

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

DATE ISSUED: March 6, 2025

SUBJECT: CASE NUMBER 2025-0005

TEXT:

V&D PROPERTIES, LLC petitions the Christian County Commission to rezone an 0.25 +/- acre tract of land from R-1 (Suburban Residence District) to R-3 (Multi-Family Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map on 1559 Clearwater Circle, Ozark, Missouri, Parcel 11-0.5-22-002-004-005.000 which is legally described as follows:

TRACT 3:

ALL OF LOT FORTY-TWO (42), FINAL PLAT OF SPRING VALLEY ESTATES, CHRISTIAN COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on February 24, 2025, review this request and hear public comment, and;

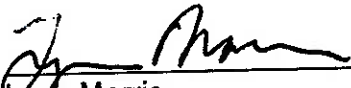
WHEREAS, they subsequently issued a recommendation for approval of this request by a unanimous vote.

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 Williams, seconded by Commissioner Jackson, by a unanimous vote to approve this request.

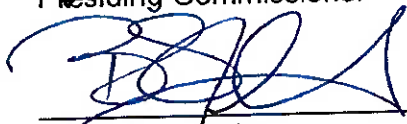
IT IS HEREBY ORDERED that the zoning classification for the above described property be changed and reflected on the Christian County Zoning map as R-3 (Multi-Family Residence District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

Done this 6th day of March, 2025, at 10:00 a.m.

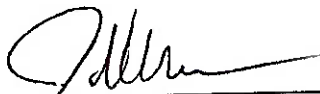
CHRISTIAN COUNTY COMMISSION


Lynn Morris
Presiding Commissioner

Yes ☒
Dated: 3/6/25


Bradley A. Jackson
Commissioner, Eastern District

Yes ☒
Dated: 3-6-2025


Johnny Williams
Commissioner, Western District

Yes ☒
Dated: 3-6-25

ATTEST:


Paula Brumfield
County Clerk





Christian County Planning & Zoning Commission Recommendation & Staff Report

DATE: March 6, 2025

CASE NUMBER: 2025-0005

APPLICANTS: V & D Properties / Sergey Snigur

LOCATION: 1559 Clearwater Cir., Ozark

REQUEST: Change zoning classification of this property to R-3 (Multi-Family Residential District)

CURRENT ZONING: R-1 (Suburban Residence District)

CURRENT LAND USE: Vacant, previously contained a 2-family dwelling.

SURROUNDING ZONING: North: R-1 East: R-1
South: R-1, R-3 West: R-1

SURROUNDING LAND USES: Surrounding land uses include a mix of single-family residential and multi-family residential.

ATTACHMENTS:

1. Application
2. Site Maps
3. Photos of Site

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 0.25+/- acre tract in the county to R-3 in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the R-3 district.

BACKGROUND AND SITE HISTORY:

The property being considered is lot 42 of the Spring Valley Estates Subdivision. Spring Valley Estates was platted in 1971 as a 100 lot subdivision. The property most recently contained a two-family structure that has been torn down.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this tract as falling in the Tier 1 of the USA with the City of Ozark. The City's Future Land Use Map shows the property as appropriate for single family residential uses. A USA request was sent to the City for comment. Comment has not been received from the City at this time.

Compatibility:

The subject parcel is located adjacent to other single-family residential and multi-family residential uses.

Connectivity:

The subject property has frontage along N Clearwater Cir. and is a part of the Ozark Special Road District.

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

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

Building Design:

Any new construction would be subject to permitting by the Building Inspections Department.

Access:

The parcels have sufficient frontage along N Clearwater Cir. and can access major road routes by taking either 18th street or 14th street.

Utility Services:

Electric is available on site. Sewer and water is available on site and would be required for multi-family construction to take place.

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

None anticipated at this time. Any proposed development or building permitting would be subject to the county's stormwater and erosion control regulations.

Groundwater Impact:

None anticipated at this time due to rezoning. The availability of public sewer and water would substantially decrease any environmental or groundwater concerns with any type of construction.

Floodplain/Sinkhole Impacts:

There is no mapped floodplain or sinkhole on the property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.

STAFF COMMENTS:

This change in zoning to R-3 would open up the potential for Multi-Family residential uses on the property. There are already several other multi-family structures to the south of this property. The surrounding uses are also overwhelmingly residential in nature. Given the lots small size and awkward shape a setback variance may be required in order to move forward with construction on the site. The developer has indicated public water and sewer are available to this site and would need to provide staff with proof of utility availability at the time of permitting for any new multi-family structures. While the City of Ozarks Future Land Use Map does show this as appropriate for single-family residential uses the addition of multi-family residential in the location does not appear to create any substantial detriment to the surrounding existing land uses and overall the use is still residential in nature.

PUBLIC COMMENT:

The applicant spoke to their possible intent of rebuilding on site a multi-family residential type use with garage spaces and were requesting the rezoning to open up further potential development options on the property moving forward. One neighbor along 17th street spoke at the hearing inquiring about the possible extension of public utilities and the proximity to their particular property. The Commission suggested the speaker get with the applicant for further details as that is not something the County have particular details on or are considering at this time. No additional comment was made.

RECOMMENDATIONS:

At the February 24th 2025 meeting of the Planning & Zoning Commission the Commission heard the facts of the case as well as the provided public input and forwarded a unanimous recommendation of approval for the rezoning request.

Scott Hayes
Executive Secretary
Christian County Planning and Zoning Commission