

NOTICE IS HEREBY GIVEN THAT THE CHRISTIAN COUNTY PLANNING AND ZONING COMMISSION will hold a public hearing on Monday, October 20, 2025, at 6:00 p.m. at 1106 W. Jackson Street, Ozark, Missouri. Unless tabled or withdrawn, this case will be heard by the Christian County Commission at 10:00 a.m. on Thursday, November 6, 2025. Information may be examined at the Planning and Development Office, 1106 W. Jackson Street, Ozark, Missouri, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (417) 581-7242.

CASE NUMBER 2025-0230

APPLICANT: 1027, LLC

PETITION: PROPOSED REZONING OF TWO (2) LOTS, WITHIN PARCEL #'S 10-0.6-23-4-2-4.001 & 10-0.6-23-4-2-4.002 FROM R-1 (SUBURBAN RESIDENCE) TO C-2 (GENERAL COMMERCIAL)

LOCATION: 552 & 544 W. CITYDEL DRIVE, NIXA, MISSOURI

LEGAL:

TRACT 1:

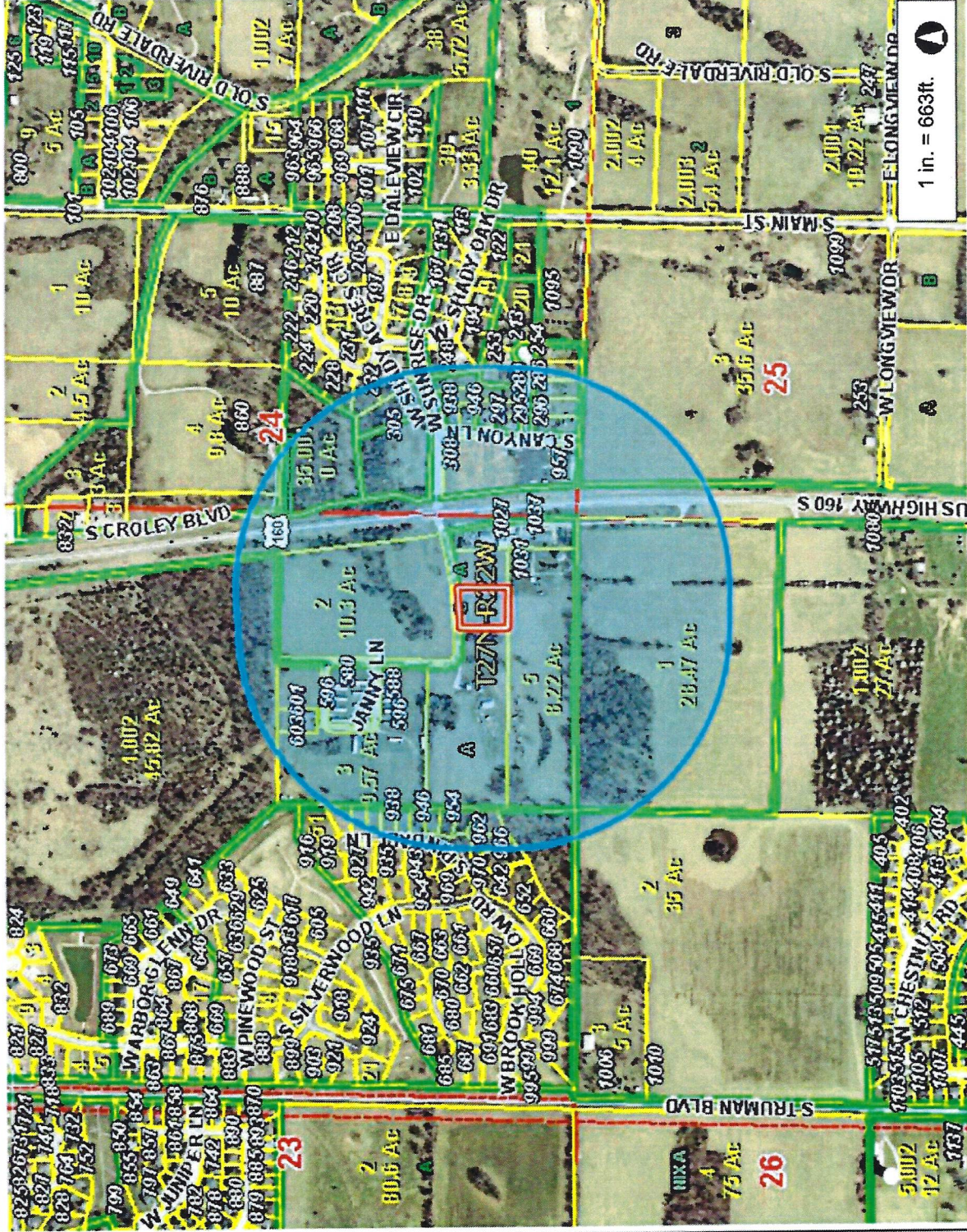
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE NORTH 89 DEGREES 28'29" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1336.04 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 1 DEGREE 30'01" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 302.51 FEET; THENCE SOUTH 89 DEGREES 30'32" EAST, 997.56 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE NORTH 0 DEGREES 57'15" EAST, 242.33 FEET; THENCE NORTH 85 DEGREES 41'06" EAST, 162.68 FEET; THENCE SOUTH 4 DEGREES 47'40" EAST, 211.25 FEET; THENCE SOUTH 0 DEGREES 26'14" WEST, 45.60 FEET; THENCE NORTH 89 DEGREES 30'32" WEST, 183.57 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED. SUBJECT TO RIGHT OF WAYS OF RECORD, ALL IN CHRISTIAN COUNTY, MISSOURI.

TRACT 2:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE NORTH 89 DEGREES 28'29" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1336.04 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 1 DEGREE 30'01" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 302.51 FEET; THENCE SOUTH 89 DEGREES 30'32" EAST, 811.82 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE NORTH 0 DEGREES 57'15" EAST, 226.70 FEET; THENCE NORTH 85 DEGREES 41'06" EAST, 186.53 FEET; THENCE SOUTH 0 DEGREES 57'15" WEST, 242.33 FEET; THENCE NORTH 89 DEGREES 30'32" WEST, 185.75 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED. SUBJECT TO RIGHT OF WAYS OF RECORD, ALL IN CHRISTIAN COUNTY, MISSOURI.


Scott Hayes, Executive Secretary
Christian County Planning and Zoning Commission

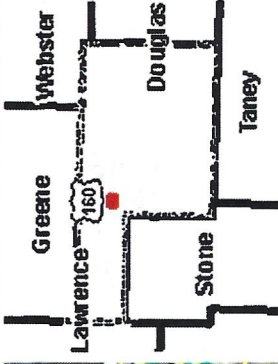
Property Owners 1000' of 10-6-23-4-2-4.002



1,325.3 662.67 1,325.3 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- Road
 - Highway
 - STATE NUMBERED HIGHWAY
 - US HIGHWAY
 - Address Point
 - Parcel
 - Corporate Limit Line
 - Towns
 - Tract
 - Subdivision
 - Easement
 - Section
 - Township Range
 - Adjacent Counties

Notes

Sept 2025