



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 0.56 ACRES LOCATED ALONG THE 700 BLOCK OF EAST CRYSTAL AVENUE FROM R-3 TO R-1.

DATE: JUNE 6, 2022

SUBMITTED BY: BRENDAN JUSTIN AND GINA HAMMERSMITH

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

Brendan Justin and Gina Hammersmith are the owners of approximately 0.56 acres of land located at the SW corner of the intersection of E Crystal Ave and S Tiffany Blvd more particularly described as Lots 17A, 17B, and 17C of the Tiffany Highlands 2nd Addition subdivision. As the owners of the real property, Mr. Justin and Ms. Hammersmith have applied to rezone this lot from the R-3 multi-family residential zoning district into the R-1 single-family residential zoning district.

Brendan Justin is a full-time employee of the City of Nixa as a Building Inspector.

Analysis

Land Use

The property subject to the application is presently vacant and contains no buildings or structures. The subject property is bounded by E Crystal Ave to the north and S Tiffany Blvd to the east. The surrounding land uses include single and two-family residential dwellings to the north, east, and south and general commercial zoning immediately to the west. The general character of surrounding land uses is predominantly single-family residential and commercial zoning that fronts Mt Vernon.

The proposed land use change is consistent with the pattern of development in the vicinity.

Transportation

The subject property is directly served Crystal Ave (local). Traffic to/from the subject property will likely come from/to Mt Vernon St (primary arterial) through Tiffany Blvd (local). There are existing sidewalks serving the surrounding residential neighborhood.

The impact of traffic generated from potential residential development of the subject property according to the allowable land uses in the R-1 district is not sizeable relative to the capacity of



infrastructure serving the site. E Crystal Ave and S Tiffany Blvd are of sufficient capacity to serve single-family residential 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 single-family residential land uses. The site is served by the Timber Creek Lift Station that has sufficient capacity to serve single-family residential land uses at this site. All other municipal utilities are also of sufficient capacity to serve the proposed land use.

Stormwater Management

The subject property is 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.