



Christian County Planning & Zoning Commission Staff Report and Recommendation To the County Commission

DATE: March 5, 2026

CASE NUMBER: 2025-0319

APPLICANTS: DIRLA, Inc.

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

REQUEST: Change zoning classification of these properties to C-2 (General Commercial District)

CURRENT ZONING: A-R (Agricultural - Residence District) and A-1 (Agriculture District)

CURRENT LAND USE: Single Family Residence

SURROUNDING ZONING: North: C-1 East: A-1, A-R, RR-1, R-1, C-1
South: C-2 West: Hwy 65

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

ATTACHMENTS:

1. Application
2. Site Maps
3. Photos of Site
4. Copy of Article 43
5. Map with distance buffers

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 applicants 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 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.

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. A copy of the relevant section of our Zoning Regulations with those uses highlighted is included with this report along with a map which indicates the impact of these buffer distances on the subject property.

Additionally, the C-2 District 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.

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 floodplain or sinkhole on the 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, large trucks and semi's can be more reasonably accommodated if commercial development occurs in the future. 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.

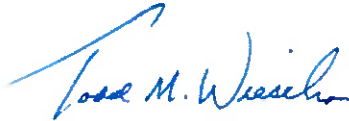
PUBLIC COMMENT:

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.

A handwritten signature in blue ink, reading "Todd M. Wiesehan". The signature is fluid and cursive, with a large initial 'T'.

Todd M. Wiesehan
Executive Secretary
Christian County Planning and Zoning Commission



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

Case Number: 25-0319
 Date Received: 12.19.25
 Received By: JP
 Fee Paid: 650.00
 Receipt # 12323 Check # 7463

APPLICATION

22A25-000013

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Dirla Inc President Jim Taylor
 Owner's Address (417) 2244 E. Lark St Springfield MO, 65804-6713
 Phone Number (417) 880-7393 Fax # _____ Email Jimdirla@gmail.com
 Representative's Name Karen Trimble Jimdirla@gmail.com
 Representative's Address 2007 E. Eagle Rock Dr. Ozark MO. 65721
 Phone Number (417) 840-6275 Fax # _____ Email Trimbletequil@gmail.com
 Representative's Signature Karen Trimble

TYPE OF REQUEST

- | | |
|---|---|
| ☒ Rezoning <u>C-2</u> | ☐ Amendment to PUD # _____ |
| ☐ Conditional Use Permit (CUP) | ☐ Variance |
| ☐ Amendment to CUP # _____ | ☐ Appeal |
| ☐ Planned Unit Development (PUD) | ☐ Vacation (Subdivision, Road etc) |

PROPERTY INFORMATION

8.2 AC Rural Land
 Parcel Number 18-0.2-09-000-000-009.000 Section _____ Township _____ Range _____
18-0.5-16-000-000-001.000 Residence
 Address / Location of Property 5435 Selmore Rd Ozark, MO. 65721
 Acreage Being Considered for Request 18.4 AC Existing Zoning _____

Existing Land Use undeveloped

On-Site Wastewater System _____ Public Sewer Provider _____

EXISTING OR PROPOSED WATER SUPPLY

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

Authorized Signature of Owner(s) Jim Taylor Date 12-19-25

Karen Sander Date _____
Representative 12-19-2025

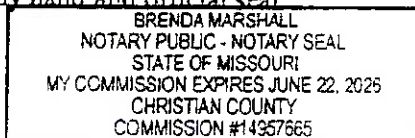
ACKNOWLEDGEMENT OF PROPERTY OWNER

STATE OF MISSOURI)

) SS.

COUNTY OF CHRISTIAN)

On this 19th day of December, in the year 2025 before me, the undersigned notary public, personally appeared Jim Taylor, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.



Bred
Notary Public

OWNER AND REPRESENTATIVE MUST READ AND INITIAL THE FOLLOWING:

JT KI

Application for a Rezoning, CUP, PUD, Variance, Appeal, etc. does not guarantee approval of the request. No refunds will be granted. Non-payment of any required fee or charge will result in an incomplete application and the request will not be heard by the Christian County Planning Commission, the Christian County Commission, and/or the Christian County Board of Adjustment. Failure to pay the required fee or charge for a period of ninety days will constitute a withdrawal of the request.

JT KI

As required by the State Zoning Laws, a legal and must be placed in a local publication. A notice of public hearing will also be posted on the property by the County.

JT KI

The property owner authorizes Christian County staff to conduct on-site inspections relating to the request in order to ensure compliance with provisions of the Planning and Development and Building Inspection Regulations.

JT KI

All public hearings should be attended by the property owner or their representative. Failure to appear could result in the case not being heard as scheduled. Anyone in attendance will be given an opportunity to enter testimony into the record. A decision may be issued without the attendance of the applicant or representative.

JT KI

Christian County is not responsible for inaccurate information provided by the owner/representative. Submission of an inaccurate legal description could result in the need to re-advertise the request at the applicant's expense or making the decision void.

JT KI

All applications, submissions, and testimony at a public hearing are public record.

Unless otherwise posted, all Planning and Zoning Commission Hearings and Board of Adjustment Hearings are held at 1106 S. Jackson Street, Ozark, MO 65721. Office Phone: (417) 581-7242 Fax: (417) 581-4623



1325 E Trafficway St. Springfield, MO 65802

December 2, 2025

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

Re: P&Z application and meetings – Case # 2025 - 0319

To P&Z members, or to whom it may concern;

I would like to request that Karen Trimble be appointed to act on behalf of our corporation, Dirla, Inc., the recent purchaser of three tracts of land in Christian County described as "18.5 acres located on Selmore Road". More specifically located at 5435 Selmore Rd. Ozark, Mo 65721. I will be unavailable to personally attend the meeting due to prior obligations involving foreign travel. Karen has full binding authority to act on behalf of Dirla, Inc with scheduling, negotiating, or otherwise binding our company as if personally present.

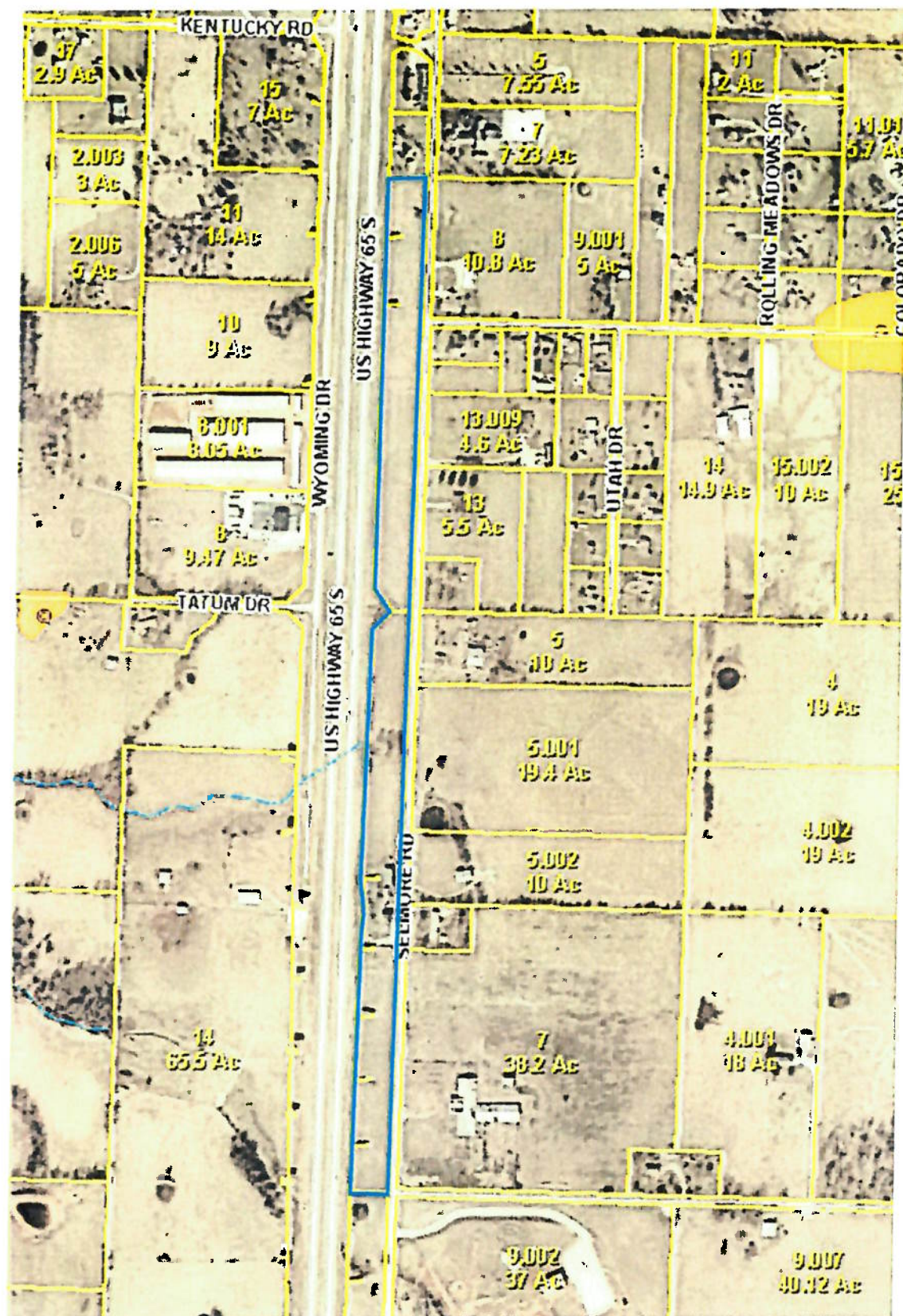
I will be traveling abroad, however can always be reached on my email: Jim@JesusReal.com or Honduras cell phone +1-504-9804-2899. Thank you!

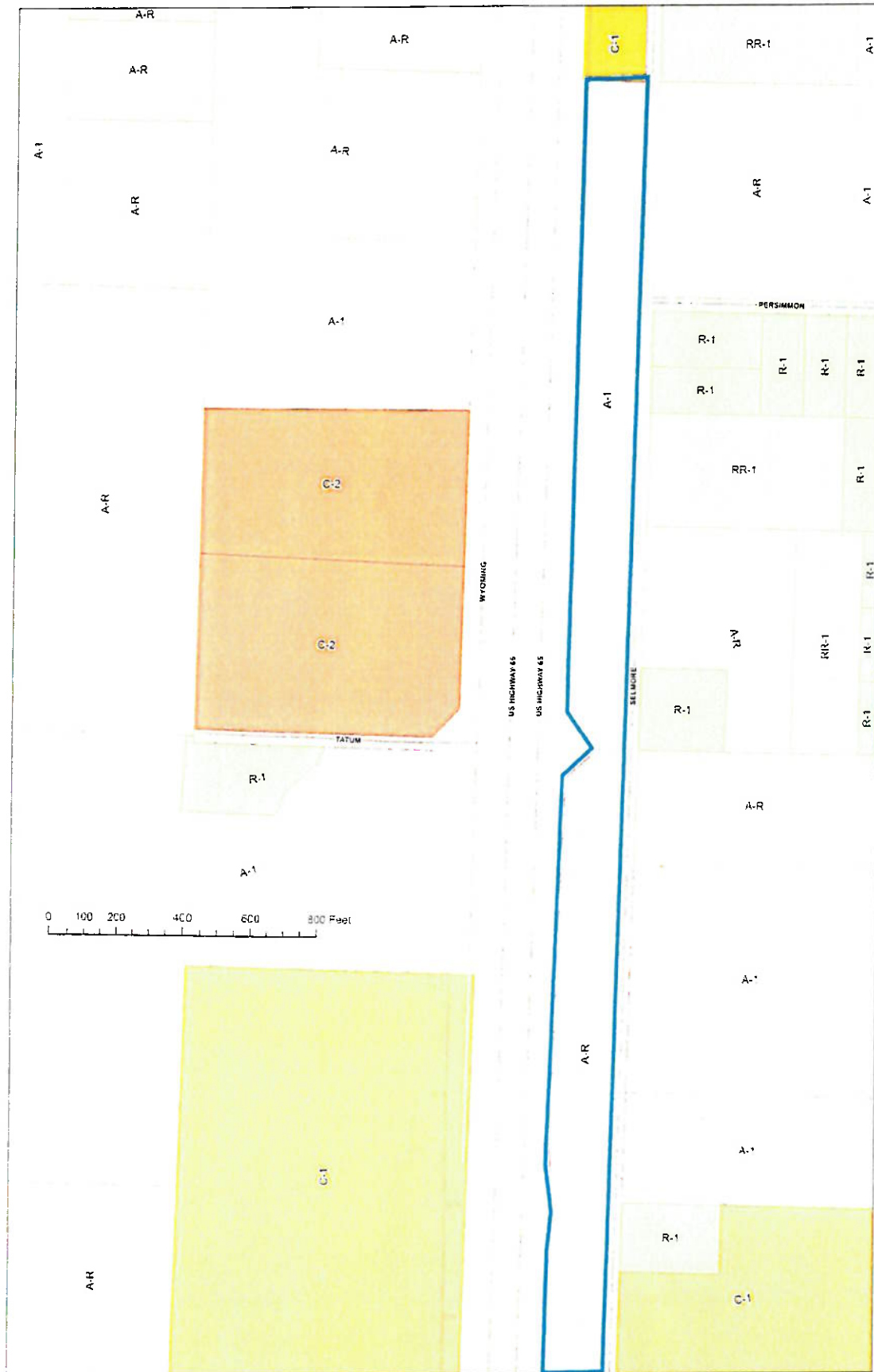
Sincerely,


Jim Taylor,
President
417-880-7393

A circular seal with a blue border. Inside, it says "Dirla, Inc Officer" at the top and "2025-2026" at the bottom. In the center is a stylized yellow and blue logo.

Maps for case 2025-0319





Photos for case 2025-0319





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