



## **EXHIBIT B**

<b>ISSUE STATEMENT:</b>	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 0.58 ACRES LOCATED ALONG THE 400 BLOCK OF EAST MOUNT VERNON STREET FROM R-1 AND NEIGHBORHOOD COMMERCIAL (NC) TO GENERAL COMMERCIAL (GC).
<b>DATE:</b>	MAY 2, 2022
<b>SUBMITTED BY:</b>	JAYNE YOUNG
<b>PRESENTED BY:</b>	PLANNING AND DEVELOPMENT DEPARTMENT

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### **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.