

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: May 7, 2026

CASE NUMBER: 2026-0048

APPLICANT: Frank W. Hilton

CURRENT ZONING: A-1 (Agriculture)

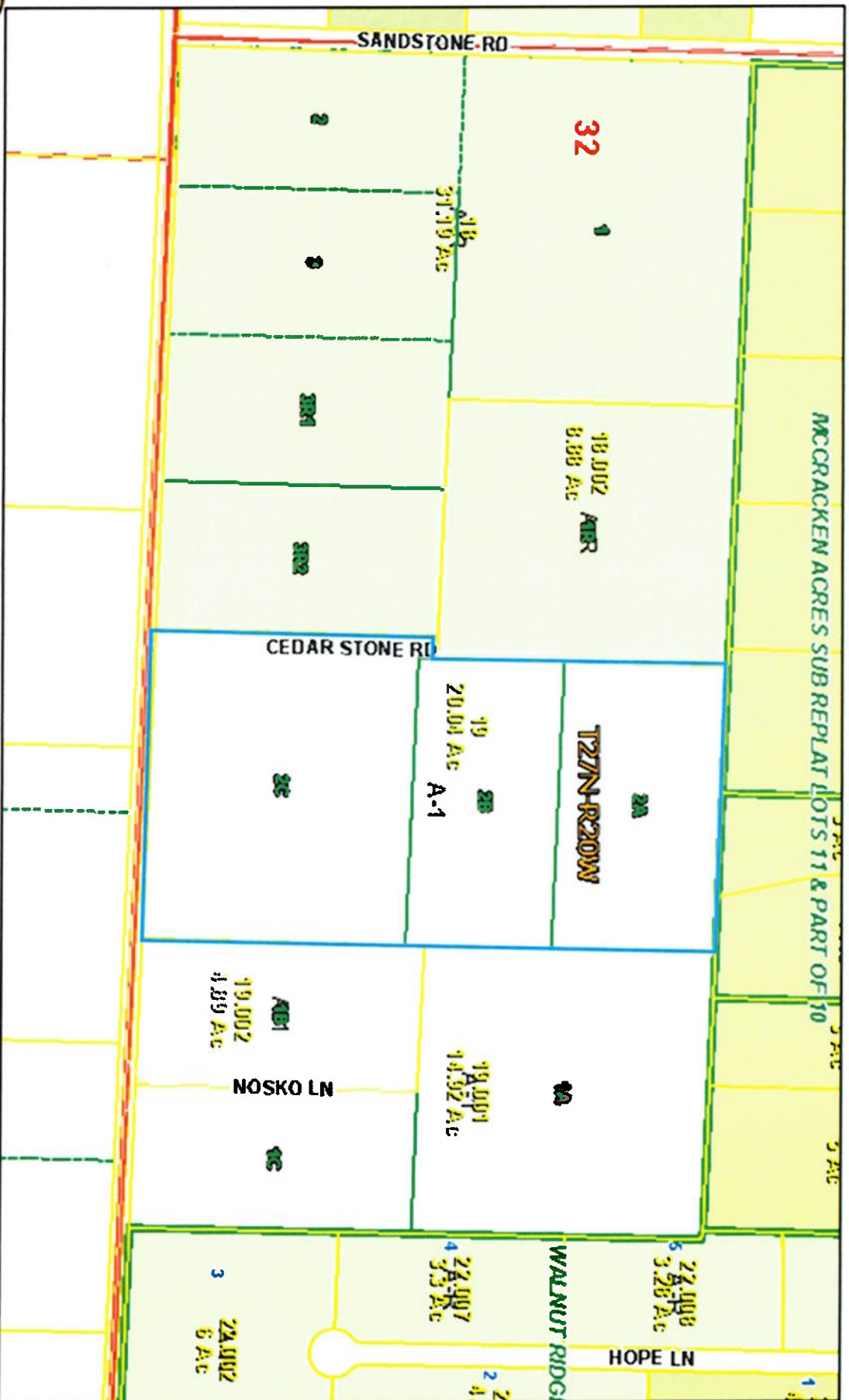
REQUEST: A-R (Agriculture Residence District)



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



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



PROJECT DESCRIPTION: The applicant proposes rezoning a 20.4+/- 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 was configured by means of an Administrative Minor Subdivision recorded on 9-13-2022 at Book: V, Page 5210. Under its current zoning (A-1) the existing three tracts were the extent to which the property could be subdivided administratively. Tract 2-C is currently developed with a single-family residence and an agriculture structure. The owner's goal in this request is to gain the ability to divide this tract into two parcels for future development and to make the zoning of the entire 20 acres more consistent with surrounding properties.

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 700' of frontage along Summit Rd. which is located within the Common One road district. Tract 2-C appears to contain four existing points of access. Any additional points of access would be reviewed and approved by the County's Highway Department.



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 utilizes multiple points of access. There is a platted easement near the western edge of Tract 2-C which contains a developed private access drive. Near the center of Tract 2-C there are three points along Summit which serve the existing house and agriculture building.

Utility Services:

The site is currently served by an existing private well and individual septic system.



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 an additional single family residence.

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:

There are no mapped floodplain or sinkholes on the property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.



RECOMMENDATION:

After reviewing the staff report and hearing public comment at its April 20, 2026, public hearing, the Planning and Zoning Commission voted unanimously to forward a recommendation to approve this zoning change request to the County Commission.

