

PLANNING & ZONING COMMISSION RECOMMENDATION & STAFF REPORT

Request for Zoning Change

HEARING DATE: April 16, 2026

CASE NUMBER: 2026-0023

APPLICANT: Jimmy McMillan Trust

CURRENT ZONING: A-1 (Agriculture)

REQUEST: R-1 (Suburban Residence District)



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

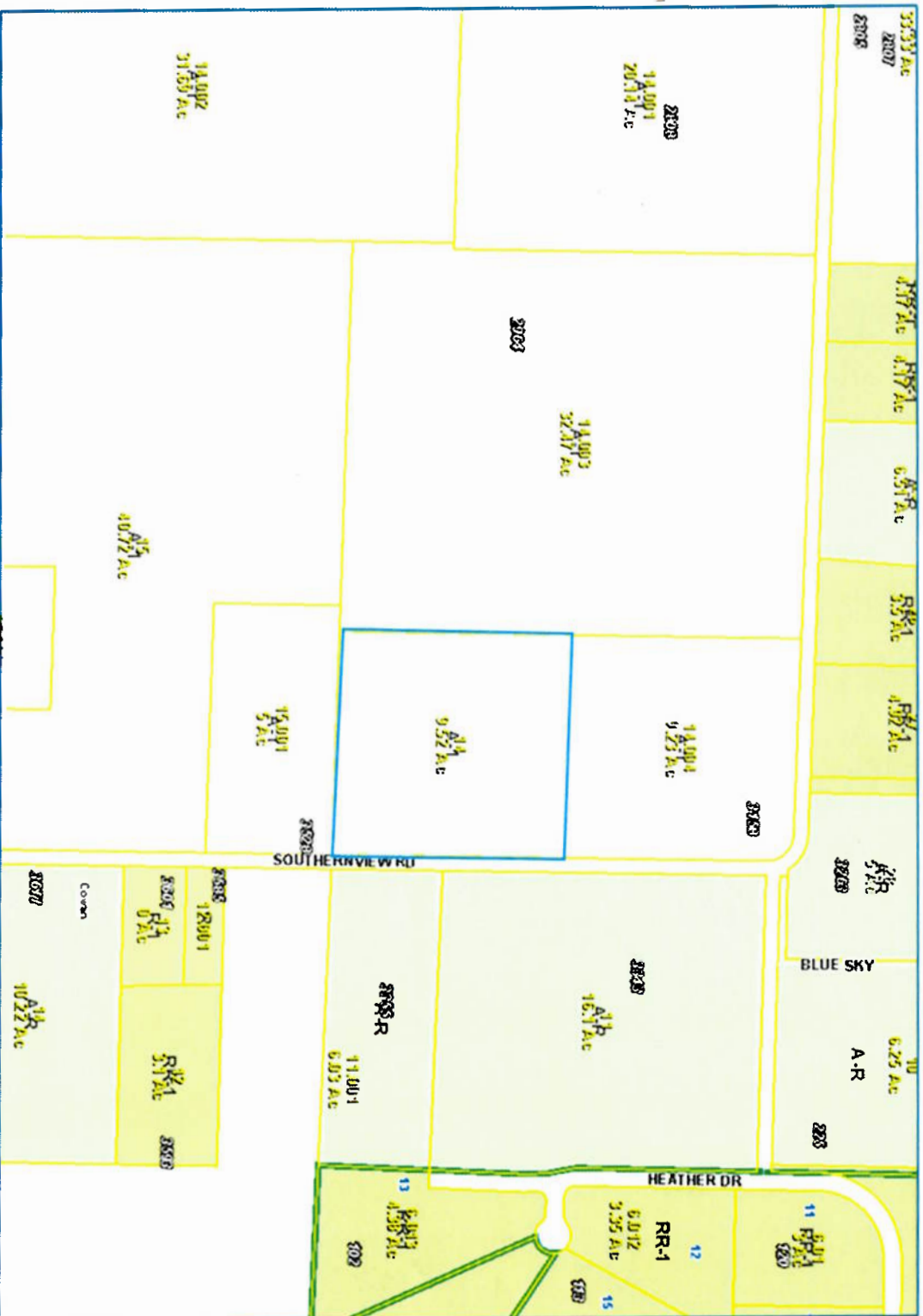


LOCATION: Southernview Rd., Ozark Parcel ID 04-0.7-36-0-0-014

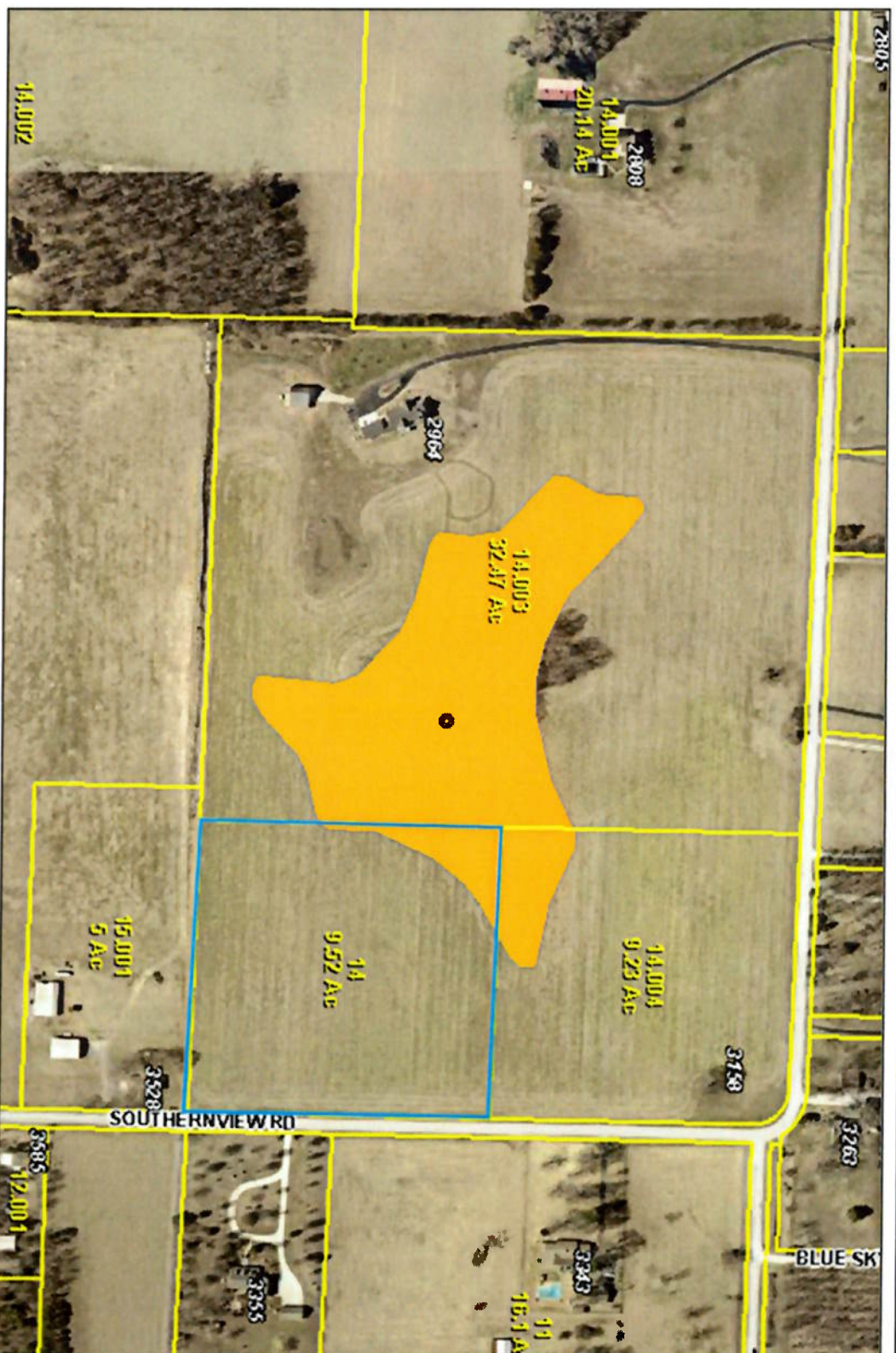
Surrounding land uses include single-family residential and agricultural on all sides.



Surrounding Zonings: North: A-1, East: A-R, South: A-1 & R-1, West: A-1



PROJECT DESCRIPTION: The applicant proposes rezoning a 9.52 ± acre tract in Christian County from A-1 to R-1 to allow for lawful development and future primary uses permitted within the R-1 district under the county's adopted zoning and subdivision regulations.



BACKGROUND AND SITE HISTORY:

The property being considered is currently undeveloped. The purchaser's goal in this request is to gain the ability to divide the property into three parcels for development as single family residences.

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this tract appropriate for agriculture and dispersed residential uses.

This property is located within Tier One of the Urban Service Area of the City of Ozark. A solicitation for comment was sent to the City regarding this application. The City expressed no objection to this proposal.

Compatibility:

The subject parcel is located adjacent to other single family residential, and agricultural uses. Potential land uses allowed for in the R-1 district do not appear to create any significant concerns with surrounding existing uses and zoning.

Connectivity:

The subject property has adequate frontage along Southernview Rd., which is located within the Ozark Special Road District. The establishment of new points of access would be reviewed and approved through OSRD.



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 currently has no established point of access along Southernview Rd.

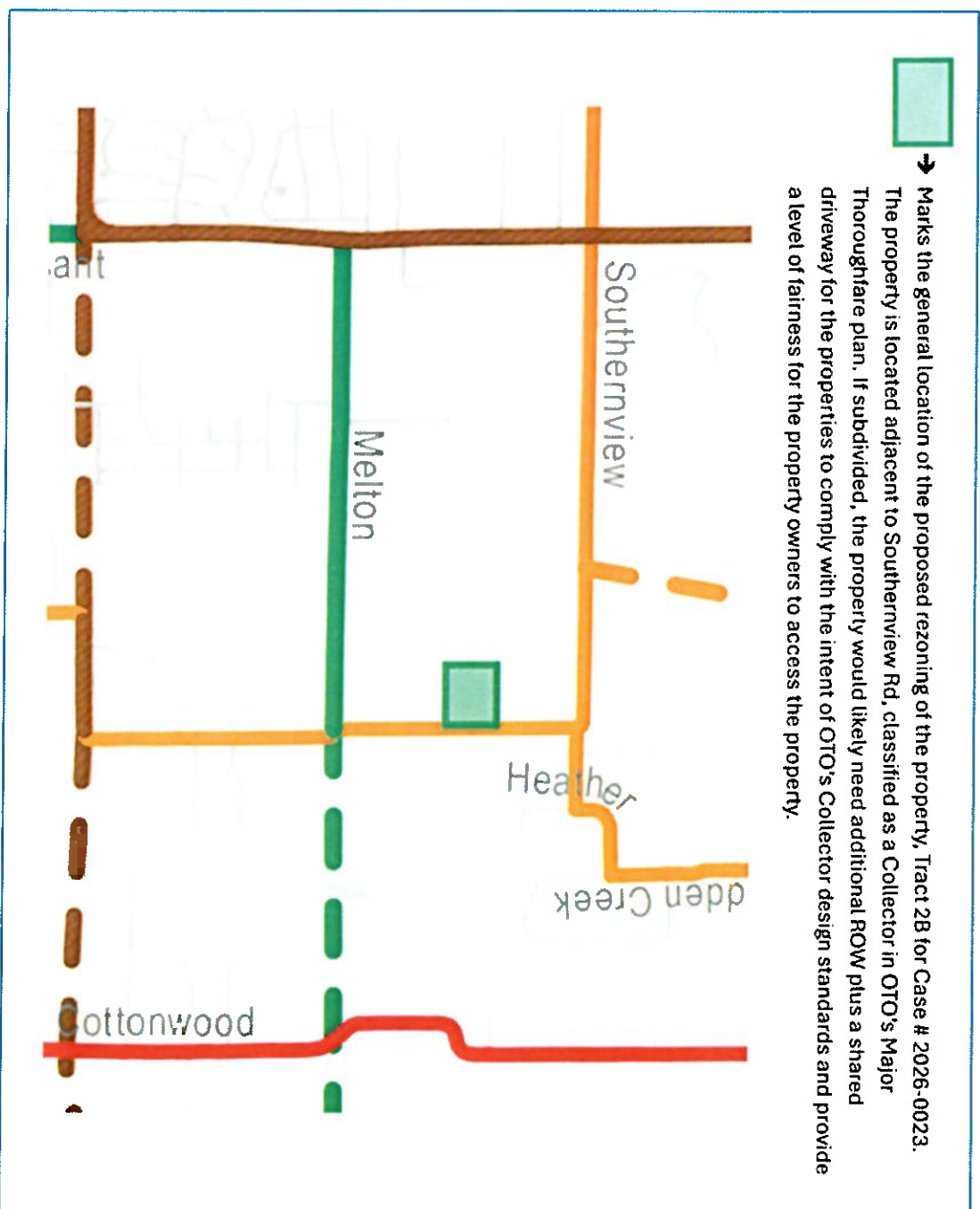
Southernview Rd. is classified as a collector on the adopted OTO Major Thoroughfare Plan. This plan places limitation on the availability and/or spacing of new residential driveways along collector level and higher roads. In order to maintain compliance with the OTO MTP, the applicant has been informed that any proposed subdivision of this parcel would need to be serviced by a shared driveway as well as dedication of any ROW which is deficient from the required 65'.

Utility Services:

Future development would require new well(s) and septic system(s).



OTO Major Thoroughfare Plan (MTP):



Road Classifications

-  Collector (65')
-  Primary Arterial (110')
-  Secondary Arterial (80')
-  Rural Collector (50')



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

No stormwater impacts are expected as a result of the rezoning. The acreage involved is more than adequate to absorb any runoff associated with the impervious created by the addition of single-family residences.

Groundwater Impact:

None anticipated at this time due to rezoning. Any future wells or septic systems would require approval through other agencies.

Floodplain/Sinkhole Impacts:

A portion of a mapped sinkhole exists near the northwest portion of the property. The regulations applied by the County, MODNR and the Health Department each require specific setbacks which are intended to minimize risks to groundwater contamination and construction in unstable areas.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning. The requirement for dedication of deficient right-of-way assists the community by reducing barriers to future road improvements.



STAFF COMMENTS:

- This rezoning request creates no 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 significant environmental or transportation impacts are anticipated.
- This request pertains solely to rezoning, which allows for the uses and development opportunities permitted within the designated district.

PUBLIC HEARING:

On March 16, 2026, this request was reviewed by the Planning and Zoning Commission in a scheduled public hearing.

Public comment included:

- A landowner not wanting more homes in the area
- Question about flooding in the sinkhole area nearby

The P&Z Commissioners considered the information provided and voted unanimously to recommend approval of this zoning change to the County Commission.

