



Christian County Planning & Zoning Commission Staff Report and Recommendation To the County Commission

DATE: March 5, 2026

CASE NUMBER: 2026-0011

APPLICANTS: Gary and Sandra Chandler

LOCATION: 451 Hidden Valley Rd., Clever

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

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Single family residence

SURROUNDING ZONING: North: A-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 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 floodplain or sinkholes on the 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.



Todd M. Wiesehan
Executive Secretary
Christian County Planning and Zoning Commission



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

Case Number: 2026-0011
Date Received: 1-12-26
Received By: KC
Fee Paid: 650.00
Receipt # 12332 Check # 8265

APPLICATION

12H 26-000002

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Gary + Sandra Chandler
Owner's Address 451 Hidden Valley Rd, Clever Mo 65631
Phone Number 417-862-8134 Fax # _____ Email gchano1253@gmail.com
Representative's Name gchano1253@gmail.com
Representative's Address _____
Phone Number _____ Fax # _____ Email _____
Representative's Signature _____

TYPE OF REQUEST

- | | |
|---|---|
| ☒ Rezoning <u>R1 to A-R</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 25-0-L-1-004 09-0.7-000-001-001 Section 25 Township 27 Range 23
Address / Location of Property 451 Hidden Valley Rd Clever Mo 65631
Acreage Being Considered for Request 12.89 Existing Zoning A1
Existing Land Use Residential
On-Site Wastewater System X Public Sewer Provider _____

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well X Shared Well X
How many people serviced by Shared Well 2
Public Provider _____

Authorized Signature of Owner(s) *Gary Chandler* Date 1-08-26
Sondra Chandler Date 01-08-26

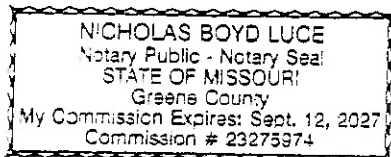
ACKNOWLEDGEMENT OF PROPERTY OWNER

STATE OF MISSOURI)

) SS.

COUNTY OF CHRISTIAN)

On this 8th day of January, in the year 2026, before me, the undersigned notary public, personally appeared Gary Wayne Chandler, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.



Nicholas Boyd Luce
Notary Public

OWNER AND REPRESENTATIVE MUST READ AND INITIAL THE FOLLOWING:

A.C. Sc

Application for a Rezoning, CUP, PUD, Variance, Appeal, etc. does not guarantee approval of the request. No refunds will be granted. Non-payment of any required fee or charge will result in an incomplete application and the request will not be heard by the Christian County Planning Commission, the Christian County Commission, and/or the Christian County Board of Adjustment. Failure to pay the required fee or charge for a period of ninety days will constitute a withdrawal of the request.

A.C. Sc

As required by the State Zoning Laws, a legal and must be placed in a local publication. A notice of public hearing will also be posted on the property by the County.

A.C. Sc

The property owner authorizes Christian County staff to conduct on-site inspections relating to the request in order to ensure compliance with provisions of the Planning and Development and Building Inspection Regulations.

A.C. Sc

All public hearings should be attended by the property owner or their representative. Failure to appear could result in the case not being heard as scheduled. Anyone in attendance will be given an opportunity to enter testimony into the record. A decision may be issued without the attendance of the applicant or representative.

A.C. Sc

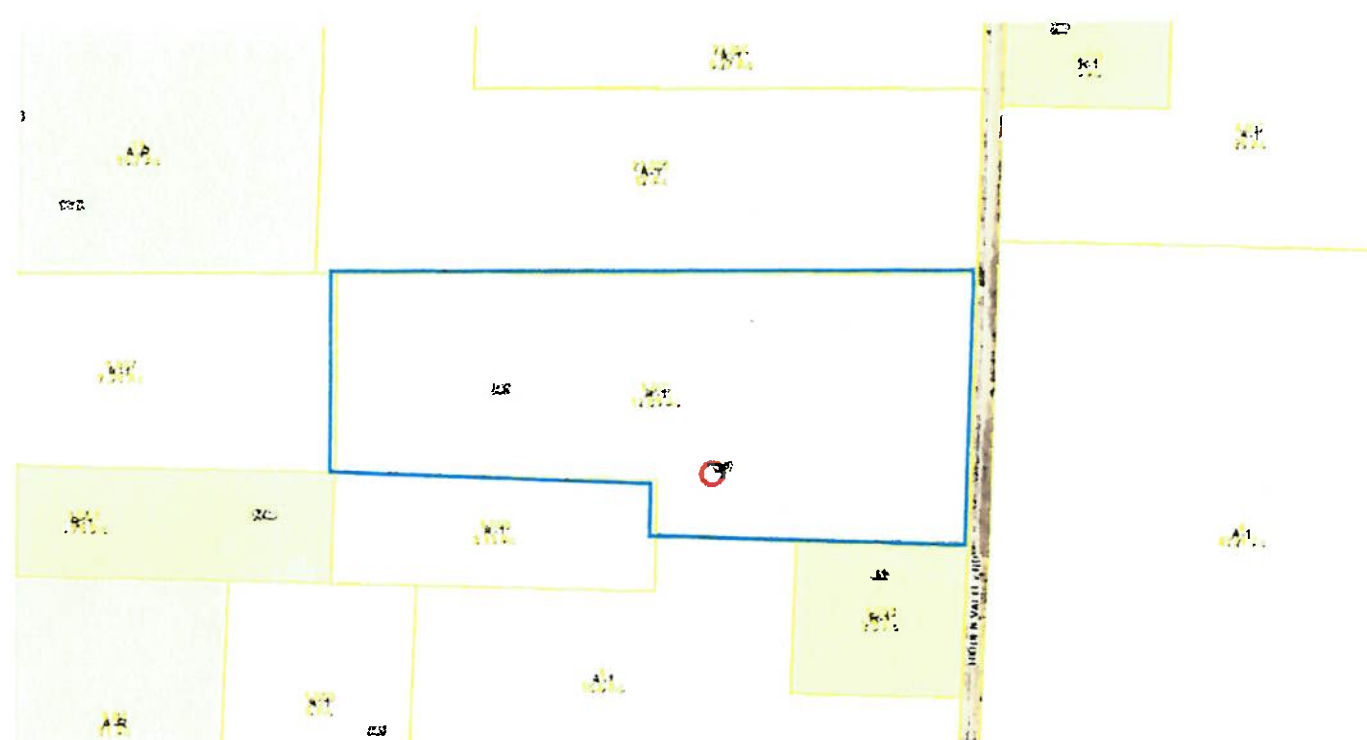
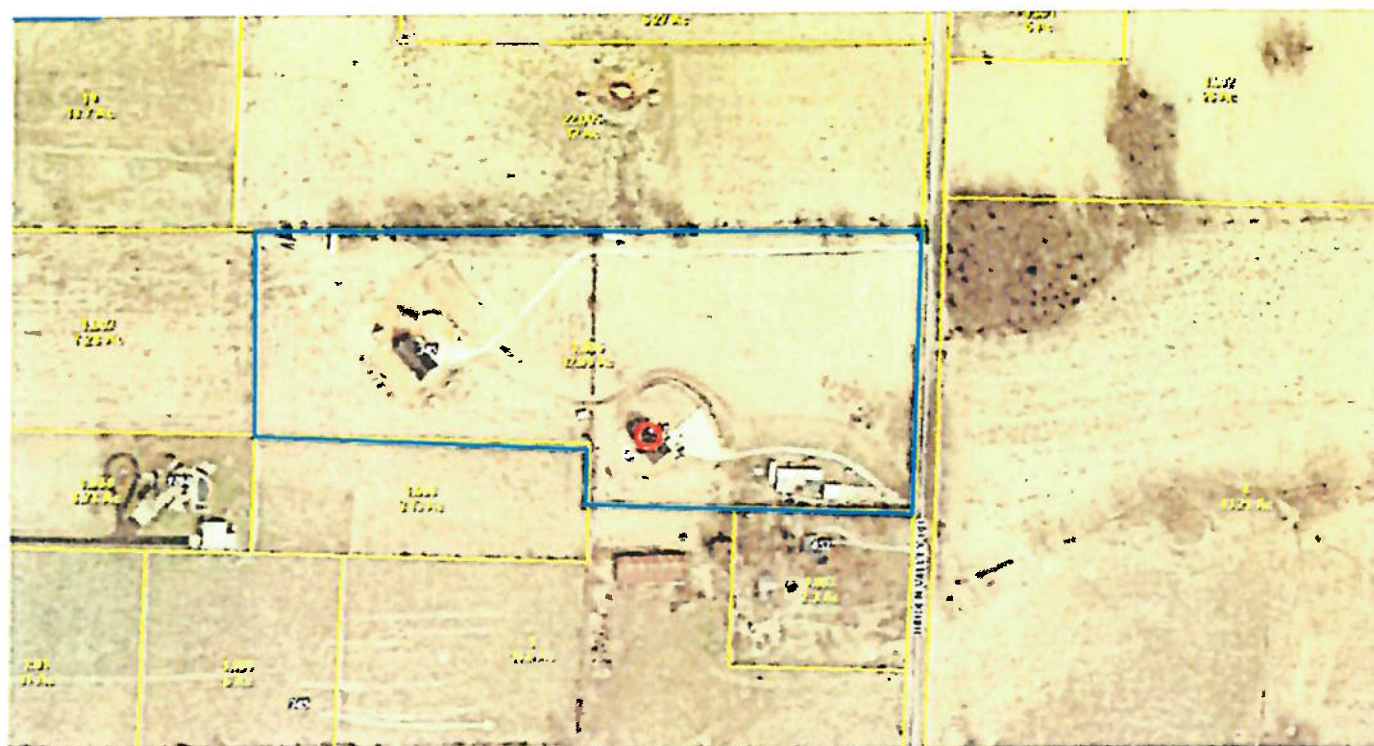
Christian County is not responsible for inaccurate information provided by the owner/representative. Submission of an inaccurate legal description could result in the need to re-advertise the request at the applicant's expense or making the decision void.

A.C. Sc

All applications, submissions, and testimony at a public hearing are public record.

Unless otherwise posted, all Planning and Zoning Commission Hearings and Board of Adjustment Hearings are held at 1106 S. Jackson Street, Ozark, MO 65721. Office Phone: (417) 581-7242 Fax: (417) 581-4623

Maps for case #2026-0011





Photos for case 2026-0011



