

PLANNING & DEVELOPMENT DEPARTMENT PLANNING AND ZONING COMMISSION RECOMMENDATION & STAFF REPORT

Request for Zoning Change

HEARING DATE: November 6, 2025

CASE NUMBER: 2025-0229

**APPLICANT: Chad Schuchmann / The Schuchmann
Development Group LLC**

CURRENT ZONING: A-1 (Agriculture District)

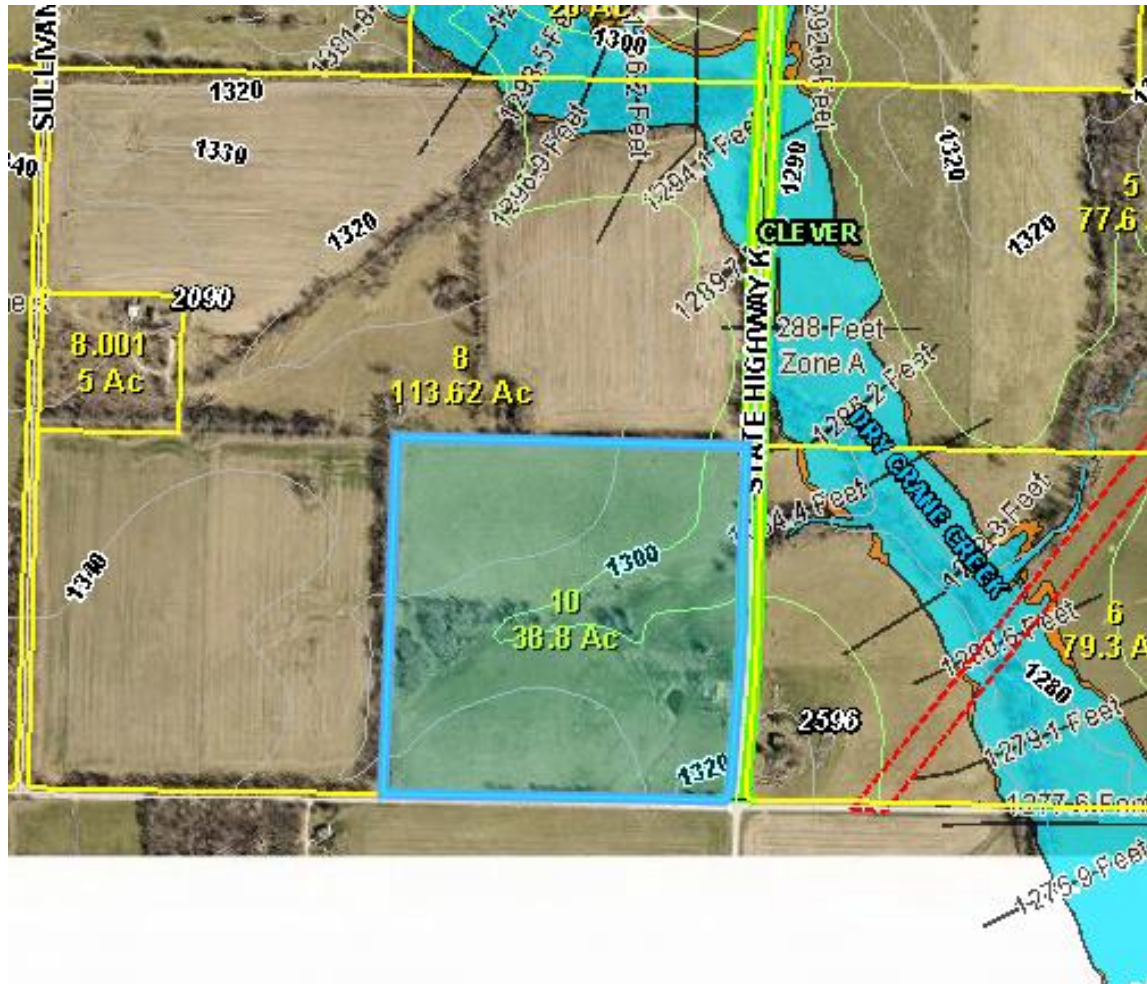
REQUEST: A-R (Agricultural - Residence District)



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



LOCATION: St Hwy K, Clever, MO



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



Surrounding Zonings:

N: A-1

S: Stone County

E: A-1

W: A-1



PROJECT DESCRIPTION:

The applicant proposes rezoning a ± 38.8 -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. In addition to this request, the owner has stated in their letter of intent they are seeking to develop residential lots. Staff has not received any particular development request at this time.

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 K to the east and Jasmine Rd to the south (county line between Christian and Stone).



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 have an existing farm access point from State Highway K. Additionally, access requirements and permitting would be handled through MoDOT off of Highway K. If access were requested from Jasmine Rd, permitting would be through Christian County Highway Department for the Common Two District. .

Utility Services:

There are no known public utilities except electric along the east side of St Hwy K.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

No stormwater impacts are expected due to 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.



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.

PUBLIC COMMENT:

A representative for the applicant spoke to their desire to rezone the property. 1 resident spoke citing concerns about visibility along Hwy K and inquired if this case would affect their properties zoning or freedom of use of their property.

PLANNING & ZONING COMMISSION RECOMMENDATIONS:

Staff recommends approval of this request.

