

PLANNING & DEVELOPMENT DEPARTMENT

Planning and Zoning Commission

Recommendation and Staff Report

Request for Zoning Change

HEARING DATE: November 6, 2025

CASE NUMBER: 2025-0230

APPLICANT: 1027, LLC

CURRENT ZONING: R-1 (SUBURBAN RESIDENCE)

REQUEST: C-2 (General Commercial District)



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



LOCATION: W Citydel Rd., Nixa, MO.



Surrounding land uses include single-family residential, agricultural, and commercial.



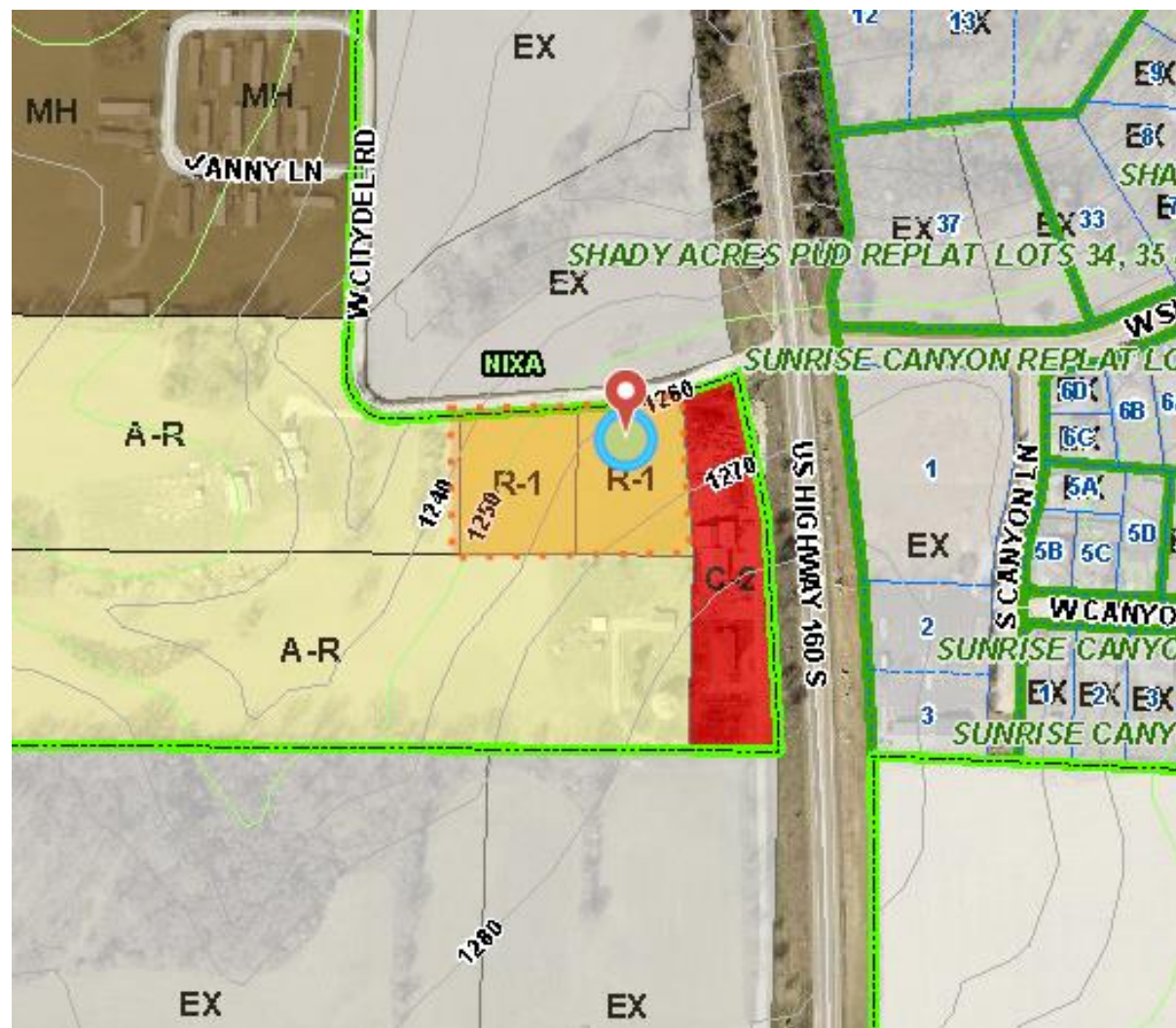
Surrounding Zonings:

N: Nixa

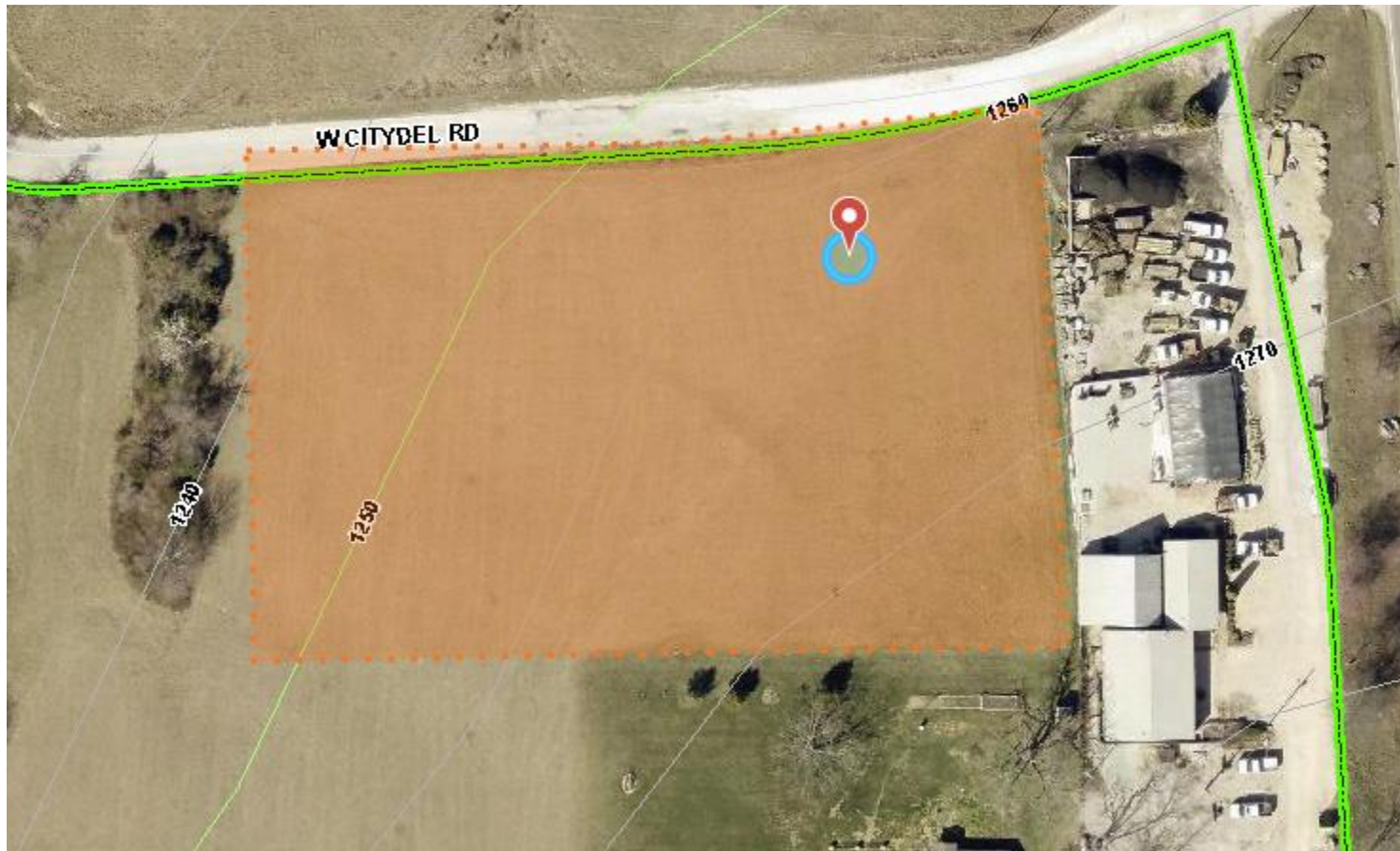
S: A-R

E: C-2

W: A-R



PROJECT DESCRIPTION: The applicant proposes rezoning 2 tracts totaling ± 2 acre in Christian County from R-1 to C-2 to allow for lawful development and future primary uses permitted within the C-2 district under the county's adopted zoning and subdivision regulations.



BACKGROUND AND SITE HISTORY:

The property being considered has historically been vacant undeveloped land.

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this tract within Tier 1 of the Urban Service Area with the City of Nixa. A USA request was sent to the City and a response was received. Their response indicated sewer was potentially available and a request to connect would require annexation, but at this time the City has no requirements for this request. The City also indicated while they would prefer an industrial zoning for this general area, they would be supportive of either Commercial or Industrial zonings based on their Future Land Use plans.

Compatibility:

The subject parcels are located adjacent to other single family residential, and agricultural uses. This could lead to some impacts to surrounding existing neighboring properties. It should also be considered that due to the particularly small size of these tracts larger scale development opportunities on these tracts are somewhat limited.

Connectivity:

The subject property has frontage along W Citydel Rd to the north, and intersection with US 160 approximately 250 feet to the east.

Nixa's 2045 FLU



Property location



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 parcels would require access for development of these parcels to occur. They do not currently have access points along Citydel Road.

Utility Services:

Electric is available along Citydel Road. The City has indicated sewer is available. Public water does not appear to be readily available.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

No stormwater impacts are expected due to rezoning. Any future development would be subject to the County's Stormwater and Erosion Control Regulations at the time of development.

Groundwater Impact:

None anticipated at this time due to rezoning.

Floodplain/Sinkhole Impacts:

There are no mapped sinkholes or floodplain on this property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.



STAFF COMMENTS:

While the uses in the C-2 district could create some compatibility issues with the surrounding uses and zonings it is also worth considering that the tracts themselves are relatively small and 30% is required to be kept as open space in the C-2 district. It should also be noted that more intense land uses in that district do have setback and screening requirements to help buffer the use. No major environmental or transportation impacts are anticipated, as this request pertains solely to rezoning, which allows for the uses and development opportunities permitted within the designated district. However, it does not grant approval for any specific development at this stage. Finally, the City of Nixa did reply that they would be overall supportive of a commercial or industrial zoning in this area.

PUBLIC COMMENTS:

The applicant was present and spoke to their intent to expand the existing landscaping business onto the two parcels for additional material storage. The applicant stated they have begun discussions in regard to stormwater and sewer concerns. 1 resident spoke with questions about access and property line setbacks.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At the October 20, 2025 Planning & Zoning Commission meeting the Commission heard the facts of the case as well as the provided public input and forwarded a unanimous recommendation of approval for the request to the Count Commission.

