

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

DATE ISSUED: September 5, 2019

SUBJECT: CASE NUMBER 2019-0155

TEXT:

Sancrest, LLC petitions the Christian County Commission to rezone a 37.2 acre tract of land from A-1 (Agricultural District) to C-2 (General Commercial District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map near US Highway 60 North, Billings, Missouri, located within Parcel 08-0.1-02-0-0-6.001 which is legally described as follows:

Commencing at an existing fence corner post at the center of said Section 2; thence N87°18'23"W, along the South line of the Northwest Quarter of said Section 2, a distance of 683.32 feet to a set 1/2" iron pin with a cap stamped 'WLS LSC 370'; thence N01°12'05"E, a distance of 2087.11 feet to a set 1/2" iron pin with a cap stamped 'WLS LSC 370', said point being on the Southerly right of way line of U.S. Highway 60; thence along said Southerly right of way line for the following 2 described courses; thence along a non-tangent curve to the left, said curve having a radius of 5789.50 feet, an arc distance of 626.94 feet, a central angle of 06°12'16", along a chord bearing N48°00'18"E, a chord distance of 626.64 feet to an existing concrete right of way marker; thence N65°10'27"E, a distance of 238.91 feet to a set 1/2" iron pin with a cap stamped 'WLS LSC 370'; thence S00°56'59"W, along the East line of the Northwest Quarter of said Section 2, a distance of 2638.69 feet to the point of commencement, all in Christian County, Missouri.

Subject to easements, restrictions, reservations, and covenants of record, if any.

The Christian County Planning and Zoning Commission did, during public hearing on August 19, 2019 review this request and hear public comment. They subsequently issued a recommendation for approval of this request 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 5th day of September, 2019, at 10:15 a.m.

CHRISTIAN COUNTY COMMISSION

absent
Ralph Phillips
Presiding Commissioner

Yes _____
Dated: _____

[Signature]
Mike Robertson
Commissioner, Eastern District

Yes
Dated: 09.05.2019

[Signature]
Hosea Bilyeu
Commissioner, Western District

Yes
Dated: 9-5-2019

ATTEST:

[Signature]
Kay Brown
County Clerk

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Christian County Planning & Zoning Commission Recommendation & Staff Report To the County Commission

DATE: September 5, 2019

CASE NUMBER: 2019-0155

APPLICANTS: Sancrest LLC

LOCATION: 1846 US Hwy 60 N, Billings, MO

REQUEST: Change zoning classification of this property to C-2 (General Commercial)

CURRENT ZONING: A-1 (Agricultural)

CURRENT LAND USE: Vacant

SURROUNDING ZONING: North: US Hwy 60 East: C-2
South: A-R West: A-1

SURROUNDING LAND USES: North: Highway East: Commercial
South: Agricultural West: Agricultural

ATTACHMENTS:

1. Application
2. Site Maps
3. Zoning Map of Area
4. Photos of Site

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for this parcel to C-2 in order that it can be lawfully utilized as a commercial site for a future primary commercial use, which would be acceptable within the C-2 district. The applicant has been informed that the site must be developed in accordance with the County's development regulations and that any new structure will be subject to inspection and must be in compliance with applicable codes administered by the Building Inspections Department.

BACKGROUND AND SITE HISTORY:

The property being considered is a 37.2 +/- acre site which is currently undeveloped.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

This property is located on the south side of US 60 where it intersects with Rose Hill Rd. Our future land use plan endorses location of commercial and industrial uses near transportation corridors such as this.

Compatibility:

The parcel to be re-zoned as C-2 is located adjacent to existing and established C-2 uses to the east. The applicant has not expressed an intention to develop the site for any specific use at this time. Any future development would need to be compliant with applicable provisions within Article 43 of the Zoning Regulations as well as any other relevant development regulations.

Connectivity:

This zoning change would not in and of itself either improve or reduce vehicular or pedestrian connectivity.

Public Benefits:

This change would allow for the establishment of a business which could provide future jobs and economic activity to the area.

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

The applicant has not submitted a development site plan, therefore no provisions for landscaping or buffering have been offered or will be required at this time. Any specific requirements regarding landscaping, buffering or setbacks called for within the Zoning Regulations for a particular use would be administered and verified by staff prior to granting any certificate of occupancy.

Building Design:

The site is currently vacant. No official plans for a building have been submitted at this time. Any future structures will be subject to the codes administered by the Building Inspections Department.

Access:

This parcel has approximately 750 feet of road frontage along US Hwy 60 along with 100 feet of frontage on Rose Hill. When the site plan is developed, the location and design of a commercial driveway accessing US 60 would need to be approved by MoDOT. Access along Rose Hill Rd. falls within the Billings Special Road District. It is doubtful that any new driveway would be permitted within 100 feet of the intersection.

Utility Services:

It is expected that the site will be served by an on-site well for its water and will require an individual septic system.

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

It is expected that any new structure with associated required parking will add at least 5000 square feet of additional impervious coverage to this lot. A stormwater evaluation will be required as part of the site development process to determine if detention is required. Any required stormwater infrastructure would need to be constructed prior to the issuance of building permits.

Groundwater Impact:

None is anticipated. If and when any building permits are applied for, the Christian County Health Department will perform an evaluation to determine appropriate capacity of the wastewater treatment system will be required.

Floodplain/Sinkhole Impacts:

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

TRANSPORTATION ANALYSIS:

Traffic Impact:

US Hwy 60 is more than capable of accommodating any additional traffic attributable to development at this site.

Access Management:

This parcel has approximately 750 feet of road frontage along US Hwy 60 along with 100 feet of frontage on Rose Hill. When the site plan is developed, the location and design of a commercial driveway accessing US 60 would need to be approved by MoDOT. Access along Rose Hill Rd. falls within the Billings Special Road District. It is doubtful that any new driveway would be permitted within 100 feet of the intersection.

OTHER COMMENTS:

Building Regulations:

The Building Inspections Department will require a building permit in order to ensure compliance with aspects of the building code applicable to the contemplated use.

Public Comment:

Two persons attending the meeting expressed their concern related to safe access to the site if and when it is developed.

STAFF COMMENTS:

Rezoning of this parcel would allow for significant commercial development to occur in an area with direct access to a major transportation corridor.

RECOMMENDATIONS:

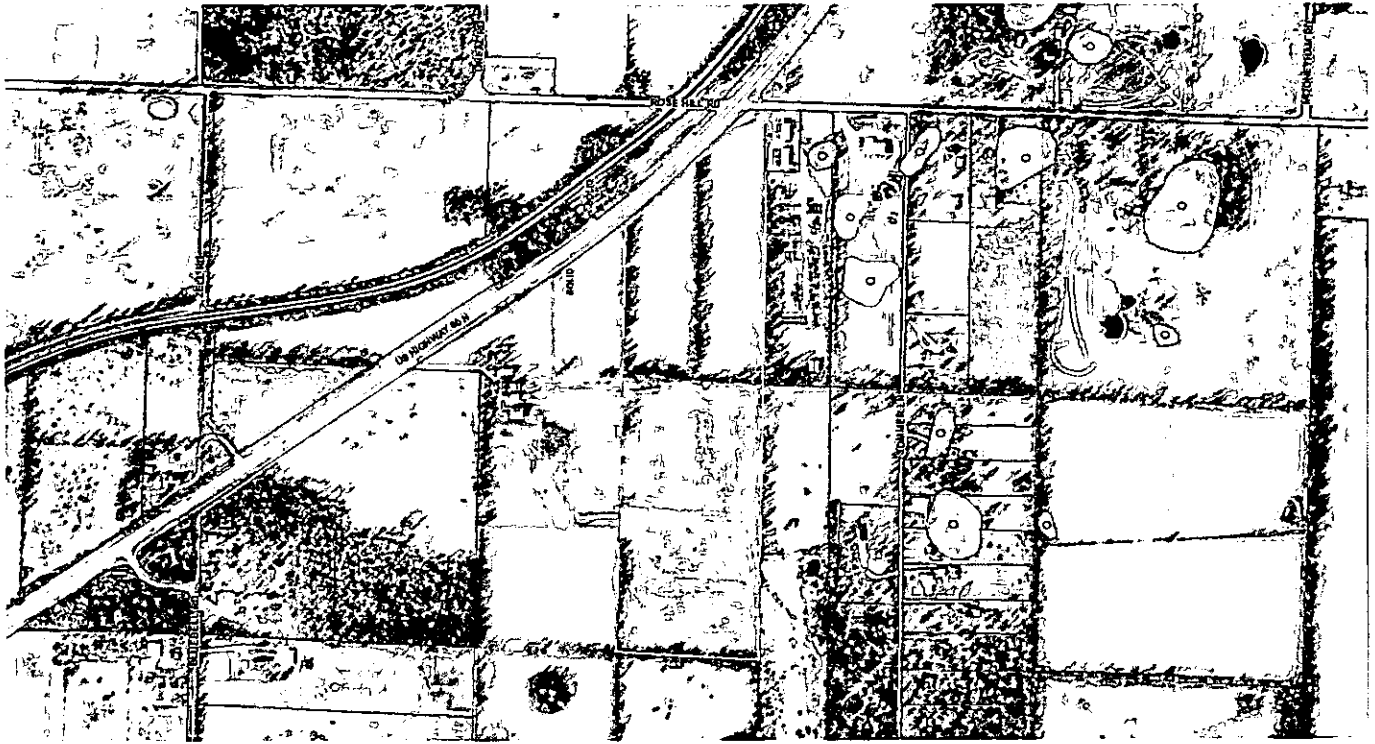
On August 19, 2019 the Planning and Zoning Commission Reviewed this request and accepted public comment. The board voted unanimously to forward a recommendation of approval to the County Commission.



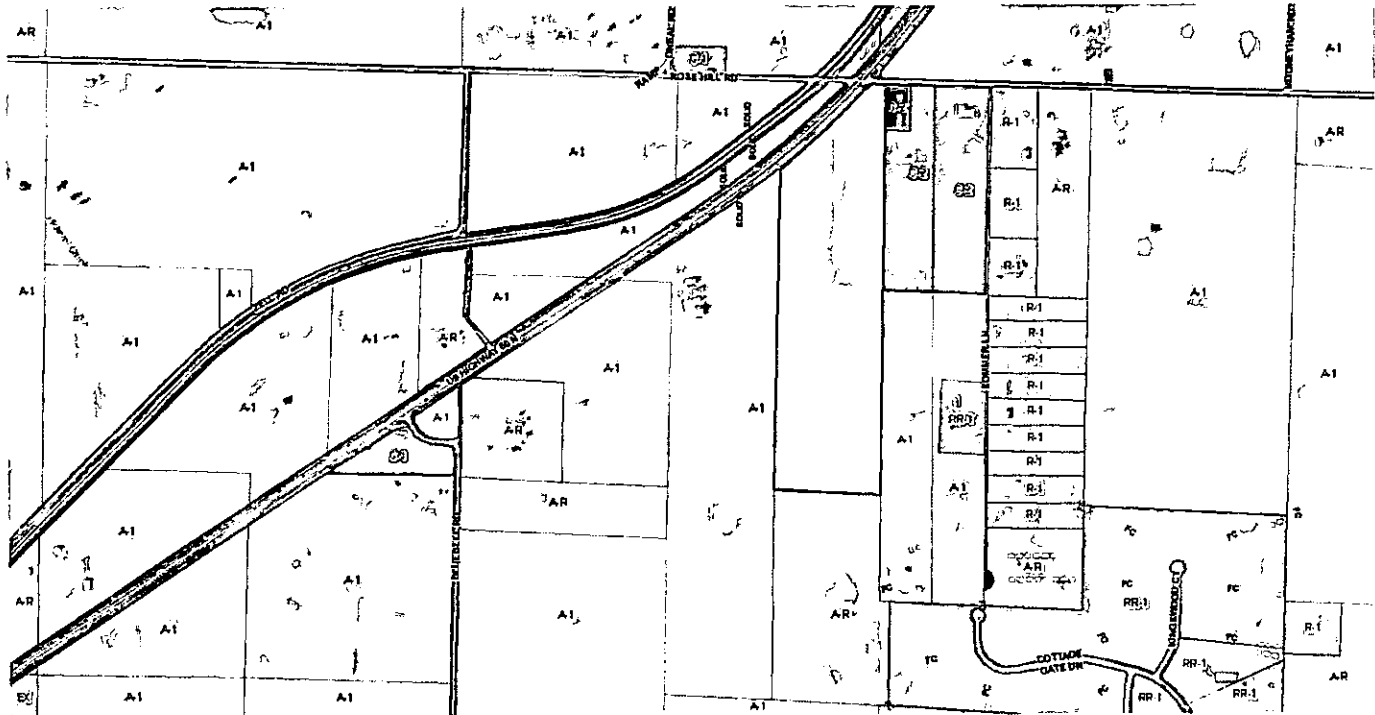
Todd M. Wiesehan,
Executive Secretary
Christian County Planning and Zoning Commission

Maps for Case # 2019-0155

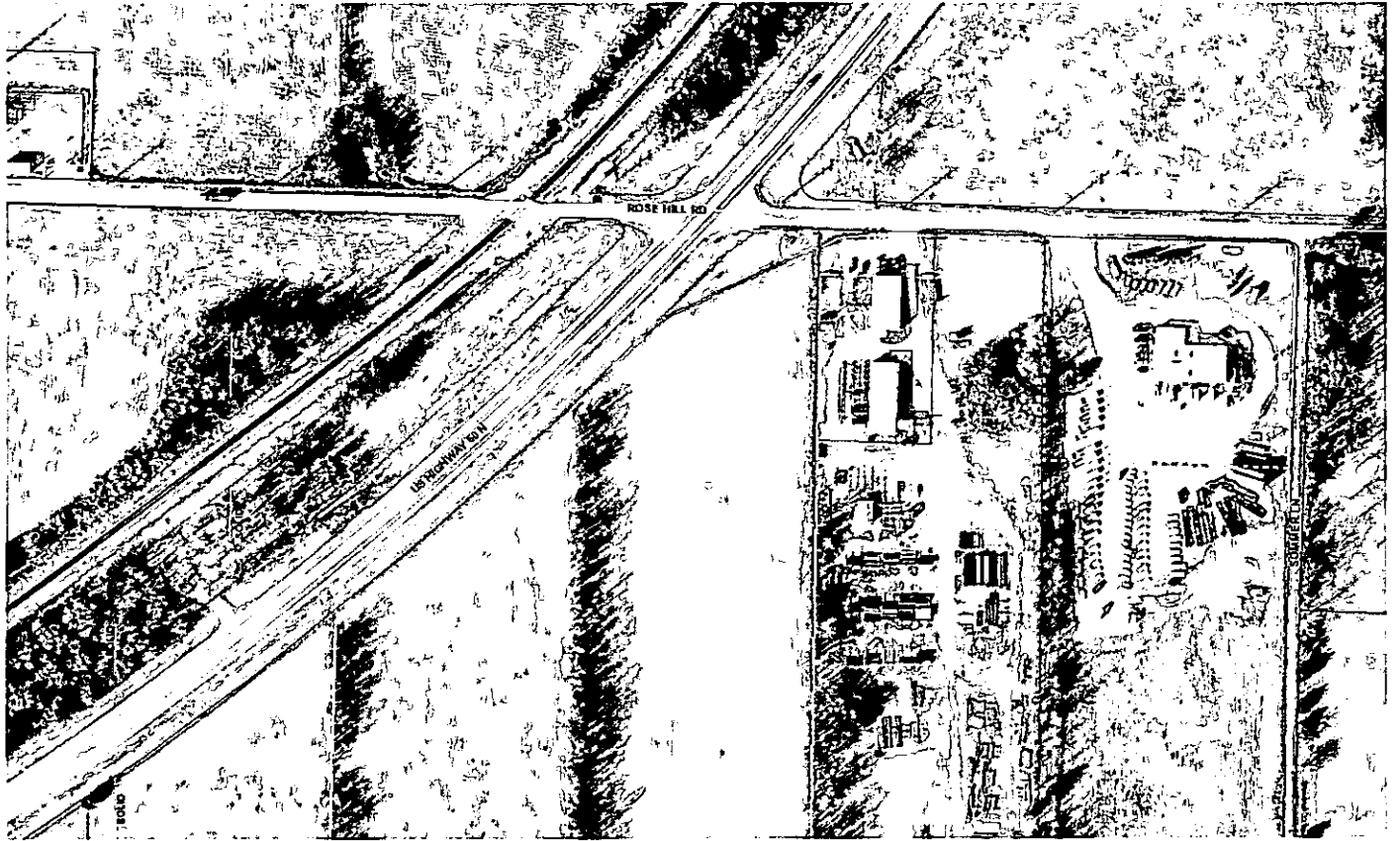
Aerial view



Current zoning in the area



Closer view of the access and adjoining properties



PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: September 5, 2019

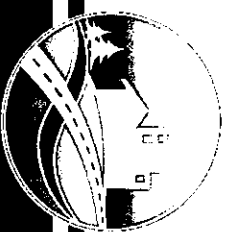
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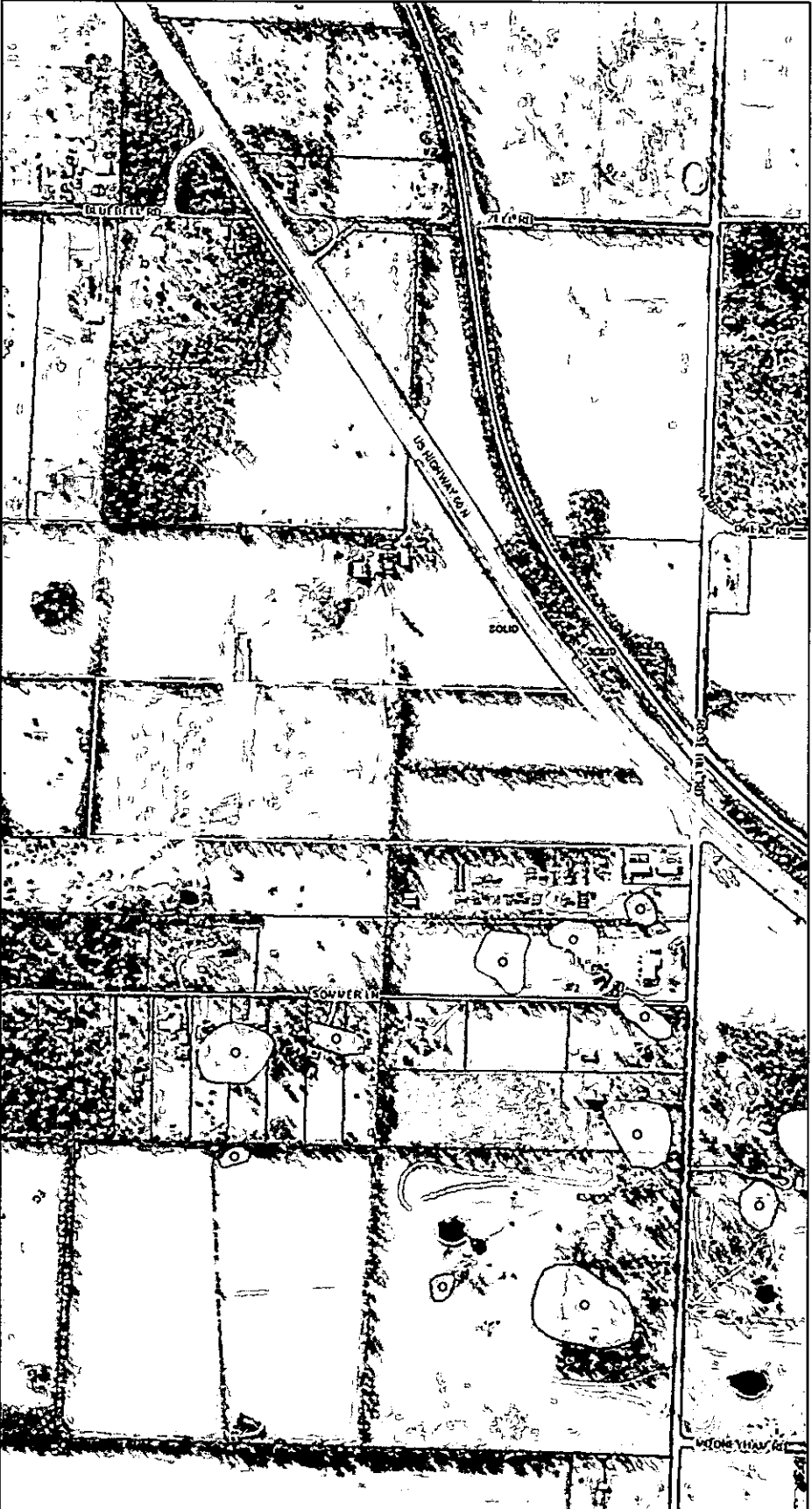
CURRENT ZONING: A-1 Agriculture



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



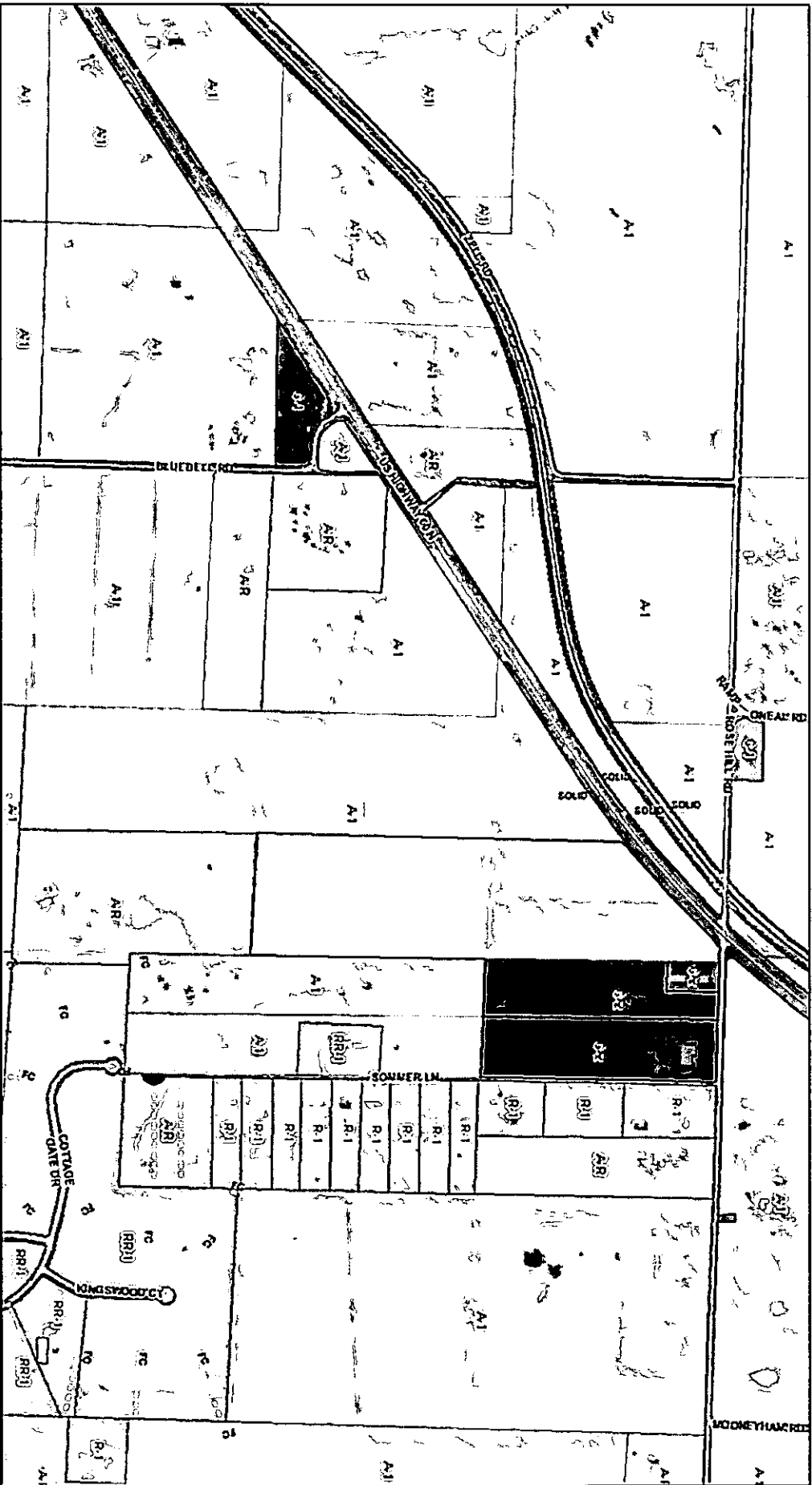
LOCATION: 1846 US Hwy 60 N, Billings, MO



Existing commercial, low density residential, and larger undeveloped agricultural parcels surround this property.

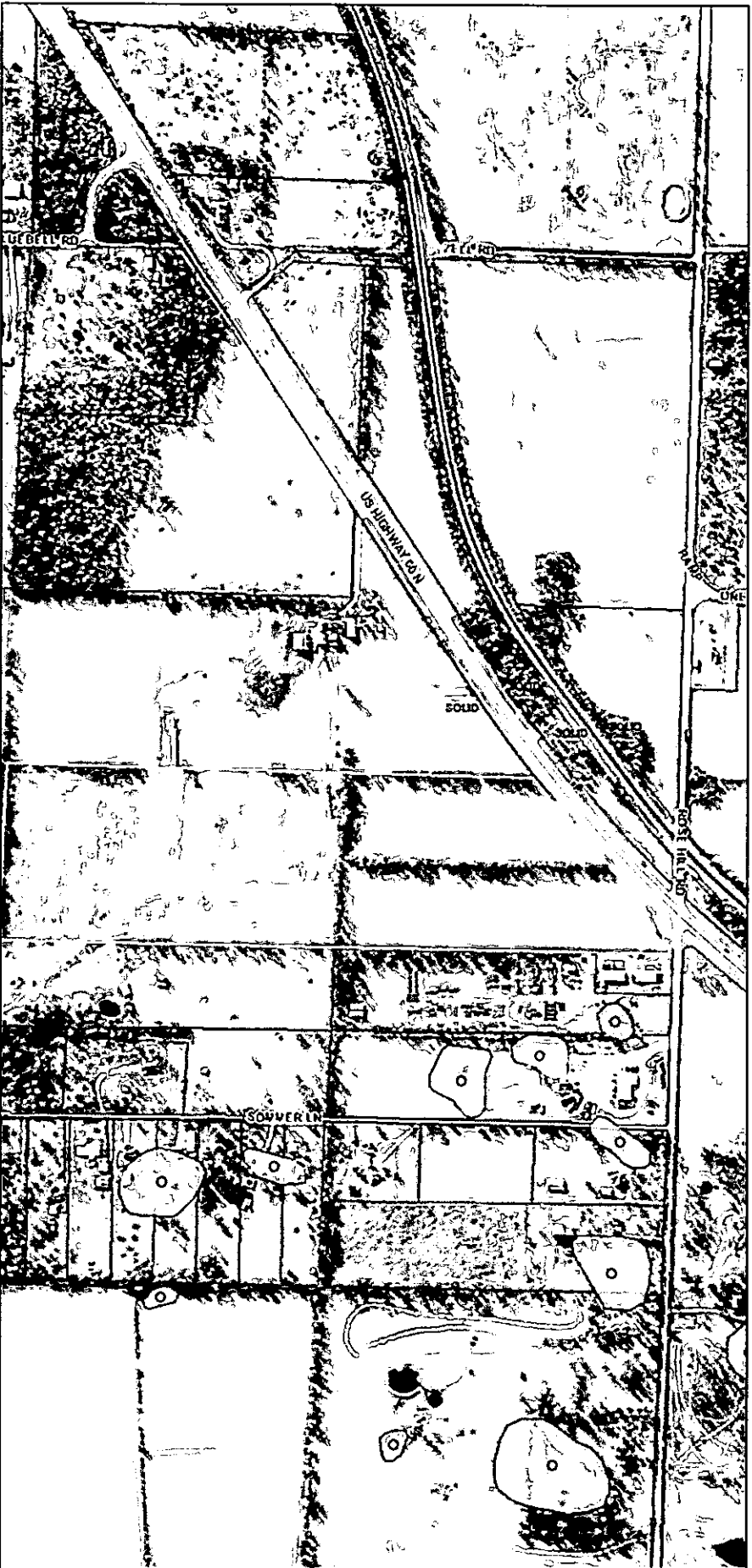


Zoning in the area:



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PLANNING / LAND USE ANALYSIS:

Connectivity:

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

Public Benefits:

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PROJECT/SITE ANALYSIS:

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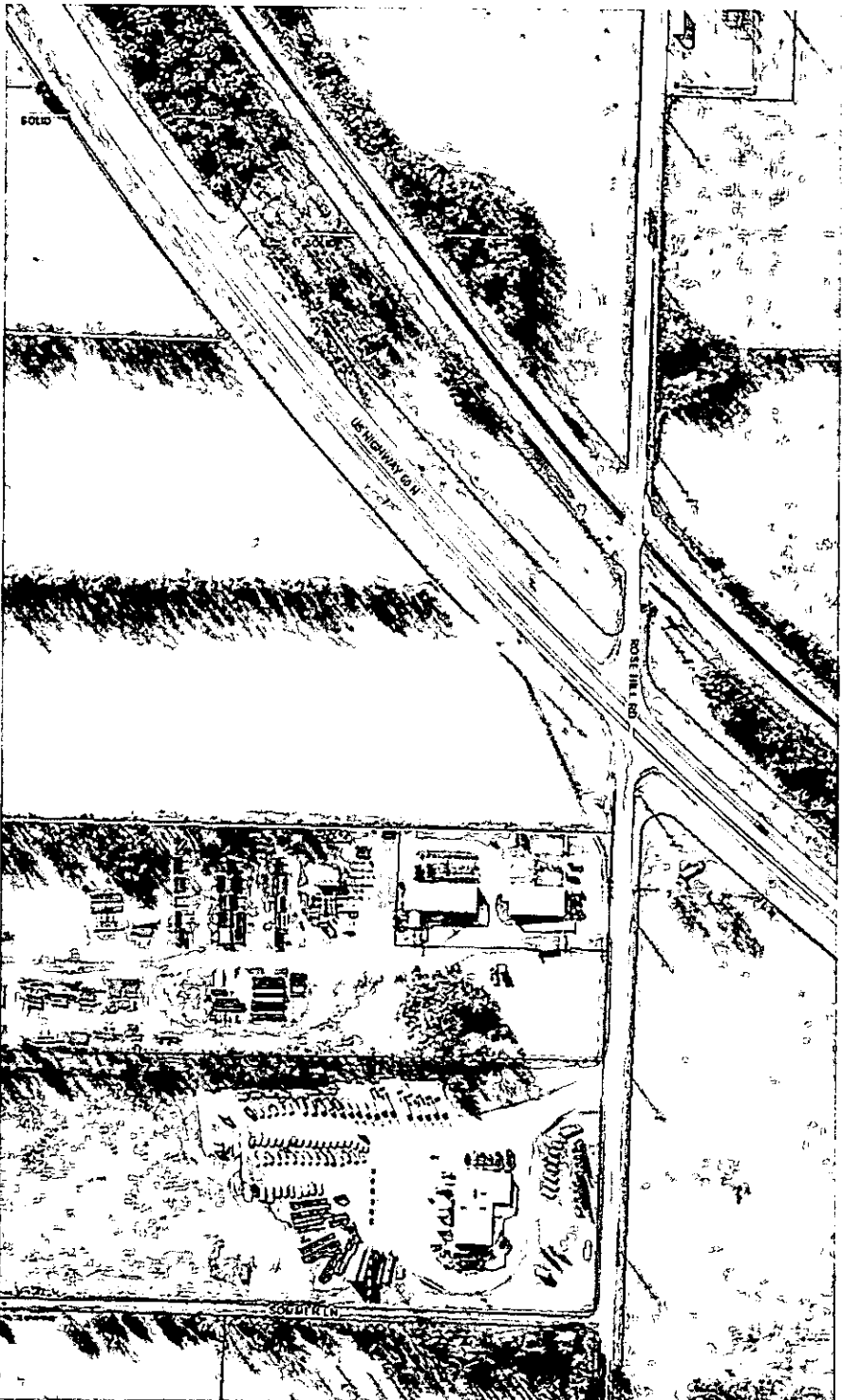
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RECOMMENDATIONS:

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**Christian County**
Planning & Development
Department

*Promoting orderly growth in a united
Christian County*

