

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: October 2, 2025

CASE NUMBER: 2025-0196

APPLICANT: Petro and Alona Popesku

CURRENT ZONING: A-1 (Agriculture District)

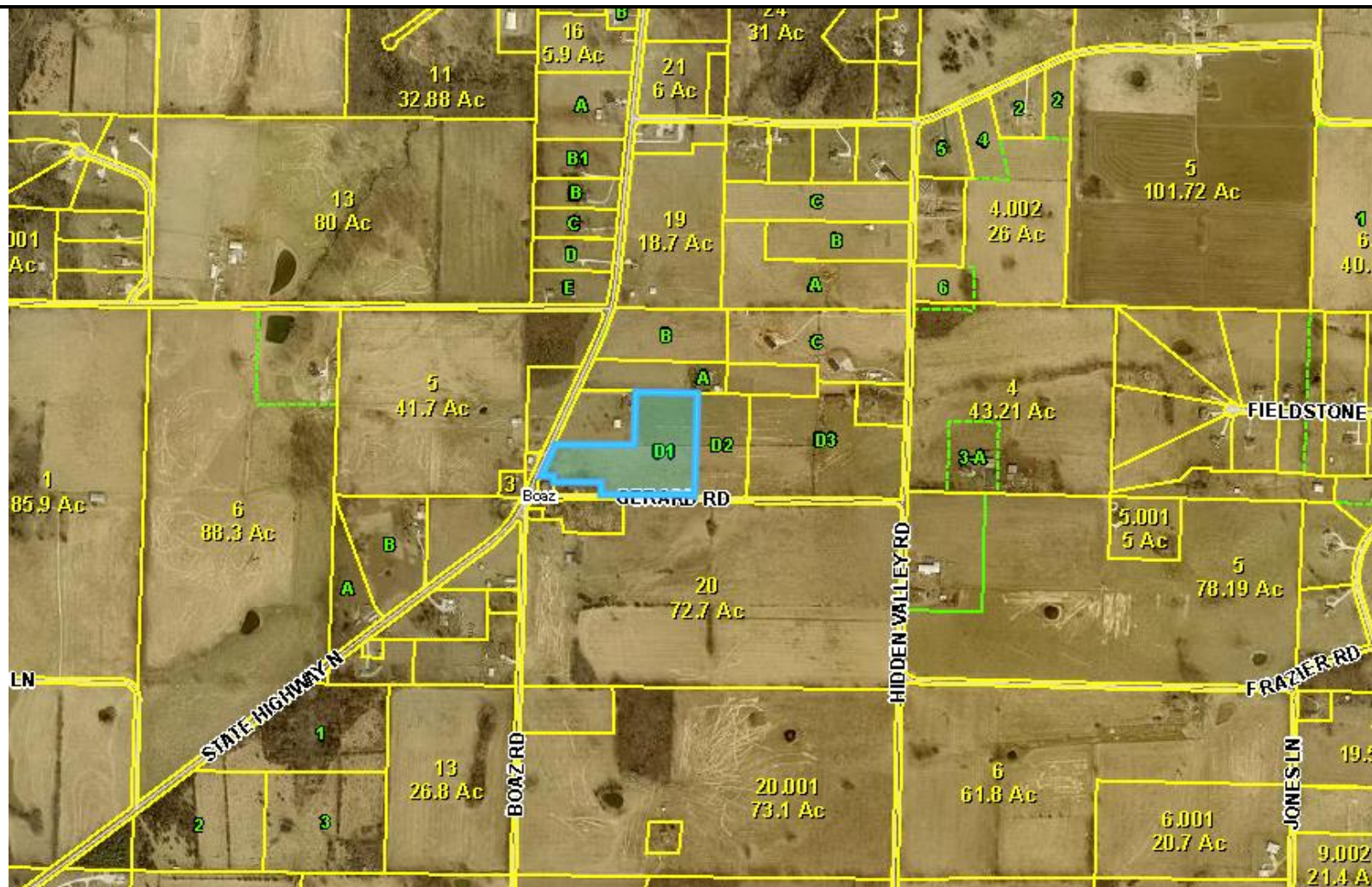
REQUEST: A-R (Agricultural - Residence District)



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



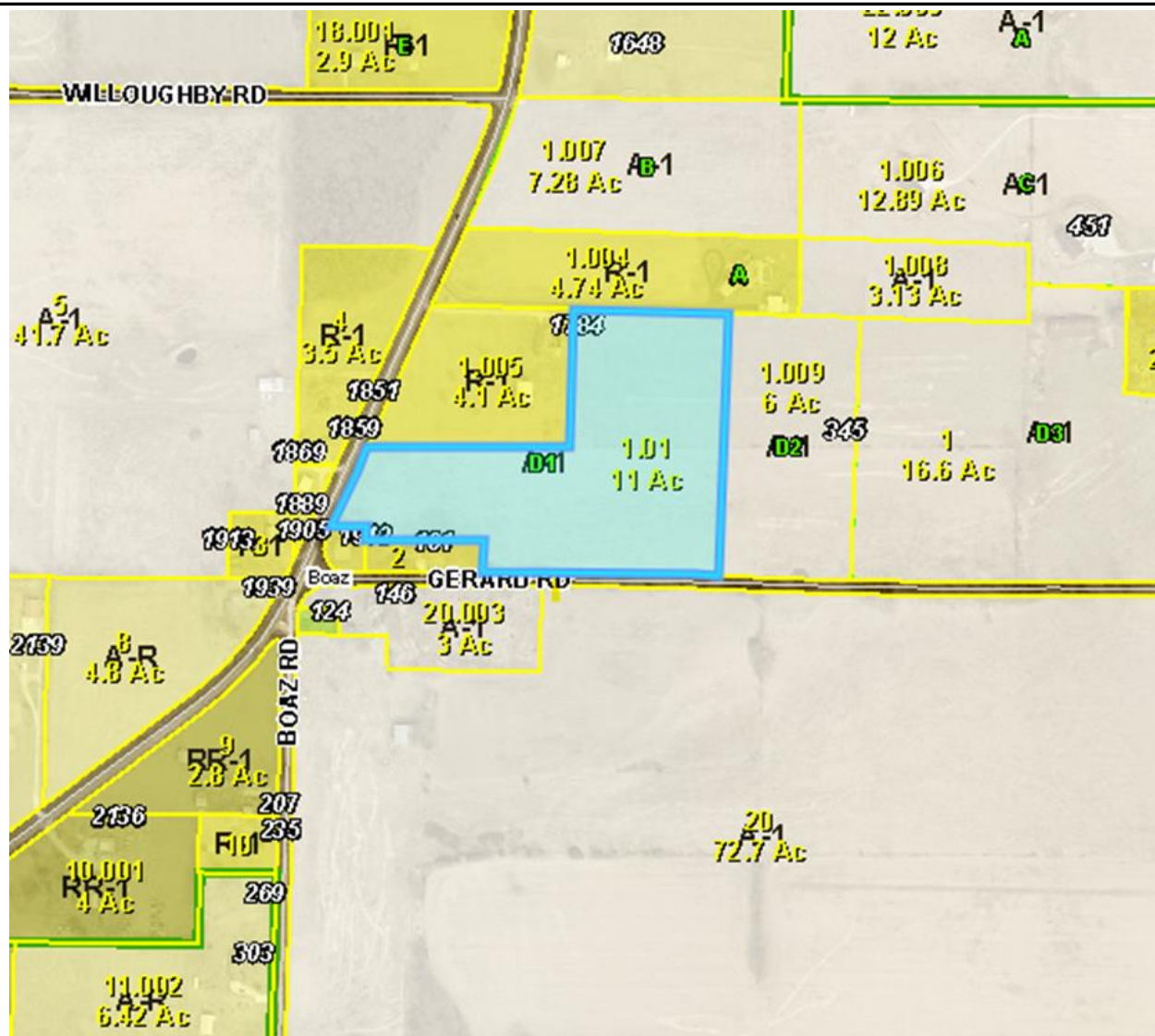
LOCATION: SW corner of St Hwy N and Gerard Rd



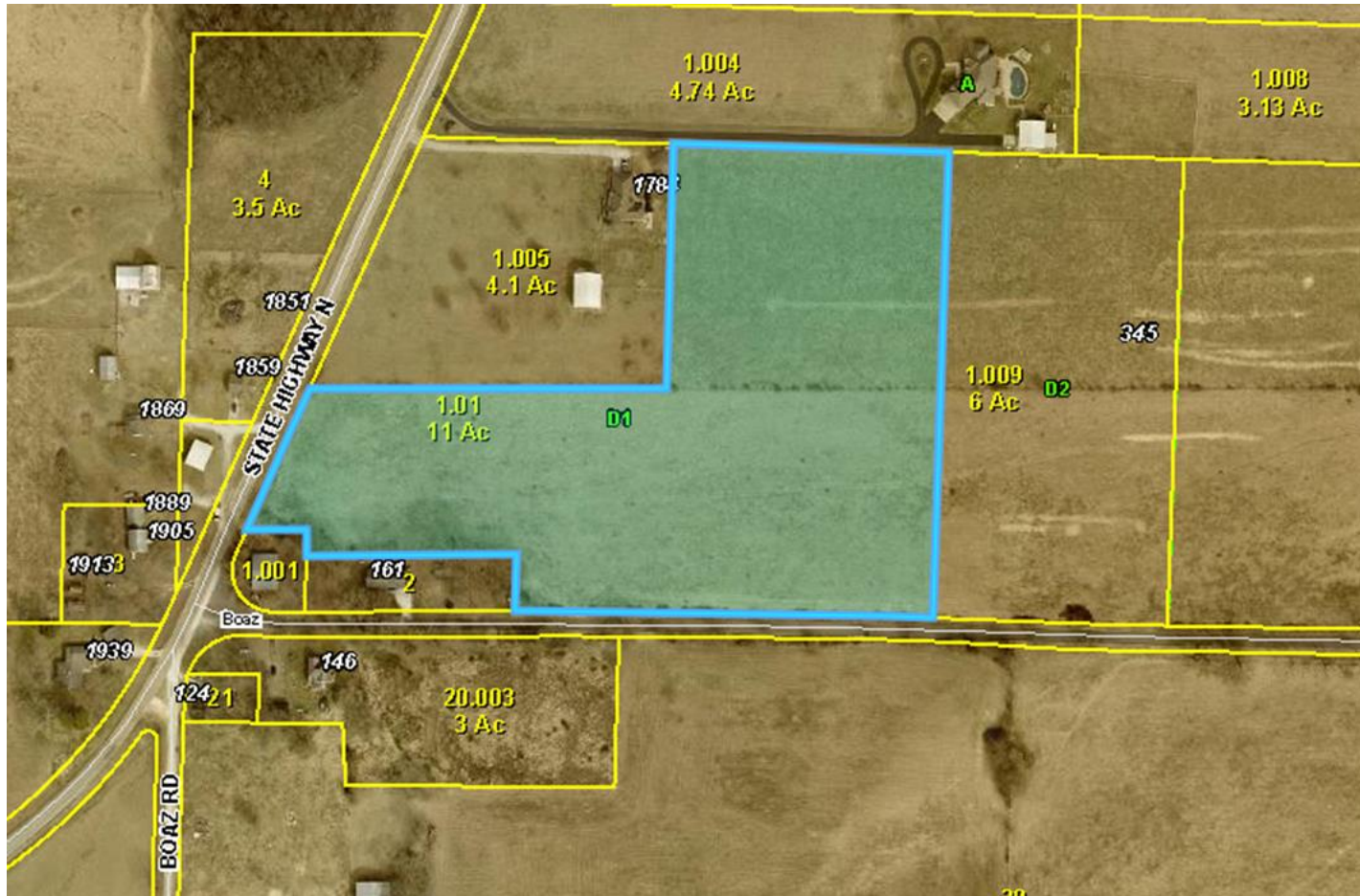
Surrounding land uses include single family residential and agricultural on all sides.

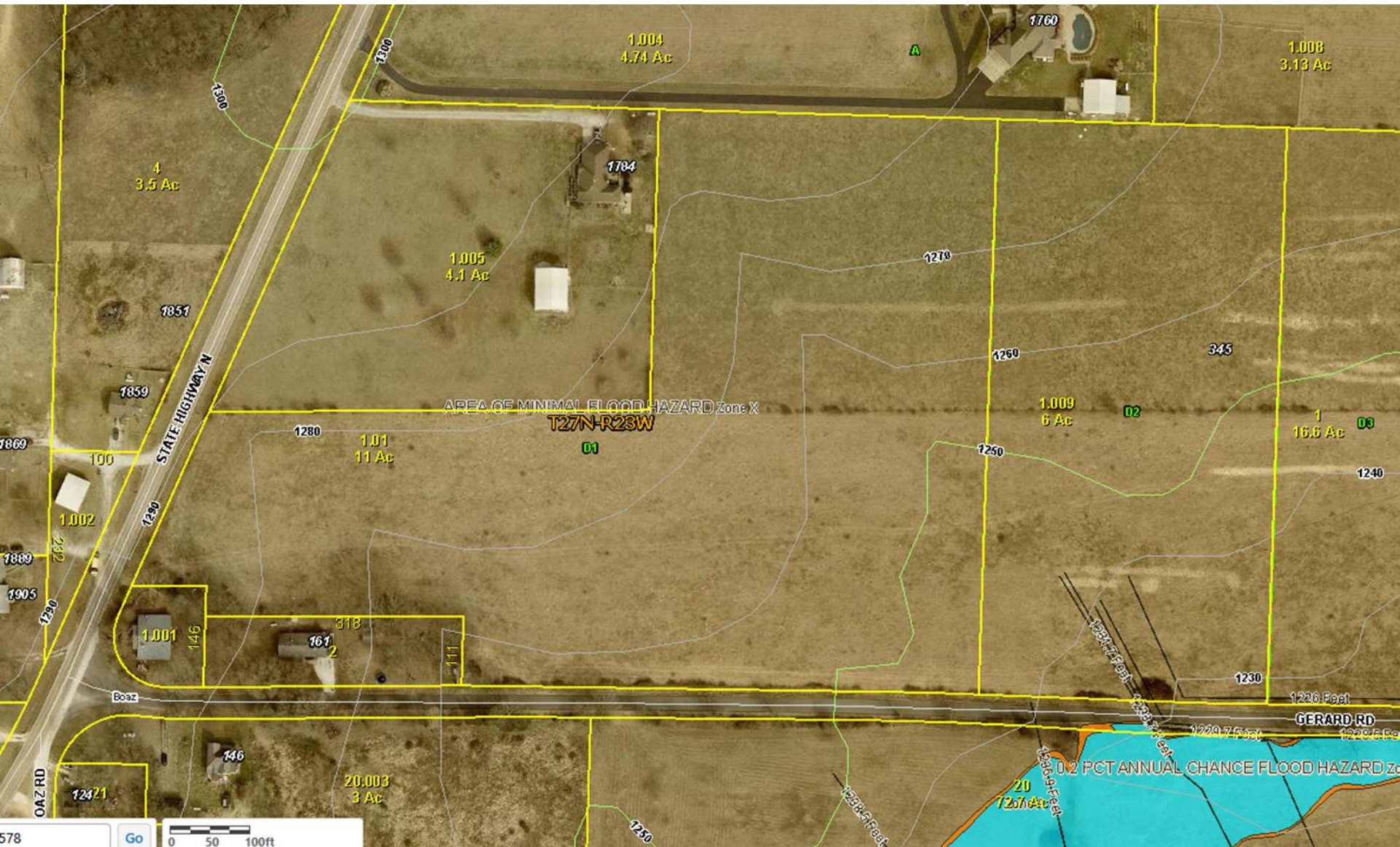


Zoning in the area: N: R-1, E: A-1, S: A-1, W: R-1



PROJECT DESCRIPTION: The applicant proposes to rezone the ±11-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 has been a vacant field appearing to be used for farmland or agricultural purposes. The property in question has been created by a series of 2 separate administrative minor subdivisions.

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 zonings.

Connectivity:

The subject property has frontage along State Highway N to the west as well as Gerard Rd to the south. Any proposed access along St Hwy N would be handled by MoDOT and any access request to Gerard Rd falls in the Common Two road district for the county, and as such access would be reviewed and granted 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 appears to be utilizing a shared access setup in the southwest corner with the house at the corner of Hwy N and Gerard Rd.

Utility Services:

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



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

No stormwater impacts are expected as a result of rezoning.

Groundwater Impact:

None anticipated at this time due to rezoning.

Floodplain/Sinkhole Impacts:

There are no mapped sinkholes or floodplain on this property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.



PUBLIC COMMENTS:

No public comment was received by our office or provided at the hearing for this case.

STAFF COMMENTS:

The rezoning request does not appear to create significant land use conflicts with surrounding properties, existing uses, or adjacent zoning districts. The County's Future Land Use Map generally supports this request. No major environmental or transportation impacts are anticipated, as this request pertains solely to rezoning, which allows for the uses and development opportunities permitted within the designated district.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At the September 15th Planning and Zoning hearing the Commission heard the facts of the case and the provided the opportunity for public input and forwarded a unanimous recommendation of approval for this rezoning request.

