

PLANNING & ZONING COMMISSION RECOMMENDATION & STAFF REPORT

Request for Zoning Change

HEARING DATE: March 5, 2026

CASE NUMBER: 2025-0319

APPLICANT: DIRLA, Inc.

**CURRENT ZONING: A-1 (Agriculture) & A-R
(Agriculture Residence)**

REQUEST: C-2 (General Commercial District)



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



LOCATION: 5435 Selmore Rd, Ozark,
Parcels 18-0.2-09-0-0-9 and 18-0.5-16-0-0-1

Surrounding land uses include
Highway 65 and Commercial to
the west, commercial to the north,
commercial to the south, and a mix
of residential, commercial and
agriculture to the east.



Surrounding Zonings:

N: C-1

S: C-2

E: C-1, A-1, A-R, R-1

W: HWY 65, C-1, C-2, A-1, A-R



PROJECT DESCRIPTION: The applicant proposes the change in zoning classification for an 8.2 +/- acre tract and an adjoining 10.4 +/- acre tract to C-2 in order that they can be lawfully developed and utilized as a location for a future primary use or uses, which would be acceptable within the C-2 district.



BACKGROUND AND SITE HISTORY:

The property being considered is approximately 4,470 feet in length by 170 feet in width, bounded on either side by US 65 and Selmore Rd. It contains a single family residential structure which has been in place since 1969. There are a total of 5 billboards on the site which face Hwy 65. The applicant's letter of intent states a possible use of storage of emergency supplies for a non-profit operation. Please remember that while many potential uses are principally permitted in the C-1 and C-2 districts, many would be disqualified here due to distancing requirements associated with specific uses and the site's limitations related to its size and shape.

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this area as appropriate for dispersed residential and agricultural uses. It should also be noted that the County's Comprehensive Plan recognizes that commercial and industrial uses would typically be seen as appropriate along major transportation corridors such as US HWY 65 which adjoins these subject properties.

Compatibility:

The subject parcel is located adjacent to or near other single family residential, and commercial uses. Generally, commercial and industrial uses would be seen as appropriate along major transportation corridors such as this. Development tends to act as a buffer between the high intensity use of the highway decreasing toward lower intensity uses such as residential and agricultural located eastward.



PLANNING / LAND USE ANALYSIS:

Connectivity:

The subject property has frontage along Selmore Rd. and has existing access for the residential use. Access to Hwy 65 is about 2,400 feet to the south along Selmore Rd to the intersections of 65 and EE. The Selmore Rd. highway overpass is located approximately 2,400 feet to the north of the property.

The Selmore Special Road District controls this section of roadway. Any requests or changes regarding access would need to be approved through that road district, particularly any requirements related to commercial development.



PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

No specific provisions for landscaping or buffering have been offered or will be required at this time. It should be noted that the Zoning Regulations pertaining to the C-2 District identify certain uses which require minimum distancing from Residentially zoned property. As such, there are inherent limitations to the types of commercial activities and/or the possible location of certain activities which may be possible if the properties are rezoned.

The C-2 District also has certain yard setback requirements which may impact the extent to which these parcels can be developed. These criteria are applied administratively when a site plan for development is presented for review.



PROJECT/SITE ANALYSIS:

Section 2. Principal Permitted Uses

- A. Any use permitted and as regulated in the C-1 Commercial District except as hereinafter modified.
- B. Automobile, truck, trailer, farm implement, boat sales and marine supply establishments for display, hire, sales and repair, including sales lots,
 1. provided all operations other than display and sales, shall be conducted within a completely enclosed building, and
 2. buildings used for repair work shall be not less than one hundred (100) feet from any R District.
- C. Banks and finance companies, including drive-in type, department and variety stores, specialty shops, discount stores, studios, including commercial broadcasting schools.
- D. Bar, restaurant, cocktail lounge, liquor store, billiard parlor, pool hall, bowling alley and similar enterprises, provided that:
 1. Such use is conducted within a completely enclosed building(s), and
 2. such building(s) shall not be less than two hundred (200) feet from any R District.
- E. Travel trailer parks and Recreational Vehicle Parks
 1. Subject to the provisions of Article 8. and
 2. provided any travel trailer or recreational vehicle is distant at least one hundred (100) feet from any Residential District.
- F. Drive-in eating and drinking establishments, summer gardens and road houses, including entertaining and dancing, providing the principal building is distant at least two hundred (200) feet from any R District.
- G. Indoor theaters.
- H. Self-service laundry and dry cleaning shops, interior decorating and paper hanging shops.
- I. Hotels and motels, subject to the provisions of these Zoning Regulations

J. Carpenter shops, electrical, plumbing and heating shops, printing, publishing, or lithographing shops, funeral homes or mortuaries, or furniture upholstering shops.

1. Provided that any use shall be conducted within a completely enclosed building, and

2. Shall be a distance of one hundred (100) feet of any Residential District

K. Pet shops, animal hospitals, veterinary clinics or kennels

1. Provided any structure or premises used for such purposes shall be distant at least fifty (50) feet from any Residential District, and

2. Provided further, that all animals shall be kept indoors

L. Skating rinks, dance halls, arcades, sheet metal and sign painting shops, bakeries, laundries, commercial greenhouses, but not within one hundred (100) feet of an R District.

M. Bottlers of soft drinks and milk, or distribution stations, providing a building used for such processing and distribution shall be at least one hundred (100) feet from a Residential District

N. The following uses:

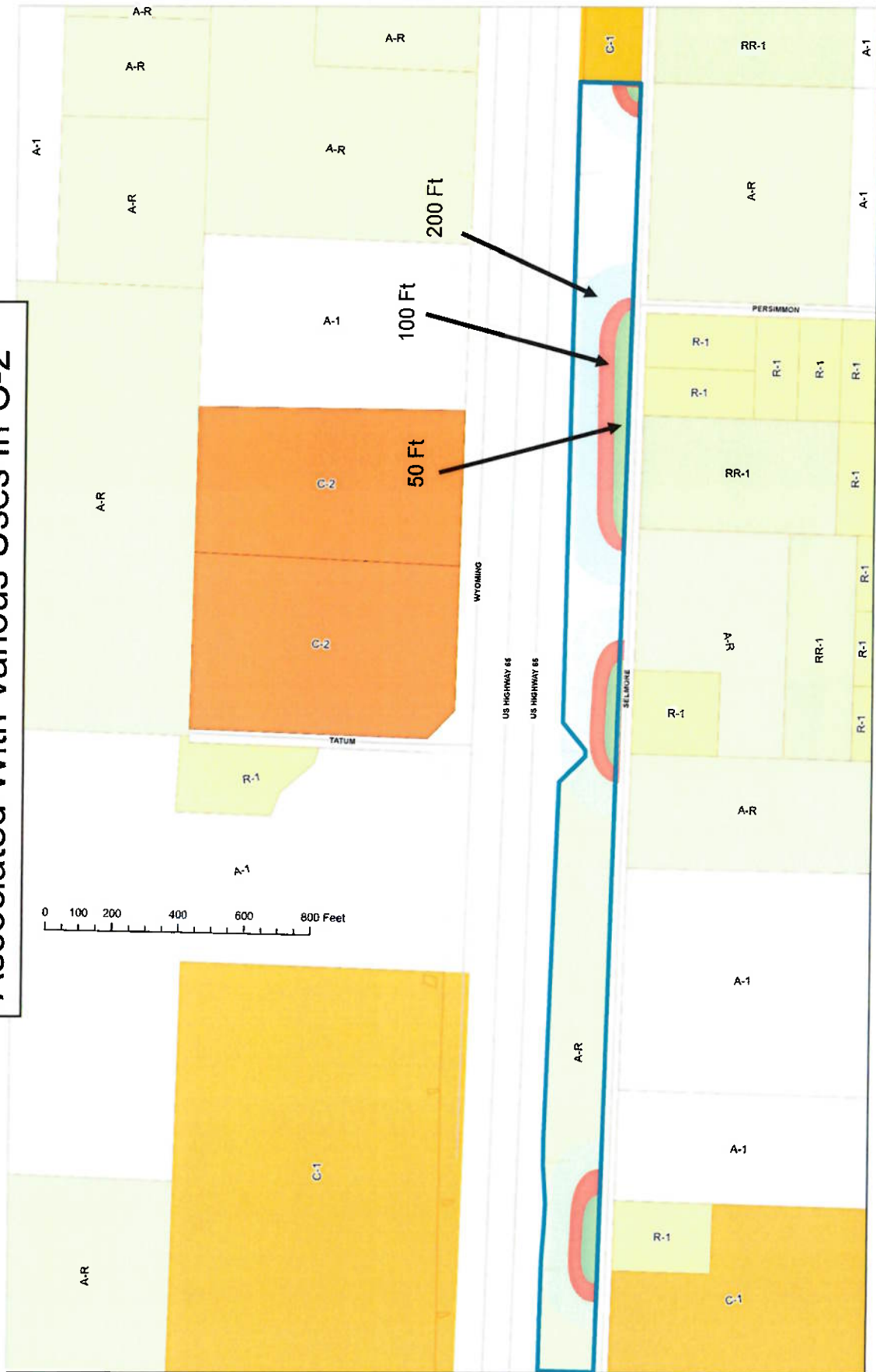
1. when conducted wholly within a completely enclosed building, or
2. when conducted within an area enclosed on all sides with a solid wall or uniformly painted solid board fence, not less than six (6) feet high

3. In any circumstance, such use may not take place within two hundred (200) feet of any R District or one hundred (100) feet of any dwelling unit.

- a. Building material sales yards, not including concrete mixing.
- b. Contractor's equipment storage yards or plants, or storage and rental of equipment commonly used by contractors.
- c. Trucking and motor freight stations or terminals.
- d. Warehousing and storage.
- e. Retail lumber yards, including mill work only when incidental.
- f. Storage and sale of grain, livestock feed or fuel; provided dust is effectively controlled during all operations.
- g. Carting, express or hauling establishments, including storage of vehicles.
- h. Stone or monument works not employing power driven tools; or if employing such tools, then only within a completely enclosed building.
- i. The storage of no more than five (5) vehicles involved in a wrecking or towing business.



Distance Buffering Requirements Associated With Various Uses In C-2



PROJECT/SITE ANALYSIS:

Building Design:

Any new construction would be subject to permitting and inspection by the Building Inspections Department.

Maximum structure height in the C-2 District is 45 feet for principal buildings and 25 feet for accessory structures.

Access:

The parcels have multiple existing points of access to Selmore Rd. If any of these are intended for commercial use, they would need to be properly developed in compliance with Selmore Special Road District standards. Any building permits or subsequent Certificates of Occupancy would be dependent upon approval of access improvement plans and completion thereof.

Utility Services:

There are no known public utilities at this location besides electric. We must assume there is an existing well and septic system located near the current structure.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

Rezoning to C-2 comes with a requirement that 30% of these parcels be maintained as open space. Any commercial development would also be expected to meet the County's Stormwater and Erosion Control Regulations. The act of rezoning in and of itself would not be expected to create any significant impacts to stormwater concerns. Future development is when this analysis would be triggered.

Groundwater Impact:

The rezoning request itself would not be expected to create any significant groundwater impacts. Future development of the site may create the need for additional water and wastewater capacity on site. These issues would be addressed under the purview of MoDNR and the Christian County Health Department and the time of development.

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. The section of Selmore Road fronting and providing access to this property is approximately 22 feet in width. By comparison to a recent rezoning request in this area (2025-0088) where the road surface was about 13-16 feet in width, larger trucks can be more reasonably accommodated if commercial development occurs in the future.

The Selmore Special Road District maintains this section of road and would administer any requirements for access or road improvements once a specific use or development was proposed.



STAFF COMMENTS:

1. Staff feels the proximity of this property to the interstate makes it a logical candidate for some type of non-residential zoning.
2. The property's size and shape combined with its proximity to several Residentially zoned properties to the east creates certain inherent development limitations with respect to setback requirements in the Zoning Regulations. This in itself aids in limiting development to uses which might be considered "compatible".
3. The section of Selmore Rd. servicing this property is a more appropriate width for commercial uses than the existing road width found to the south of this location.

PUBLIC COMMENT:

At the February 17, 2026, hearing, the public was invited to comment on this application. Concerns expressed included:

- The width of the road and whether or not it could support commercial uses.
- The inability to know in advance what type of business might locate there.



RECOMMENDATION:

After discussing the merits of this application, the Planning and Zoning Commission voted unanimously to forward a recommendation for approval to the County Commission.

