

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: June 5, 2025

CASE NUMBER: 2025-0088

APPLICANT: Dale W Roaseau / Karen Trimble

CURRENT ZONING: A-R (Agriculture – Residence)

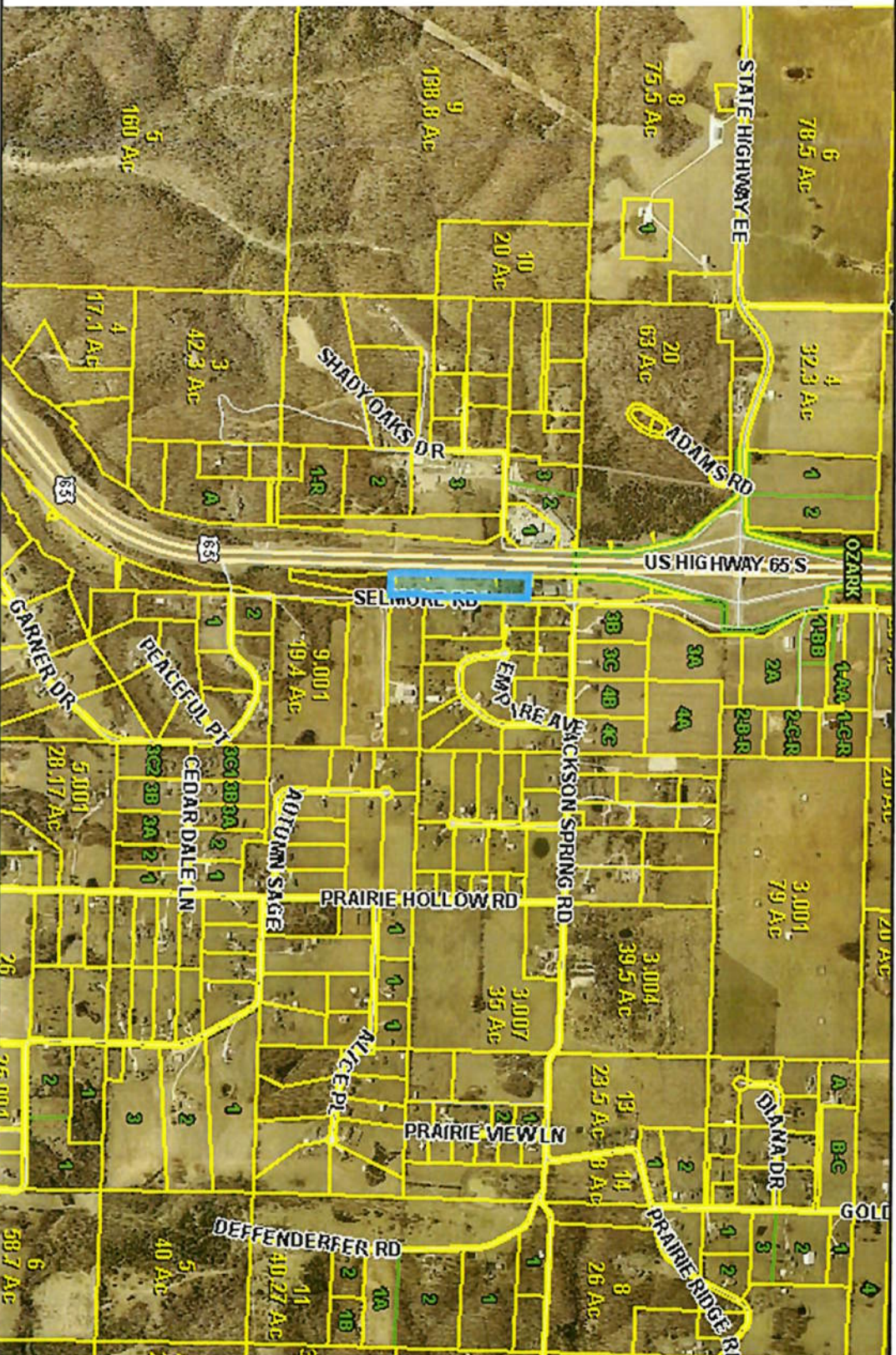
REQUEST: C-2 (General Commercial Residence)



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



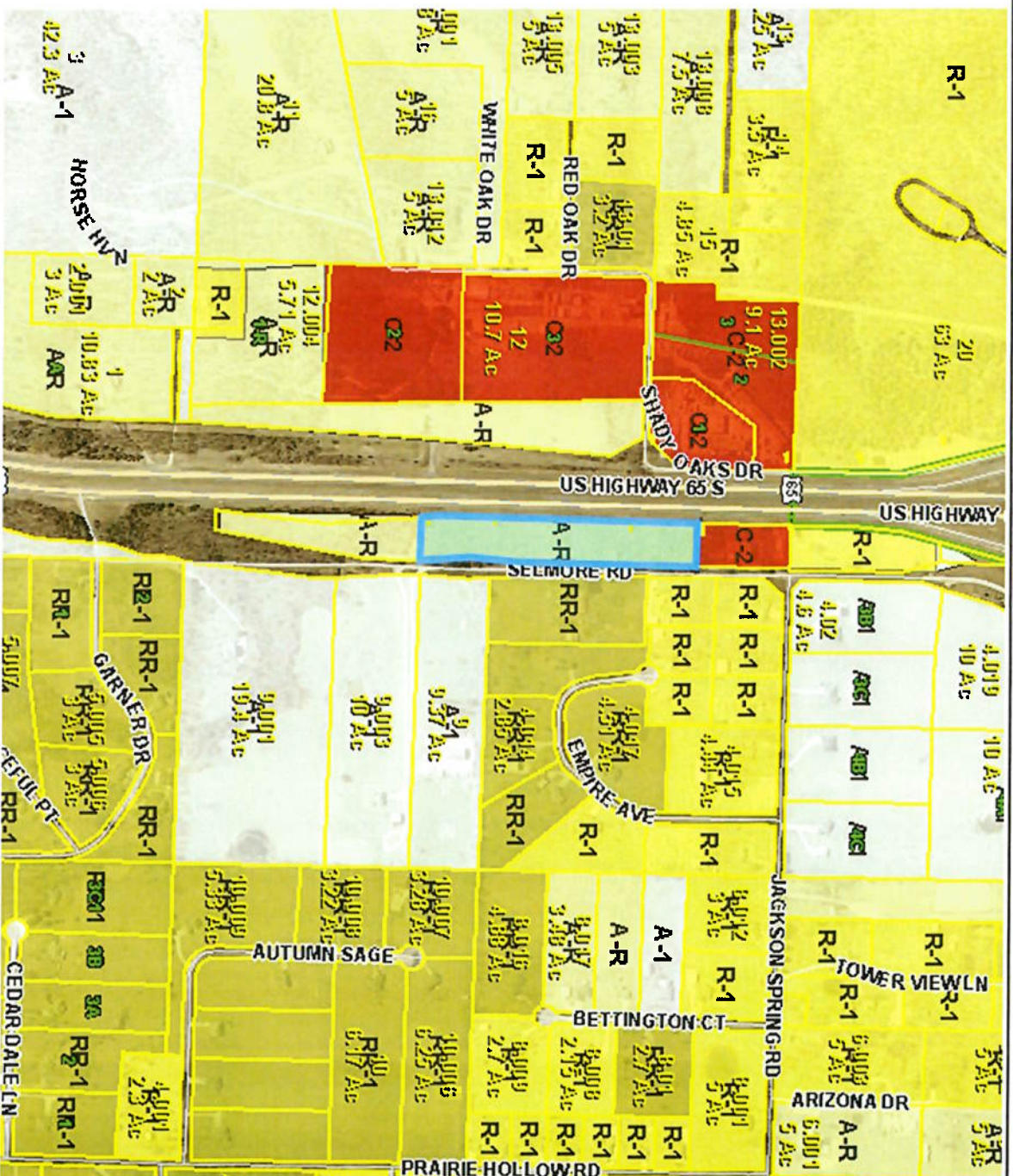
LOCATION: 6795 Selmore Rd, Ozark



Surrounding land uses include Highway 65 and Commercial to the west, commercial to the north, vacant land to the south, and residential to the east.

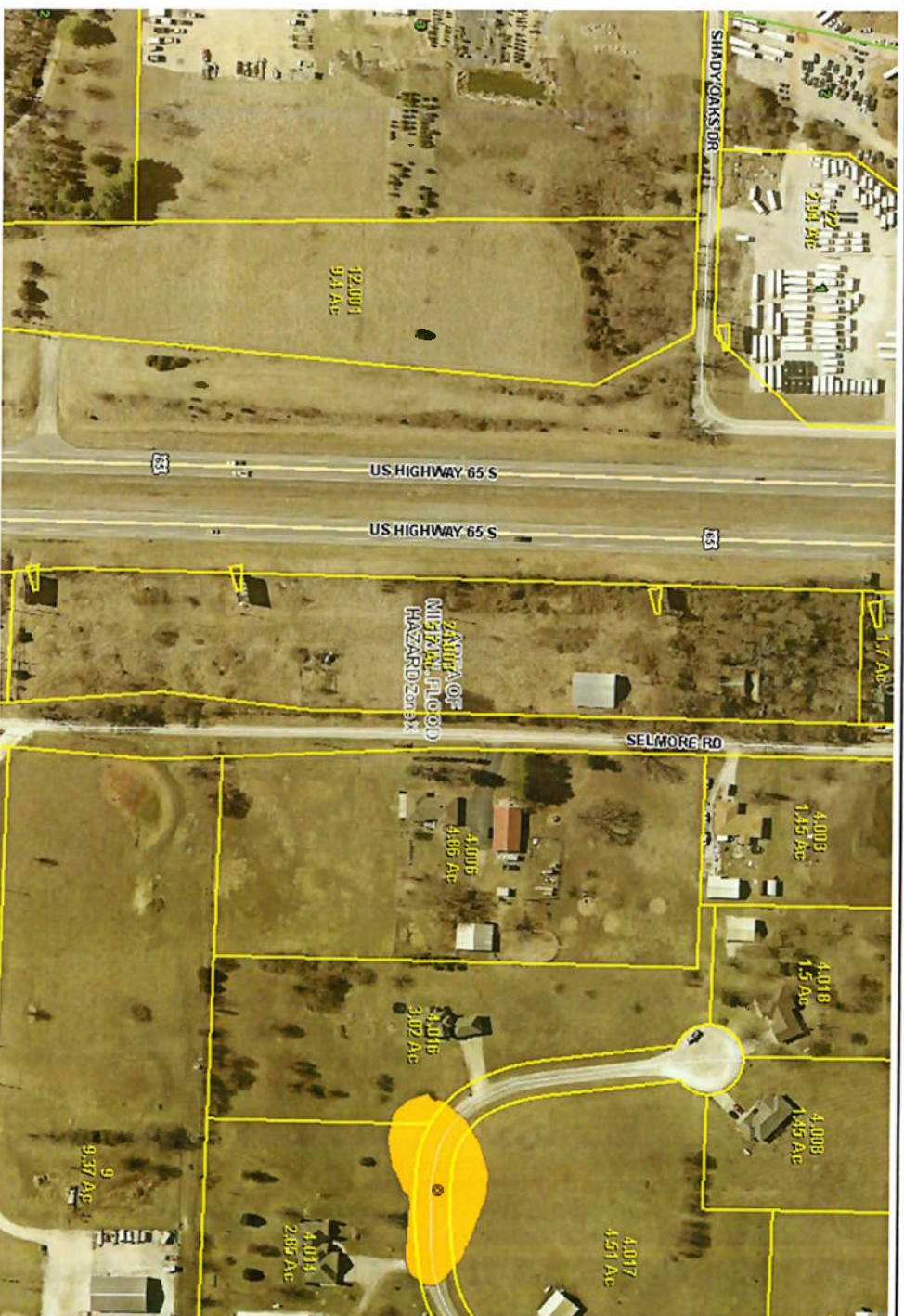


Zoning in the area:



PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 5.7 +/- acre tract in the county to C-2 in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the C-2 district.



BACKGROUND AND SITE HISTORY:

The property being considered has a single family residential structure in place since 1969 which is currently still there. There are 3 billboards on the site which face Hwy 65. The applicants letter of intent states a possible use of storage of emergency supplies for a non-profit operation. Keep in mind that while this is the applicants proposed use any principle permitted use in the C-1 and C-2 districts would be permissible if the rezoning request was approved.

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this tract as appropriate for dispersed residential and agricultural uses. It is worth noting that commercial and industrial uses would typically be seen as appropriate along major transportation corridors such as the property in question.



Compatibility:

The subject parcel is located adjacent to other single family residential, and commercial uses. Generally commercial and industrial uses would be seen as appropriate along major transportation corridors like this property is. It would also continue to act as a buffer from the high intensity use of the highway towards a lower intensity use such as residential and agricultural eastward.

Connectivity:

The subject property has frontage along Selmore Rd and has existing access for the residential use. Access to Hwy 65 is about 2000ft north along Selmore Rd to the intersections of 65 and EE. This portion of Selmore Rd is in the Selmore Special Road District and any request or change in access would need to be approved through that road district, particularly if commercial development were to occur. MoDOT also maintains a portion of the roadways in the vicinity.



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 has an existing residential drive on the north side to Selmore Rd.

Utility Services:

There are no known public utilities at this location besides electric.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

Rezoning from A-R to C-2 would bring in the requirement of 30% of the parcel to be maintained as open space. Any commercial development would also be expected to meet the County's Stormwater and Erosion Control Regulations. The rezoning itself would not be expected to create any significant impacts to stormwater concerns.

Groundwater Impact:

The rezoning request itself would not be expected to create any significant groundwater impacts. Future development of the site may provide the need for additional water and sewer capacity on site, which would be permitted through MO Department of Natural Resources and the Christian County Health Department as part of the development process.

Floodplain/Sinkhole Impacts:

There are no mapped floodplain or sinkhole on the property.



TRANSPORTATION ANALYSIS:

Traffic Impact:

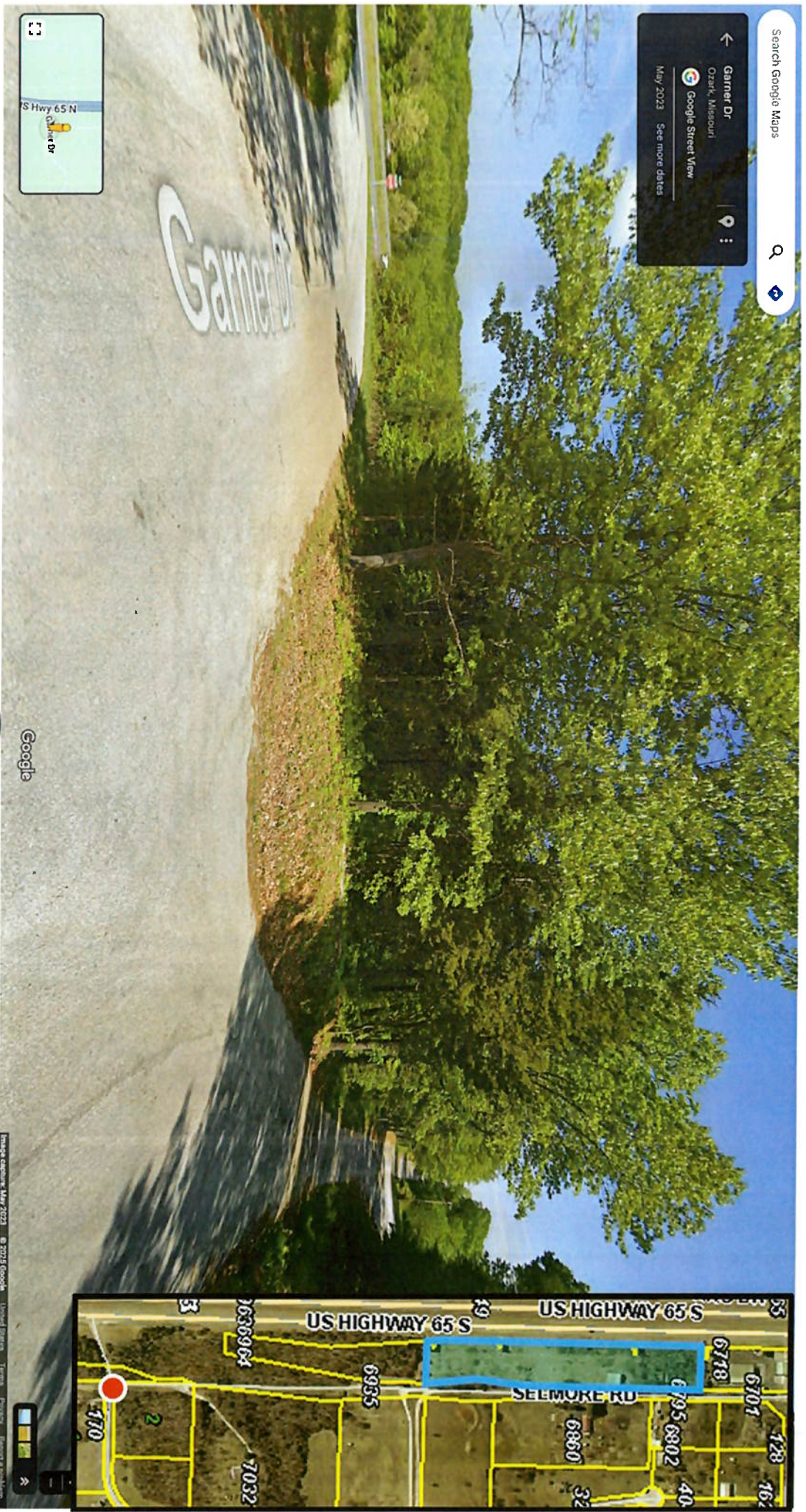
There are no expected traffic impacts due to the rezoning. The stretch of Selmore Road in front of and south of the property is particularly narrow and hilly. It could be a concern, particularly for large trucks and semi's if commercial development occurs in the future. Vehicles moving back to the north have relatively good visibility and would quickly reach the portion of Selmore Road that's wider and better suited for commercial traffic. Selmore Special Road District maintains this section of road and would administer any requirements for access or road improvements once a development was proposed.



Intersection of Selmore and Jackson Springs Roads Looking South



Intersection of Garner and Selmore Looking North West



PUBLIC COMMENT:

The applicant's representative spoke to the developer's intent to build storage for emergency supplies and stated they would expect 2-3 trucks a week and believe this would be a low-profile land use. They also stated the developer's intent to meet the County's adopted regulations to control stormwater and make road improvements as required.

Several residents spoke at the May 27th hearing on this request. Comments were primarily centered around the narrowness and safety concerns of Selmore Road in front of and south of the property, particularly concerns of additional traffic along the road and the addition of large trucks and/or semi's utilizing that stretch causing safety issues. Also noted was road flooding, which is said to typically occur a few times a year and blocks the north access to the property, as well as incompatibility with existing surrounding land uses and zonings, and noise and nuisance concerns.

Our office also received 2 letters which are included in your packets and were reviewed by the Planning and Zoning Commission. The letters further speak to the concerns of narrowness and safety along this portion of Selmore Road. They also speak to incompatibility of the existing land uses with the proposed zoning request, road flooding, and property value concerns.



PLANNING & ZONING COMMISSION RECOMMENDATION:

During the May 27th hearing for this request the Planning and Zoning Commission heard the facts of the case as well as the provided public input and forwarded a unanimous recommendation of denial to the Christian County Commission, citing concerns over existing infrastructure deficiencies in the area.





Commercial

Commercial