

**ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI**

DATE ISSUED: February 3, 2020
SUBJECT: CASE NUMBER 2019-0287

TEXT:

LARRY CAUDILL petitions the Christian County Commission to rezone a 9.4 acre tract of land from A-1 (Agriculture District) to R-1 (Suburban Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at the SE corner of Henry Dr. and Prairie Ridge Rd., Ozark, MISSOURI, located within Parcel 18-0.6-24-0-0-7.001 which is legally described as follows:

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-SIX (26), RANGE TWENTY-ONE (21), THE BOUNDARIES BEING DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4); THENCE EAST 378.4 FEET; THENCE NORTH 04°35'WEST, 472.3 FEET; THENCE NORTH 08°04'WEST, 600 FEET; THENCE NORTH 00°30'WEST, 250 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4); THENCE WEST 229.4 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4); THENCE SOUTH 1320 FEET TO THE POINT OF BEGINNING, SUBJECT TO ANY PART THEREOF TAKEN, DEEDED, OR USED FOR ROAD OR HIGHWAY PURPOSES.

The Christian County Planning and Zoning Commission did, during public hearing on January 21, 2020 review this request and hear public comment. The motion to recommend approval of this change passed by a unanimous vote.


Now, therefore, after additional review of this case and having heard additional public comment the Christian County Commission did this day, upon a motion by Commissioner Robertson, seconded by Commissioner Bilyeu, by a unanimous vote to approve this request.

Done this 3rd day of February, 2020, at 10:30 a.m.

CHRISTIAN COUNTY COMMISSION

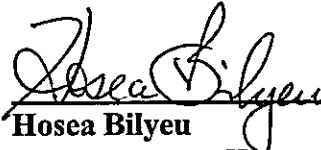
Ralph Phillips
Presiding Commissioner

Yes _____
Dated: _____



Mike Robertson
Commissioner, Eastern District


Yes
Dated: 02-03-2020



Hosea Bilyeu
Commissioner, Western District

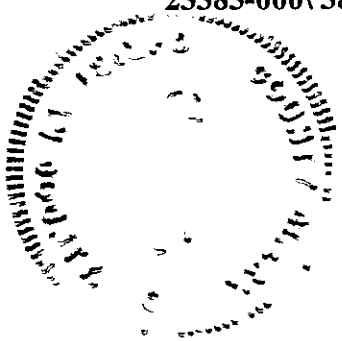
Yes
Dated: 02-03-2020

ATTEST:



Kay Brown
County Clerk

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PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: February 3, 2020

CASE NUMBER: 2019-0287

APPLICANT: Larry Caudill

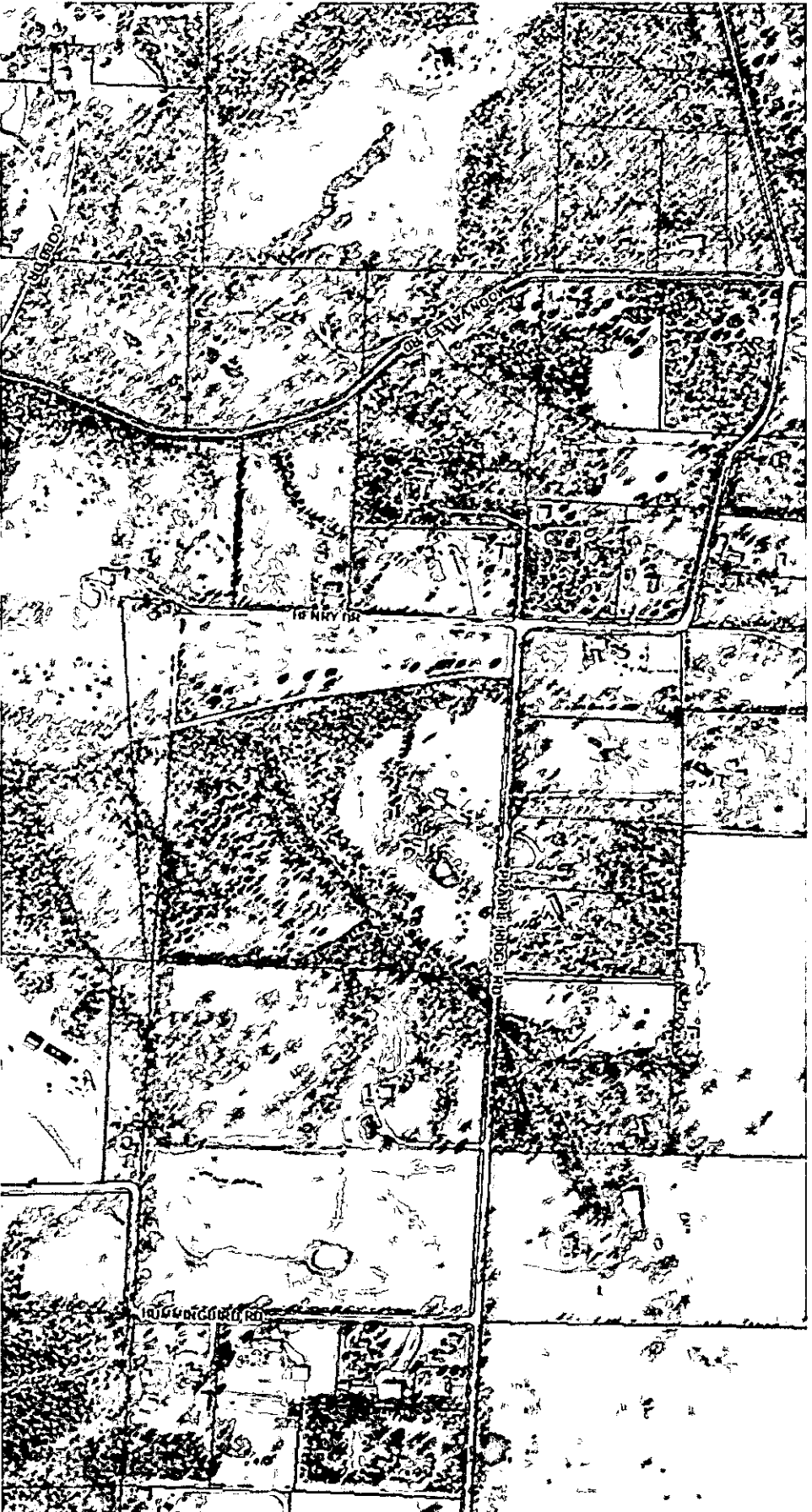
CURRENT ZONING: A-1 Agricultural



1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242



LOCATION: Prairie Ridge Rd. at Henry Dr., Ozark, MO



Low density residential, and larger undeveloped parcels uses surround this property.



PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 9.4 +/- acre parcel to R-1 in order that it can be lawfully developed for residential use which would be acceptable within a R-1 district.



BACKGROUND AND SITE HISTORY:

Mr. Caudill has owned this property for 10 + years and to this point has utilized it for agricultural purposes.

ZONING DISTRICT BEING CONSIDERED:

The applicant is requesting a change in zoning to R-1 Suburban Residence which is detailed in Article 36 of the County Zoning Regulations.

If this change in zoning is approved, the subject parcel could be subdivided into parcels as small as 3 acres.



PLANNING / LAND USE ANALYSIS:

Land Use Plan:

The Christian County Comprehensive Plan looks at this area as one of continued dispersed residential development.

Compatibility:

The parcel to be re-zoned as R-1 is currently surrounded by other tracts which are being used for dispersed residential and agriculture.

Connectivity:

The site has frontage along Prairie Ridge Rd. which is County maintained. This change would likely not provide any additional or inhibit any vehicular or pedestrian connectivity.

Public Benefits:

The rezoning of this parcel creates the possibility of additional residential development in the area.



PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

No provisions for landscaping or buffering have been offered or will be required at this time. If and when the site is developed, the prescribed residential setbacks found in Article 36 would be applied.

Building Design:

Principal permitted uses in the R-1 district would include structures designed as single family detached dwellings as well as any other principle, accessory, or conditionally approved uses identified in Article 36.

If and when the site is developed it will be required to meet the site design requirements in the Zoning Regulations and also be subject to the codes administered by the Building Inspections Department.



PROJECT/SITE ANALYSIS:

Access:

The site has approximately 200' of frontage along Prairie Ridge Rd. Henry Dr. is a private easement which already serves three parcels, therefore any additional parcels which could be created would need a separate point of access coming from Prairie Ridge Rd.

Utility Services:

No utilities currently exist on site. Any new wells would require the approval of MODNR and any new septic systems would have to be approved by the County Health Department.



ENVIRONMENTAL ANALYSIS:

The grade of the site drops significantly to the east leading toward a creek which lays 50 - 60 feet below, passing through the neighboring property. This grade must certainly account for existing natural runoff during heavy rain events. The amount of pervious area which would remain after any residential development should be more than adequate to allow for continued normal absorption of rainwater.

There are no areas of mapped floodplain or mapped sinkholes on this parcel.

TRANSPORTATION ANALYSIS:

Traffic Impact:

A change of zoning to R-1 and subsequent development of the property would likely create only minimal increase in traffic to and from a site which is currently undeveloped.

Access Management:

The property has a significant amount of road frontage along which safe access can be granted. Any new driveway(s) would need to be approved by the Christian County Highway Department.



PUBLIC COMMENT:

Several property owners living near the subject parcel expressed their concerns and fears that development of this land might either disrupt or contaminate their access to what was referred to as a spring in the area.

Another suggested that additional homes would cause an unacceptable increase of traffic in the area.




STAFF COMMENTS:

This change will allow for utilization of this land in a way that is in keeping with the County's adopted Development Regulations.

RECOMMENDATIONS:

On January 21, 2020 the Planning and Zoning Commission reviewed this request in a public hearing and took public comment. The Board voted unanimously to recommend approval of this change to the County Commission.




**Christian County
Planning & Development
Department**
*Promoting orderly growth in a unified
Christian County*

