



Christian County Planning & Zoning Commission Staff Report

DATE: May 1, 2025

CASE NUMBER: 2025-0058

APPLICANTS: Gregg & Inman LLC / Dave Bodeen

LOCATION: SW corner of Gregg and Inman Rd

REQUEST: Change zoning classification of this property to R-1 (Suburban Residence District)

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Vacant / Undeveloped

SURROUNDING ZONING: North: City of Nixa East: City of Nixa & R-1
South: RR-1 West: R-1 & RR-1

SURROUNDING LAND USES: Surrounding land uses include single-family residential and agricultural.

ATTACHMENTS:

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

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 is vacant/forested land and has been otherwise undeveloped. 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 for review and potential approval.

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, directly adjacent to the city limits. 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. On November 8, 2024, the City of Nixa indicated no intention to annex the ±19.3-acre tract and raised no concerns regarding the extension of utilities, provided that the required right-of-way for secondary arterial roads is included in the final plat submissions during the County's final review and approval process, if the development proposal moved forward.

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 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 Impacts:

A single sinkhole, approximately 2,000 square feet in size, has been mapped near Gregg Rd, toward the center and eastern side of the property. There is no 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 applicants 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.



Scott Hayes
Executive Secretary
Christian County Planning and Zoning Commission



County of Christian
Planning and Development
1106 W. Jackson St.
Ozark, MO 65721

Case Number: 2025-0058
Date Received: 3-17-2025
Received By: Slee
Fee Paid: 650.00
Receipt # 12192 Check # 0012

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name GREGG & INMAN, LLC
Owner's Address PO Box 24, Nixa, MO 65714
Phone Number 417-894-7850 Fax # _____ Email allen@gregginbio@gmail.com
Representative's Name DAVE BODEEN
Representative's Address 304 W. ERIE ST., SPRINGFIELD, MO 65807
Phone Number 417-830-7480 Fax # _____ Email bodeen@prinscledc.com
Representative's Signature [Signature]

TYPE OF REQUEST

- | | |
|--|---|
| ☒ Rezoning <u>TO R-1</u> | ☐ Amendment to PUD # _____ |
| ☐ Conditional Use Permit (CUP) | ☐ Variance |
| ☐ Amendment to CUP # _____ | ☐ Appeal |
| ☐ Planned Unit Development (PUD) | ☐ Vacation (Subdivision, Road etc) |

PROPERTY INFORMATION

Parcel Number 10-0.8-27-001-001.000 Section 27 Township 27N Range 22W
Address / Location of Property S.W. CORNER OF Gregg/Inman Rd
Acreage Being Considered for Request 19.2 Existing Zoning A-1
Existing Land Use AG - VACANT
On-Site Wastewater System SEPTIC Public Sewer Provider NA

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ☐ Shared Well ☐ PRIVATE WELLS
How many people serviced by Shared Well _____
Public Provider _____

Maps for Case # 2025-0058



