



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

DATE: June 4, 2026

CASE NUMBER: 2026-0102

APPLICANTS: Matt Uber

LOCATION: 251 S. Nicholas, Nixa

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

CURRENT ZONING: R-1 (Suburban Residence District)

CURRENT LAND USE: Nursery/landscape storage

SURROUNDING ZONING: North: Nixa city limits East: Nixa - Commercial
South: M-1, C-2 West: Nixa city limits

SURROUNDING LAND USES: Surrounding land uses include a mix of single-family residential and commercial/industrial.

ATTACHMENTS:

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

PROJECT DESCRIPTION:

The applicant proposes rezoning a 3.58 ± acre tract 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 was formerly developed with a single-family residence and an accessory structure. In 2024 the owner obtained the required Demo Permit and removed the structures at the site. Since that time, he has

been working toward developing the site for use as a landscaping and nursery supply business.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

The City of Nixa's future land use map shows this tract as being appropriate for industrial type uses. The property is located in Tier One of the Urban Service Area for Nixa. The City was solicited for comment regarding this request and has determined that annexation would not be required at this time. The City expressed no objection to this request.

Compatibility:

The subject parcel is located adjacent to several single family residential, uses and also adjacent to commercial, industrial and public institution uses as well. Potential land uses allowed for in the C-2 would likely be compatible with surrounding existing uses and zoning so long as any required setback and buffering requirements are adhered to.

Connectivity:

The subject property has frontage along Nicholas Rd. (Highway M) which is maintained by MoDOT. Any modification to the existing points of access would need to be reviewed and approved by the State Highway Department.

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

Any specific provisions for landscaping or buffering required by the Zoning Regulations would be implemented during the site development phase.

Building Design:

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

Access:

The parcel currently has two established points of access located along Nicholas Rd.

Utility Services:

The site is currently served by an existing private well and individual septic system.

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

Provisions and requirements of the County's Stormwater and Erosion Control Regulations would be applied during the site development phase.

- If more than one acre of soil disturbance occurs, an erosion control permit would be required.
- If more than 5,000 sq. ft. of impervious coverage is added to the site, stormwater analysis will be required along with any stormwater management control/detention measures determined by that analysis.

Groundwater Impact:

None anticipated at this time due to rezoning. Any future wells or septic systems would require approval through other agencies.

Floodplain/Sinkhole Impacts:

There are no mapped sinkholes or floodplain on the property that would conflict with this requested change.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning. MoDOT controls HWY M.

PUBLIC COMMENT:

At the Planning and Zoning Commission hearing there was only one citizen who expressed opposition to the zoning change citing concerns that having formally commercially zoned property close to his home might affect his property value.

STAFF COMMENTS:

- This rezoning request allows for the redevelopment of a property located in a busy transportation corridor and provides the opportunity for some level of transition between the Fire Station and the established residential uses to the north.
- The City of Nixa's Future Land Use Map projects this property for industrial uses which generally supports this request.
- This request offers a solution at a property which has historically presented challenges as a SFH location.

RECOMMENDATION:

After reviewing the staff report and accepting public comment related to this application, the Planning and Zoning Commission voted unanimously to forward a recommendation of approval to the County Commission.



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: 2006-0102
Date Received: 04-17-24
Received By: Kari
Fee Paid: \$650.00
Receipt # 12390 Check # 1007

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name MATT UBER

Owner's Address 148 uBer Rd Nixa MO

Phone Number 417 343 3824 Fax # _____ Email _____

Representative's Name David Moore

Representative's Address 5055 STH fm RD 137

Phone Number 417 413 7885 Fax # _____ Email LMmoore3064@gmail

Representative's Signature David Moore

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 10-05-15-003-001-004 Section 15 Township 27 Range 22

Address / Location of Property 251 S Nicholas Dr

Acreage Being Considered for Request 3 Existing Zoning R

Existing Land Use Storage

On-Site Wastewater System _____ Public Sewer Provider Septic

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ☒ Shared Well ☐

How many people serviced by Shared Well _____

Public Provider _____

Authorized Signature of Owner(s) Matthew S. Uber Date 4-17-26
Date _____

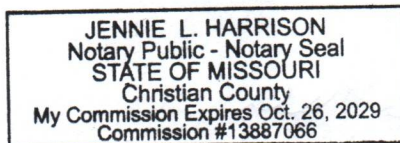
ACKNOWLEDGEMENT OF PROPERTY OWNER

STATE OF MISSOURI)

) SS.

COUNTY OF CHRISTIAN)

On this 17th day of April, in the year 26, before me, the undersigned notary public, personally appeared Matthew S. Uber, known to me to be the person(s) whose name(s) is 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.



Jennie L. Harrison
Notary Public

OWNER AND REPRESENTATIVE MUST READ AND INITIAL THE FOLLOWING:

DM M.U.

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.

DM M.U.

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.

DM M.U.

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.

DM M.U.

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.

DM M.U.

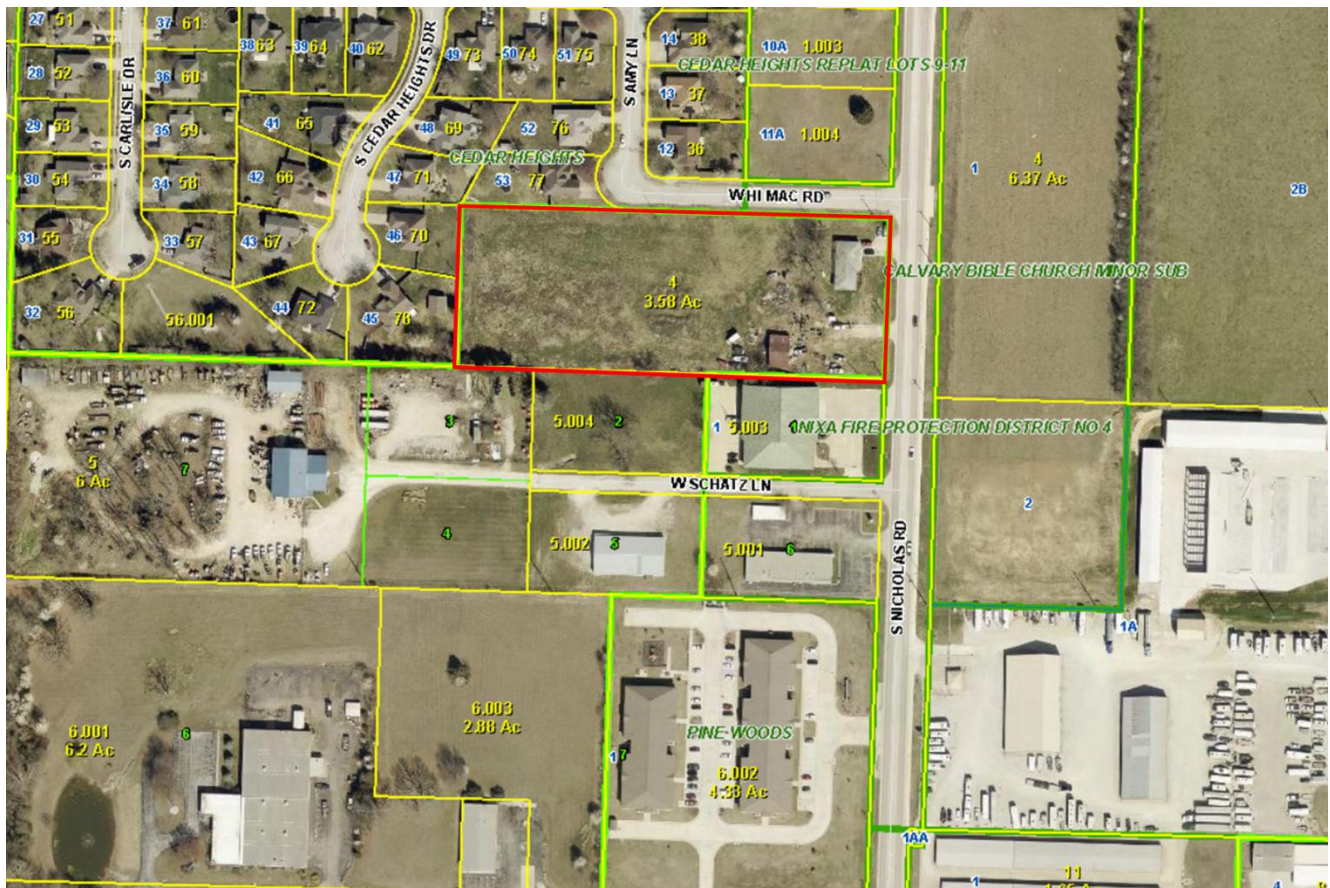
Christian County is not responsible for inaccurate information provided by the owner/representative. Submission of an inaccurate legal description could result in the need to re-advertise the request at the applicant's expense or making the decision void.

DM M.U.

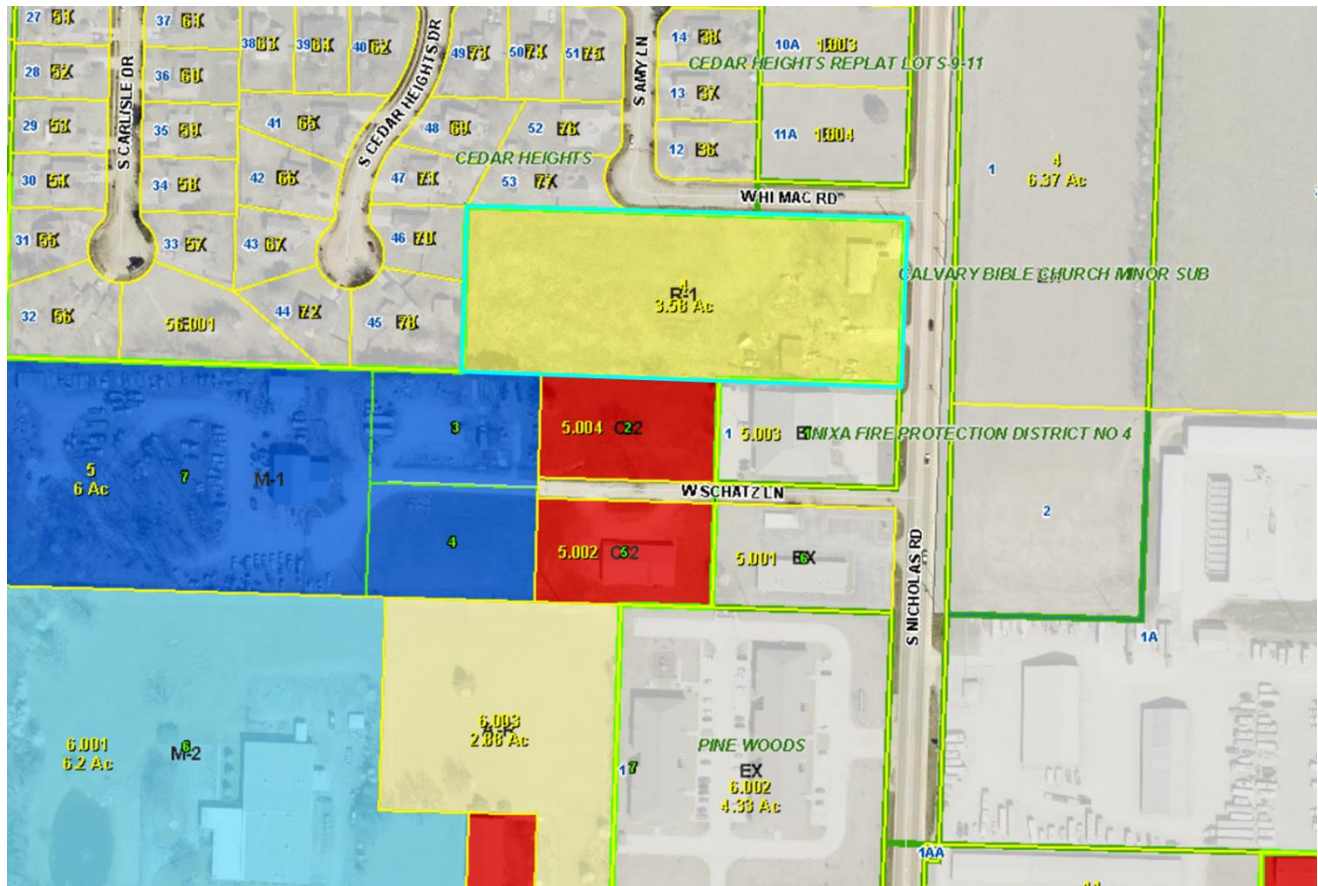
All applications, submissions, and testimony at a public hearing are public record.

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

Maps for case #2026-0102



County Zoning Map



Nixa Future Land Use Designations

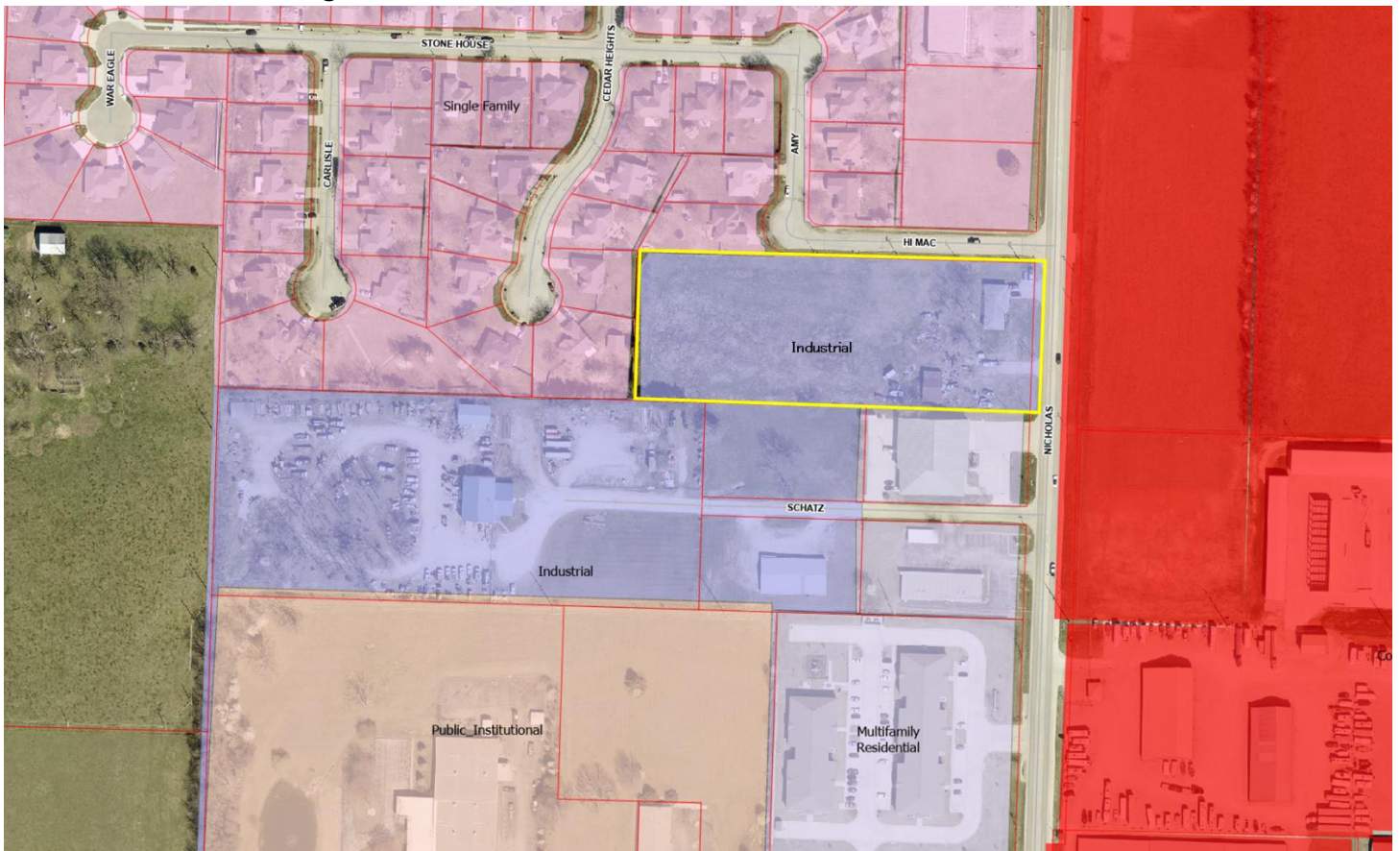
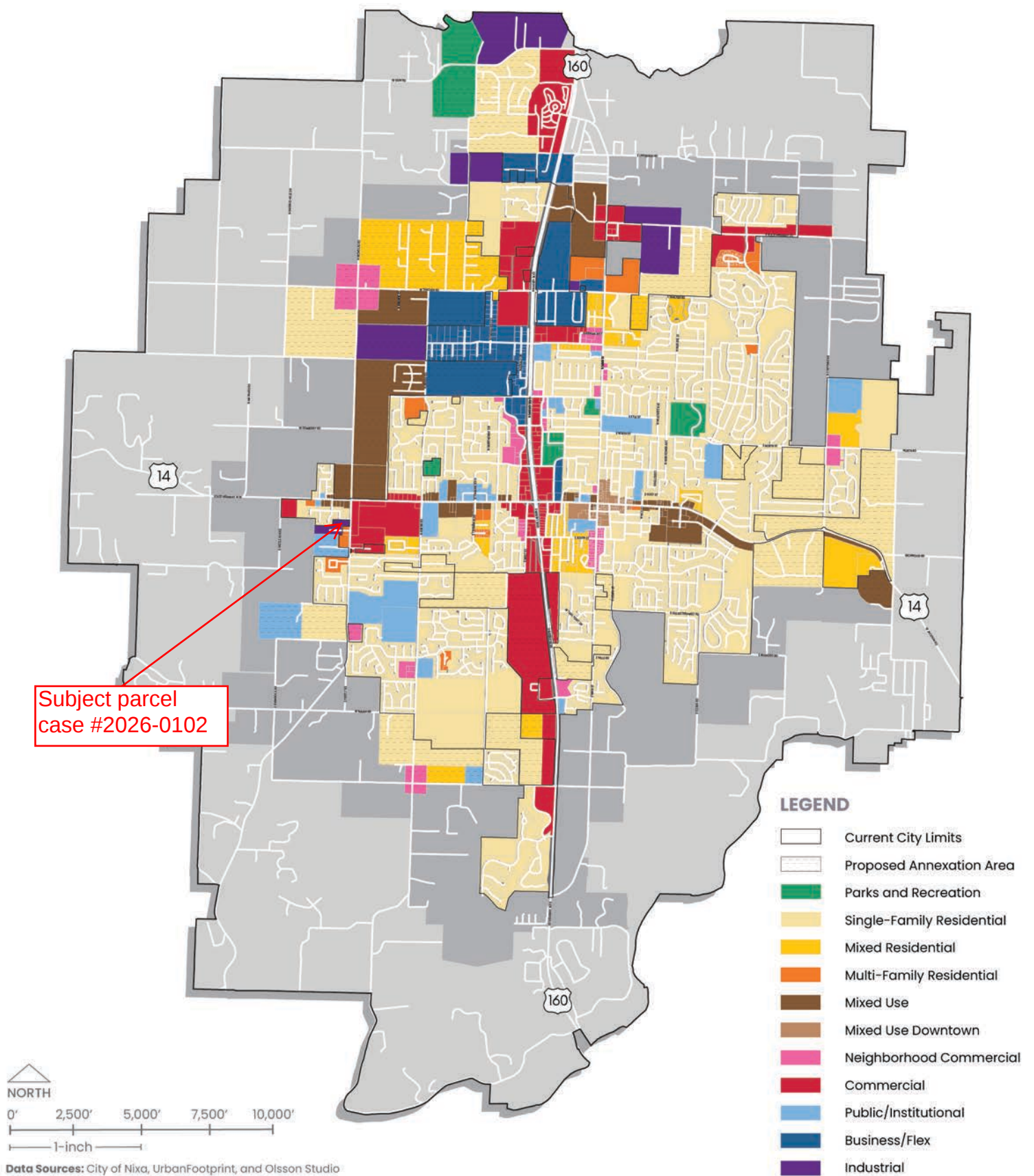


FIGURE 3.2 FUTURE LAND USE FRAMEWORK



Site Photos Case# 2026-0102



View of entrance from Nicholas Rd.

