



## **EXHIBIT B**

**ISSUE STATEMENT:** PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING AN APPLICATION TO AMEND THE CITY OF NIXA'S OFFICIAL ZONING MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 0.38 ACRES LOCATED ALONG THE 400 BLOCK OF NORTH MAIN STREET FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO NEIGHBORHOOD COMMERCIAL (NC).

**DATE:** OCTOBER 3, 2022

**SUBMITTED BY:** WARREN AND JODY REYNOLDS

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

Warren and Jody Reynolds are the owners of 415 North Main Street. As the owners of the real property, the Reynolds have applied to rezone the site from Single-Family Residential (R-1) to Neighborhood Commercial (NC) zoning. The subject property is lot 11 of the McConnell Addition Subdivision, originally platted in 1971. The property features a single-family home originally built in 1930. The property owners plan to convert the current structure into a commercial space.

### **Analysis**

#### **Land Use**

The subject property is bounded by North Main Street to the east, single-family residences to the north, south and West. The general character of surrounding land uses is a mix of single-family residential, multi-family residential (duplexes), and commercial.

The proposed land use change is consistent with the land uses in the vicinity.

#### **Transportation**

The subject property is directly served by North Main Street (Collector). There is existing pedestrian sidewalk along the west side of North Main Street, serving the site.

A Traffic Impact Study will be required prior to development to determine if the traffic generated from a potential commercial development will require improvements to North Main Street.



### **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 a Neighborhood Commercial land use. 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 change could potentially add traffic to the City's jurisdiction, which will impact a variety of public services in proportion to those increases. Ideally, the impact of these additional patrons will produce economies sufficient to cover additional costs.

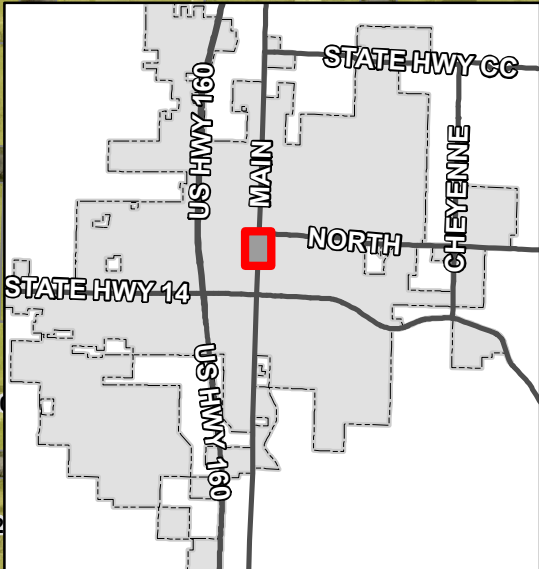
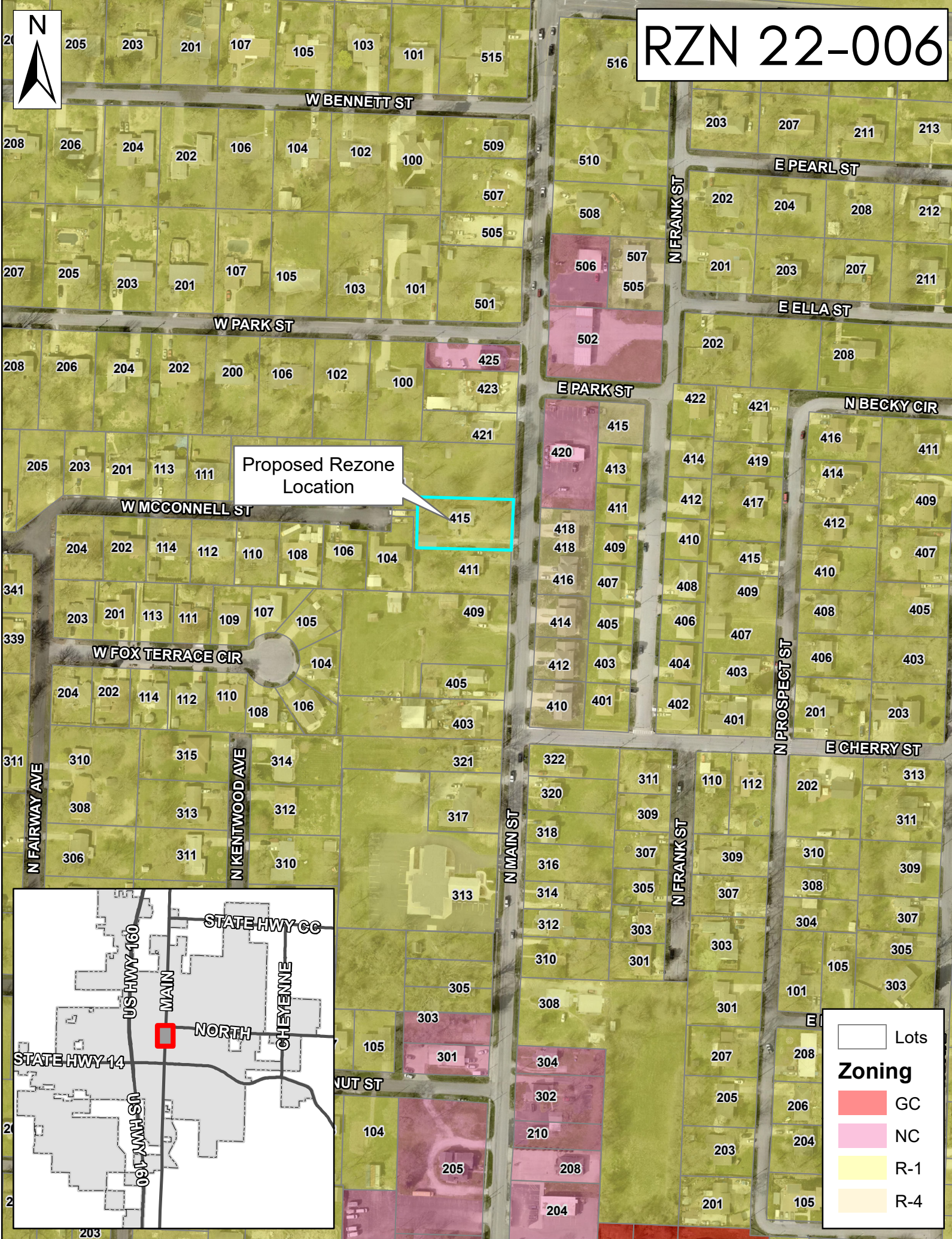
### **Recommendation**

Staff recommends the approval of this application.





# RZN 22-006



	Lots
	GC
	NC
	R-1
	R-4



# REZONE APPLICATION

PAID

AUG 15 2022

CITY OF NIXA

Date of Application 15 August 2022		File No. RZN 22-006																	
Applicant Name Warren and Jody Reynolds																			
Mailing Address - Street Name/Number (Applicant) 6808 North Shadywood Dr.		City Ozark	State MO																
		Zip Code 65721																	
Applicant Phone Number 417-581-3275		Applicant Email Address warrendreynolds@gmail.com																	
General Location of Site Subject to this Application (street address preferred) 415 N. Main St., Nixa, MO, 65714																			
Current Zoning District		Current Use of Property																	
<p><b>REQUESTED ZONING DISTRICT</b> (if multiple, legal descriptions must be provided for each)</p> <table border="0"> <tr> <td><input type="checkbox"/> Agricultural (AG)</td> <td><input type="checkbox"/> Single-Family Residential (R-1)</td> <td><input type="checkbox"/> Two-Family Residential (R-4)</td> <td><input type="checkbox"/> Low-Density Multi-Family (R-5)</td> </tr> <tr> <td><input type="checkbox"/> High-Density Multi-Family (R-3)</td> <td><input checked="" type="checkbox"/> Neighborhood Commercial (NC)</td> <td><input type="checkbox"/> Center City (CC)</td> <td><input type="checkbox"/> Transitional Office (O)</td> </tr> <tr> <td><input type="checkbox"/> General Commercial (GC)</td> <td><input type="checkbox"/> Highway Commercial (HC)</td> <td><input type="checkbox"/> Light Industrial (MI)</td> <td><input type="checkbox"/> Heavy Industrial (M-2)</td> </tr> <tr> <td><input type="checkbox"/> Modular Home Sub. (R-MHS)</td> <td><input type="checkbox"/> Manufactured Home Comm. (R-MHC)</td> <td><input type="checkbox"/> Planned Unit Development (PUD)*</td> <td>*if PUD, complete separate PUD application form</td> </tr> </table>				<input type="checkbox"/> Agricultural (AG)	<input type="checkbox"/> Single-Family Residential (R-1)	<input type="checkbox"/> Two-Family Residential (R-4)	<input type="checkbox"/> Low-Density Multi-Family (R-5)	<input type="checkbox"/> High-Density Multi-Family (R-3)	<input checked="" type="checkbox"/> Neighborhood Commercial (NC)	<input type="checkbox"/> Center City (CC)	<input type="checkbox"/> Transitional Office (O)	<input type="checkbox"/> General Commercial (GC)	<input type="checkbox"/> Highway Commercial (HC)	<input type="checkbox"/> Light Industrial (MI)	<input type="checkbox"/> Heavy Industrial (M-2)	<input type="checkbox"/> Modular Home Sub. (R-MHS)	<input type="checkbox"/> Manufactured Home Comm. (R-MHC)	<input type="checkbox"/> Planned Unit Development (PUD)*	*if PUD, complete separate PUD application form
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<p><b>CERTIFICATION OF APPLICATION</b></p> <p>I/We, the undersigned applicant being either the owner of the subject property or a duly authorized representative of such owner(s), do attest to the truth and accuracy of the information provided with this application. I also hereby agree to reimburse the City for all costs associated with the provision of notice of public hearings necessitated by this application, including costs for certified mailing and publication in a local newspaper.</p>																			
Applicant Signature Warren D. Reynolds		Date 15 August 2022																	
Received by		Date																	
Fees Collected 250 <sup>00</sup>	Date Paid 8/15/22	Receipt No. 880397																	

SEE REVERSE FOR CHECKLIST OF OTHER REQUIRED DOCUMENTS THAT MUST ACCOMPANY THIS APPLICATION FORM.



REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION (all digital submittals sent to <a href="mailto:planning@nixa.com">planning@nixa.com</a> )	
<input type="checkbox"/>	Ownership Report (certified by a Title Company) identifying owner(s) of all fee interests of record
<input type="checkbox"/>	Legal Description(s) for all area(s) to be rezoned (Microsoft Word format)
<input type="checkbox"/>	Payment of application fee in amount of \$250.00

TYPICAL PROCESS AND TIMELINE		
Preparati on Phase	Application received for staff review and preparation for hearings.	~30 days
	Provide notice of hearing for publication in a local newspaper at least 15	
	Provide notice of hearing to all owners of real estate within 185 of subject	
	Posting of notice of public hearing sign on the subject property.	
Hearing Phase	Public held before Planning & Zoning Commission.	~20 days
	Planning & Zoning Commission makes Finding of Facts and recommendation	
	First Reading of Ordinance by City Council.	
	Second Reading of Ordinance and Final Passage by City Council.	

For questions concerning this application or the process described above, please contact the

**NIXA.COM**



Last updated: March 2021



Recording Date/Time: 01/03/2022 at 09:08:26 AM

Instr #: 2022L00025

Book: 2022 Page: 25

Pages: 2

Fee: \$27.00 S

*Electronically Recorded*  
LEGAL LAND TITLE



Kelly Hall  
Recorder of Deeds

### GENERAL WARRANTY DEED

THIS DEED, made and entered into this 31st day of December, 2021, by and between CORT N. HANSEN, a single person, GRANTOR, of the COUNTY OF GREENE, STATE OF MISSOURI, and WARREN D REYNOLDS and JODY W REYNOLDS, husband and wife, GRANTEE, of the COUNTY OF GREENE, STATE OF MISSOURI.

GRANTEE'S MAILING ADDRESS: 415 Main Street, Nixa, MO 65714

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, the following described Real Estate, situated in the COUNTY OF CHRISTIAN, STATE OF MISSOURI, to wit:

ALL OF LOT ELEVEN (11) AND THE NORTH 3 FEET OF LOT TEN (10) IN MCCONNELL ADDITION TO THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TOGETHER WITH A DRIVEWAY EASEMENT ACROSS LOT TEN (10) IN MCCONNELL ADDITION AS SAME IS NOW LOCATED AND SERVING LOT ELEVEN (11).

ALSO A PART OF LOT NINE (9) AND LOT TEN (10) OF MCCONNELL ADDITION AS EXISTING GARAGE IS NOW LOCATED UPON, SAID GARAGE BEING LOCATED MOSTLY IN LOT ELEVEN (11), WITH AN EASEMENT OVER LOTS TEN (10) AND THE EAST 10 FEET OF LOT NINE (9) FOR PURPOSE OF REPAIRS, PAINTING AND GENERAL MAINTENANCE OF SAID GARAGE, AS SET OUT IN QUIT CLAIM DEED RECORDED IN BOOK 202 AT PAGE 236, RECORDER'S OFFICE, CHRISTIAN COUNTY, MISSOURI.

**SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.**

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging unto the said party(ies), forever.

The said Grantor covenanting that said party(ies) and the heirs, executors, administrators and assigns of such Grantor, shall and will WARRANT AND DEFEND the title to the premises unto the Grantee, and to the heirs and assigns of such party(ies) forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and building set back lines of record, if any and zoning laws.