



Christian County Planning & Zoning Commission Recommendation & Staff Report

DATE: November 6, 2025

CASE NUMBER: 2025-0229

APPLICANTS: Chad Schuchmann / The Schuchmann Development Group LLC – Representative, Johnny Monger

LOCATION: St Hwy K & Jasmine Rd, Clever MO

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-1 East: A-1
South: Stone County 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 ±38-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 owner has stated in a provided letter of intent the possibility of subdividing the property in the future. 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 St Hwy K to the east and Jasmine Rd to the south.

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 access point along St Hwy K. Any change or new request for access along Hwy K would be handled through MoDOT, and any access along Jasmine Rd would be handled by the Christian County Highway Department as part of the Common Two Road District.

Utility Services:

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

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 RECOMMENDATION:

At the October 20, 2025 Planning & Zoning Commission meeting the Commission heard the facts of the case as well as the provided public input and forwarded a unanimous recommendation of approval for this request.

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: 3025-0229
Date Received: 9-18-25
Received By: SLee
Fee Paid: 650.00
Receipt # 12270 Check # 1534

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name The Schuchmann Development Group, LLC
Owner's Address P.O. Box 319, Billings, Mo 65610
Phone Number _____ Fax # _____ Email _____
Representative's Name Johnny Monger
Representative's Address P.O. Box 13, Clever, Mo 65631
Phone Number 417-353-0195 Fax # _____ Email Monger.johnny@gmail.com
Representative's Signature Johnny Monger

TYPE OF REQUEST

- | | |
|--|---|
| ☒ Rezoning - <u>A-1 to A-R</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 09-0.9-32-600-000-010.000 Section 32 Township 27 Range 23
Address / Location of Property Southwest corner of Jasmine Rd. + K Hwy., Clever, Mo.
Acreage Being Considered for Request 38.80 acres Existing Zoning A-1
Existing Land Use agriculture
On-Site Wastewater System None Public Sewer Provider None

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ☒ Shared Well ☐
How many people serviced by Shared Well None
Public Provider _____

September 17, 2025

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

I would like to rezone my property, located at the intersection of Highway K and Jasmine Road just south of Clever, from A1 to AR to be able to develop some residential lots.

All lots will be served by shared wells and individual septic systems.

This property has 38.8 acres with no sinkholes or floodplain areas.

Driveways off of Jasmine and Hwy K are needed.

This development should have minimal impact on the environment, traffic, and neighboring properties.

Thank you,

Chad Schuchmann
By Johnny R. Monger, Contractor

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Stone

