

PLANNING & ZONING COMMISSION RECOMMENDATION & STAFF REPORT

Request for Zoning Change

HEARING DATE: March 5, 2026

CASE NUMBER: 2026-0011

APPLICANT: Gary and Sandra Chandler

CURRENT ZONING: A-1 (Agriculture)

REQUEST: A-R (Agriculture Residence District)



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



LOCATION: 451 Hidden Valley Rd., Clever
Surrounding land uses include single-family residential and agricultural on all sides.

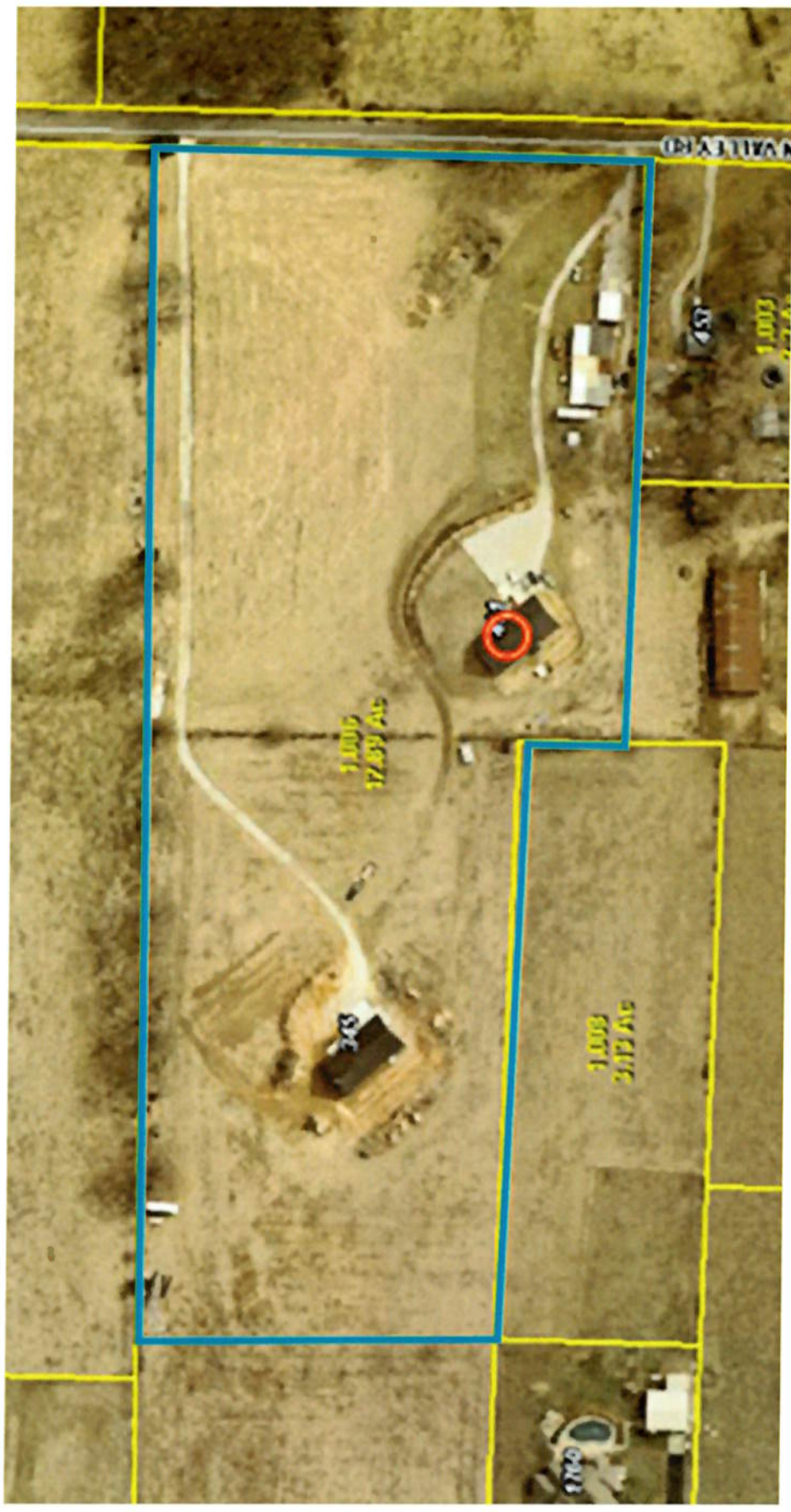
LOCATION: 451 Hidden Valley Rd., Clever
Surrounding land uses include single-family residential and agricultural on all sides.



North: A-1, East: A-1, South: A-1 & R-1, West: A-1 & R-1



PROJECT DESCRIPTION: The applicant proposes rezoning a 12.89 ± 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 is occupied by the Chandlers as their primary residence. Their goal in this request is to gain the ability to divide the property into two parcels in order that they can organize their estate to pass this property to their children at some point in the future.

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 500+ feet of frontage along Hidden Valley Rd. to the east. Hidden Valley Rd. falls in the Common Two road district and any changes to the existing access would be reviewed and approved 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 currently utilizes two points of access located at the extreme north and south ends of the eastern side of the property facing Hidden Valley Rd.

Utility Services:

The site is currently served by an existing private well and individual septic system.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

No stormwater impacts are expected as a result of the rezoning. The acreage involved is more than adequate to absorb any runoff associated with the impervious created by an additional single family residence.

Groundwater Impact:

None anticipated at this time due to rezoning. Any future wells or septic systems would require approval through other agencies.

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.



STAFF COMMENTS:

This rezoning request creates no 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 significant environmental or transportation impacts are anticipated. Please remember, this request pertains solely to rezoning, which allows for the uses and development opportunities permitted within the designated district.

PUBLIC COMMENT:

At the February 17, 2026, hearing, the public was invited to comment on this application. No one in attendance had any comments.

RECOMMENDATION:

After discussing the merits of this application, the Planning and Zoning Commission voted unanimously to forward a recommendation for approval to the County Commission.

