

PLANNING & ZONING COMMISSION RECOMMENDATION & STAFF REPORT

Request for Zoning Change

HEARING DATE: August 13, 2026

CASE NUMBER: 2026-0163

APPLICANT: Anna Vakhrushev

CURRENT ZONING: O-2 (General Office)

REQUEST: C-2 (General Commercial)



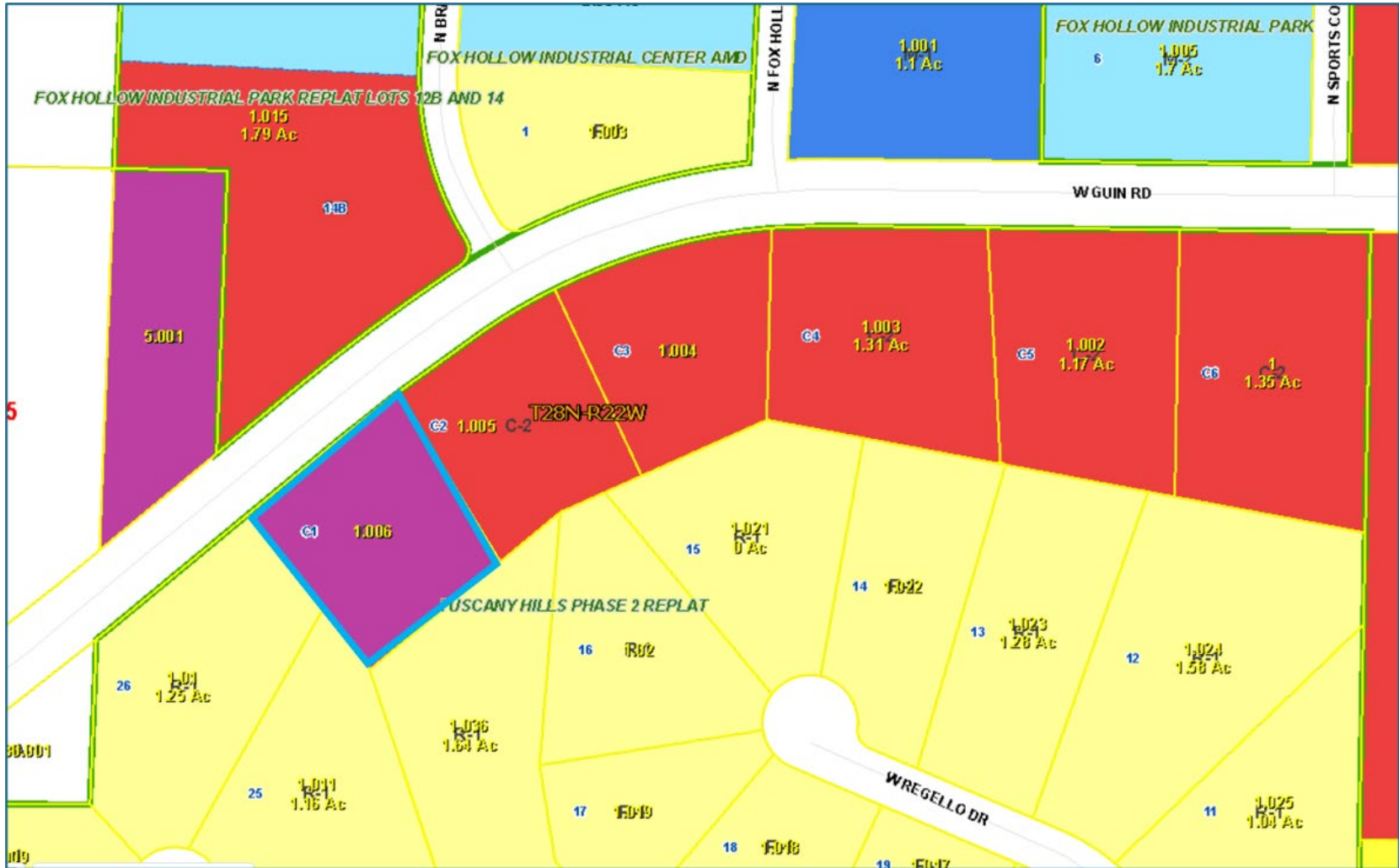
1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242



LOCATION: 844 W Guin Road, Nixa



Surrounding Zonings: North: C-2, East: C-2, South: R-1, West: R-1

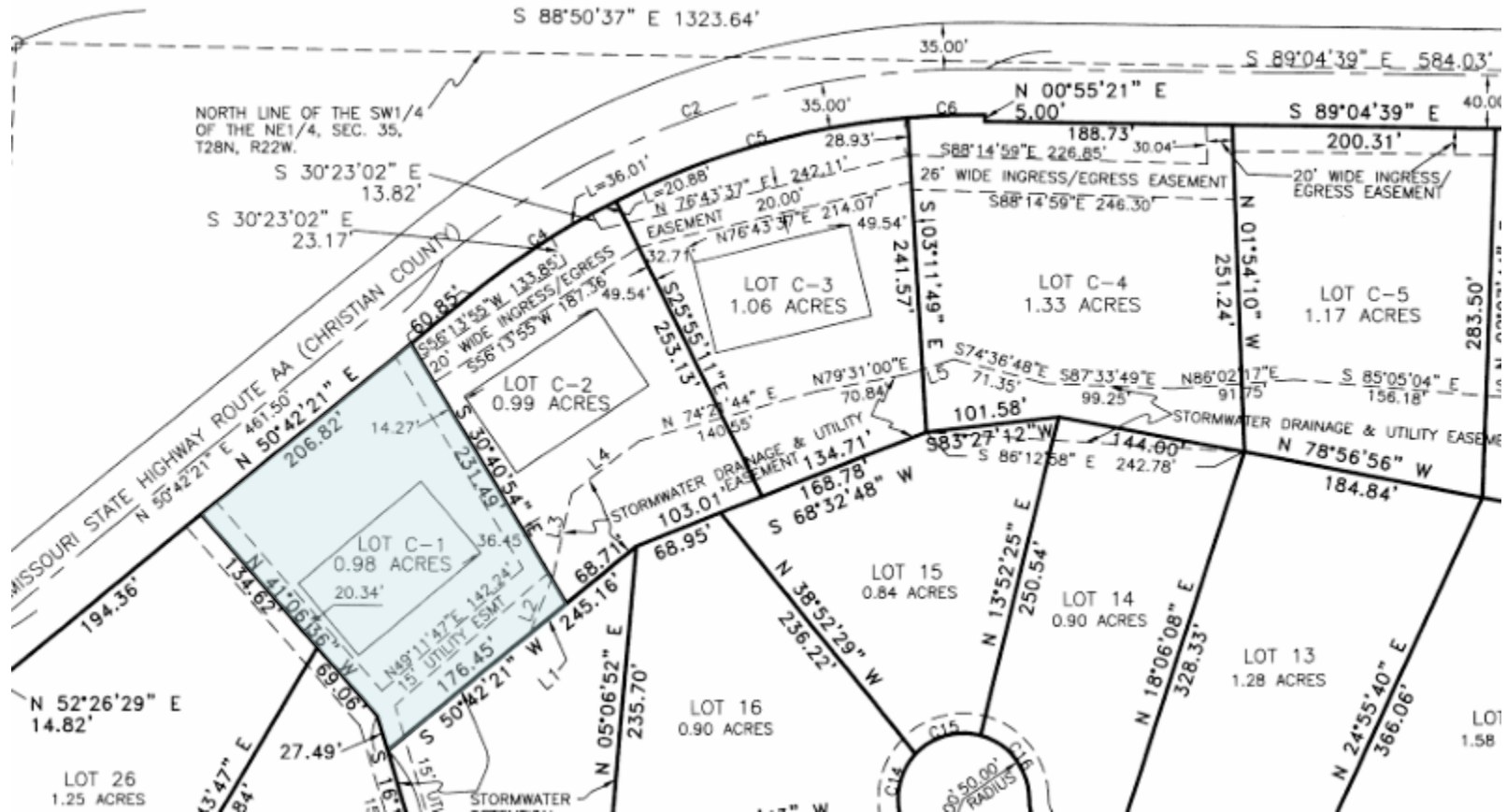


PROJECT DESCRIPTION: The applicant proposes the change in zoning classification for a 1.05+/- acre parcel from O-2 to C-2 in order that it can be lawfully utilized as a general commercial site for a land use acceptable within the C-2 district.



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 Tuscany 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 due to rezoning.

Floodplain/Sinkhole Impacts:

There are no mapped floodplain or sinkholes on the property.

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 the area.

