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

DATE: November 19, 2026

CASE NUMBER: 2026-0232

APPLICANTS: David Emerson / D&P Development

LOCATION: Schupbach Rd. south of Willoughby Rd, Clever

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

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Single family residence / Agricultural

SURROUNDING ZONING: North: A-1 East: RR-1, A-1
South: A-1 West: AR, A-1

SURROUNDING LAND USES: Surrounding land uses include large agricultural tracts combined with multiple single family platted subdivisions nearby.

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

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 39.9+/- acre tract in the county to R-1 in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the R-1 district.

BACKGROUND AND SITE HISTORY:

The property being considered has historically been used as farmland with a residence.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract as appropriate for agricultural or dispersed residential uses.

Compatibility:

The subject parcel is located adjacent to other agricultural tracts of land but is also located less than 500 feet from multiple existing platted single family subdivisions.

Connectivity:

The subject property has approximately 1,300 feet of direct frontage along Schupbach Rd.

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 and relevant Zoning Regulations.

Access:

The parcel has an existing agriculture entrance off of Schupbach Rd.

Utility Services:

The property is currently undeveloped. Added residential development would require individual or shared private wells and individual septic systems as access to public water and sewer are not available.

ENVIRONMENTAL ANALYSIS:

There are no mapped sinkhole areas or areas of flood hazard located on this property.

If this property is rezoned to R-1 and later developed for single family residences, issues related to stormwater management and erosion control will be addressed in a separate process.

The availability of future well locations and septic systems will be at the discretion of MoDNR and the Christian County Health Department respectively.

TRANSPORTATION ANALYSIS:

Traffic Impact:

The question of rezoning will not in itself impact traffic. Assuming the intent is to add multiple homes on this 39.9 +/- parcel, we must consider the existing nearby road network.

Both Willoughby and Schupbach roads are high level collector roads maintained by the Common Two Road Department. At most, the subject parcel might add 10 additional homes to the area. The number of added trips in this area would be expected to have little to no impact to the volume capacity of the nearby road network.

PUBLIC COMMENTS:

At the October 19, 2026 public hearing several residents in the surrounding area expressed concerns regarding:

- The potential for stormwater and flooding issues as a result of development
- Increased use of well water in the area
- Added families and homes in the area

STAFF COMMENTS:

This request for a change in zoning from A-1 to R-1 would potentially allow for the future development of added homes to the area. The location of the property adjacent to a well maintained County road and its proximity to other residential developments and the City of Clever are factors which support this change.

RECOMMENDATIONS:

After reviewing the application and staff report, accepting public comment, and having further discussion, the P&Z Commission passed a motion to recommend approval by a unanimous vote.

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