



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

DATE: August 13, 2026

CASE NUMBER: 2026-0163

APPLICANTS: Anna Vakhrushev

LOCATION: 844 W Guin Road, Nixa

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

CURRENT ZONING: O-2 (General Office)

CURRENT LAND USE: Vacant – commercial building (shell only)

SURROUNDING ZONING: North: C-2 East: C-2
South: R-1 West: R-1

SURROUNDING LAND USES: Surrounding and nearby land uses includes the Fox Hollow Industrial Park to the north and the Tuscan Hills subdivision, which includes the subject property.

ATTACHMENTS:

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

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 1.05+/- acre parcel from O-2 to C-2 in order that it can be lawfully utilized as a general commercial site for a land use acceptable within the C-2 district.

BACKGROUND AND SITE HISTORY:

The property being considered currently has a 9,000 +/- square foot commercial building that was built in 2007. The properties to the east all share the existing

parking area. The property is fronted by Guin Road (State Highway AA), near Highway 160, and is approximately 2/3-mile north of the city limits of Nixa.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this specific property is designated as future residential but would be adjacent to a general commercial area to the east and an industrial area to the north, as shown on the Future Land Use Map within the 2022 Comprehensive Plan.

Compatibility:

The parcel to be re-zoned as C-2 is located across the street from the Fox Hollow Industrial Park, to the north, and existing C-2 zoned properties located to the east, which have all been developed for some time. The nearest single-family dwelling is 350+/- feet to the southwest.

This parcel was developed with its structure prior to the adoption of our current Zoning Regulations and was also intended to be commercial as part of the original plat for Tuscan Hills.

Connectivity:

The property is fronted by West Guin Road (State Highway AA). Recent improvements at the intersection of AA and US160 have improved connectivity in this area.

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

The property has been developed with a building and parking area. The building/parking area is the maximum impervious surface allowed in the C-2 district.

Any other specific requirements regarding landscaping, buffering or setbacks called for within the Zoning Regulations for a particular use would be administered and verified by staff prior to granting any certificate of occupancy.

Building Design:

There is an existing commercial structure on the property. Any future structural changes will be subject to the codes administered by the Building Inspections Department.

Access:

There is an existing shared access to the property located at Lot C-3.

Utility Services:

Utilities already exist on the site.

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

The property has already been developed with the maximum amount of impervious surface. Stormwater management infrastructure serving the strip of commercial lots is already in place.

Groundwater Impact:

None anticipated at this time.

Floodplain/Sinkhole Impacts:

No mapped sinkholes or areas of floodplain exist on the parcel.

TRANSPORTATION ANALYSIS:

Traffic Impact:

The structure located on this property has been occupied and used for several years. No added traffic impacts due to rezoning are anticipated.

PUBLIC COMMENTS:

No one at the hearing stepped forward to offer any comments.

RECOMMENDATION:

After reviewing the staff report and allowing for public comment at its July 20, 2026 public hearing, the Planning and Zoning Commission agreed to forward a recommendation to approve this zoning change request by a unanimous vote.

STAFF COMMENTS:

This change will allow for a wider range of land uses on a parcel of land in a well traveled corridor which is in keeping with the County's desire for future growth and economic development in these areas.

RECOMMENDATIONS:

Staff recommends approval of this rezoning request.



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: \$650

Receipt # 012420 Check # 1503

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name ANNA Vakhrushchev

Owner's Address 2945 W Village Ln.

Phone Number 417 569 8500 Fax # _____ Email annas.miles.of.threads@gmail.com

Representative's Name Heril A Vakhrushchev

Representative's Address 3871 E Oldstone Ave Brookline MO 65619

Phone Number 417 402 2230 Fax # _____ Email _____

Representative's Signature Heril

TYPE OF REQUEST

☒ Rezoning - C2

☐ Conditional Use Permit (CUP)

☐ Amendment to CUP # _____

☐ Planned Unit Development (PUD)

☐ Amendment to PUD # _____

☐ Variance

☐ Appeal

☐ Vacation (Subdivision, Road etc)

PROPERTY INFORMATION

Parcel Number 05-0.7-35-001-001-001.004 35 Section 35 Township 28 Range 22

Address / Location of Property 844 W Guin Rd

Acreage Being Considered for Request _____ Existing Zoning O-2

Existing Land Use _____

On-Site Wastewater System _____ 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)

[Handwritten Signature]

Date 6.12.26

Date 6.17.26

ACKNOWLEDGEMENT OF PROPERTY OWNER

STATE OF MISSOURI)

) SS.

COUNTY OF CHRISTIAN)

On this 17 day of June, in the year 2026 before me, the undersigned notary public, personally appeared Anna Vakhrushev, 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.



Kari m Cundiff
Notary Public

OWNER AND REPRESENTATIVE MUST READ AND INITIAL THE FOLLOWING:

AV KV

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.

AV KV

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.

AV KV

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.

AV KV

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.

AV KV

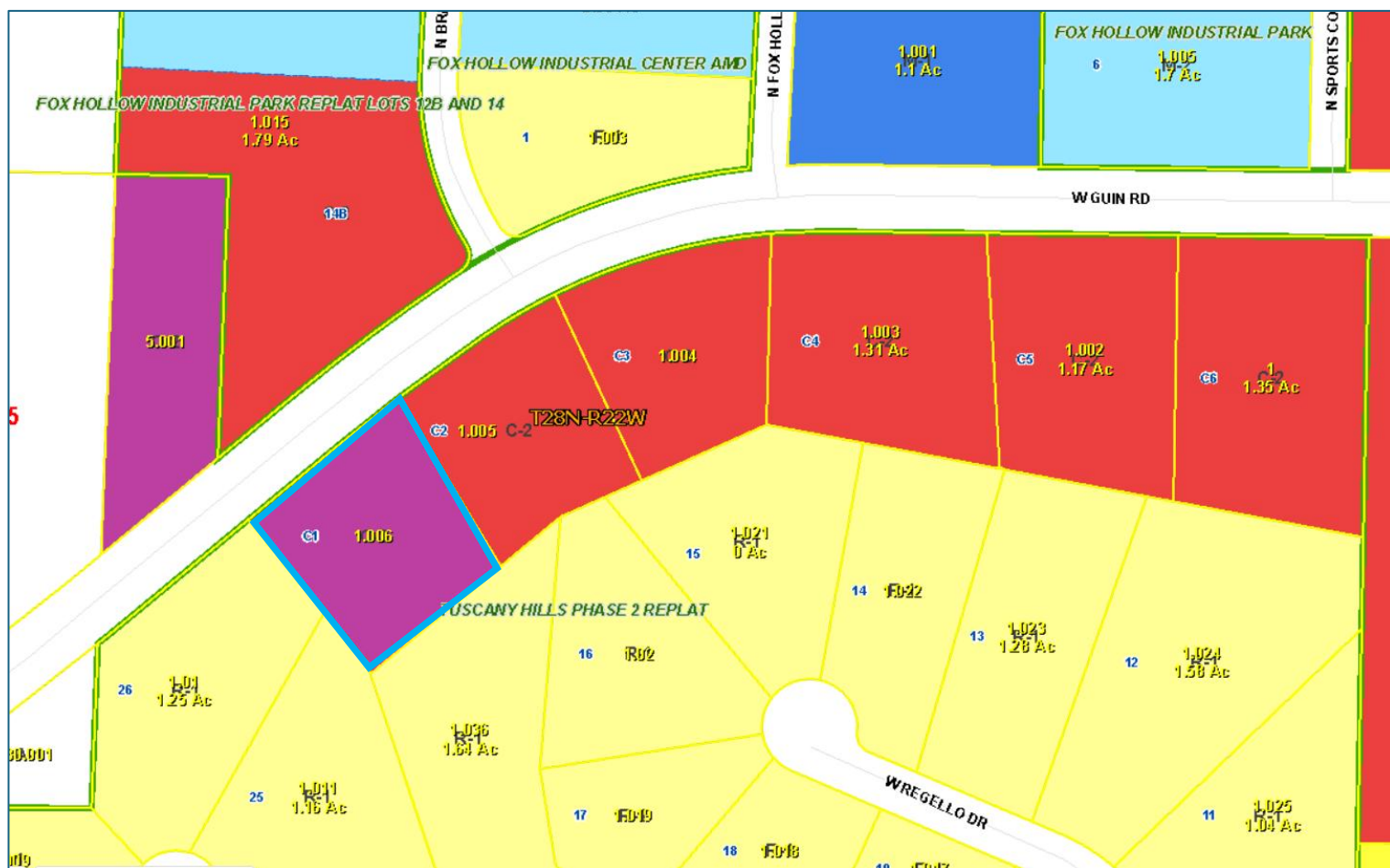
Christian County is not responsible for inaccurate information provided by the owner/representative. Submission of an inaccurate legal description could result in the need to re-advertise the request at the applicant's expense or making the decision void.

AV KV

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





Site Photos for case #2026-0163

