

ORDER OF THE  
CHRISTIAN COUNTY COMMISSION  
OZARK, MISSOURI

DATE ISSUED: April 6, 2020  
SUBJECT: CASE NUMBER 2020-0033

TEXT:

Mary Behrens petitions the Christian County Commission to rezone a 3 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 1604 W. County Line Rd. near Ozark, Missouri, located within Parcel 04-0.9-32-0-03.001 which is legally described as follows:

PROPERTY DESCRIPTION:


A PART OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 21 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHEAST CORNER OF THE SAID NE1/4 OF THE NE1/4 OF SECTION 32, THENCE N86°50'03"W, ALONG THE NORTH LINE OF SAID NE1/4, 1052.60 FEET; THENCE S01°31'39"W, 32.51 FEET TO THE POINT OF BEGINNING; THENCE S86°50'03"E, 388.04 FEET TO THE EAST LINE OF SAID W1/2 OF THE NE1/4 OF THE NE1/4; THENCE S01°31'39"W, ALONG SAID EAST LINE OF THE W1/2 OF THE NE1/4 OF THE NE1/4, 304.39 FEET; THENCE N86°50'03"W, 388.04 FEET; THENCE N01°31'39"E, 304.39 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE WEST 10.00 FEET OF THE NORTH 50.50 FEET THEREOF.

The Christian County Planning and Zoning Commission did, during public hearing on March 16, 2020 review this request and hear public comment. A 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 6th day of April, 2020, at 10:10 a.m.


**CHRISTIAN COUNTY COMMISSION**

  
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**Ralph Phillips**  
**Presiding Commissioner**

Yes X  
Dated: 4/6/2020

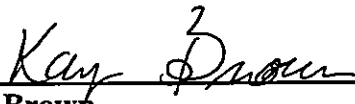
  
\_\_\_\_\_  
**Mike Robertson**  
**Commissioner, Eastern District**

Yes ✓  
Dated: 04-06-2020

  
\_\_\_\_\_  
**Hosea Bilyeu**  
**Commissioner, Western District**

Yes X  
Dated: 4-6-2020

**ATTEST:**

  
\_\_\_\_\_  
**Kay Brown**  
**County Clerk**

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# PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

**Request for Zoning Change**

**HEARING DATE: April 6, 2020**

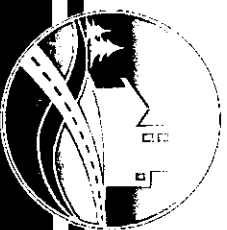
**CASE NUMBER: ~~2019-0155~~ 2020-0033**

**APPLICANT: Mary Behrens**

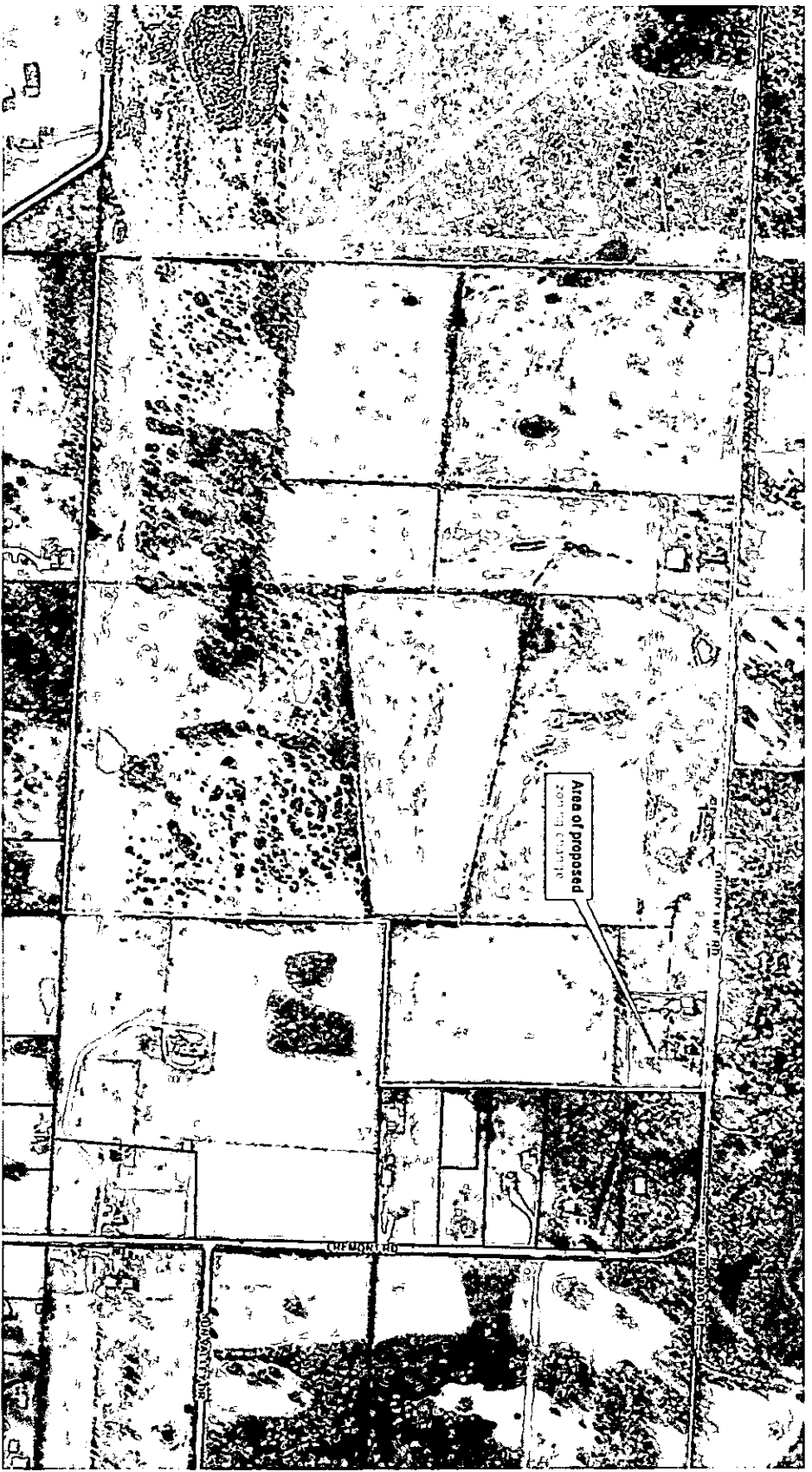
**CURRENT ZONING: A-1 Agriculture**



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



**LOCATION: 1064 W. County Line Rd., Ozark, MO**

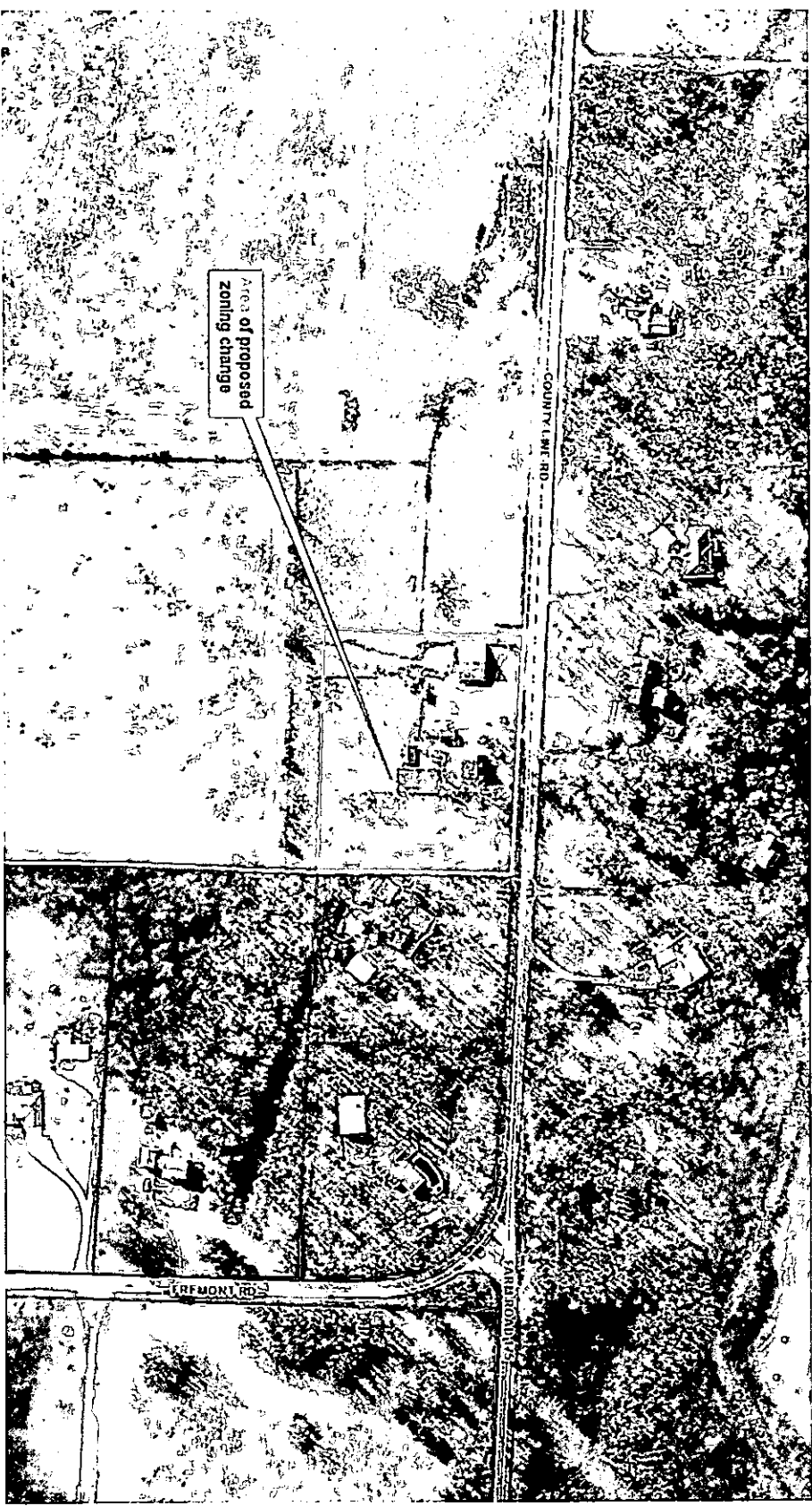


Low density residential, and larger undeveloped agricultural parcels surround this property.





**PROJECT DESCRIPTION:**  
The applicant proposes the change in zoning classification for a 3 +/- acre parcel to A-R in order that it can be lawfully subdivided from the greater 179.65 acre parcel.



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## **PLANNING / LAND USE ANALYSIS:**

### *Land Use Plan:*

This property is located on the south side of County Line Rd. north of Ozark. Our future land use plan endorses location dispersed residential and agricultural uses in areas such as this.

### *Compatibility:*

Agricultural parcels and smaller residential parcels with direct access to the road(s) are typical of the surrounding area.

### *Connectivity:*

This change would not significantly impact any vehicular or pedestrian connectivity.



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## **PROJECT/SITE ANALYSIS:**

### *Landscaping and Buffering:*

No provisions for landscaping or buffering have been offered or will be required at this time.

### *Building Design:*

The 3 acre parcel to be created already contains a small house and a barn.

### *Access:*

The property has existing access to County Line Rd.

### *Utility Services:*

Existing on site.





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## **ENVIRONMENTAL ANALYSIS:**

### *Stormwater Impact:*

None is anticipated as a result of this change. The amount of undeveloped acreage allows for normal infiltration of rainwater.

### *Groundwater Impact:*

None is anticipated.

### *Floodplain/Sinkhole Impacts:*

No known floodplain or sinkhole features are located on the property.



**STAFF COMMENTS:**

Approval of this application will allow for the applicant to achieve her goal of separating this 3 acre parcel from the larger farm.

**RECOMMENDATIONS:**

On March 16, 2020 the Planning and Zoning Commission reviewed this application and provided an opportunity for public discussion. There was no one present other than the applicant to make comment.

The Planning and Zoning Commission voted unanimously to recommend approval to the County Commission.



**Christian County**  
**Planning & Development**  
**Department**

*Promoting orderly growth in a unified  
Christian County*

