

PLANNING & ZONING COMMISSION RECOMMENDATION & STAFF REPORT

Request for Zoning Change

HEARING DATE: June 4, 2026

CASE NUMBER: 2026-0102

APPLICANT: Matt Uber

CURRENT ZONING: R-1 (Suburban Residence)

REQUEST: C-2 (General Commercial District)

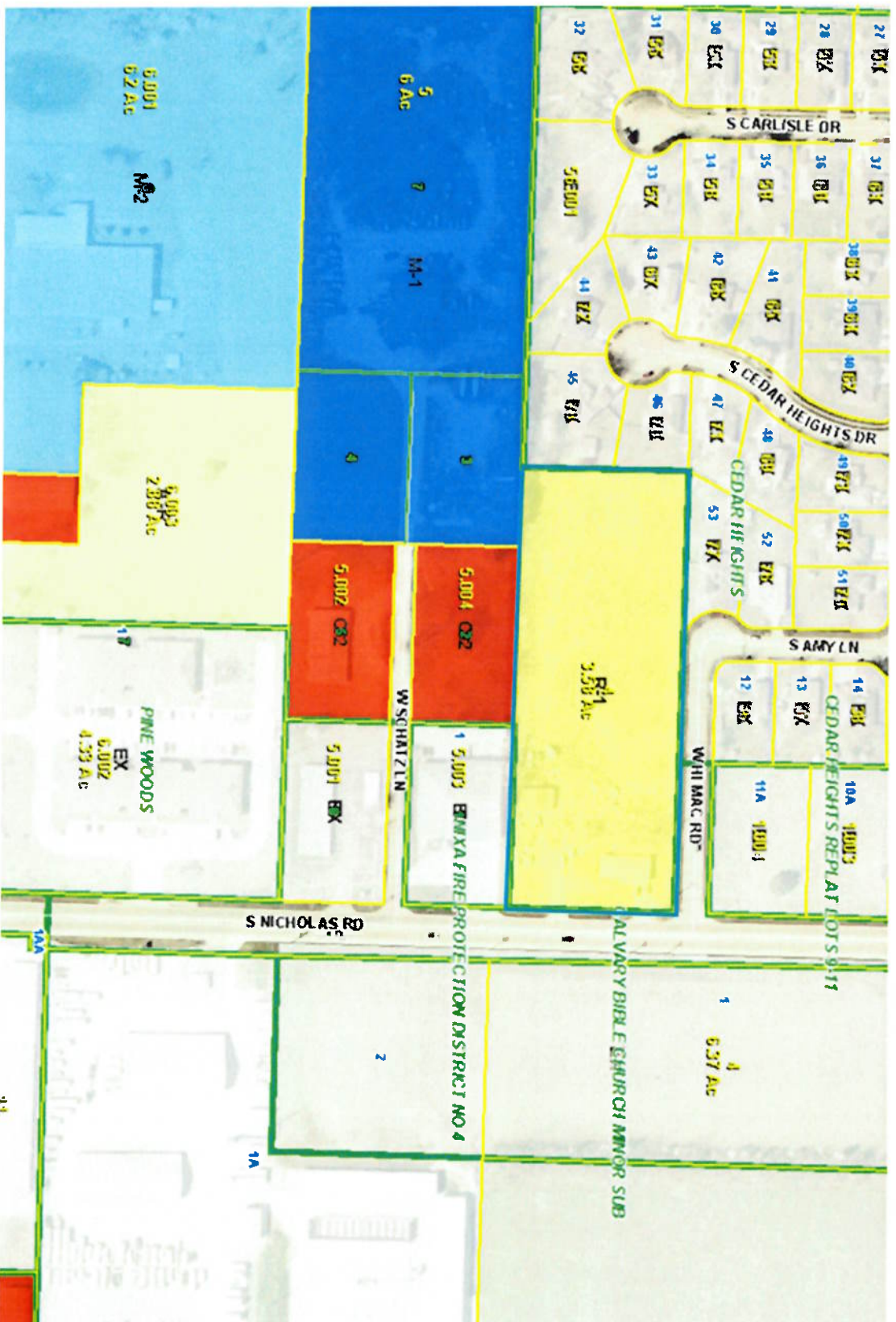


1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242





Surrounding Zonings: North & West: Nixa city limits, East: Nixa - Commercial, South: C-2 & M-1

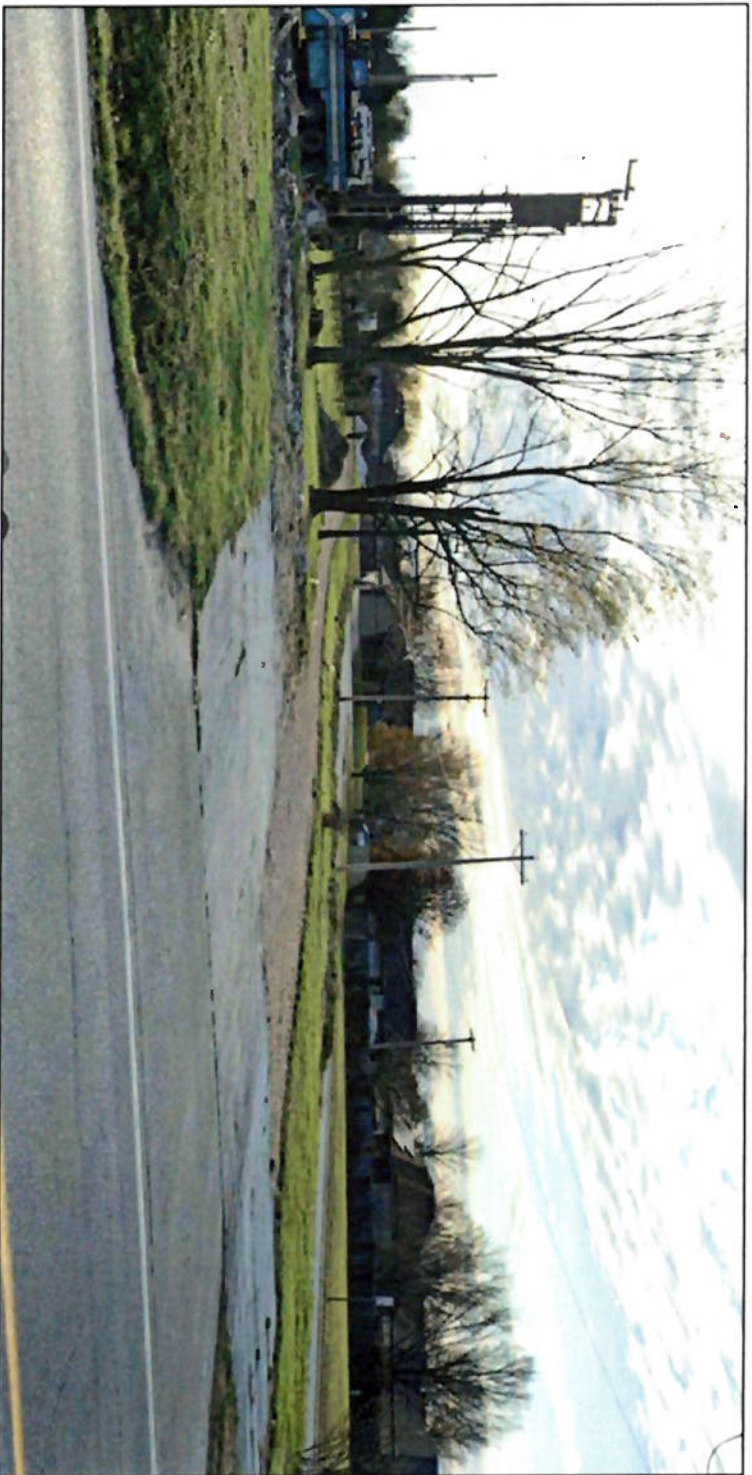


PROJECT DESCRIPTION: The applicant proposes the change in zoning classification for a 2.01 +/- acre tract to C-2 in order that it can be lawfully developed and utilized as a location for a future primary use which would be acceptable within the C-2 district.



BACKGROUND AND SITE HISTORY:

The property being considered 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:

Nixa Future Land Use Map:



The City's future land use projects this property as a future industrial location.



PLANNING / LAND USE ANALYSIS cont.:

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 State Hwy M which is a MoDOT maintained road. Any modification to the existing points of access would need to be reviewed and approved by the County's 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 specific traffic impacts due to the rezoning.

MoDOT maintains this section of road and would administer any requirements for access or road improvements once the specific use and development plans are formally proposed.



PUBLIC COMMENT:

At the Planning and Zoning Commission hearing there was 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 generally supports this request.
- This request offers a solution at a property which has historically presented challenges as a SFR 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.

