



Christian County Planning & Zoning Commission Recommendation & Staff Report

DATE: October 2, 2025

CASE NUMBER: 2025-0196

APPLICANTS: Petro Popesku

LOCATION: NE corner of St Hwy N and Gerard Rd

REQUEST: Change zoning classification of this property to A-R
(Agricultural - Residence District)

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Vacant / Agricultural

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

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

ATTACHMENTS:

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

PROJECT DESCRIPTION:

The applicant proposes rezoning a ±11-acre tract in Christian County from A-1 to A-R to allow for lawful development and future primary uses permitted within the A-R district under the county's adopted zoning and subdivision regulations.

BACKGROUND AND SITE HISTORY:

The property being considered has been a vacant land, appearing to be used for agricultural purposes. The property in question has been created by a series of 2 separate administrative minor subdivisions.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this tract appropriate for agriculture and dispersed residential uses.

Compatibility:

The subject parcel is located adjacent to other single family residential, and agricultural uses. Potential land uses allowed for in the A-R district do not appear to create any significant concerns with surrounding existing uses and zoning.

Connectivity:

The subject property has frontage along State Highway N to the west as well as Gerard Rd to the south. Any proposed access along St Hwy N would be handled by MoDOT, and any access request to Gerard Rd falls in the Common Two road district for the County and access would be reviewed and graded by the County's Highway Department.

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 appears to be utilizing a shared access setup in the southwest corner with the house at the corner of Hwy N and Gerard Rd.

Utility Services:

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

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

No stormwater impacts are expected as a result of the rezoning.

Groundwater Impact:

None anticipated at this time due to rezoning.

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:

The rezoning request does not appear to create significant land use conflicts with surrounding properties, existing uses, or adjacent zoning districts. The County's Future Land Use Map generally supports this request. No major environmental or transportation impacts are anticipated, as this request pertains solely to rezoning, which allows for the uses and development opportunities permitted within the designated district.

PUBLIC COMMENT:

The applicant was present at the hearing but did not speak. The opportunity for public input was provided but none was given.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At the September 15, 2025 Planning & Zoning Commission meeting the Commission heard the facts of the case as well as the opportunity for public input and forwarded a unanimous recommendation of approval for this request.



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: 2025-0196
Date Received: 6-14-25
Received By: SLG
Fee Paid: 1650.00
Receipt # 12254 Check # 3109

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Popesku Petro, Popesku Along
Owner's Address 1762 W Copper Creek rd, Nixa MO, 65714
Phone Number 417-849-3005 Fax # _____ Email peterpopesku09@hotmail.com
Representative's Name Petro Popesku
Representative's Address 1762 W Copper Creek rd, Nixa, MO 65714
Phone Number 417-849-3005 Fax # _____ Email peterpopesku09@hotmail.com
Representative's Signature [Signature]

TYPE OF REQUEST

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

PROPERTY INFORMATION

Parcel Number 09-0.7-25-000-000.00.00 Section 25 Township 27 Range 23
Address / Location of Property State Hwy N, Clever, MO 65631
Acreage Being Considered for Request _____ Existing Zoning A-1
Existing Land Use Field
On-Site Wastewater System _____ Public Sewer Provider _____

EXISTING OR PROPOSED WATER SUPPLY

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

This is an aerial map of a region in the Town of Brown, Wisconsin. The map displays numerous land parcels, each outlined in yellow and labeled with its acreage and a unique parcel number (e.g., 81001, 151001). Major roads are shown, including State Highway 10 running horizontally across the top, and several vertical roads like Elm Grove Rd, St. Michaels Rd, and Riverview Rd. A prominent red rectangle highlights a specific parcel (81007, 30.5 Ac) in the center-left, which is labeled 'AREA OF POTENTIAL FLOOD HAZARD'. Other labels include 'TOWN OF BROWN' in the center, '1/2 PCT ANNUAL FLOOD HAZARD ZONE' in the top right, and 'UNION ACRES' in the middle right. The map also shows a river or lake area in the top right corner.



