.0000

7. OWNER/AGENT STATEMENT

I, Dewell Reeves being the Owner or Agent acting on behalf of the owner request that the attached rezoning request of Residential be placed on the agenda of the Planning & Zoning Commission meeting scheduled for AS SOON AS POSSIBLE

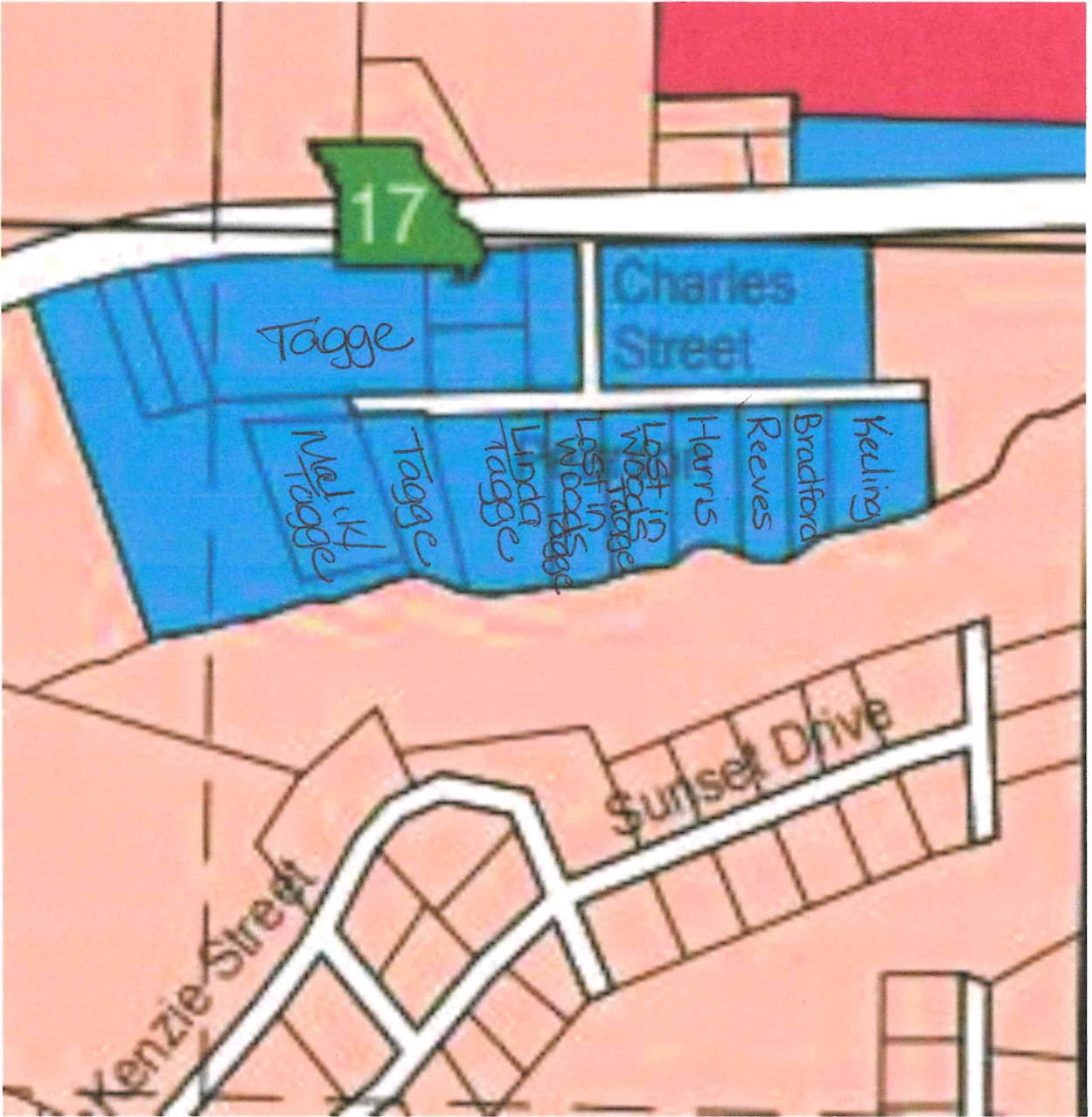
I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief. I authorize the City of Waynesville to place a sign on the property in question for the purpose of alerting the general public of my request, no less than seven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

Date: 27 July 24



Pulaski County, MO

Property Report Card

Parcel Number: 118034001003001000

Account Number: 0508542000

Owner Name: TEE EDWARD & CAROLYN

Property Address: 1605 HISTORIC RT 66 WEST

Owner Address: 1605 HISTORIC RT 66 WEST

Owner City: WAYNESVILLE

Owner State/Zip: MO 65583-0000

Acres: 1.82

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 202106496

Date Acquire: 9/27/2021 12:00:00 AM

Legal Description: PT NE NE4

Healthy Pet Wellness Center LLC
1603 Historic Rt 66
Waynesville, MO 65583
Parcel 11-8.0-34-001-003-001-001

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003002000

Account Number: 0508543000

Owner Name: TAGGE LINDA

Property Address: 1607 HISTORIC RTE 66

Owner Address: 5300 N WAYNE

Owner City: KANSAS CITY

Owner State/Zip: MO 64118-0000

Acres: 1.90

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 200608105

Date Acquire: 10/10/2006 12:00:00 AM

Legal Description: LOTS 1 & 2 PT NE NE 4BOLLINGERS ADD

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003048000

Account Number: 0508579000

Owner Name: FOWLER SHANNA B

Property Address: 609 SUNSET DR

Owner Address: 13264 HASSLER DR

Owner City: DIXON

Owner State/Zip: MO 65459-0000

Acres: 0.32

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 201601210

Date Acquire: 3/24/2016 12:00:00 AM

Legal Description: PT LOT 5 - BLK 6PLAINVIEW S/D NO 3

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003048001

Account Number: 0508579001

Owner Name: BLOSSER TIMOTHY & CHERYL

Property Address:

Owner Address: PO BOX 525

Owner City: WAYNESVILLE

Owner State/Zip: MO 65583-0000

Acres: 0.06

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 9200661

Date Acquire: 2/1/1992 12:00:00 AM

Legal Description: PT LOT 5 - BLK 6PLAINVIEW S/D NO 3

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003049000

Account Number: 0508580000

Owner Name: GUILLES MICHAEL K

Property Address: 611 SUNSET DR

Owner Address: 21760 REPORTER ROAD

Owner City: WAYNESVILLE

Owner State/Zip: MO 65583-0000

Acres: 0.34

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 201703618

Date Acquire: 7/31/2017 12:00:00 AM

Legal Description: LOT 6 - BLK 6 PLAINVIEW S/D NO 3

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003006000

Account Number: 0508546000

Owner Name: HARRIS RACHEL LEE

Property Address: 1711 PEARSON ST

Owner Address: 1711 PEARSON ST

Owner City: WAYNESVILLE

Owner State/Zip: MO 65583-2375

Acres: 0.50

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 202205408

Date Acquire: 8/25/2022 12:00:00 AM

Legal Description: PT NE NE4

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003007000

Account Number: 0508547000

Owner Name: LOST IN THE WOODS PRODUCTIONS LLC

Property Address: 1713 PEARSON ST

Owner Address: 1466 WEST HIGHPOINT CIRCLE

Owner City: SPRINGFIELD

Owner State/Zip: MO 65810-0000

Acres: 0.51

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 201803351

Date Acquire: 7/31/2018 12:00:00 AM

Legal Description: PT NE NE4 1713 PEARSON

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003005000

Account Number: 0508545000

Owner Name: REEVES DEWELL

Property Address: 1701 PEAESON ST

Owner Address: 25200 RAPTOR LANE

Owner City: WAYNESVILLE

Owner State/Zip: MO 65583-0000

Acres: 0.33

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 20021896

Date Acquire: 3/1/2002 12:00:00 AM

Legal Description: PT NE NE4

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003005000

Account Number: 0508545000

Owner Name: REEVES DEWELL

Property Address: 1701 PEAESON ST

Owner Address: 25200 RAPTOR LANE

Owner City: WAYNESVILLE

Owner State/Zip: MO 65583-0000

Acres: 0.33

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 20021896

Date Acquire: 3/1/2002 12:00:00 AM

Legal Description: PT NE NE4

Pulaski County, MO

Property Report Card

Parcel Number: 118034001003004001

Account Number: 0508544001

Owner Name: KEELING TAMMY R

Property Address: 1607 PEARSON STREET

Owner Address: 1607 PEARSON ST

Owner City: WAYNESVILLE

Owner State/Zip: MO 65583-0000

Acres: 0.38

Section: 34

Township: 36

Range: 12

School: WAYNESVILLE

Deed Book Page: 202003252

Date Acquire: 6/1/2020 12:00:00 AM

Legal Description: PT NE NE4

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 5:30 p.m., Tuesday, September 10, 2024, in the Council Chambers at City Hall, 100 Tremont Center.

The purpose of this hearing is to consider a Rezoning Request from C-2 to R-1 for properties located at 1609 Pearson, 1701 Pearson, 1607 Pearson, and 1711 Pearson, 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

#33-21c

2x3
#33 & #34
8-14-24
8-21-24

Cost: \$42.00 per week
\$84.00 total

Needs affidavit of
publication.

Will mail to:

City of Waynesville
100 Tremont Center
Waynesville MO 65583