

# **PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT**

## **Request for Zoning Change**

**HEARING DATE: May 7, 2026**

**CASE NUMBER: 2026-0044**

**APPLICANT: Eric and Monica Fawcett**

**CURRENT ZONING: A-1 (Agriculture)**

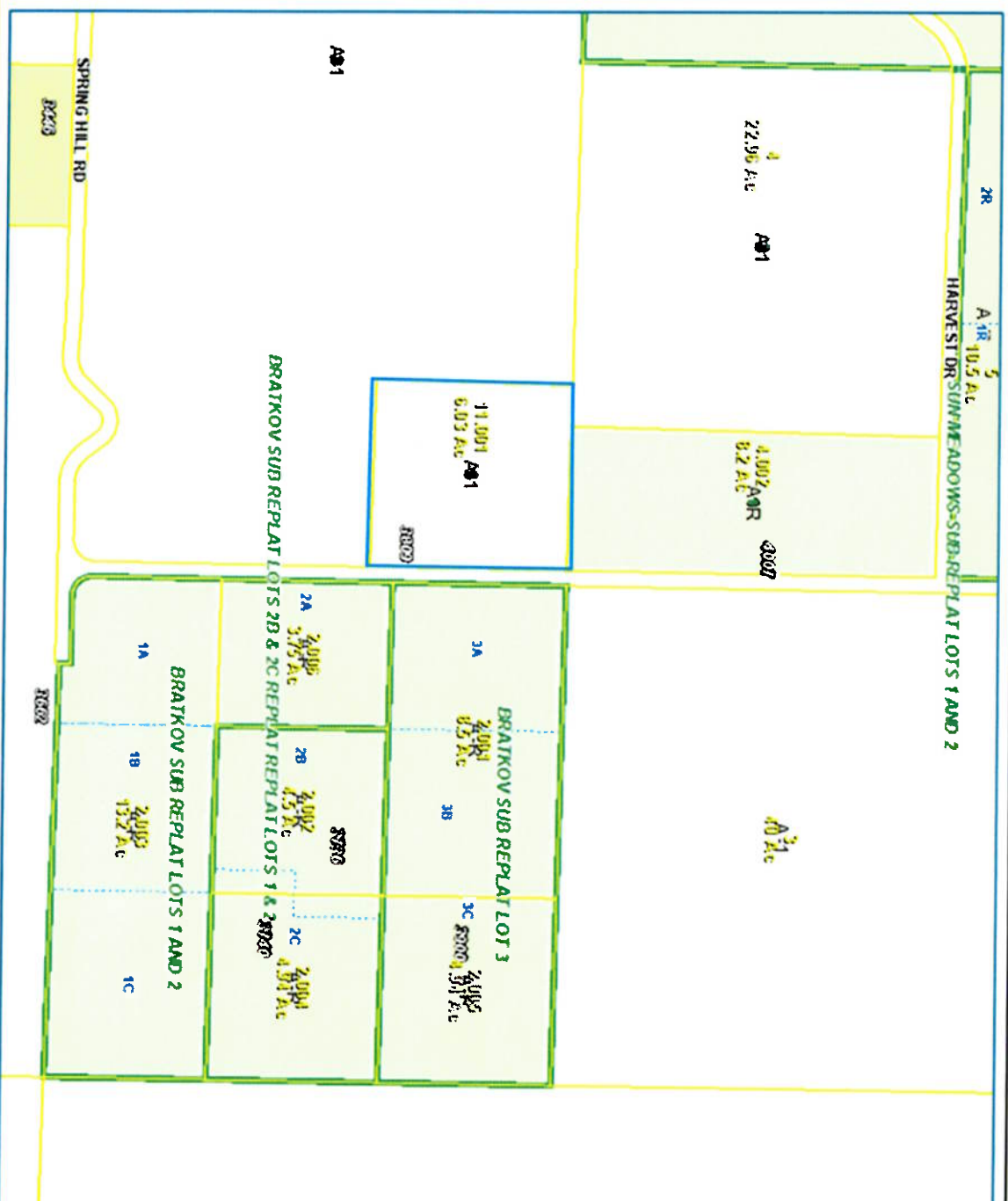
**REQUEST: A-R (Agriculture Residence District)**



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







**PROJECT DESCRIPTION:** The applicant proposes rezoning a 6.03 ± 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 currently developed with a single-family residence and two accessory structures. The owner's goal in this request is to gain the ability to divide the property into two parcels in order that they can build a separate home on 3 acres.

## 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 adequate frontage along Spring Hill Rd. which is located within the Common One road district. Any additional points of 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 one point of access located at the extreme south end of the eastern side of the property which is also shared with the property to the south. The property currently has 515' +/- of road frontage which should allow multiple options for an additional drive if the parcel is split.

## *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.



## RECOMMENDATION:

After reviewing the staff report and hearing public comment at its April 20, 2026 public hearing, the Planning and Zoning Commission voted unanimously to forward a recommendation to approve this zoning change request to the County Commission.



*Promoting orderly growth in a united  
Christian County*

