



Issue: **AN ORDINANCE OF THE NIXA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 0.58 ACRES LOCATED ALONG THE 400 BLOCK OF EAST MOUNT VERNON STREET FROM R-1 AND NEIGHBORHOOD COMMERCIAL (NC) TO GENERAL COMMERCIAL (GC)**

Date: May 9, 2022

Submitted By: Planning and Development Department

Background

Jayne Young is the owner of approximately 0.58 acres of land located at the SE corner of the intersection of E Mt Vernon St and S Market St. As the owner of the real property, Ms. Young has applied to rezone the site from the R-1 single-family residential and Neighborhood Commercial (NC) zoning districts into the General Commercial (GC) zoning district.

Analysis

Land Use

The property subject to the application is presently vacant and contains no buildings or structures. The subject property is bounded by Mount Vernon Street to the north; Market Street to the west, neighborhood commercial zoning to the east, and single-family residences to the south. The general character of surrounding land uses is predominantly single-family residential and commercial zoning that fronts Mt Vernon. Commercial land uses are prevalent along the Mount Vernon St frontage.

The proposed land use change is consistent with the pattern of development in the vicinity and is typical of development patterns along arterial thoroughfares such as Mt Vernon St.

Transportation

The subject property is directly served Mt Vernon St (primary arterial) and Market St (local). Traffic to/from the subject property will likely come from/to Mt Vernon St (primary arterial). There is no existing pedestrian or multi-modal facility serving the site.

The impact of traffic generated from potential residential development of the subject property according to the allowable land uses in the GC district is not sizeable relative to the capacity of infrastructure serving the site. Mt Vernon St is of sufficient capacity to serve general commercial land uses at this location.

Public Utilities (Water, Wastewater, Electric)



Municipal water, sanitary sewer, and electric utilities are immediately accessible to the site and are all sufficient in capacity to serve general commercial land uses. The site is served by the Northeast Regional Lift Station that has sufficient capacity to serve general commercial land uses at this site. Water service to the site is of sufficient capacity to provide adequate fire suppression.

Stormwater Management

The subject property is not served by regional detention facilities and does not appear to be affected by flood hazard area or karst topography. Development of the site must conform to the City's regulations concerning stormwater management.

Other Public Services

The proposed zoning arrangement will add traffic and population to the City's jurisdiction, which will impact a variety of public services in proportion to those increases. Ideally, the impact of these additional residents and patrons will produce economies sufficient to cover additional costs. The City's development regulations will require standards to be met to ensure sufficient access to the site for emergency response, rescue, and fire suppression.

Recommendation

Staff recommends the approval of this application.

1 AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA REZONING THE REAL
2 PROPERTY GENERALLY LOCATED ALONG THE 400 BLOCK OF EAST MOUNT
3 VERNON STREET FROM THE R-1 RESIDENTIAL DISTRICT AND THE
4 NEIGHBORHOOD COMMERCIAL DISTRICT TO THE GENERAL COMMERCIAL
5 DISTRICT.
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7 _____
8

9 **WHEREAS** an application has been filed for a zoning change of the property
10 generally located along the 400 Block of East Mount Vernon Street and which is more
11 specifically described on “Council Bill Exhibit A” (“Application”); and

12 **WHEREAS** the Application requests that the City Council rezone said property
13 from the R-1 Residential District and Neighborhood Commercial District to the General
14 Commercial District; and

15 **WHEREAS** the Planning and Zoning Commission held a public hearing on the
16 Application at the Commission’s May 2, 2022 meeting; and

17 **WHEREAS** the Commission, after considering the Application, staff’s
18 recommendation regarding the Application, and after holding a public hearing on the
19 Application, issued a recommendation of approval of the Application; and

20 **WHEREAS** the City Council, now having considered the Application, staff’s
21 recommendation regarding the Application, and after providing an opportunity for public
22 comment on the Application, now desires to rezone the subject property and amend the
23 City’s official zoning map to reflect City Council’s action.
24

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

27 **SECTION 1:** The real property described on “Council Bill Exhibit A,” which is
28 attached hereto and incorporated herein by this reference, is hereby rezoned from a R-1
29 Residential district and a Neighborhood Commercial district, or such other zoning district
30 that may apply to said real property, to a General Commercial District and the regulations
31 applicable to said district, as established in the Nixa City Code, shall hereafter apply to
32 said real property.
33

34 **SECTION 2:** The Director of Planning and Development, pursuant to section 117-
35 57 of the Nixa City Code, shall amend the City’s official zoning map, said map being
36 established pursuant to section 117-56 of the Nixa City Code, to reflect the zoning action
37 contemplated by this Ordinance.
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39 **SECTION 3:** This Ordinance shall be in full force and effect from and after its final
40 passage by the City Council and after its approval by the Mayor, subject to the provisions
41 of section 3.11(g) of the City Charter.
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47 **ADOPTED BY THE CITY COUNCIL THIS ____ DAY OF _____ 2022.**

48

49 ATTEST:

50

51 _____

52 CITY CLERK

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55 **APPROVED BY THE MAYOR.**

56

57 ATTEST:

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59 _____

60 CITY CLERK

61

62 APPROVED AS TO FORM:

63

64 _____

65 CITY ATTORNEY

PRESIDING OFFICER

MAYOR

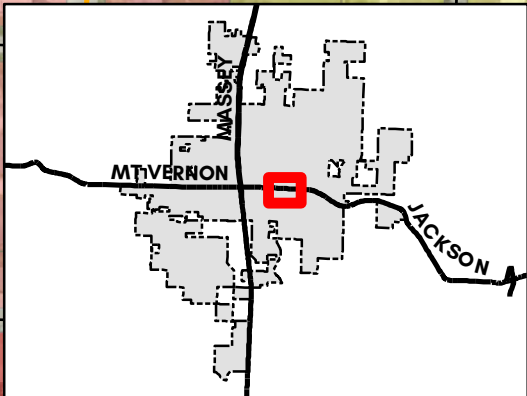
DATE OF APPROVAL

COUNCIL BILL EXHIBIT A

Legal Description

All of the South Fifty (50) feet of the West Sixty-nine (69) feet of Lot No. 1806 Village (now City) of Nixa, Missouri; otherwise described as beginning 175 ½ feet South and 196 feet West of the Northeast corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 13, Township 27, Range 22, thence West 69 feet, thence North 50 feet, thence East 69 feet, thence South 50 feet to the point of beginning, Christian County, Missouri.

RZN 22-003



Proposed General Commercial Zoning

Legend

CLASS

- FREEWAY
- EXPRESSWAY
- PRIMARY ARTERIAL
- SECONDARY ARTERIAL
- COLLECTOR
- RURAL COLLECTOR
- BOULEVARD
- LOCAL
- RAILROAD
- RAMP
- PRIVATE
- Agricultural
- Single-Family
- Two-Family
- Multi-Family
- City Center
- Transitional Office
- Neighborhood Commercial
- General Commercial
- Highway Commercial
- Light Industrial

