

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: October 2, 2025

CASE NUMBER: 2025-0187

APPLICANT: Tatyana Osenniy / Creative Homes LLC

CURRENT ZONING: A-1 (Agriculture District)

REQUEST: A-R (Agricultural - Residence District)



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



LOCATION: St Hwy U, Rogersville



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



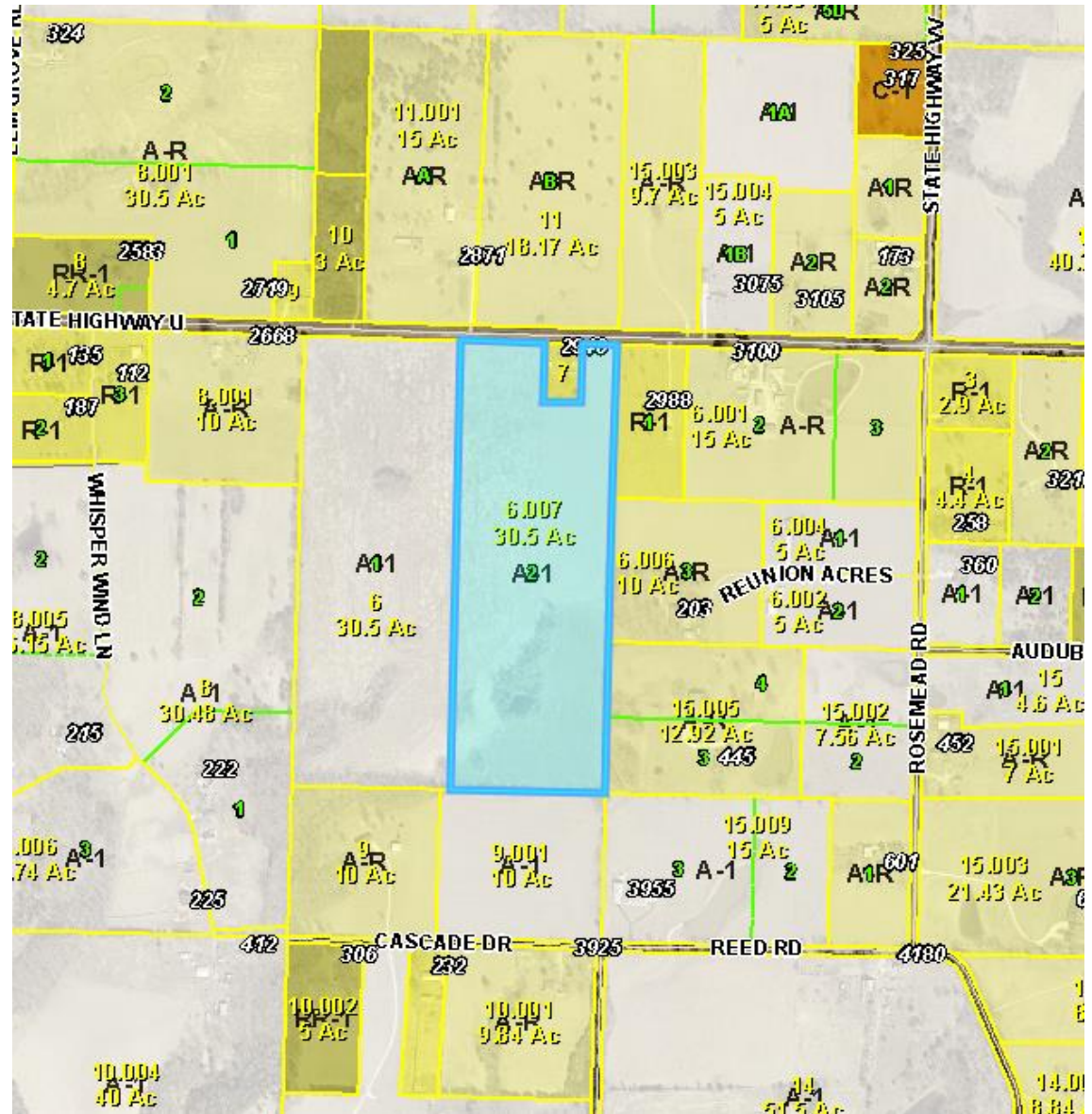
Surrounding Zonings:

N: A-R

S: A-1

E: A-R, R-1

W: A-1



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 has been a vacant field appearing to be used for farmland or agricultural purposes. A resident who spoke during the P&Z Hearing indicated this use to be a dairy farm. In addition to this request, the developer has submitted a sketch plat proposing a subdivision for staff to review. If the proposed subdivision were to move forward, the Planning Commission would be presented with the preliminary plat at a later date.

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.

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 as 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 except electric along St Hwy U.



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 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:

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 the 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.



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.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At the September 15th Planning and Zoning hearing the Commission heard the facts of the case and the provided public input and forwarded a recommendation of denial by a vote of 4 “aye” to 3 “nay.”

