



## **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

---

### **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 the 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.