



AN ORDINANCE OF THE NIXA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.63-ACRES OF PROPERTY LOCATED WITHIN THE OAKHURST SUBDIVISION FROM R-3 (HIGH DENSITY MULTIFAMILY) AND R-1 (SINGLE FAMILY) ZONING TO R-4 (TWO FAMILY RESIDENTIAL) ZONING

Background:

The preliminary plat for Oakhurst subdivision was approved in June of 2023 and was to be developed in five phases. Currently phases 1-3 are zoned R-1 for 155 single family residences, phase 4 is zoned R-3 for high density multi-family, and phase 5 is zoned for Neighborhood Commercial uses. The developer has proposed a rezone and preliminary plat composed of land from the R-1 & R-3 zonings totaling 5.63 acres to be rezoned to R-4 for duplexes.

Analysis:

Surrounding Land Use

The immediate North, South, and East of the subject property are zoned R-1. To the North are existing single-family homes in the Forest Park subdivision and a senior housing quadplex development. East and South are currently being developed for single family homes as prior phases of the Oakhurst subdivision. To the West is a future phase of the Oakhurst development which is zoned R-3 for an apartment complex with Gregg Road and a single-family neighborhood beyond that.

Density

The maximum density in R-4 zoning is 5.45 dwelling units per acre. With 5.63 acres the proposed 20 dwellings units is under the 30.68 maximum allowable by Nixa City Code ($5.63 \times 5.45 = 30.68$).

Planning and Zoning Commission:

A public hearing for this item was held January 6, 2026 in front of the Planning and Zoning Commission. A nearby resident approached the Commission with concerns about stormwater, wildlife, and child safety. With all things considered, the PZ Commission voted 7-0 to recommend approval to City Council.

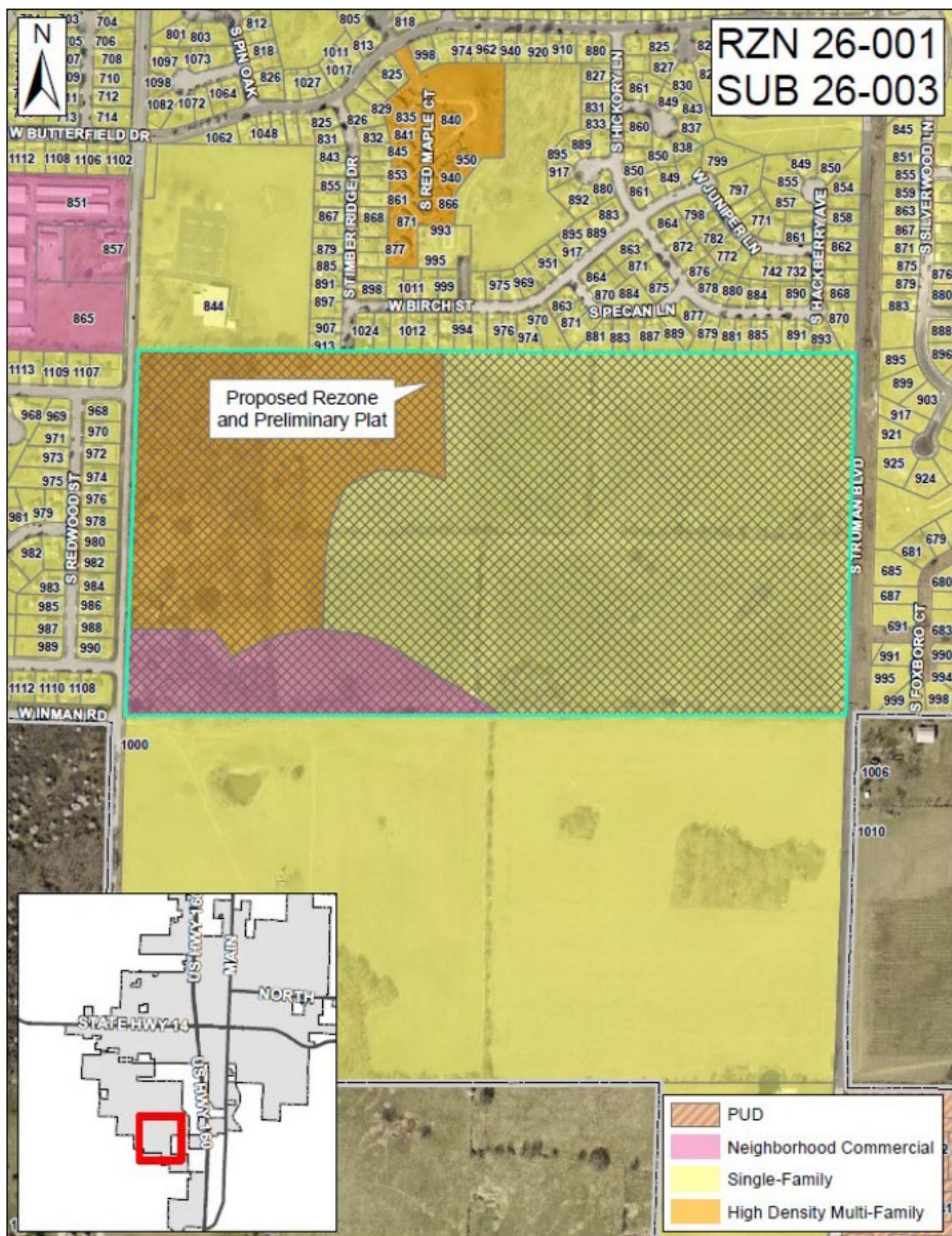
Recommendation:

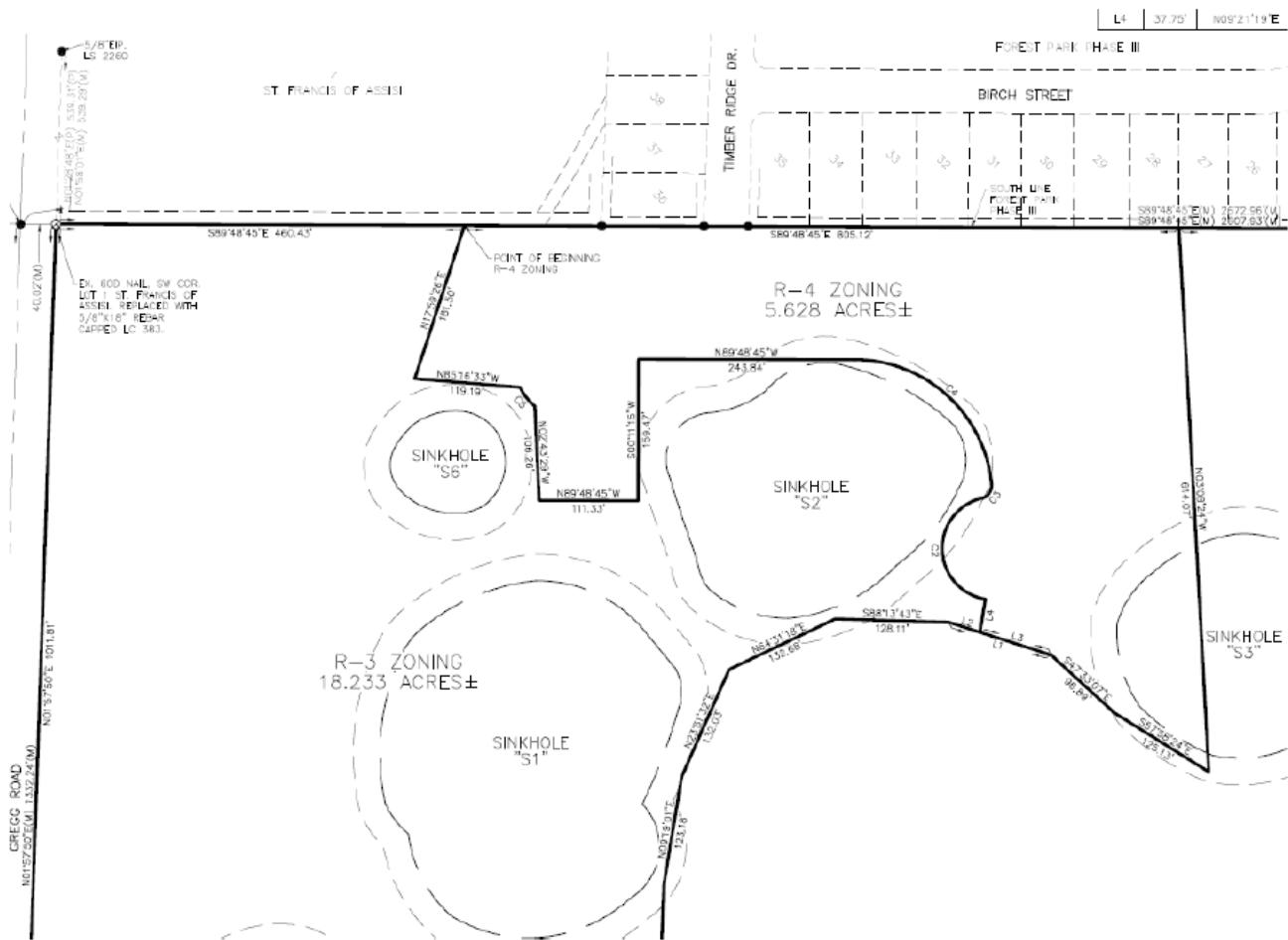
This proposed rezone would provide a transitional buffer between single and multi-family zoning districts. The proposal is consistent with section 117-277 regarding dimensional standards and density. Staff recommends the approval of this rezone.

MEMO SUBMITTED BY:

Brendan Justin | Planner II

bjustin@nixa.com | 417-725-5850





1 **AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA AMENDING THE**
2 **OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF**
3 **APPROXIMATELY 5.63 ACRES OF REAL PROPERTY LOCATED WITHIN THE**
4 **OAKHURST SUBDIVISION FROM THE R-1 (SINGLE-FAMILY RESIDENTIAL)**
5 **DISTRICT AND R-3 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL) DISTRICT TO**
6 **THE R-4 (TWO-FAMILY RESIDENTIAL) DISTRICT.**

7
8 **WHEREAS** an application has been submitted to the City to rezone approximately
9 5.63 acres of real property generally located within the Oakhurst Subdivision from the R-
10 1 (Single-Family Residential) District and R-3 (High Density Multi-Family Residential)
11 District to the R-4 (Two-Family Residential) District ("Application"); and

12
13 **WHEREAS** the Planning and Zoning Commission held a public hearing on the
14 Application at the Commission's January 6, 2026, meeting; and

15
16 **WHEREAS** the Commission, after considering the Application, staff's
17 recommendation, and after holding a public hearing, voted 7-0 to issue a recommendation
18 of approval to the City Council; and

19
20 **WHEREAS** the City Council, now having considered the Application, staff's
21 recommendation, and after providing an opportunity for public comment, now desires to
22 rezone the subject property and amend the City's official zoning map.

23
24 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
25 **NIXA, AS FOLLOWS, THAT:**

26
27 **SECTION 1:** The property described as follows:

28
29 THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE
30 SOUTH ONE HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) IN
31 SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN CHRISTIAN
32 COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS
33 FOLLOWS:

34
35 COMMENCING AT AN EXISTING BRASS MONUMENT AT THE
36 SOUTHEAST CORNER OF SAID S1/2 OF THE SW1/4; THENCE
37 N89°46'24"W, ALONG THE SOUTH LINE OF SAID S1/2 OF THE SW1/4,
38 A DISTANCE OF 25.01 FEET; THENCE CONTINUING N89°46'24"W,
39 ALONG SAID SOUTH LINE, A DISTANCE OF 2616.33 FEET TO AN IRON
40 PIN SET; THENCE N01°57'50"E, A DISTANCE OF 1332.24 FEET TO AN
41 EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 1 IN ST.
42 FRANCIS OF ASSISI, A SUBDIVISION IN THE CITY OF NIXA,
43 CHRISTIAN COUNTY, MISSOURI, SAID POINT BEING ON THE NORTH
44 LINE OF SAID S1/2 OF THE SW1/4; THENCE S89°48'45"E, ALONG SAID
45 NORTH LINE, A DISTANCE OF 460.43 FEET FOR A POINT OF
46 BEGINNING; THENCE CONTINUING S89°48'45"E, ALONG SAID NORTH

47 LINE, A DISTANCE OF 805.12 FEET; THENCE S03°08'24"E, A
48 DISTANCE OF 614.07 FEET, THENCE N57°58'24"W, A DISTANCE OF
49 125.13 FEET; THENCE N47°33'07"W, A DISTANCE OF 96.89 FEET;
50 THENCE N72°18'06"W, A DISTANCE OF 84.32 FEET; THENCE
51 N09°21'19"E, A DISTANCE OF 37.75 FEET; THENCE
52 NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT
53 HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 156°41'02",
54 A CHORD BEARING OF N02°18'10"W, AN ARC LENGTH OF 158.61
55 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT
56 HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 81°31'00",
57 A CHORD BEARING OF N35°16'51"E, AN ARC LENGTH OF 21.34 FEET;
58 THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING
59 A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 84°20'06", A
60 CHORD BEARING OF N47°38'42"W, AN ARC LENGTH OF 228.15 FEET;
61 THENCE N89°48'45"W, A DISTANCE OF 243.84 FEET; THENCE
62 S00°11'15"W, A DISTANCE OF 159.47 FEET; THENCE N89°48'45"W, A
63 DISTANCE OF 111.33 FEET; THENCE N02°43'29"W, A DISTANCE OF
64 106.26 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT
65 CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET, A CENTRAL
66 ANGLE OF 26°43'45", A CHORD BEARING OF N37°52'55"W, AN ARC
67 LENGTH OF 27.06 FEET; THENCE N85°16'33"W, A DISTANCE OF
68 119.19 FEET; THENCE N17°59'26"E, A DISTANCE OF 181.50 FEET TO
69 THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.628 ACRES
70 (MORE OR LESS).

71
72 is hereby zoned to the R-4 (Two-Family Residential) District, and the regulations of said
73 district, as established in the Nixa City Code, and as may be amended from time to time,
74 shall hereafter apply to said real property.

75
76 **SECTION 2:** The Director of Planning and Development, pursuant to section 117-
77 57 of the Nixa City Code, shall amend the City's official zoning map, said map being
78 established pursuant to section 117-56 of the Nixa City Code, to reflect the zoning action
79 contemplated by this Ordinance.

80
81 **SECTION 3:** Savings Clause. Nothing in this Ordinance shall be construed to
82 affect any suit or proceeding now pending in any court or any rights acquired, or liability
83 incurred nor any cause or causes of action occurred or existing, under any act or
84 ordinance repealed hereby.

85
86 **SECTION 4:** Severability Clause. If any section, subsection, sentence, clause, or
87 phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect
88 the validity of the remaining portions of this Ordinance. The Council hereby declares that
89 it would have adopted the Ordinance and each section, subsection, sentence, clause, or
90 phrase thereof, irrespective of the fact that any one or more sections, subsections,
91 sentences, clauses, or phrases be declared invalid.

92

93 **SECTION 5:** This Ordinance shall be in full force and effect from and after its final
94 passage by the City Council and after its approval by the Mayor, subject to the provisions
95 of section 3.11(g) of the City Charter.

96

97

98 **ADOPTED BY THE COUNCIL THIS _____ DAY OF _____ 2026.**

99

100 ATTEST:

101

102

103 _____
104 PRESIDING OFFICER

105 _____
106 CITY CLERK

107

108

109

110

111 _____
112 MAYOR

113 _____
114 CITY CLERK

115

116

117

118 APPROVED AS TO FORM:

119 _____
120 CITY ATTORNEY