

**AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR CERTAIN REAL ESTATE FROM  
A-1 (AGRICULTURAL) TO R-1 (SINGLE FAMILY RESIDENTIAL)  
FOR PROPERTY LOCATED WEST OF THE INTERSECTION OF PINNACLE AND MESA 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 Mark Rowden of Mark Rowden Homes, 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.

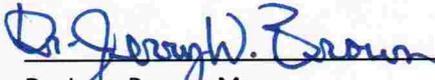
**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAYNESVILLE, MISSOURI AS FOLLOWS:**

**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 19<sup>TH</sup> DAY OF AUGUST, 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 in the Summit subdivision located west of intersection of pinnacle and Mesa in Waynesville MO. Parcel number (115022000000001002) and (116023000000003079).

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



# THE CITY OF WAYNESVILLE

Public Works/Building Department

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

## REZONING REQUEST APPLICATION

Date: 06/27/2021

**PROPERTY LOCATION:** West of intersection of pinnacle and mesa, and west of the intersection of mesa and majestic

### APPLICANT INFORMATION

Applicant Name: Mark Rowden

Phone: 573-855-4584

Homeowner:  Yes  No

Applicant's Address: 20980 Rowden Lane, Waynesville Missouri, 65583

Applicant's Legal Interest in the Property:  
Develop additional phases to The Summit Subdivision.

### OWNER INFORMATION

Name: (If different from applicant)  
Mark Rowden Homes, LLC

Deed Reference No:  
202104603

Address: (If different from applicant)

Date Property Acquired:  
06/16/2021

### PROPERTY INFORMATION

Tax Map Number: 05-07130079

Parcel Number: 11502200000001002 and 11602300000003079

Area (square feet or acres): 61.03+- acres

Current Land Use Classification: Agriculture

### ZONING REQUEST INFORMATION

Existing Zone: A1

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:

The reason for rezoning is to develop a residential addition to The Summit Subdivision. This addition will provide quality starter and mid-level homes for military and local families in a desirable setting with beneficial amenities, bringing utility and tax revenue to the city of Waynesville.

**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:**

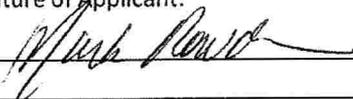
I, Mark Rowden being the Owner or the Agent acting on behalf of the Owner, request that the attached application for re-zoning request, for the property located at NW1/4 of SW1/4 S23 T36N R12W, be placed on the agenda of the Planning & Zoning Committee meeting scheduled for \_\_\_\_\_.

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:

06/27/2021

**FOR OFFICE USE ONLY**

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

Parcel Id	Owner Name	Property Address	Owner Address	Owner City	Owner Stat	Owner Zip
116023000000003092	GRIFFIN CLAUDIO B	198 MAJESTIC STREET	PO BOX 4231	WAYNESVILLE	MO	65583-0000
116023000000003047	DAVIS SKYLAR J & RAELYNN	102 MESA DR	102 MESA DR	WAYNESVILLE	MO	65583-3701
116023000000003074	DAVIS JOHN R & AIDA M	104 MESA DRIVE	104 MESA DRIVE	WAYNESVILLE	MO	65583-0000
116023000000003055	VONNER STEVEN W	106 MESA DR	106 MESA DR	WAYNESVILLE	MO	65583-3701
116023000000003010	OWEN MICHAEL & ELIZABETH	108 MESA DRIVE	108 MESA DRIVE	WAYNESVILLE	MO	65583-0000
116023000000003009	GREGORIO RONALD A	110 MESA ST	110 MESA ST	WAYNESVILLE	MO	65583-0000
116023000000003008	ZARONE RICHARD & SHANNON	112 MESA DRIVE	112 MESA DR	WAYNESVILLE	MO	65583-0000
116023000000003007	MCCORD COREY & ALEIDA	114 MESA DRIVE	114 MESA DR	WAYNESVILLE	MO	65583-0000
116023000000003111	BRADY JONATHAN M & BEVERLY	116 MESA DR	116 MESA DR	WAYNESVILLE	MO	65583-3701
116023000000003112	HALL SAMUEL J SR TRUSTEE	100 SUMMIT PASS	100 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
116023000000003062	THOMPSON ROGER L	102 SUMMIT PASS	102 SUMMIT PASS	WAYNESVILLE	MO	65583-2449
116023000000003054	PHILLIPS KEVIN	104 SUMMIT PASS	104 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
116023000000003085	HAYDEN DONALD A & DIANNE L	106 SUMMIT PASS	106 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
116023000000003103	WILLIAMS JASON A	108 SUMMIT PASS	108 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
116023000000003109	BAKER ROBERT W & AMANDA R LARSON-BAKER	110 SUMMIT PASS	110 SUMMIT PASS	WAYNESVILLE	MO	65583-2449
116023000000003081	PIPPIN KELLY S & DEBBIE	112 SUMMIT PASS	112 SUMMIT PASS	WAYNESVILLE	MO	65583-2449
116023000000003105	MANN TIMOTHY & ESIA	114 SUMMIT PASS	116 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
116023000000003061	MANN TIMOTHY & ESIA	116 SUMMIT PASS	116 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
116023000000003097	GORSKI BRIAN & ZOE	118 SUMMIT PASS	118 SUMMIT PASS	WAYNESVILLE	MO	65583-2449
116023000000003108	TIEGS SIEGFRIED	120 SUMMIT PASS	120 SUMMIT PASS	WAYNESVILLE	MO	65583-2449
116023000000003110	INDELICATE ANDREW & ANITA	122 SUMMIT PASS	122 SUMMIT PASS	WAYNESVILLE	MO	65583-2449
116023000000003090	GOODRICH JEFFREY D & LAURIE A	124 SUMMIT PASS	124 SUMMIT PASS	WAYNESVILLE	MO	65583-2449
116023000000003114	DAVIS STEVEN B	126 SUMMIT PASS	126 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
116023000000003095	PAULK STEVEN M & STANI	128 SUMMIT PASS	128 SUMMIT PASS	WAYNESVILLE	MO	65583-2449
115022000000001003	STARR LAVERNE A JR & KATHLEEN	130 SUMMIT PASS	130 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
115022000000001006	GORENFLO WILLIAM JR & CANDICE	132 SUMMIT PASS	132 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
115022000000001000	GATES CARY D & CHARISSA	134 SUMMIT PASS	275 ELLEBROOK LN APT 119	RADCLIFF	KY	40160-3914
115022000000001004	RUSSO BART THOMAS & AMBER MICHELLE	129 SUMMIT PASS	129 SUMMIT PASS	WAYNESVILLE	MO	65583-2443
115022000000001007	EWART FAMILY TRUST	127 SUMMIT PASS	127 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
115022000000001005	RHODES ANTWANN D & JAMAIDA	125 SUMMIT PASS	125 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
116023000000003082	HORTON ROBERT FRANKLYN	123 SUMMIT PASS	123 SUMMIT PASS	WAYNESVILLE	MO	65583-0000
116023000000003078	WOODLAND CONSTRUCTION COMPANY LLC ETAL		1001 CURT DR	WAYNESVILLE	MO	65583-0000
116023000000003001	PRITCHARD KEITH ETAL		300 HIGHLAND WOODS DR	WAYNESVILLE	MO	65583-0000
115022000000001001	PRITCHARD KEITH ETAL		300 HIGHLAND WOODS DR	WAYNESVILLE	MO	65583-0000
1150220000000011000	FLANIGAN EDWARD M SR		16507 HEMPHILL RD	SAINT ROBERT	MO	65584-9579
1150220000000010003	GRUENER STEVEN DOUGLAS		303 BROWN STREET	WAYNESVILLE	MO	65583-0000
1150220000000010004	HAYES BRIAN WILLIAM & SHAWNA	21025 REPORTER RD	21025 REPORTER RD	WAYNESVILLE	MO	65583-2786



Collector Home

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By Name

By Legal

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By Location

By Account

Merchant Account

Last Update

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Merchant License Form

Address Change Form

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All Collectors

COUNTY COLLECTOR OF REVENUE - 2020

PERSONAL INFORMATION

FOUR J LAND & CATTLE COMPANY  
PO BOX 308

WAYNESVILLE MO 65583-0000

GROSS ASSESSED VALUE

Residential Valuation \$0.00  
Agricultural Valuation \$230.00  
Commercial Valuation \$0.00

DESCRIPTION

PT NW SW4

BUILDING INFORMATION

PROVIDED BY:  
Terri Mitchell  
Pulaski County Collector

301 Historic Rt. 66 E, Suite 110  
Waynesville, MO 65583  
(573) 774-4711

Print-Friendly Page

PROPERTY INFORMATION

Parcel 11-6.0-23-000-000-003.079  
Account 05-07130.079  
Legal 23 36 12  
Acres 17.90  
Location

OTHER INFORMATION

Book/Page 20073822+  
Total Tax \$9.53  
Unpaid Taxes \$0.00  
School District SR6  
Front/Side Dim 0.00/0.00  
City District 05  
City Tax Included

PAYMENT INFORMATION

TYPE: NO: DATE: 05/26/21  
TAX: \$9.53 FEES: \$12.12 PENALTY: \$0.97

PAID BY

[View Receipt](#)

[View Villagis Map](#)

NOTES:

PROPERTY HISTORY

Document #	Owner	Aquired	Book/Page
20073822	FOUR J LAND & CATTLE COMPANY	05/23/07	20073822+
20079102	FOUR J LAND & CATTLE COMPANY	12/31/07	20073822+

DATA LAST UPDATED:  
07-28-2021

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[Pay Merchant's License Here](#)