

PLANNING & ZONING COMMISSION RECOMMENDATION & STAFF REPORT

Request for Zoning Change

HEARING DATE: June 4, 2026

CASE NUMBER: 2026-0098

APPLICANT: Maria Chieruzzi

CURRENT ZONING: R-1 (Suburban Residence) and RR-1
(Rural Residence District)

REQUEST: A-1 (Agriculture District)



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



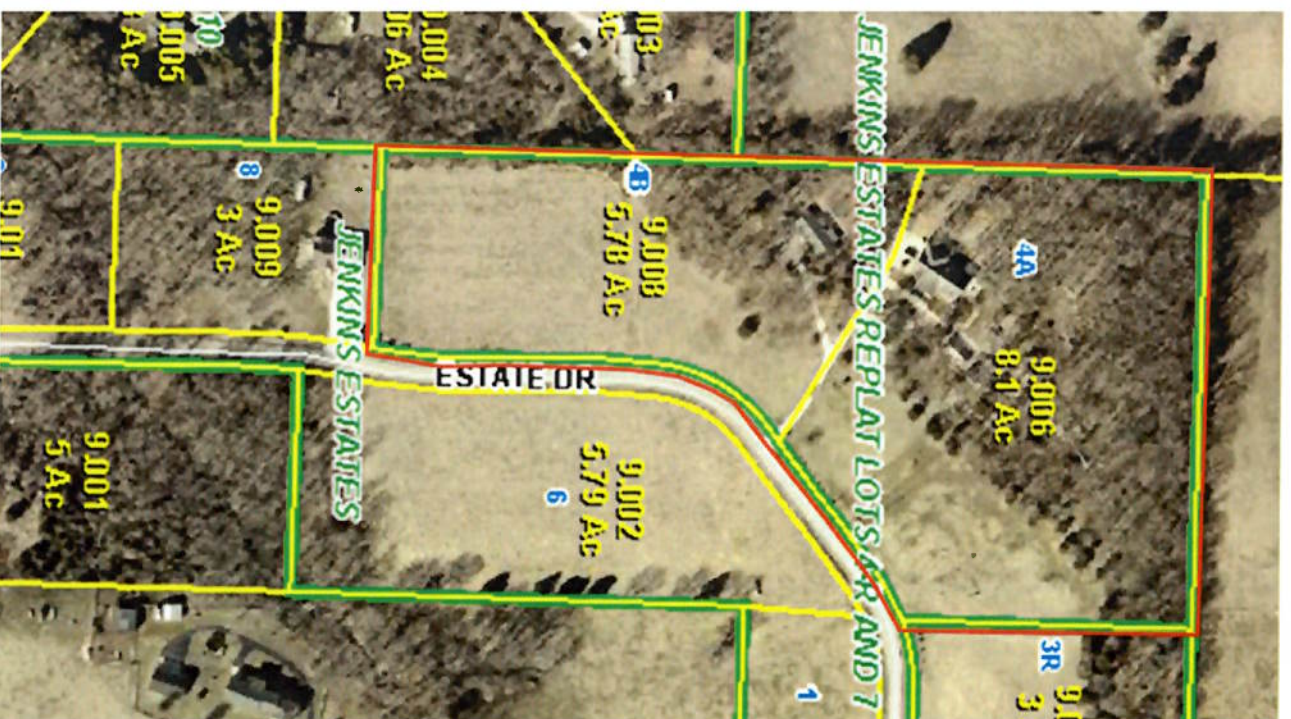


Surrounding Zoning: North: A-R, East: R-1 & A-R, South: R-1, West: R-1, RR-1, A-R



PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for two lots 4-A & 4-B within Jenkins Estates (a combined 13.88 +/- acres) to A-1 in order that the property can be lawfully developed and utilized as a location for an Accessory Use which may be acceptable within the A-1 district.



BACKGROUND AND SITE HISTORY:

The property being considered is comprised of two lots which are within Jenkins Estates, a residential subdivision originally platted in July, 2006 with nine lots and associated protective covenants recorded by the developer. (case #2006-0492)

In 2010, Lots 4 and 5 were replatted to form a single lot (4-R). This action reduced the total number of lots within the development to eight.

In 2013, the developers made amendments to the protective covenants allowing for certain activities which were previously prohibited within the subdivision.

In 2014, the developers further amended the covenants to exclude lots 1 and 6 from most of the restrictions otherwise applicable to all other lots in the development.

In July 2018, Lot 4-R and Lot 7 were replatted to redistribute the acreage to the current Lots 4-A (8.1 ac) and 4-B (5.78 ac).

In May of 2024, The applicant had begun advertising a farmers market to be located at this property. At that time, the Administrator explained that having a recurring market at the site would not be permissible.



BACKGROUND AND SITE HISTORY cont.:

On March 31 of this year, the Planning and Development Department issued a notice of violation regarding the land use taking place which included the development of Details Above All-pacas which was advertised as a destination/attraction where visitors could experience/interact with the alpacas kept on the property along with a camel, peacocks and other animals. Staff determined that multiple characteristics of this operation were of a commercial nature and not otherwise allowable under the properties' current zoning.

On April 2, 2026, a document was recorded by Maria Chieruzzi which is a Revocation of Jenkins Estates Protective Covenants.

Also, on April 2nd staff was contacted by the applicant's legal representative to discuss potential options available which might lead to compliance.

The applicant has currently suspended advertisement related to activities at the site, however, "Details Above All-pacas" remains active as a Facebook page where information about the operation may be found.



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. The subject properties are located within a platted residential subdivision and are currently appropriately zoned for primary residential uses.

Compatibility:

The subject parcels are located in a platted subdivision intended for residential uses. The property is also adjacent to Stoneybrook Manor which is another platted subdivision to the west.

There are countless examples throughout Christian County where agriculturally zoned parcels exist adjacent to residentially zoned parcels and residential subdivisions.

The question before the County Commission here is whether compatibility would be maintained if it were to rezone lots which were previously determined to be appropriate for residential development and are within a platted subdivision to an A-1 (Agriculture) zoning designation.



PROJECT/SITE ANALYSIS:

Connectivity:

The subject property is located on a publicly maintained road which passes through Jenkins Estates connecting Shawnee Rd. to Jenkins Rd.

The intersection of Estate Dr. and Jenkins Rd. is located .2 miles south of State Hwy 125.

Site Characteristics:

The site is comprised of two lots.

Lot 4-A is developed with a large single family residence, swimming pool and multiple sheds/outbuildings. Approximately 5.25 of the 8.1 acres is developed with structures or populated with trees.

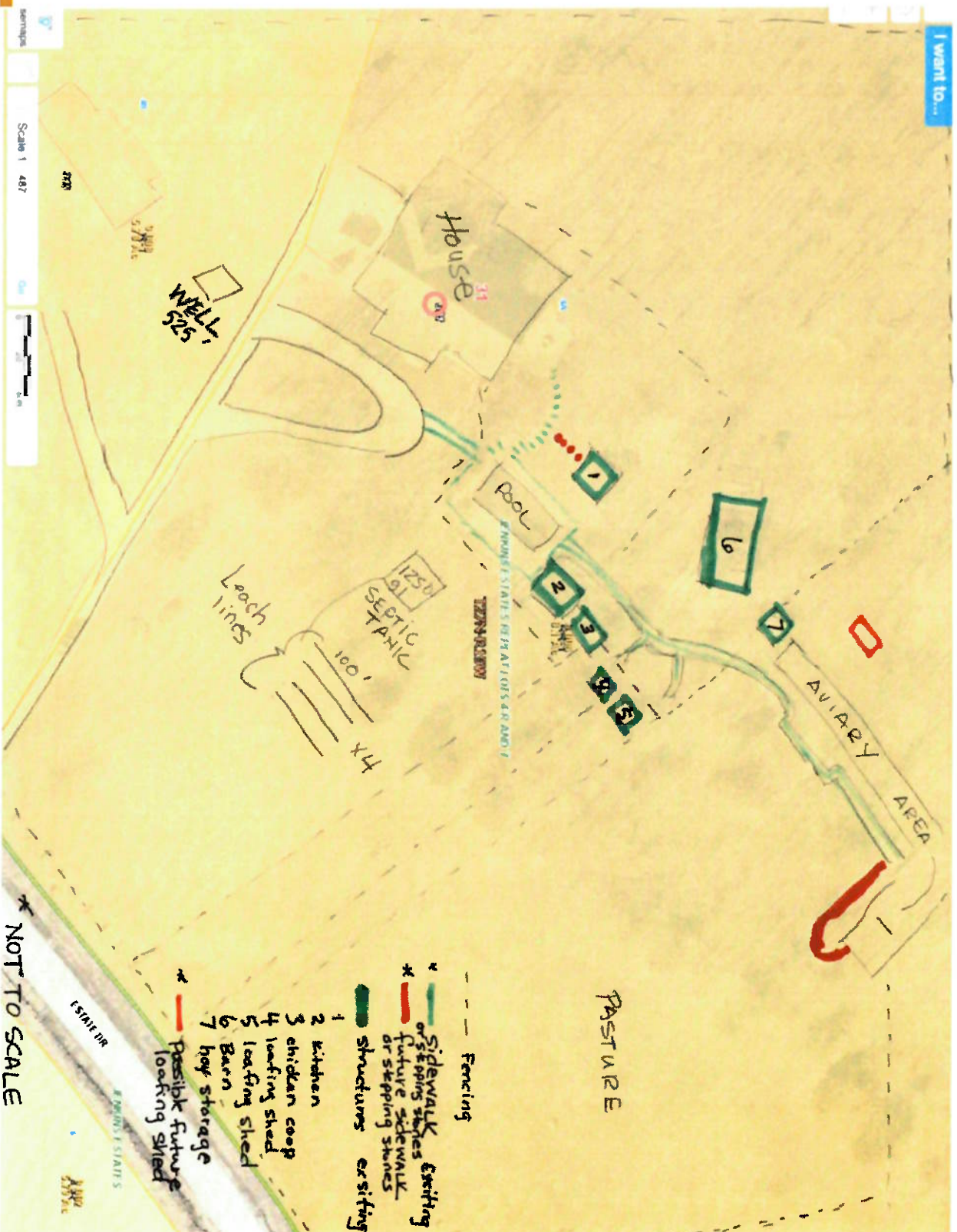
Lot 4-B is developed with a single family residential structure. Approximately 1.6 acres of this lot is developed with the structure or treed, with 4.18 acres remaining open.

Landscaping and Buffering:

Because this application is only related to a rezoning request for the properties, 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 A-1 Agriculture District do identify certain uses which require minimum distancing from Residentially zoned property.





PROJECT/SITE ANALYSIS cont.:

Building Design:

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

Access:

The two subject lots currently share an existing point of access to Estate Rd. with the driveway generally following the property line dividing the two pieces of property.

Utility Services:

Both lots are developed with individual septic systems, private water wells and electricity.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

Rezoning to A-1 would not be anticipated to create any adverse stormwater impacts. It should be noted that many land disturbance activities which take place on A-1 zoned property are not subject to soil erosion control regulations otherwise applied to non-agriculturally zoned property.

Groundwater Impact:

The rezoning request itself would not be expected to create any significant groundwater impacts.

Floodplain/Sinkhole Impacts:

There are no mapped areas of floodplain or sinkholes on the property.



TRANSPORTATION ANALYSIS:

Traffic Impact:

In general, the act of rezoning does not in and of itself create an impact to traffic. Notwithstanding, it is worthwhile for the board to consider the range of impacts future development within the contemplated zoning district might bring as well as the site's capacity to accommodate improvements if needed and the appropriateness of such improvements within the context of the existing developed area.

Estate Dr. is a residential road which is approximately 19'-20' in width originally constructed as chip and seal intended to serve the typical needs of an 8-9 lot residential subdivision.

The applicant's letter makes clear their intention to utilize the property for uses which may reasonably be expected to generate more trips than were anticipated when the area was platted and developed. If, this property is rezoned and it is determined that the use described within the applicant's letter is indeed permissible within the A-1 district, the County would not have the ability to require road improvements of the property owner.



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PUBLIC COMMENTS:

At the May 18, 2026, Planning and Zoning hearing there was a large level of interest in this case.

Three neighboring property owners spoke in opposition to the change in zoning citing traffic impacts and parking problems which have occurred and are likely to get worse if the rezoning leads to more visitors to the operation.

They also spoke about the conflict of having this type of facility drawing visitors to an area which was platted and approved as a residential subdivision. One of the speakers expressed that the issue was not with the animals but rather the visitors coming to the site as a destination.

There were also concerns expressed regarding the adequate containment of the camel being kept on the property.



PUBLIC COMMENTS:

The applicant also spoke on behalf of her request. She presented three exhibits which are now included in the file for this case.

- Exhibit A – Letter of support from Mike Moon
- Exhibit B – A list of persons who are “not neighboring properties, but are in favor to this proposed zoning request”.
- Exhibit C – A list of neighboring land owners who say they are “without opposition” to the proposed rezoning.

Nineteen people were also present who spoke in support of this zoning change. They collectively expressed their appreciation for what the property owner is doing and spoke to the overall cleanliness of the operation.



RECOMMENDATION:

After reviewing the staff report and taking public comment at the May 18, 2026 meeting, the Planning and Zoning Commission held discussion and by a vote of 4 aye to 1 nay, issued a recommendation of denial for this zoning change request.

Christian County
Planning & Development
Department

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Christian County*

