



Christian County Planning & Zoning Commission Recommendation & Staff Report

DATE: October 2, 2025

CASE NUMBER: 2025-0187

APPLICANTS: Tatyana Osenniy / Creative Homes LLC

LOCATION: St Hwy U, Rogersville

REQUEST: Change zoning classification of this property to A-R
(Agricultural - Residence District)

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Vacant / Agricultural

SURROUNDING ZONING: North: A-R East: A-R, R-1
South: A-1 West: A-1

SURROUNDING LAND USES: Surrounding land uses include single-family residential and agricultural on all sides.

ATTACHMENTS:

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

PROJECT DESCRIPTION:

The applicant proposes rezoning a ±30.5-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 is a vacant field appearing to be used for farmland or agricultural purposes. In addition to this request, the developer has submitted a sketch plat proposing a subdivision for staff review. If the proposed subdivision were to move forward, the Planning Commission would be presented with the preliminary plat at a later date for review.

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 zoning.

Connectivity:

The subject property has frontage along State Highway U to the north. St Hwy VV and Rosemead Rd fall approximately 1/3 of a mile to the east.

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 will require access as it does not appear to have an existing access point. Access requirements and permitting would be handled through MoDOT at the property fronts a state highway. Access would be required for any future development or construction on the property.

Utility Services:

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

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

No stormwater impacts are expected as a result of the rezoning.

Groundwater Impact:

None anticipated at this time due to rezoning.

Floodplain/Sinkhole Impacts:

There is no mapped floodplain or sinkhole on the property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.

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 would support 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. However, it does not grant approval for any specific development at this stage. As such, if a major subdivision application follows approval of the preliminary plat, additional detailed reports—including stormwater runoff impacts, traffic impacts, soil and erosion control, etc—will be required as part of the engineer report.

PUBLIC COMMENT:

The applicant was present and spoke that their intent would be to come back before the Planning and Zoning Commission at a later date with a major subdivision request for this parcel.

Several residents spoke during meeting and all spoke in opposition to the request. Concerns revolved around loss of farm land and loss of rural feel due to the potential of increased development. Existing water wells and water quality concerns were mentioned several times. Construction and traffic increases, creating a nuisance and traffic concerns in the area was also a concern. Concerns of additional septic systems effecting well water quality and environmental degradation were also noted.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At the February 24, 2025 Planning & Zoning Commission meeting the Commission heard the facts of the case as well as public input and forwarded a recommendation of denial for this request by a vote of 4 “aye” to 3 “nay.”

A handwritten signature in black ink, appearing to read "Scott Hayes", with a stylized flourish extending to the right.

Scott Hayes
Executive Secretary
Christian County Planning and Zoning Commission



County of Christian
 Planning and Development
 1106 W. Jackson St.
 Ozark, MO 65721

Case Number: 2025-0187
 Date Received: 8-5-25
 Received By: SLC
 Fee Paid: 1050.00
 Receipt # 12248 Check # 1540

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Creative Homes Built With Excellence LLC
 Owner's Address 2733 E Battlefield Ste. 251, Springfield MO 65804
 Phone Number 417-380-6972 Fax # _____ Email TOCreativeLLC@gmail.com
 Representative's Name Tatyana Osenmy
 Representative's Address 448 Spring Meadow Dr. Rogersville MO 65742
 Phone Number 417-380-6972 Fax # _____ Email TOCreativeLLC@gmail.com
 Representative's Signature [Signature]

TYPE OF REQUEST

- | | |
|---|---|
| ☒ Rezoning <u>to AR</u> | ☐ Amendment to PUD # _____ |
| ☐ Conditional Use Permit (CUP) | ☐ Variance |
| ☐ Amendment to CUP # _____ | ☐ Appeal |
| ☐ Planned Unit Development (PUD) | ☐ Vacation (Subdivision, Road etc) |

PROPERTY INFORMATION

Parcel Number 12-01-01-000-000-000.007 Section 1 Township 27 Range 20
 Address / Location of Property 4 Hwy Rogersville MO 65742
 Acreage Being Considered for Request 29.35 Existing Zoning Ag.1 (A-1)
 Existing Land Use Ag/hwy
 On-Site Wastewater System N/A Public Sewer Provider N/A

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ☐ Shared Well ☐
 How many people serviced by Shared Well _____
 Public Provider _____



CREATIVE HOMES

BUILT WITH EXCELLENCE

We would like to request a re-zoning of our property located off U HWY to A-R

(AGRICULTURAL - RESIDENCE DISTRICT) as this zoning would align with our intended use of the property. Well water and wastewater services would be constructed in accordance with Christian County ordinances.

Sincerely,

Tatyana Osenniy

Creative Homes

Maps for Case # 2025-0187



