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

DATE: November 19, 2026

CASE NUMBER: 2026-0249

APPLICANTS: Alex Dikarev

LOCATION: Selmore Rd. north of the Selmore Overpass, Ozark

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

CURRENT ZONING: C-1 (Neighborhood Commercial)

CURRENT LAND USE: Vacant except for 3 billboards

SURROUNDING ZONING: North: R-1 East: A-1
South: C-2 West: US 65, A-1

SURROUNDING LAND USES: Surrounding land uses include a mix of large agricultural tracts, US Hwy 65, Commercial and SFR

ATTACHMENTS:

1. Application
2. Site Maps
3. Photos of Site

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 1.7+/- acre tract in the county 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 zoning district.

BACKGROUND AND SITE HISTORY:

This property is a part of a longer strip of land located between US65 and Selmore Road which was the result of the construction of the modern highway many years ago. The area was surveyed and platted as the Semore Heights Subdivision in 1976. The subject property contains Lots 3, 4, 5 & 6.

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 zoned property to the south and residentially developed property to the north and northeast. 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 property located directly to the east is zoned A-1 Agriculture and is currently undeveloped. 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.

Connectivity:

The subject property has approximately 860 feet of direct frontage along Selmore Rd.

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

While no specific provisions for landscaping or buffering have been offered or will be required at this time, it is important to note that within the C-2 district there are several potential land uses/business types which have a built in distancing requirement from residential districts or residences.

The north end of the subject property would be affected by these requirements. These requirements combined with the presence of an

existing 100' wide electric easement create an even more significant distance buffer. An exhibit is included with the maps to illustrate this point.

Building Design:

Any new construction would be subject to permitting by the Building Inspections Department and relevant Zoning Regulations.

Access:

The only existing access to the property is located on the northern end, directly across from Old Prospect Rd. Formal development of that access point or any other will require the approval of the Selmore Special Road District. The attached photos suggest this property has more than adequate sight distance to establish a driveway access point.

Utility Services:

Because the site is vacant other than the existing billboard signs, it is believed that no utilities are currently present.

The property is also bisected by a 100 ft wide electric easement which passes through the north end of the property.

ENVIRONMENTAL ANALYSIS:

There are no mapped sinkhole areas or areas of flood hazard located on this property.

If this property is rezoned to C-2 and later developed with commercial structures, issues related to stormwater management and erosion control will be addressed during the development review process.

The availability of future well locations and septic systems will be at the discretion of MoDNR and the Christian County Health Department respectively.

TRANSPORTATION ANALYSIS:

Traffic Impact:

The question of rezoning will not in itself impact traffic. However, when the site is developed and depending on the type of business proposed, staff and the Special Road district may require some level of traffic study to determine if specific improvements may be required.

This section of Selmore Rd. is straight with relatively good sight distance. Given the inherent site limitations including parcel size and setback

requirements, it is doubtful that the site would become a significant vehicle trip generator.

Staff has reached out to SSRD for comment on this case but have not yet received a formal response.

PUBLIC COMMENTS:

At the October 19, 2026 public hearing several residents in the surrounding area expressed concerns regarding traffic impact and access to the site.

STAFF COMMENTS:

This request for a change in zoning from C-1 to C-2 would potentially allow for the future economic development in the area. A change to C-2 would be consistent with other recent decisions regarding properties in this area.

The subject property is currently platted as Lots 3, 4, 5 and 6 of Selmore Heights Subdivision. The owner will be required to replat the property in order to remove the currently existing lot lines which might otherwise create internal setback issues.

RECOMMENDATIONS:

After reviewing the application and staff report, accepting public comment, and having further discussion, the P&Z Commission passed a motion to recommend approval by a unanimous vote.



Todd M. Wiesehan
Executive Secretary
Christian County Planning and Zoning Commission