

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: April 3, 2025

CASE NUMBER: 2025-0033

APPLICANT: Lucas Land LLC / John Boyd

CURRENT ZONING: A-1 (Agriculture)

REQUEST: A-R (Agricultural - Residence)



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



LOCATION: 2914 Lambeth Rd, Marionville

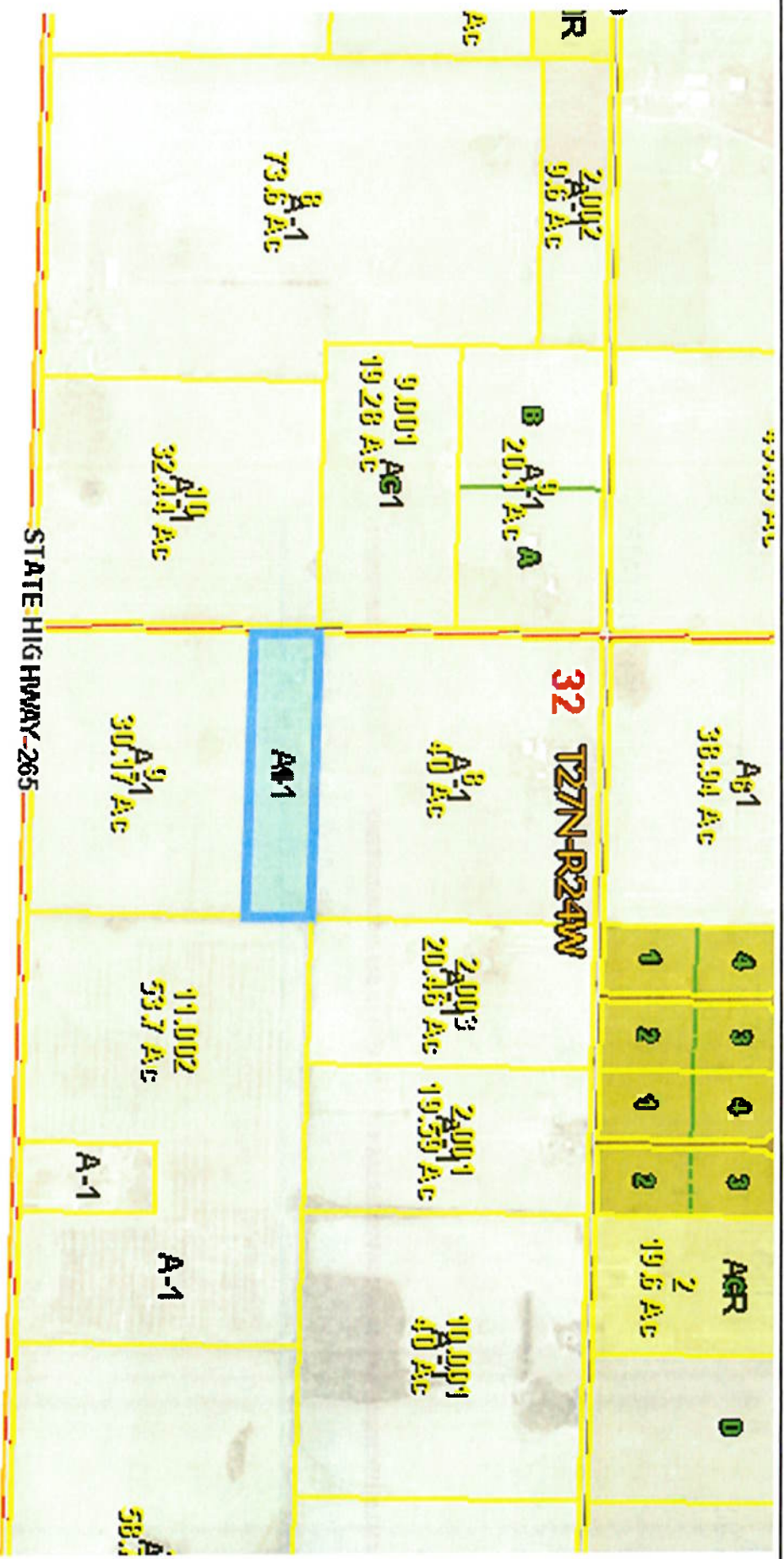


Stone

Surrounding land uses include single family residential and agricultural on all sides.



Zoning in the area:



Contours:



Stone



PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 9.2+/- acre tract in the county to A-R in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the A-R district.



BACKGROUND AND SITE HISTORY:

The property being considered has been used as a single-family residence since the 1970's. Otherwise it has been a vacant field / farm land.

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this tract appropriate for Dispersed Residential and Agricultural uses.

Compatibility:

The subject parcel is located adjacent to other single family residential, and agricultural uses.

Connectivity:

The subject property has frontage along Lambeth Rd near the County line with Stone County. Highway 265 is directly to the south of the property along the County line.



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 parcel has existing access to Lambeth Rd and any change or new access requests would be handled by the Billings Special Road District.

Utility Services:

There are no known public utilities at this location besides electric.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

There are no expected stormwater impacts due to rezoning.

Groundwater Impact:

None anticipated at this time due to rezoning.

Floodplain/Sinkhole Impacts:

There are no mapped sinkholes or floodplain on this property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.



PUBLIC COMMENTS:

Our office received a call from Nathaniel Murphy who cited concerns about the loss of farmland in the County and the additional impact of residential subdivisions in the area. They also stated a concern that there would be a growing discontinuity between existing surrounding land uses and the new potential uses if the rezoning was approved.

At the hearing for this item the applicant spoke to the possibility of renovating the existing single family residential structure and listing the property for sale and having the option to potentially subdivide the tract smaller for additional housing.

RECOMMENDATIONS:

At the March 17th Planning and Zoning Hearing for this item the Commission heard the facts of the case in addition to the public comment provided and forwarded a unanimous recommendation of approval for this request to the County Commission.

