



EXHIBIT A

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 0.91 ACRES LOCATED ALONG THE 900 BLOCK OF EAST MOUNT VERNON STREET FROM R-1 TO GENERAL COMMERCIAL (GC).

DATE: MAY 2, 2022

SUBMITTED BY: YURIY AND MARINA PODOLSKIY

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

Yuriy and Marina Podolskiy are the owners of approximately 0.91 acres of land located at the NW corner of the intersection of E Mt Vernon St and S Shangri La Ct more particularly described as Lot 4 of the WAA CAA subdivision. As the owner of the real property, the Podolskiy's have applied to rezone this lot from the R-1 single-family residential zoning district 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 south; Shangri La Ct to the east, and single-family residences to the north and west. The general character of surrounding land uses is predominantly single-family residential and commercial zoning that fronts Mt Vernon. Commercial land uses become more prevalent along Mt Vernon St (also State Route 14) west of the subject property.

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 (primary arterial) and Shangri La Ct (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 available 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. The water service closest to the site is not sufficient to provide adequate fire suppression to development at this location. An extension of public infrastructure would be necessary prior to development of the site.

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.