



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

DATE: September 3, 2026

CASE NUMBER: 2026-0193

APPLICANTS: Alice I. Denney (Trust)

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

REQUEST: Change zoning classification of this property to C-2 (General Commercial District)

CURRENT ZONING: A-R (Agriculture Residence District)

CURRENT LAND USE: Vacant

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

SURROUNDING LAND USES: Surrounding land uses include Highway 65 to the west, commercially zoned property to the north, single family residence to the south, and dispersed residential to the east (20 acre parcels).

ATTACHMENTS:

1. Application
2. Applicant's letter
3. Site Maps
4. Photos of Site

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.

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.

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.

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.

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.

Utility Services:

There are no known public utilities at this location.

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 at the time of development.

Floodplain/Sinkhole Impacts:

There are no mapped floodplain or sinkhole areas 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.



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: _____
Date Received: _____
Received By: _____
Fee Paid: _____
Receipt # _____ Check # _____

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Alice Denney

Owner's Address 201 Bettington Court

Phone Number 417-839-2609 Fax # _____ Email alice@joneslassley
realty.com

* Representative's Name Lois Kay Osborne

Representative's Address 327 E Walnut #201, Springfield, 65806

Phone Number 417-849-7679 Fax # _____ Email kayosborne1@gmail.com

Representative's Signature Lois Kay Osborne

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

Parcel Number 18-0.5-16-000-000-001.002 Section 16 Township 26 Range 21

Address / Location of Property TBD Selmore Road

Acreage Being Considered for Request 3.01 Existing Zoning A-R

Existing Land Use Vacant Agricultural

On-Site Wastewater System Proposed 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) Alice Denney Date 6-30-26

Date _____

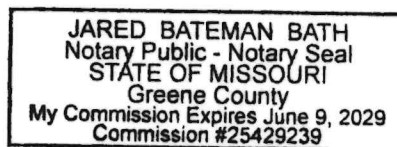
ACKNOWLEDGEMENT OF PROPERTY OWNER

STATE OF MISSOURI)

) SS.

COUNTY OF CHRISTIAN)

On this 30th day of June, in the year 2026, before me, the undersigned notary public, personally appeared Alice Denney, 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.



Jared Bateman Bath
Notary Public

OWNER AND REPRESENTATIVE MUST READ AND INITIAL THE FOLLOWING:

AD YKO

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.

AD YKO

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.

AD YKO

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.

AD YKO

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.

AD YKO

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.

AD YKO

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

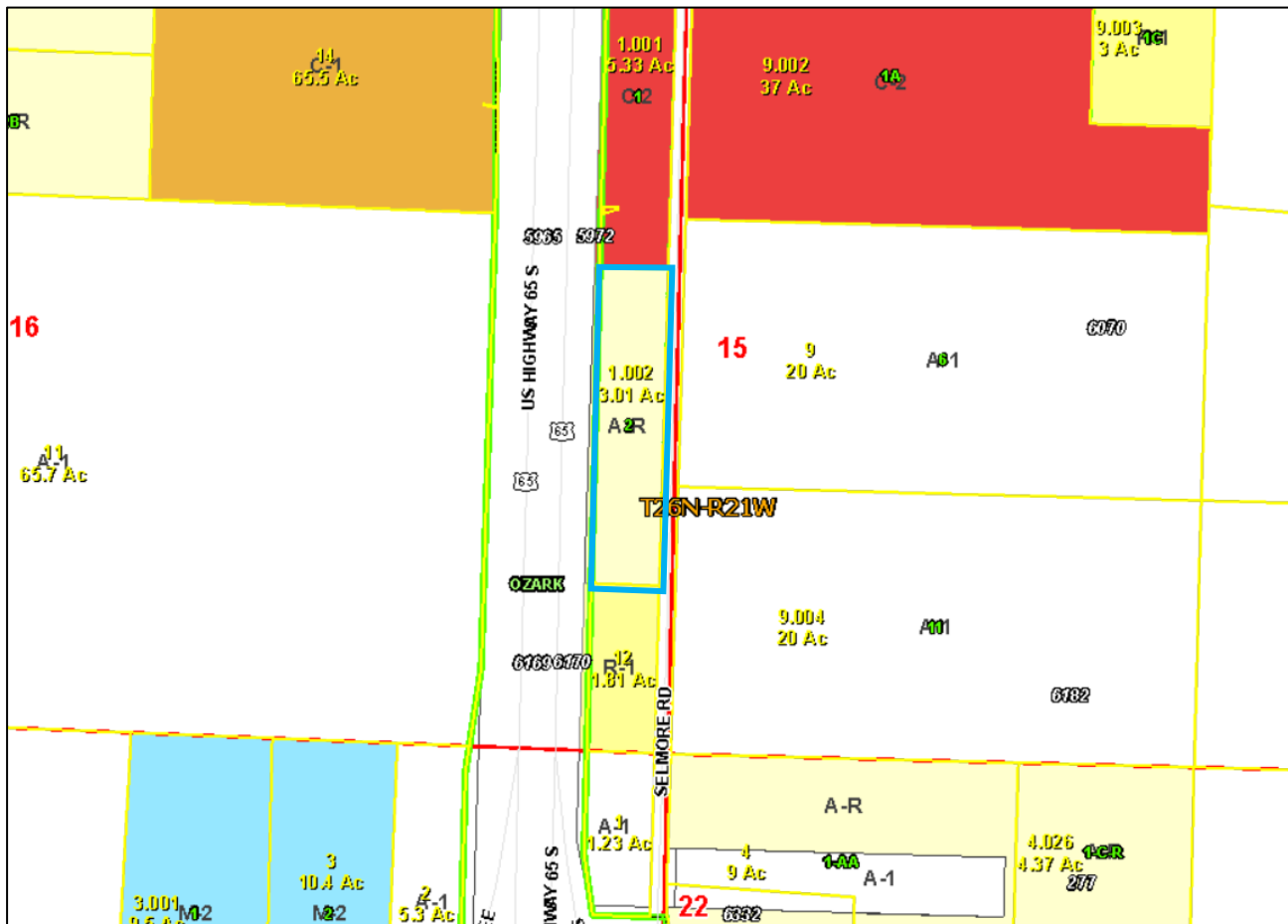
What you need in the application process for a Rezoning, Conditional Use Permit, Planned Unit Development, Variance or Appeal.

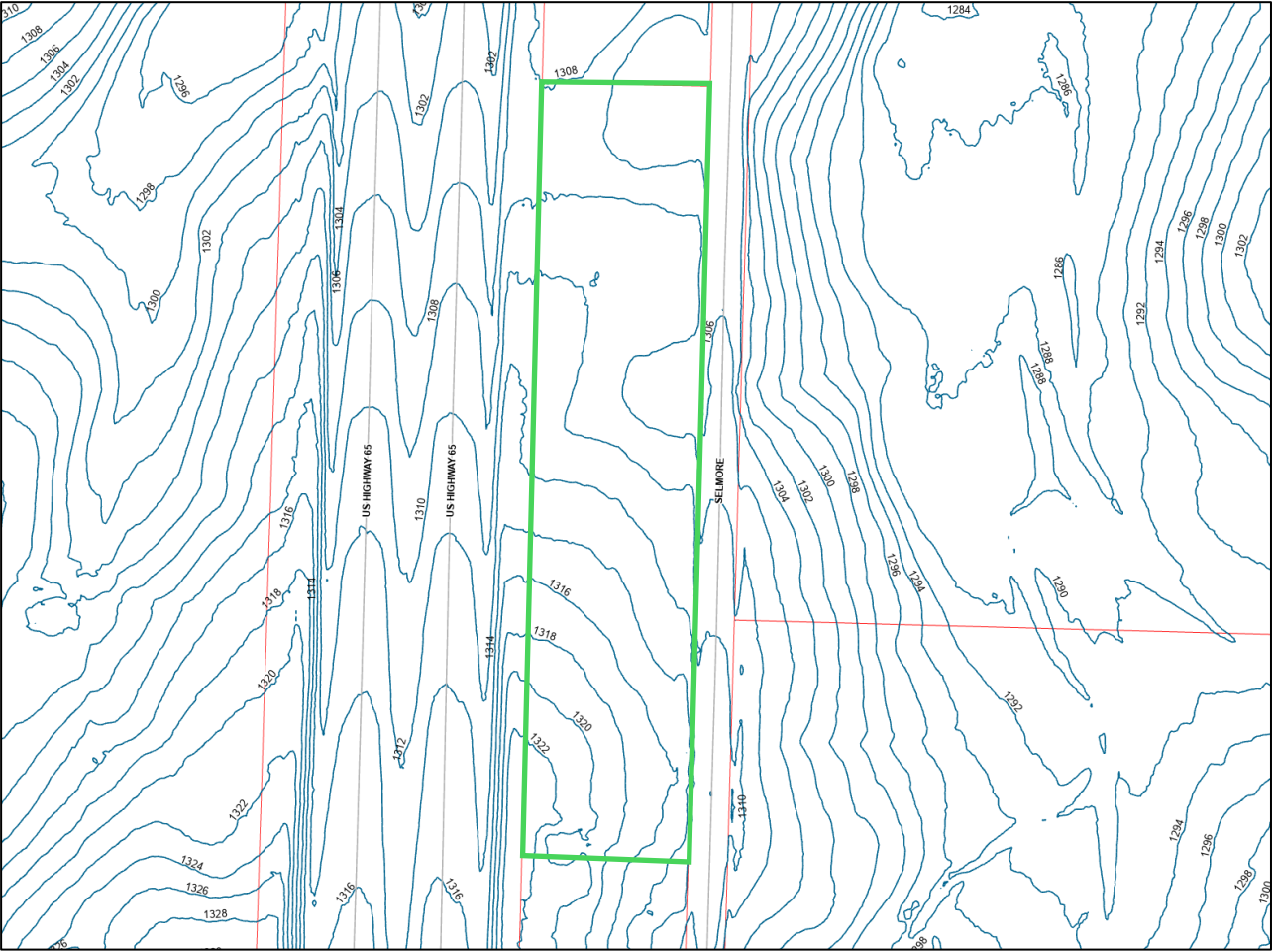
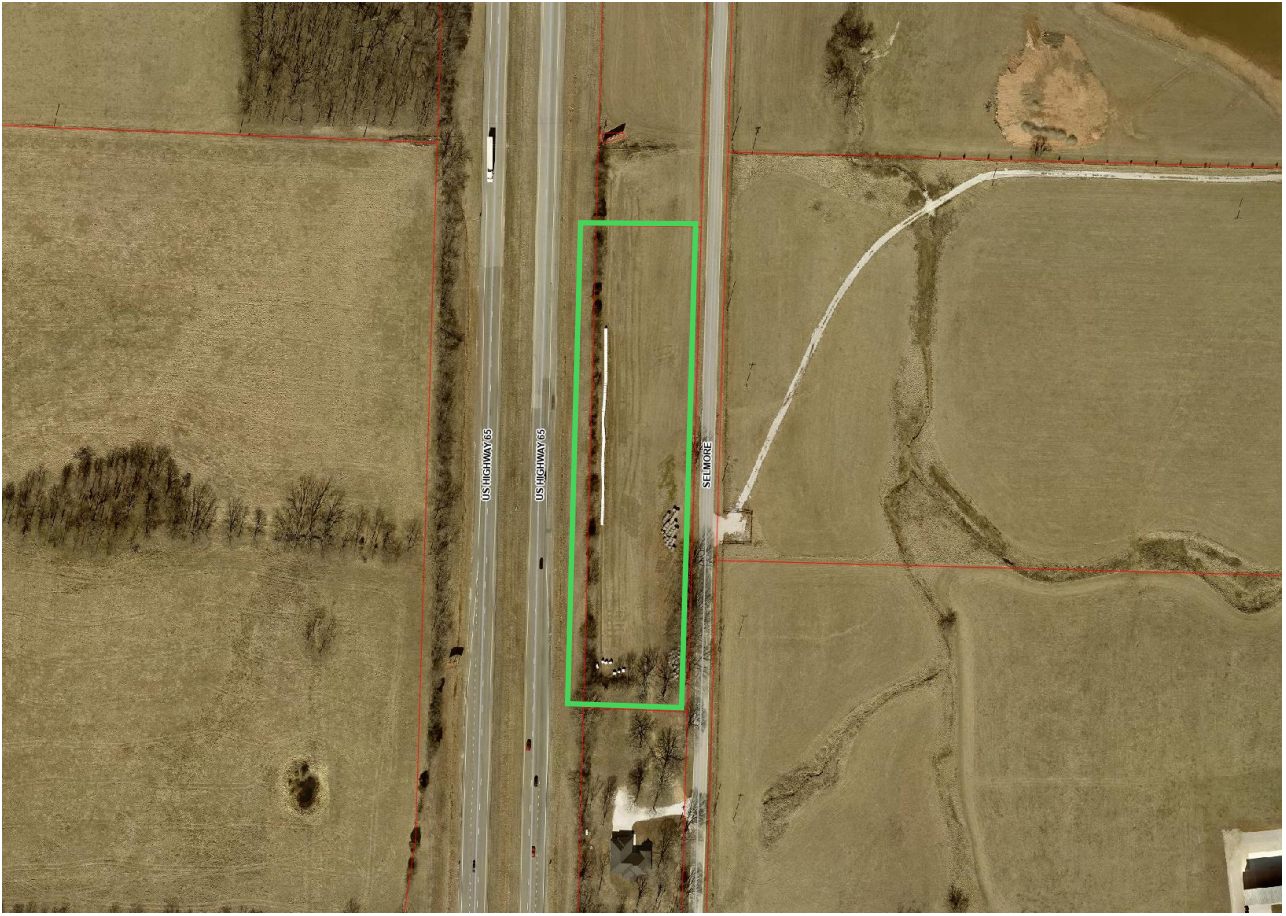
1. Completed, signed and notarized application form.
2. A warranty deed must be submitted to verify current ownership of property.
3. A complete type written legal description of the property to be considered in the request must be submitted. This legal description can be obtained from a recorded warranty deed, quit claim deed or a survey.
4. A letter explaining the reason for the request. The letter should include a description of the proposal along with information concerning water and wastewater services as well as information about impacts to traffic, the environment, the impact on the neighborhood and abutting neighbors, and any proposed mitigation measures.
5. The required application fees: (Below fee does not include Advertising costs)

Rezoning	\$650
Conditional Use Permit (CUP)	\$450
Amendment to CUP	\$350
Planned Unit Development (PUD)	\$650
Amendment to PUD	\$650
Variance	\$250
Appeal	\$250
Vacation (Subdivision, Road etc)	\$350

6. A site sketch plan including all existing and proposed improvements, including the on-site wastewater system, well, drive(s), building(s), floodplain and sinkhole location(s). The site plan may be hand drawn but must be complete.
7. A Planned Unit Development report is required for all PUD applications. This report must be provided by an engineer licensed in the State of Missouri.
8. A list of all property owners within 1,000 feet of the property. This list is to be obtained from the Christian County Assessor's Office (417) 582-4310. Printed labels of all property owners within 1,000 feet must also be submitted along with business sized envelopes and postage. Postage should not be affixed to envelopes. (Postage may be paid with required application fees).
9. An aerial map of the property must be submitted. This map may be obtained through the Christian County Planning and Development Office.
10. When applicable, a copy of your valid business license or lease/rental agreement must be provided.

Maps for case #2026-0193

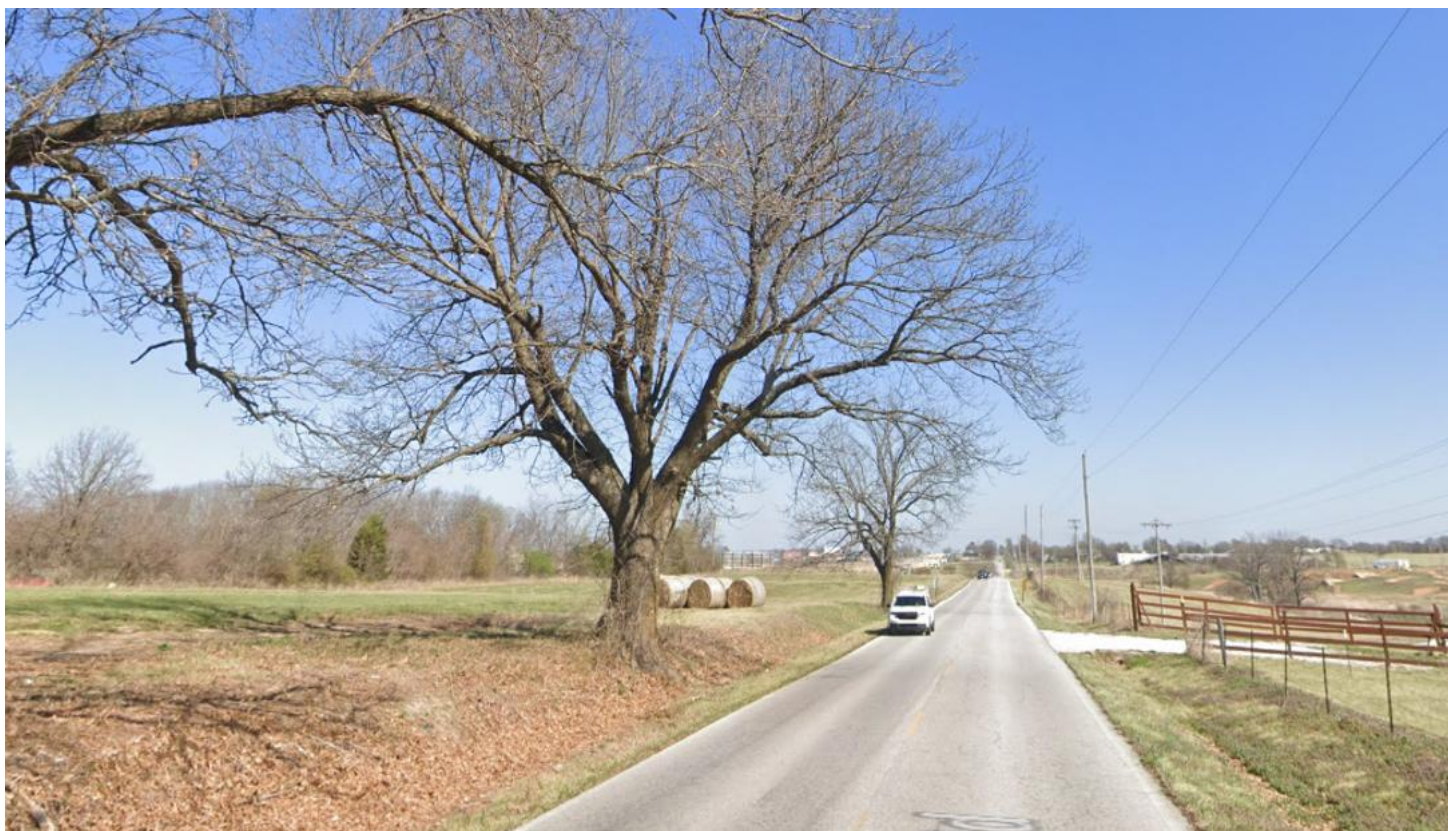




Photos for case #2026-0193



View North on Selmore Rd.



View South on Selmore Rd.

