

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: May 1, 2025

CASE NUMBER: 2025-0058

APPLICANT: Gregg & Imman LLC / Jeremy Pinegar

CURRENT ZONING: A-1 (Agriculture District)

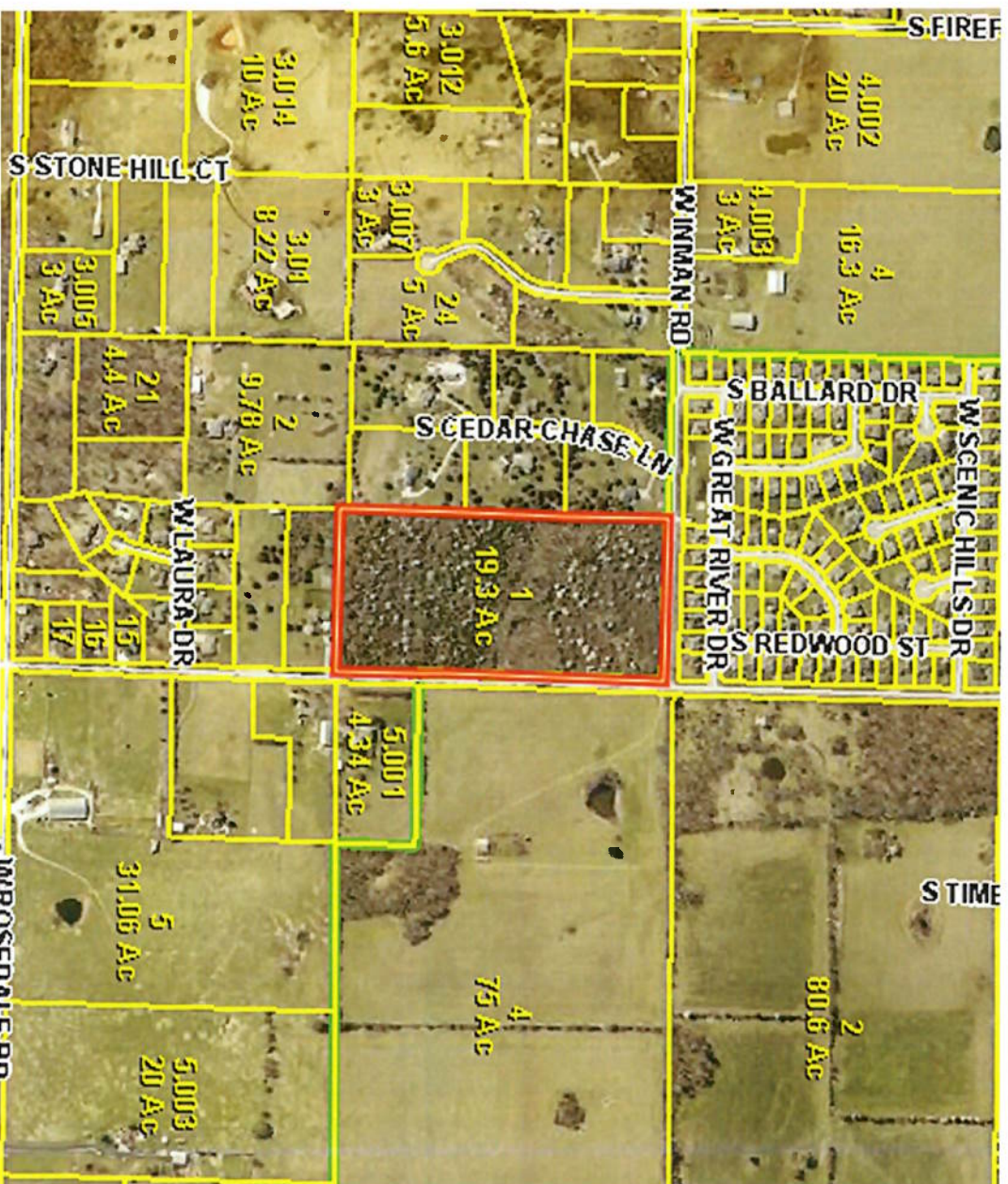
REQUEST: R-1 (Suburban Residence District)



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



LOCATION: SW corner of Gregg and Inman Rd



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



NW corner of W Inman Rd



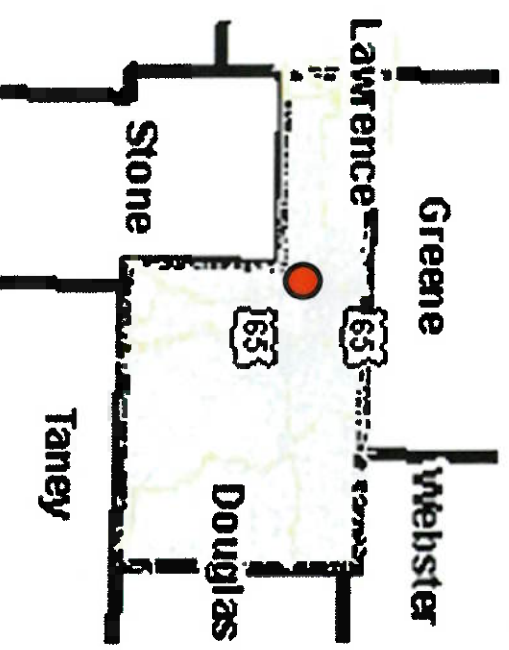
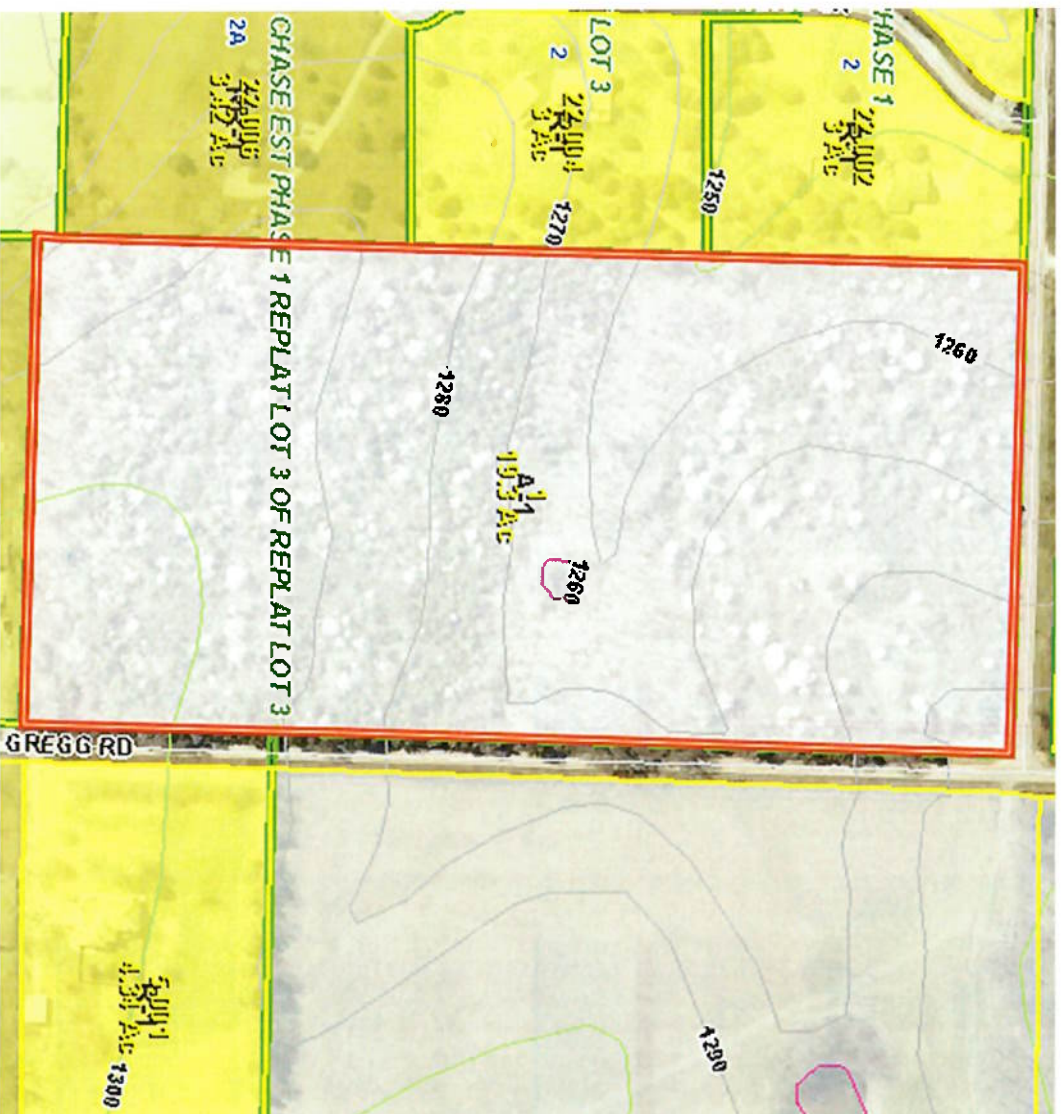
NE intersection of Gregg & W Inman Rd



SE corner of Gregg Rd



Zoning in the area: North: City of Nixa, East: City of Nixa & R-1,
South: RR-1, West: R-1 & RR-1



PROJECT DESCRIPTION: The applicant proposes rezoning a ±19.3-acre tract in Christian County from A-1 to R-1 to allow for lawful development and future primary uses permitted within the R-1 district under the county's adopted zoning and subdivision regulations.





BACKGROUND AND SITE HISTORY:

The property being considered has been a vacant/forested appearing to be undeveloped. In addition to this request, the developer has submitted a sketch plat proposing a major subdivision for staff to review. If the proposed subdivision were to move forward, the Planning Commission would be presented with the preliminary plat at a later date.

PLANNING / LAND USE ANALYSIS:

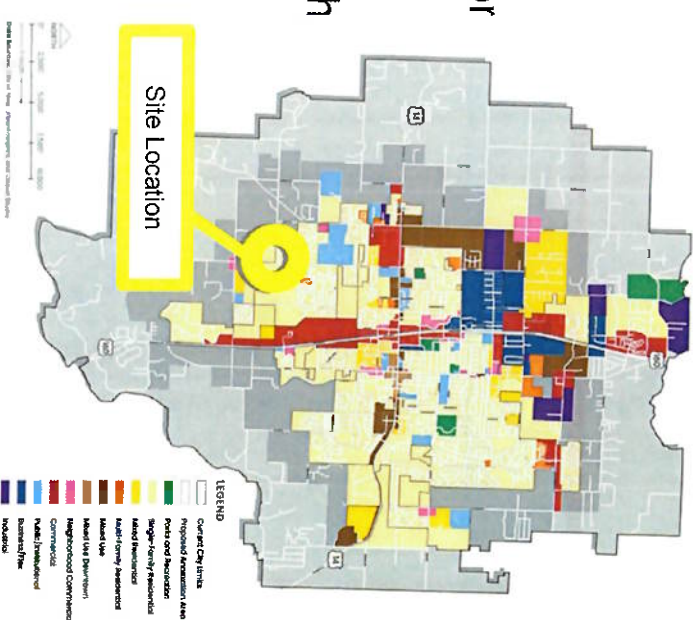
Land Use Plan:

Christian County's future land use plan designates this tract within the County's and Nixa's Urban Service Area (USA) Tier 1. Notably, this property is identified in Nixa's 2045 Comprehensive Plan as part of the proposed annexation area for single-family residential uses. The County and Nixa have communicated through the USA proposal requirements, as outlined in County Zoning Regulations Article 47, Sec. 6.A.4, with a submission on July 25, 2024.

City of Nixa Comments (November 2024):

- No intention to annex the ±19.3-acre tract; and
- No concerns regarding the extension of utilities; and
- Requested right-of-way be provided for secondary arterial roads if the development proposal moved forward in the County.

FIGURE 3.2 FUTURE LAND USE FRAMEWORK



PLANNING / LAND USE ANALYSIS: (CONT.)

Compatibility:

The subject parcel is located adjacent to other single family residential, and agricultural uses. The property is bound by platted single family residential developments on the north, west, and south sides.

Connectivity:

The subject property has frontage along Gregg Rd to the east and is W Inman Rd to the north.



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 will require access, and any modifications or new access requests will be managed by the Christian County Highway Department, as it is within the Common Two Road District.

Utility Services:

There are no known public utilities on the property but could be made available from the city upon request. Electricity is available on site that is situated along W Inman Rd. The applicant has indicated their intent to have sewer provided through septic and water through wells if any development was to occur going forward.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

No stormwater impacts are expected as a result of the rezoning; however, stormwater management would be reviewed during development if deemed necessary based on applicable requirements.

Groundwater Impact:

None anticipated at this time due to rezoning.

Floodplain/Sinkhole Impact:

A single sinkhole, approximately $\pm 2,000$ square feet in size, has been mapped near Gregg Rd, toward the center and eastern side of the property. There is no apparent floodplain on the property, while nearest mapped flood zone A is approximately ± 500 feet to the west of the tract.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.



PUBLIC COMMENTS:

The applicant spoke to their intent to move forward with a 6 - 3ac lot subdivision on the property. The applicant's representative spoke to the intent to mimic the subdivision directly to the west of this parcel.

Several residents spoke to concerns of stormwater runoff issues coming from the subdivision to the north out of the City of Nixa, poor road conditions along Gregg and Inman roads, density greater than 3 acre lots, property tax increases for surrounding land owners, and loss of rural / natural lands. All residents who spoke were generally in opposition to the request.



STAFF COMMENTS:

The rezoning request does not appear to create any significant land use or compatibility issues with surrounding and existing zonings and uses, nor does it create any significant impacts to any stormwater, groundwater, or transportation systems. The request is in line with both the County's and Cities Future Land Use Maps.

Recall that at this time we are only considering the rezoning request for this parcel. If a major subdivision proceeds that will be required to meet the requirements as detailed in the County's Subdivision Regulations and would require it's own public hearing, as well as review and approval from the County's Planning and Zoning Commission.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At the April 21st 2025 Planning and Zoning hearing the Commission heard the facts of the case as well as the provided public input and forwarded a unanimous recommendation of approval for this request to the County Commission.

