

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

DATE ISSUED: February 3, 2020
SUBJECT: CASE NUMBER 2019-0294
TEXT:

JAMES HEDGPETH petitions the Christian County Commission to rezone a 36.4 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 East side of State Highway K., Clever, MISSOURI, located within Parcel 09-0.8-28-0-0-5.001 which is legally described as follows:

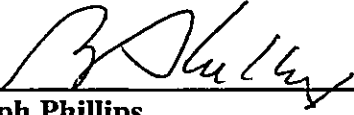
Commencing at the West Quarter (W ¼) corner, Section 28, Township 27N, Range 23W, in Christian County, Missouri; thence S89 degrees 56'30"E 35.47 feet to the East Right-of-Way of Highway K, thence N01 degrees 33'47"E 1104.83 feet long said Right-of-Way, to the point of beginning; thence N90 degrees 00'00"E 845.42 feet, thence N01 degrees 38'23"E a distance of 222.90 feet; thence N90 degrees 00'00"E 1392.94 feet along the North line of the South half (S ½), Northwest Quarter (NW ¼) to the West line of the South half (S ½), Northwest Quarter (NW ¼) of the East 11 acres thereof; thence S01 degrees 22'02"W 793.64 feet along said West line; thence N89 degrees 58'05"W 2241.34 feet; thence N01 degrees 33'47"E 569.56 feet along said Right-of-Way to the point of beginning. Containing 36.44 acres and being subject to any Easement, Right-of-Way or Restrictions of Record.

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 Bilyeu, seconded by Commissioner Robertson, by a unanimous vote to approve this request.

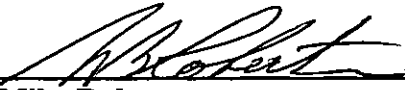
Done this 3rd day of February, 2020, at 10:40 a.m.

CHRISTIAN COUNTY COMMISSION



Ralph Phillips
Presiding Commissioner

Yes
Dated: 2/3/2020



Mike Robertson
Commissioner, Eastern District

Yes
Dated: 02-03-2020

Hosea Bilyeu
Commissioner, Western District

Yes _____
Dated: _____

ATTEST:



Kay Brown
County Clerk

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**PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT**

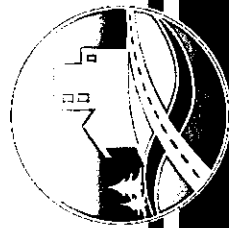
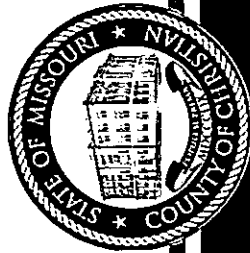
Request for Zoning Change

HEARING DATE: February 3, 2020

CASE NUMBER: 2019-0294

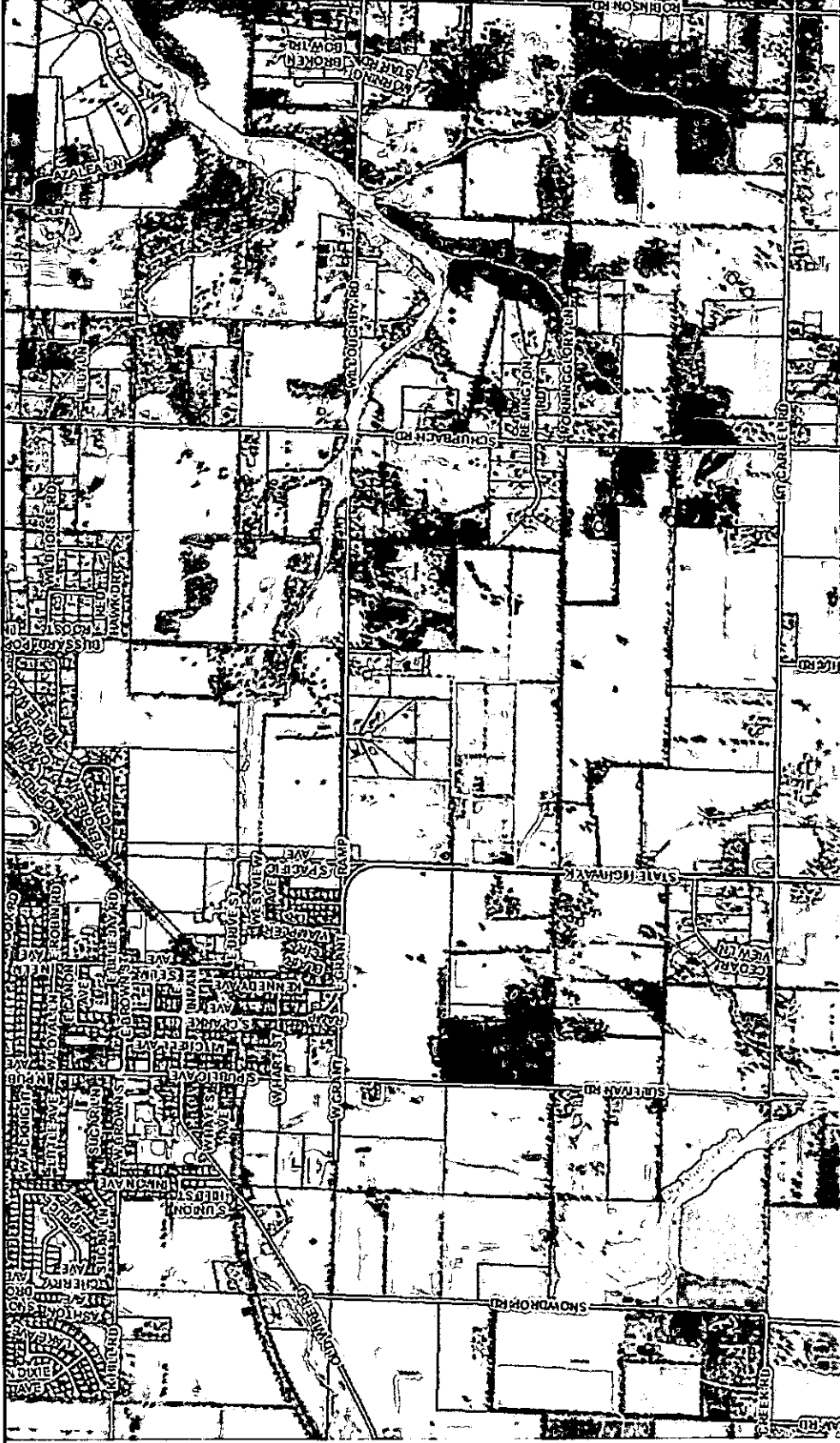
APPLICANT: James and Patsy Hedgpeth

CURRENT ZONING: A-1 Agricultural



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

LOCATION: East side of State Hwy. K near Clever, MO



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



Zoning in the area:



PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 36.4 +/- acre property from A-1 to R-1 for the purposes of residential development



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 State Hwy. K. If the property is developed as a residential subdivision, an internal road serving multiple lots would be required. 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 560' of frontage along State Hwy K.

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 site is characterized as having gently rolling terrain. 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:

There will be some level of impact associated with a rezoning and subsequent development of this parcel. These impacts will be considered in the plat approval process.

Access Management:

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



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. The Board voted unanimously to recommend approval of this change to the County Commission.

