

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: September 3, 2026

CASE NUMBER: 2026-0193

APPLICANT: Alice I. Denney (Trust)

CURRENT ZONING: A-R (Agriculture Residence)

REQUEST: C-2 (General Commercial District)



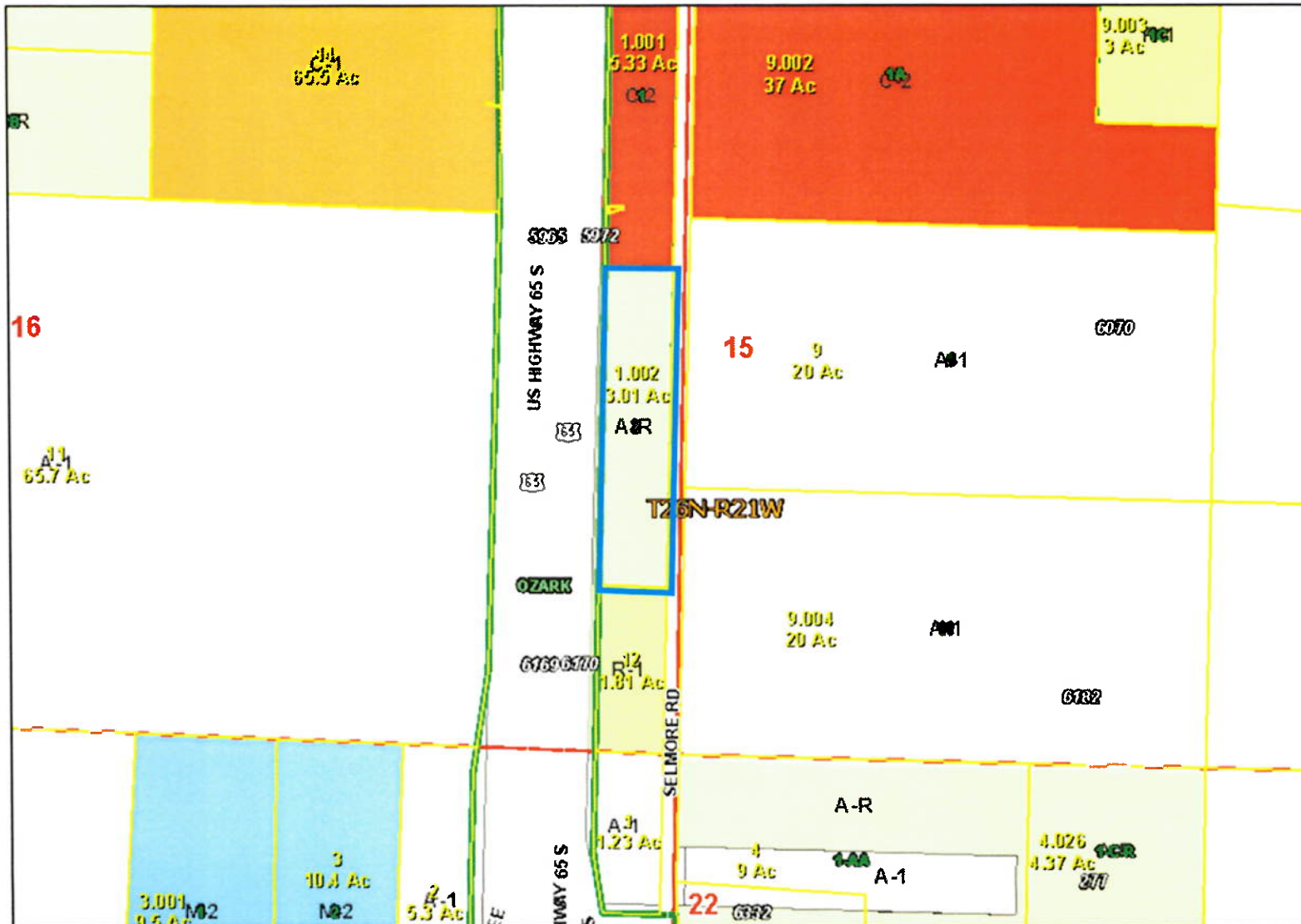
1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242



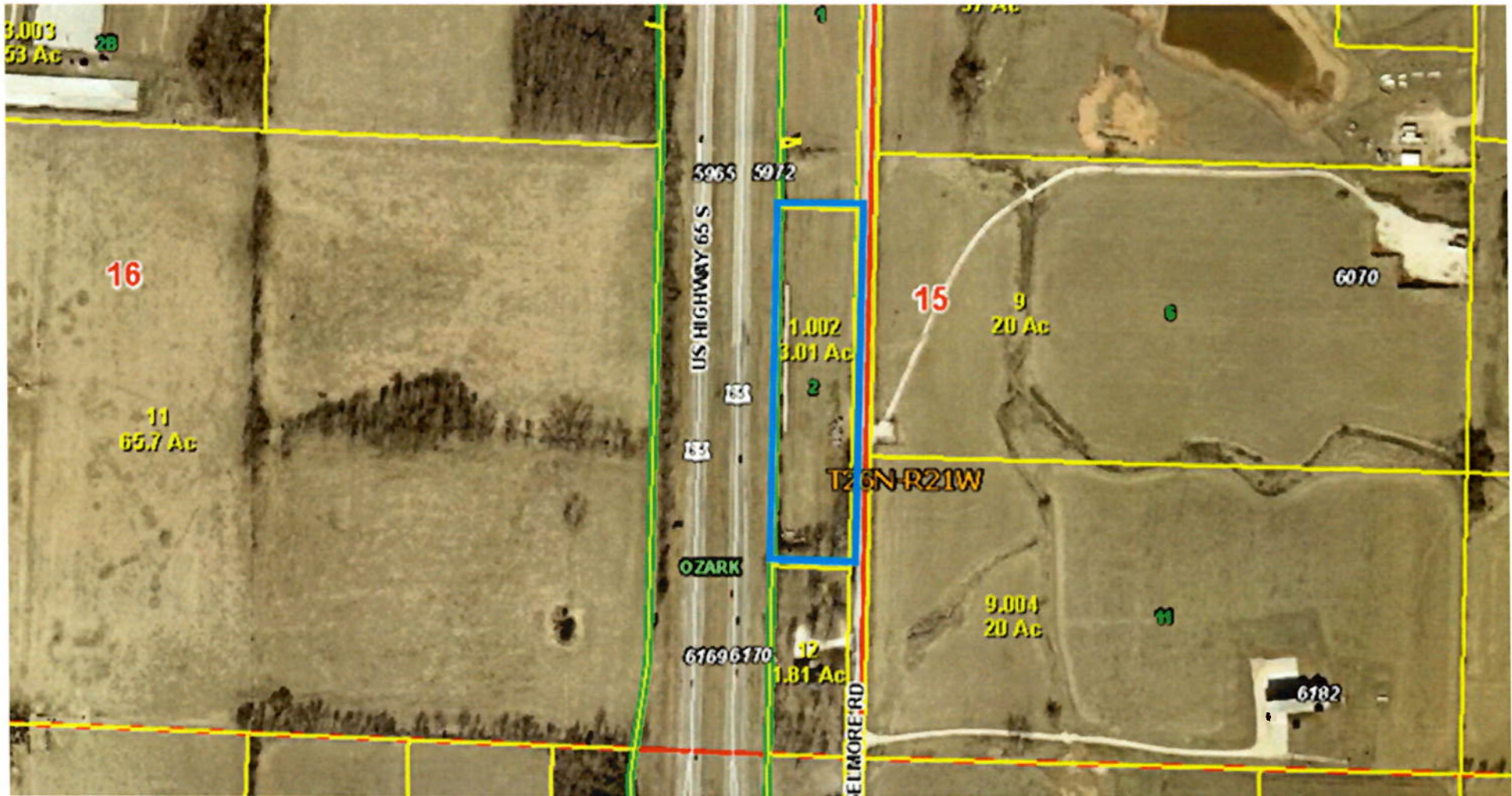
LOCATION: Selmore Rd. north of State Hwy EE, Ozark, Parcel 18-0.5-16-0-0-1.002



Surrounding Zonings: North: C-2, East: A-1, South: R-1, West: Hwy 65 & A-1



PROJECT DESCRIPTION: The applicant proposes the change in zoning classification for a 3.01 +/- acre tract to C-2 in order that it can be lawfully developed and utilized as a location for a future primary use which would be acceptable within the C-2 district.



BACKGROUND AND SITE HISTORY:

The property being considered is vacant and was created through the development of US 65 many years ago. The applicant has a buyer who will be purchasing this property pending the outcome of this rezoning request.

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.



PLANNING / LAND USE ANALYSIS cont.:

Compatibility:

The subject parcel is located adjacent to a commercial use to the north and residentially developed property to the south which also happens to be owned by the applicant. 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.

The two properties located directly to the east are zoned A-1 Agriculture and developed with single-family residences with the homes located 925 feet from the subject parcel property line. A-1 parcels do not carry the same buffering/distancing requirements as properties which have a residential zoning designation which might otherwise have some level of impact on the development of this parcel. The distance from these existing structures is, however, greater than we might see if they were smaller residentially zoned lots.



PLANNING / LAND USE ANALYSIS cont.:

Connectivity:

The subject property has 780' +/- of frontage along Selmore Rd. and currently appears to have no established points of access from Selmore onto the property.

Access to US 65 is about 1,600 feet to the south along Selmore Rd to the intersection of US 65 and State Hwy EE.

Any requests for driveway access would need to be approved through the Selmore Special Road District and developed in compliance with their standards.



PROJECT/SITE ANALYSIS:

Site Characteristics:

The site dimensions are approximately 167' x 780' with a total parcel area of 3.01 acres. The grade is relatively level with only a moderate incline moving toward the southwest corner. It is bordered to the west by US 65 and bordered on the east by Selmore Rd.

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. The nearest R-1 zoned property is adjacent to the south. The proximity of that property to the subject creates some inherent limitations to the types of commercial activities and/or the possible location of certain activities which may be possible near the southern edge of the subject property.

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

The applicant's purchaser has shared a preliminary site plan for the project. The general location of the proposed building as described appears to meet all required setbacks including the required 100' setback from the R-1 parcel to the south.



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.

Applicable setback requirements for the C-2 district include 50 feet for the front yard and 20 feet for the rear. When these constraints are applied, based upon the size and shape of the subject parcel, they influence the maximum footprint of any structure that can be built.

Utility Services:

There are no known utilities in place at this location.



PROJECT/SITE ANALYSIS:

Access:

Access to the parcel currently appears to be taken through the parcel to the south.

Any new access point(s) intended for commercial use would need to be properly developed in compliance with the Selmore Special Road District.

The Special Road District has been contacted about this project but has made no comment.

Any building permits or subsequent Certificates of Occupancy would be dependent upon approval of access improvement plans and completion thereof.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

Rezoning to C-2 comes with a requirement that 30% of this parcel 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 will likely create the need for water and wastewater management improvements. 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 sinkholes on the property.



TRANSPORTATION ANALYSIS:

Traffic Impact:

Any impacts to traffic would be considered during the development process. If during the access approval process, the Special Road District believes improvements are needed, a traffic study may be required and would administer any requirements for access or road improvements once the specific use and development plans are formally submitted.

The section of Selmore Road fronting and providing access to this property is approximately 22 feet in width. This section of road is relatively flat and straight with good visibility on both directions.



PUBLIC COMMENT:

No one from the public other than the co-applicant made any comments regarding this request.

RECOMMENDATION:

On August 17, 2026, the Planning and Zoning Commission reviewed the staff report for this request and provided opportunity for public comment. The Board voted unanimously to forward a recommendation for approval to the County Commission.



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 creates certain inherent development limitations with respect to setback requirements in the Zoning Regulations. This in itself aids in limiting the scale of development to uses which might be considered "compatible".
3. Recent rezoning requests in this area have been approved, recognizing that this section of Selmore Rd. servicing this property is of a more appropriate width for commercial uses than the existing road width found to the south of Jackson Spring Rd.
4. A change in zoning at this location is consistent with previous requests associated with other nearby properties in the US65 corridor.

