



EXHIBIT B

ISSUE STATEMENT: DISCUSSION AND POSSIBLE VOTE RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF AN AMENDMENT TO THE CITY OF NIXA'S OFFICIAL ZONING MAP CHANGING THE CLASSIFICATION OF APPROXIMATELY 0.18 ACRES OF LAND LOCATED AT 303 NORTH MAIN STREET

DATE: APRIL 5, 2021

SUBMITTED BY: CHRISTIAN COUNTY AMBULANCE DISTRICT

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

Christian County Ambulance District (CCAD) has submitted a rezone request for the vacant lot located at 303 North Main Street. The last residential structure on the property was demolished in April of 2002. CCAD purchased the property on March 6th of 2020. CCAD currently operates out of 301 North Main Street, the lot adjacent to 303 North Main Street. CCAD is planning to expand their current location onto 303 North Main Street.

Requested Action

The applicant is requesting a rezoning of the property from R-1 (Single-Family) to NC (Neighborhood Commercial) to accommodate future expansion of current facility.

Surrounding Land Use

West:	Single-Family Home (R-1)
South:	Neighborhood Commercial (CCAD)
East:	North Main Street
North:	Single-Family Home (R-1)

Utility Delivery

Water, Sewer and Electric services are available in the area and must be provided in compliance with City Ordinance.

Comprehensive Plan Compliance

The proposed rezoning meets the goals and objectives provided in the City of Nixa Comprehensive Plan. Goal #1 of the Growth Management chapter states that development and or redevelopment should make a positive contribution to the City of Nixa's quality of life. Objective #1.B, of the Growth Management chapter states, support stability in land use development that is in character



and harmony with adjacent land uses with the provision of adequate levels of service.

Recommendation

Staff supports approval of the Rezone Request based on the aforementioned information.