

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

DATE ISSUED: March 2, 2020
SUBJECT: CASE NUMBER 2019-0270

TEXT:

Kelli Wasson petitions the Christian County Commission to rezone a 10.71 acre tract of land from A-1 (Agriculture District) to A-R (Agriculture 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 2654 TERRELL VALLEY DRIVE, REPUBLIC, MISSOURI, located within Parcel 06-0.8-33-0-0-5.007 which is legally described as follows:

A part of Section Thirty-three (33), Township Twenty-eight (28) North, Range Twenty-three West, CHRISTIAN County, Missouri, described as follows:

Commencing from the Northwest corner of said Section Thirty-three (33), thence South 88°30'37" East, along the North line of Section Thirty-three (33), 1,340.32 feet; thence South 01°30'56" West, 1,147.29 feet to an iron pin set at the point of beginning; thence South 88°55'50" East, 864.61 feet to an iron pin; thence South 01°37'43" West, 199.99 feet to an iron pin; thence South 88°10'03" East, 20.12 feet to an iron pin; thence along a curve to the left an arc length of 343.63 feet, with a radius of 630.00 feet, and a chord bearing of South 14 degrees 02'47" East, to an iron pin; thence North 88°09'41" West, 975.38 feet to an iron pin; thence North 01°30'56" East, 514.82 feet to the point of beginning.

The Christian County Planning and Zoning Commission did, during public hearing on February 18, 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 2nd day of March, 2020, at 10:15 a.m.

CHRISTIAN COUNTY COMMISSION



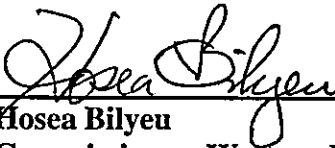
Ralph Phillips
Presiding Commissioner

Yes X
Dated: 3-2-2020



Mike Robertson
Commissioner, Eastern District

Yes ✓
Dated: 03-02-2020



Hosea Bilyeu
Commissioner, Western District

Yes ✓
Dated: 03-02-2020

ATTEST:



Kay Brown
County Clerk

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**PLANNING & DEVELOPMENT
DEPARTMENT
STAFF REPORT**
1106 W. Jackson St., Ozark, MO 65721
(417) 581-7242

REZONING REQUEST

HEARING DATE: March 2, 2020

CASE NUMBER: 2019-0270

APPLICANT: Kelli Wasson (Pelak)

CURRENT ZONING: A-1 (Agriculture District)

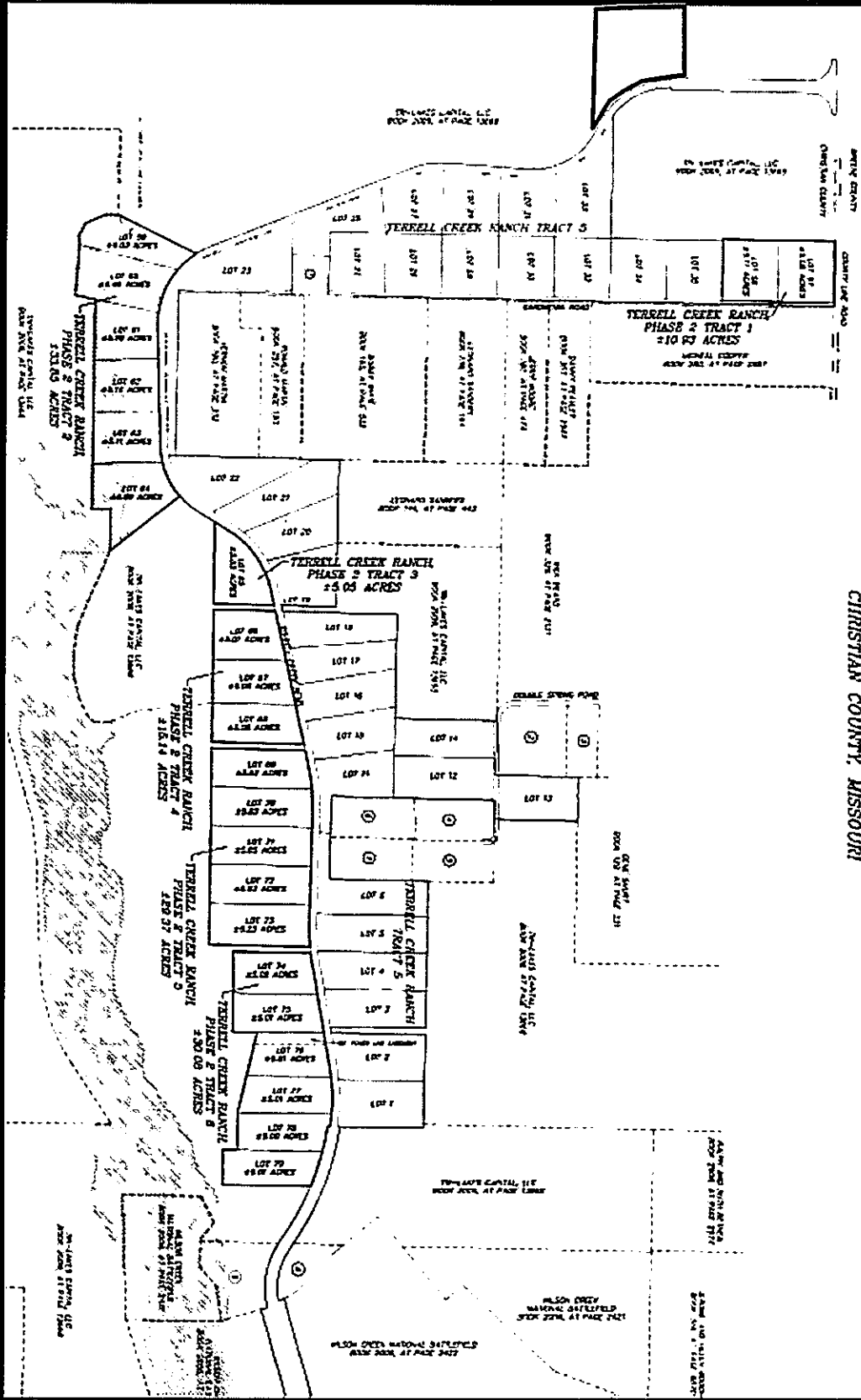


LOCATION: 2654 Terrell Valley Dr., Republic, MO



SURROUNDING LAND USES: Dispersed residences and larger agricultural parcels

The subject property was formerly part of Tri-Lakes Capital's holdings and would likely have been part of a future phase in Terrell Creek Ranch.

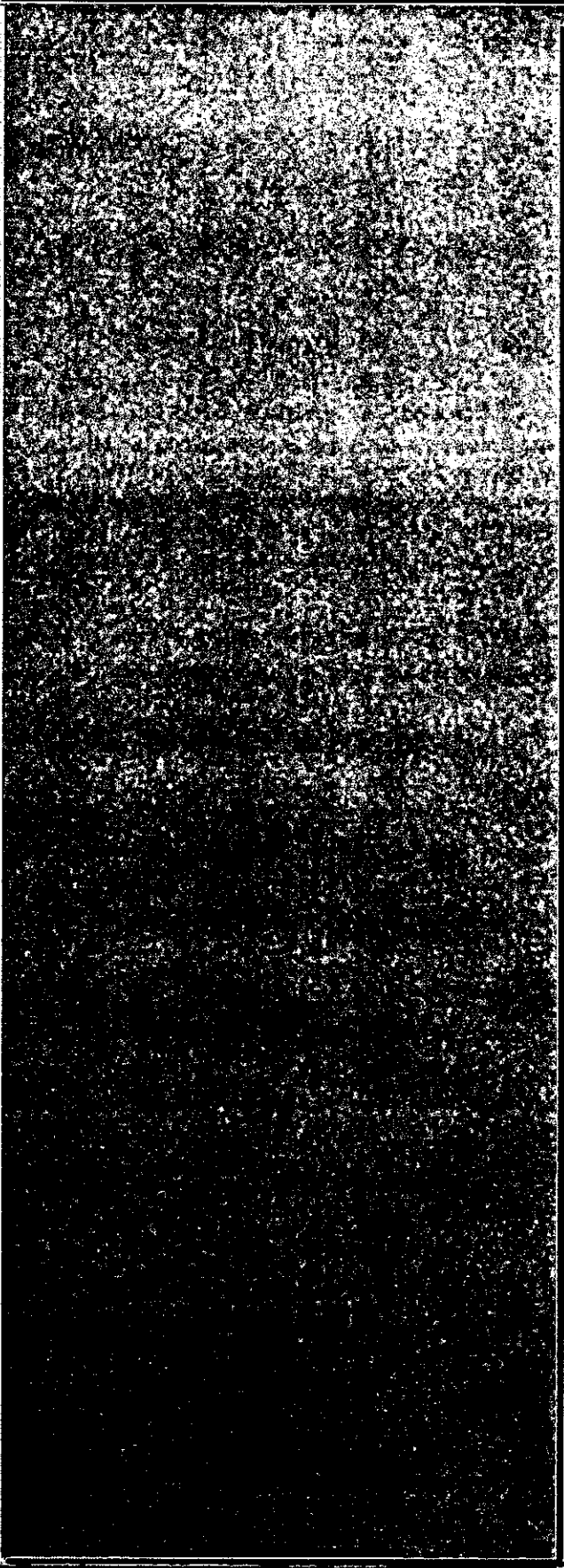


**THE FINAL PLAT OF
TERRELL CREEK RANCH PHASE 2**
 LOCATED IN THE E/2 OF SEC. 33, THE S/2 OF SEC. 34,
 THE SW/4 OF SEC. 35, ALL IN T28N, R23W
 ALSO LOT 2 OF THE FRAC. NE1/4 OF SEC. 4
 AND THE N/2 OF PRAC. OF SEC. 3, ALL IN T27N, R23W
 OF THE 5th PRINCIPAL MERIDIAN
 CHRISTIAN COUNTY, MISSOURI

BACKGROUND AND SITE HISTORY:

On January 21, 2020 the Planning Commission reviewed an appeal request related to an administrative decision to deny this applicant's administrative subdivision.

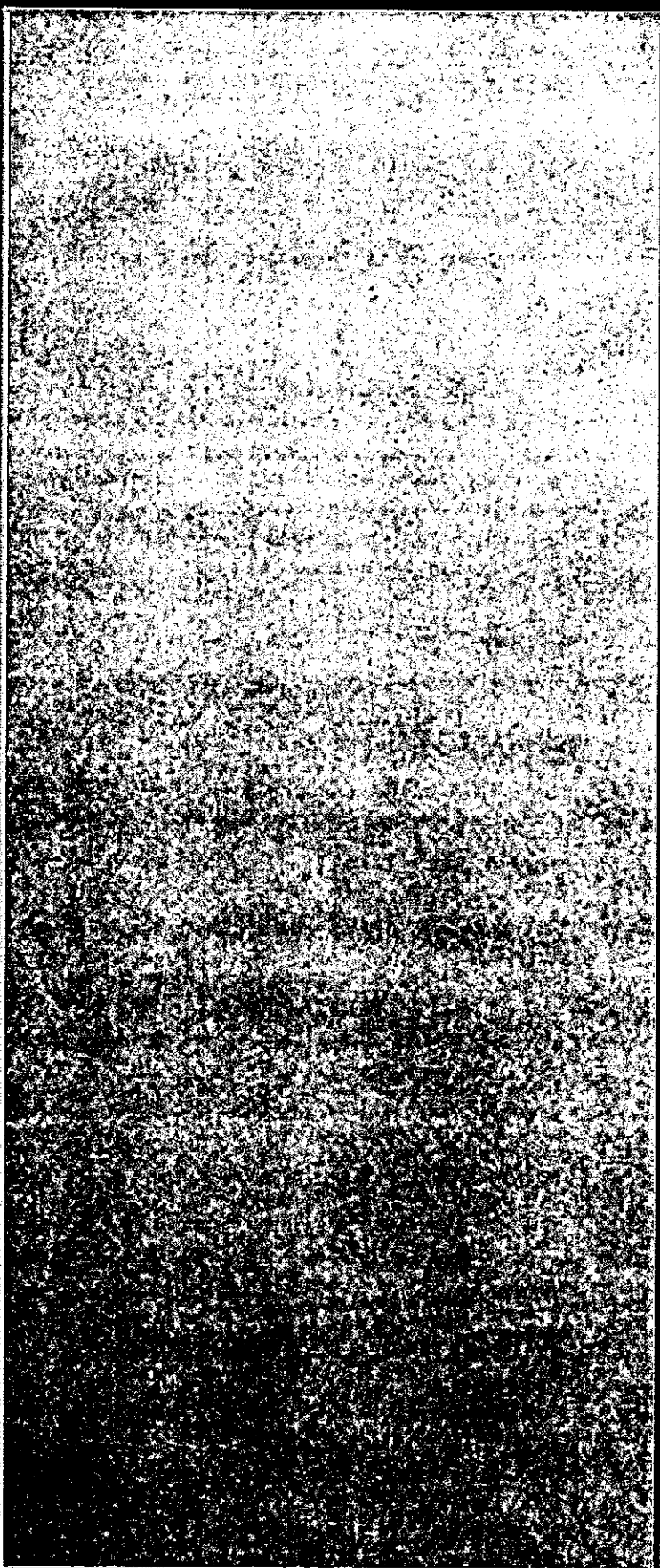
The Planning and Zoning Commission determined that an appropriate solution would be for the applicant to request a zoning change to a classification which might better allow her to accomplish her goal and also remain substantially compliant with the County's adopted development regulations.



ZONING DISTRICT BEING CONSIDERED:

The applicant is requesting a change in zoning to A-R Agriculture Residence which is detailed in Article 32 of the County Zoning Regulations.

If this change in zoning is approved, the subject parcel can 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.

Connectivity:

The site has frontage along Terrell Valley Drive which is a well maintained County road. This zoning change would not have any significant effect on vehicular or pedestrian connectivity.

Public Benefits:

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

PROJECT / SITE ANALYSIS:

The site is 10 +/- acres in size and contains one single family dwelling.

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 32 would be applied.

Building Design:

The site has an existing single family dwelling. Any future buildings would be subject to the codes administered by the Building Inspections Department.

Access:

The site has approximately 550' of frontage along Terrell Valley Dr. and contains one established point of access. There is adequate frontage remaining to locate an additional driveway if the parcel is split.

Utility Services:

Utilities currently serve the existing home on the 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:

Stormwater Impact:

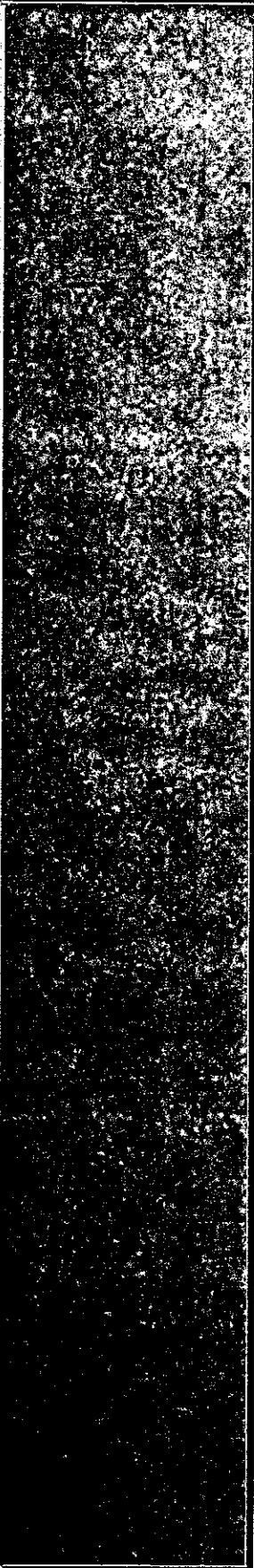
If and when the site is further developed, it would be done on a parcel which is at least 3 acres in size. The amount of pervious area which would remain after any residential development should be more than adequate to allow for continued normal absorption of rainwater.

Groundwater Impact:

None is anticipated.

Floodplain/Sinkhole Impacts:

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



STAFF COMMENTS:

Staff believes that by conducting a rezoning hearing on this matter, the Planning and Zoning Commission will have had an opportunity to review the facts of this case and to make a recommendation with regard to the question of re-zoning. If that recommendation is favorable, staff would then assume that the Board is also allowing for the applicant to create an additional lot beyond the three which can be approved administratively by taking into consideration the property's specific location and access to existing infrastructure.

RECOMMENDATIONS:

On February 18, 2020 the Planning and Zoning Commission reviewed this request and took public comment on it. A motion to recommend approval was passed by a unanimous vote.

