

ORDINANCE NO. 4194

AN ORDINANCE APPROVING THE RE-ZONING OF LAND IN CLINTON, MISSOURI FROM A-1 AGRICULTURE TO C-1 NEIGHBORHOOD COMMERCIAL.

WHEREAS, Ralph Goucher, representing The First Baptist Church of Clinton, Missouri, Inc., has filed an application to re-zone the property commonly known as 1531 N. Vansant Road from A-1 Agriculture to C-1 Neighborhood Commercial; and

WHEREAS, the Clinton Planning Commission conducted a public hearing on February 2, 2026, in consideration of the application; and

WHEREAS, the Clinton Planning Commission recommended approval of the application by a vote of 5 Yeas, 0 Nays, 4 Absent; and

WHEREAS, the property to be re-zoned is legally described as follows:

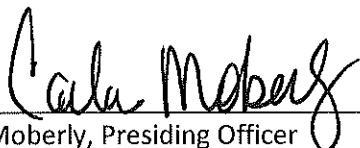
THE EAST HALF (E ½ OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTY-SIX (36), TOWNSHIP FOURTY-TWO (42) NORTH, RANGE TWENTY-SIX (26) WEST, CITY OF CLINTON, HENRY COUNTY, MISSOURI.

NOW, THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF CLINTON, MISSOURI AS FOLLOWS:

1. The property at 1531 N. Vansant Road is hereby re-zoned from A-1 Agriculture to C-1 Neighborhood Commercial.
2. This ordinance shall become effective immediately upon its passage and approval as provided by law.

Read the first time this 17th day of February, 2026.

Read a second time and passed this 3rd day of March, 2026.




Carla Moberly, Presiding Officer

ATTEST:

Ayes 6: Brenda Elliott, Gene Henry, Rob Hills, Roger House, Austin Jones and Gary Mount

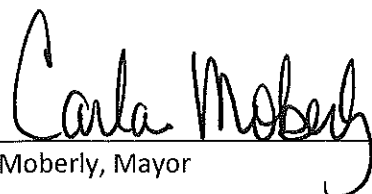
Nays 0

Absent 2: Cameron Jackson and Greg Shannon



Wendee Seaton, City Clerk





Carla Moberly, Mayor



APPLICATION FOR ZONING AMENDMENT
PER ZONING CODE

APPLICATION IS HEREBY MADE FOR:

- Amendment to Zoning District Map
Amendment to Zoning Ordinance

Name: The First Baptist Church of Clinton, Missouri, Inc.

Address: 1531 N Vansant Rd, Clinton, MO 64735

Phone: (660) 885-2211

contacts: Mical Challe 660-351-2710
Ralph Goucher 660-924-1010

This request is for the premises commonly known as

First Baptist Church - Vansant Location (Legal description attached)

To be rezoned from District A-1 to District C-1

Reason for application: Accommodate future church expansion.

Applicant believes this amendment would be in harmony with the present zoning ordinance and map, that it would not unreasonably depreciate property values or be objectionable to the appropriate use of neighboring land, and the public welfare will be preserved for the following

reasons: Planning multi-million dollar project to increase capacity of building site. New construction consistent with use of campus over last 15 years. Economic impact with increased neighboring property values and economic impact to city as a whole will be positive.

Date: 11-7-25 Signed: Ralph Goucher - Chairman Trustees

OFFICE USE ONLY

Fee of \$100.00 paid, 20

Received by Community Development Director, 20

Planning Commission public hearing held February 2, 2026

Planning Commission recommended: [X] Approval [] Denial 2-2, 2026

Bill No. 2026-02 1st reading 2-17, 2026 2nd reading 3-3, 2026

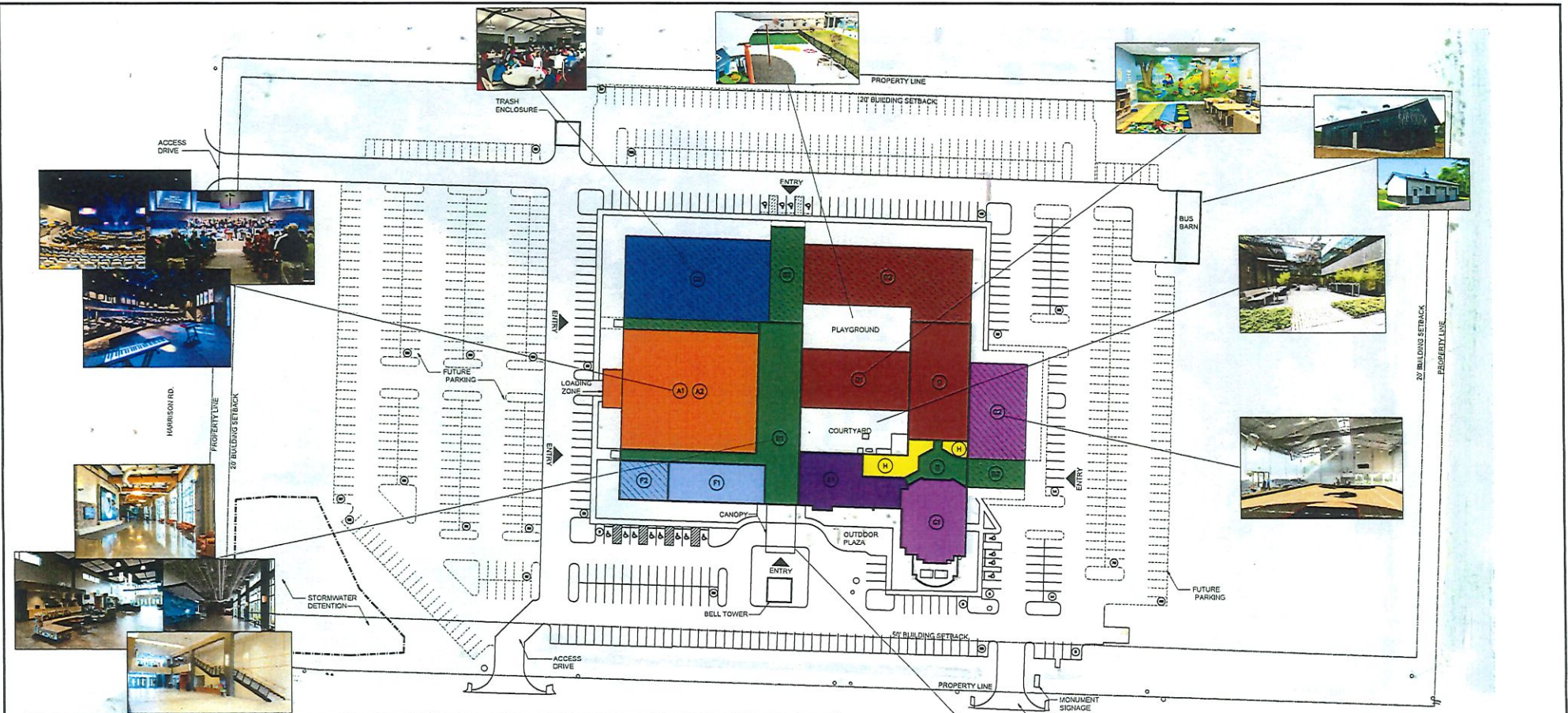
City Council: [X] Approved [] Denied

Date: March 3, 2026

Wanda Sesto

City Clerk

Ordinance No. 494



MASTER PLAN SUMMARY

A SANCTUARY / BACK OF HOUSE / GYM PHASE 1 TO REMAIN: PHASE 2 RENOVATION:	12,500 S.F. 12,000 S.F.
G LOBBY / COMMUNITY SPACE / CIRCULATION EXISTING TO REMAIN: PHASE 1 TO REMAIN: PHASE 2:	1,626 S.F. 9,784 S.F. 6,980 S.F.
D ADULT / YOUNG ADULT CLASSROOMS PHASE 1 TO REMAIN: PHASE 2:	0 S.F. 25,500 S.F.
R NURSERY / PRESCHOOL / ELEMENTARY EXISTING TO REMAIN: PHASE 1 TO REMAIN: PHASE 2:	7,605 S.F. 5,273 S.F. 11,270 S.F.
M MIDDLE / HIGH SCHOOL CLASSROOMS PHASE 1 TO REMAIN:	5,020 S.F.
P OFFICES / OUTREACH / COUNSELING PHASE 1 TO REMAIN: PHASE 2:	4,000 S.F. 2,000 S.F.

V MULTI-PURPOSE / GYM PHASE 1 TO REMAIN: PHASE 2:	5,371 S.F. 6,126 S.F.
H CAFE / KITCHEN / SUPPORT EXISTING TO REMAIN:	2,080 S.F.
TOTAL PHASE 1 ADDITION: PHASE 2 ADDITION: PHASE 2 RENOVATION:	45,230 S.F. 51,876 S.F. 12,000 S.F.
PARKING EXISTING TO REMAIN: PHASE 1: PHASE 2:	180 SPACES 123 SPACES 503 SPACES
TOTAL:	806 SPACES



MASTER SITE PLAN - OPTION A
1" = 40'-0"
OCTOBER 30, 2025



