



EXHIBIT C

ISSUE STATEMENT: PUBLIC HEARING AND POTENTIAL RECOMMENDATION TO NIXA CITY COUNCIL FOR THE PROPOSED REZONE OF 5.63 ACRES OF OAKHURST PHASE FOUR FROM R-3 TO R-4 ZONING

DATE: JANUARY 6, 2026

SUBMITTED BY: OAKHURST DEVELOPMENT, LLC

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

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 ($5.63 \times 5.45 = 30.68$).

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.



