

AN ORDINANCE OF THE NIXA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF LOTS 29-A AND 29-B OF THE CENTURY HEIGHTS SUBDIVISION FROM R-4 ZONING TO R-1 ZONING

Background:

The preliminary plat for Century Heights subdivision was approved for development in May of 2024, and the final plat was accepted by the City of Nixa in February of 2026. Century Heights consists of 23 buildable lots zoned R-1 for single-family homes and 12 lots zoned R-4 for two-family attached homes. Schuber Mitchell Homes LLC purchased all lots including the subject property in Century Heights in March of 2026.

Analysis:

Land Use

The lots to the North and South are two-family homes zoned R-4. To the East is undeveloped land zoned Highway Commercial (HC). To the West is North Aiden Street, then R-1 zoned single family homes.

Transportation

The subject property is directly served by North Aiden Street which is categorized as a local road. The street frontage of the subject property is located on a "fan-out" corner of the intersection of West Casen Street and North Aiden Street.

Public Utilities (Water, Wastewater, Electric)

The subject property is currently served by municipal water, wastewater, and electric service. There are currently two (2) sewer laterals and two (2) water meters which will need to be reduced to one (1) and properly capped and relocated to the standards set forth in the technical specifications manual.

Other Considerations

The change in zoning was requested due to an existing overhead electric easement for high-voltage transmission lines which encroach approximately 60' along the rear property line. Additionally, the orientation of the lots to the fanned-out street corner create unique conditions that strain fitting a two-family home in the buildable area. Any two-family structure would not be uniform with the existing home designs. Approval of the rezone in combination with the lot consolidation would create conditions to build a single-family home that is more harmonious with the design aesthetic of the rest of the development.

Planning and Zoning Commission:

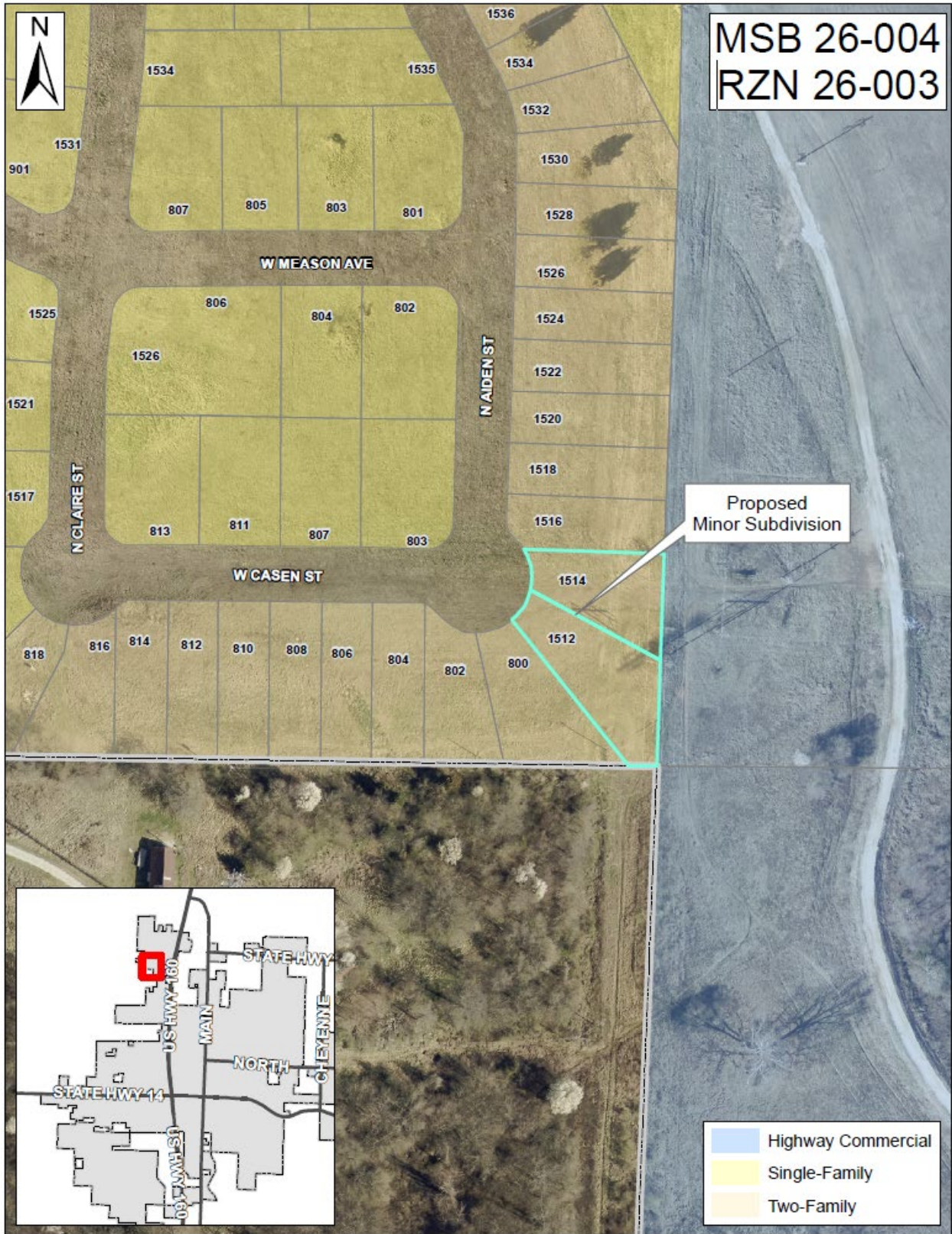
A public hearing for this item was held June 2nd in front of the Planning and Zoning Commission. Nobody approached the commission with public comments. With all things considered, the PZ Commission voted 6-0 to recommend approval to City Council.

Recommendation:

This proposed rezone is consistent with zoning patterns in the vicinity. The future land use section of the comprehensive plan supports mixed residential use in this area. Staff recommends the approval of this rezone.

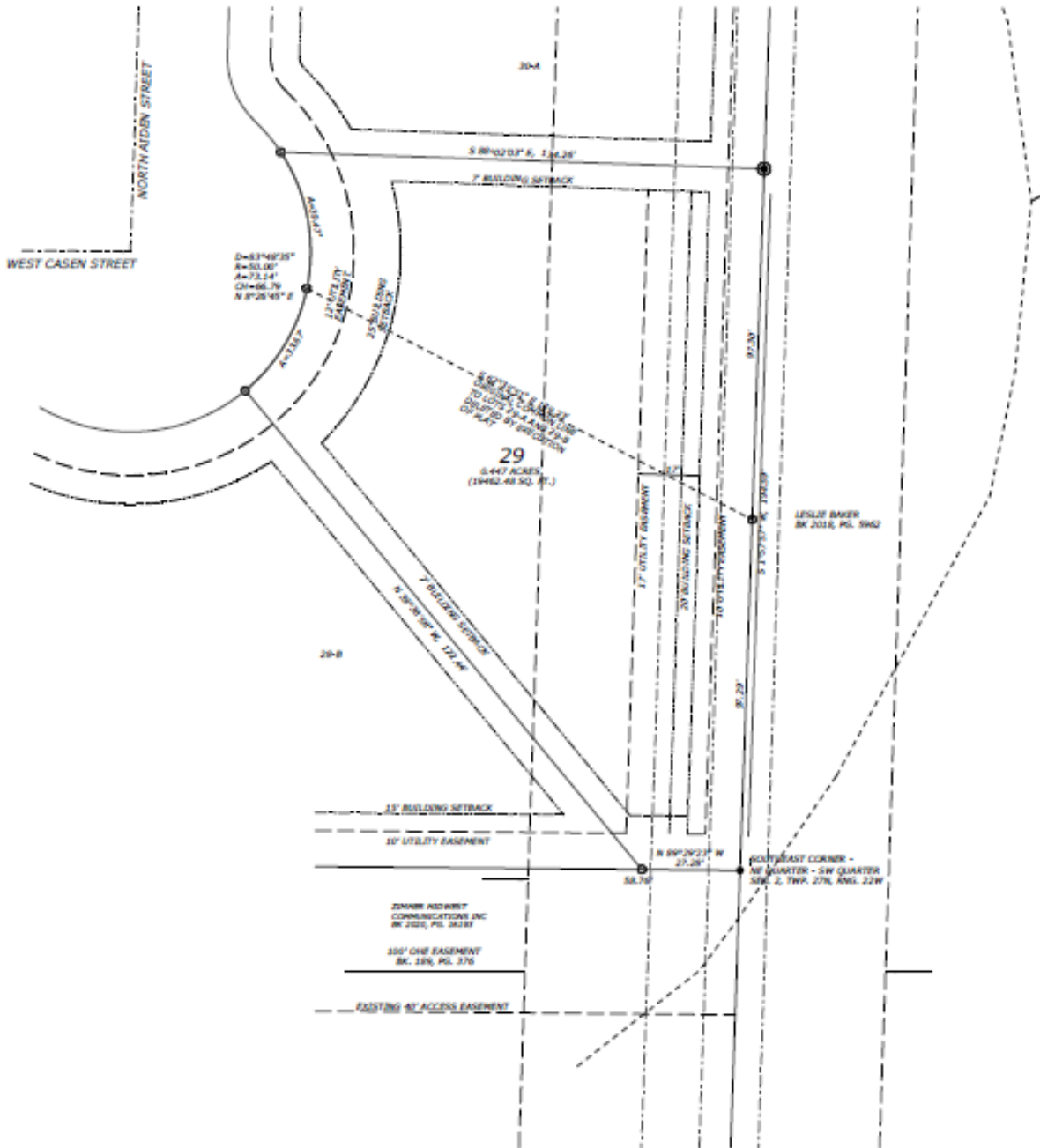
MEMO SUBMITTED BY:

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REPLAT OF LOTS 29-A AND 29-B OF THE AMENDED FINAL PLAT CENTURY HEIGHTS

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI



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 0.4 ACRES OF REAL PROPERTY LOCATED WITHIN THE
4 CENTURY HEIGHTS SUBDIVISION FROM THE R-4 (TWO-FAMILY RESIDENTIAL)
5 DISTRICT TO THE R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.
6

7 **WHEREAS** an application has been submitted to the City to rezone approximately
8 0.4 acres of real property generally located within the Century Heights Subdivision from
9 the R-4 (Two-Family Residential) District to the R-1 (Single-Family Residential) District
10 (“Application”); and
11

12 **WHEREAS** the Planning and Zoning Commission held a public hearing on the
13 Application at the Commission’s June 2, 2026, meeting; and
14

15 **WHEREAS** the Commission, after considering the Application, staff’s
16 recommendation, and after holding a public hearing, voted 6-0 to issue a recommendation
17 of approval to the City Council; and
18

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

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

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

28 ALL OF LOTS TWENTY-NINE A (29A) AND TWENTY-NINE B (29B), OF THE
29 AMENDED FINAL PLAT CENTURY HEIGHTS, IN CHRISTIAN COUNTY, MISSOURI
30 ACCORDING TO THE RECORDED PLAT THEREOF IN BOOK I, PAGE 554,
31

32 is hereby zoned to the R-1 (Single-Family Residential) District, and the regulations of said
33 district as established in the Nixa City Code, and as may be amended from time to time,
34 shall hereafter apply to said real property.
35

36 **SECTION 2:** The Director of Planning and Development, pursuant to section 117-
37 57 of the Nixa City Code, shall amend the City’s official zoning map, said map being
38 established pursuant to section 117-56 of the Nixa City Code, to reflect the zoning action
39 contemplated by this Ordinance.
40

41 **SECTION 3:** Savings Clause. Nothing in this Ordinance shall be construed to
42 affect any suit or proceeding now pending in any court or any rights acquired, or liability
43 incurred nor any cause or causes of action occurred or existing, under any act or
44 ordinance repealed hereby.
45

