



PLANNING & ZONING DEPARTMENT STAFF REPORT

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HEARING DATE: December 7, 2009

SUBJECT: Future Land Use Map - Appendix A to Christian County Comprehensive Plan

STAFF ANALYSIS

Summary

Enclosed is a draft copy of a proposed amendment to the Christian County Comprehensive Plan. This document will serve as Appendix A - Generalized Future Land Use Map. The purpose of this map is to be a graphic representation of desirable future development patterns. It is not intended to be parcel specific and is only to be looked at as a guide for a general development pattern in various areas throughout the county. As we move forward into a more traditional "Euclidian" form of zoning this map will also serve as one of the tools we can use to justify recommendations on zoning applications for individual parcels which will eventually be represented on a true "Zoning Map".

As with the rest of the Comprehensive Plan, this map is to some extent a "living" document which will undergo changes and refinements, especially as we transition into a traditional format with established zoning districts. In its current state, several of the shaded categories encompass areas of acreage significantly higher than what is recommended through the land use projection formulas found in Appendix E. As these districts evolve over the next few years the boundaries between land use districts will become more clear and a somewhat more focused version of this map will emerge with the sheer acreage in these shaded classifications reducing much closer to what we have projected.

Figure A-2:

The area represented in figure A-2 encompasses the Urban Service Area (USA) boundaries of both the cities of Ozark and Nixa. These municipalities currently have projected future land use maps for these respective areas and anticipate that at some point in the future, city services will be extended throughout these boundaries. The ability to extend such infrastructure is greatly enhanced by having predictability in future development patterns within the USA. For this reason the staff has worked with these municipalities to create a map that is compatible with the future intentions of these cities.

Development of the Map:

The development of this map involved the compilation of numerous factors, perspectives and approaches ranging from common sense to state of the art technology. It makes sense that future development patterns continue in areas where similar uses are present. Much of what is shown in Figure A-1 represents a logical expansion of the land uses that currently exist.

The land use space allocation formulas in Appendix E were referenced to ensure that adequate acreage was allocated for the various land use categories. As stated earlier,

the current depiction in Figure A 1 shows a significantly higher amount of acreage shaded in some categories than will actually be required to meet the County's needs. Future revisions of this map will reflect shaded areas closer in actual size to the suggested totals as these areas are actually "zoned".

Another tool that was used to determine appropriateness of future land usage was The Land Use Conflict Identification Strategy Model (LUCIS). This involved a modeling approach using GIS data to identify what the best use for land is based on looking at numerous factors simultaneously. Attached to this report is a synopsis of this LUCIS project which thoroughly explains the study.

ATTACHMENTS:

Draft copy of Appendix A
LUCIS Research Synopsis

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