



EXHIBIT C

ISSUE STATEMENT: A VOLUNTARY PETITION FOR ANNEXATION AND ZONING OF MULTIPLE TRACTS LOCATED ON THE NE AND SE CORNERS OF THE INTERSECTION OF MAIN STREET AND TRACKER ROAD.

DATE: MAY 3, 2021

SUBMITTED BY: MORELOCK BUILDERS

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The Don & Lois Walker Trust owns approximately 56.54 acres of land at the NE and SE corners of the intersection of Main Street and Tracker Road. Of this total land area only approximately 17.61 acres at the SE corner of the intersection is presently located within the corporate limits of the City of Nixa. That 17.61 acres is currently classified within the R-1 and GC zoning districts as shown in the accompanying zoning map excerpt. The remaining 38.93 acres is presently located in unincorporated Christian County.

Through a representative, the owners have submitted a voluntary petition for all the 38.93 acres located in unincorporated Christian County and have requested zoning within the R-1 and GC districts as shown in the boundary survey accompanying this exhibit. The owners have also applied to rezone the 17.61 acres that is already within the Nixa City Limits such that the property will be within the R-1 and R-3 districts as shown in the same boundary survey.

Taken together, the applications propose to incorporate a total of 38.93 acres of land through annexation and to arrange the zones in the following quantities (land area) as described in the application and shown in the accompanying boundary survey.

- R-1 (Single-Family Residential) – 25.86 acres (NE corner) + 10.08 acres (SE corner)
- R-3 (Multi-Family Residential) – 7.55 acres (SE corner)
- GC (General Commercial) – 2.53 acres (NE corner) + 1.85 acres (SE corner)

Analysis

Land Use

The site subject to the various annexation and zoning proposals are surrounded by an arrangement of land uses and zoning comparable to those included in the applications. The overall proposal zoning arrangement is not only consistent with the pattern of development in the vicinity of the subject properties but it also generally conforming to the recommendations of the City's land use plans. Variation from the specific arrangement shown in the adopted land use plan does not



appear to be problematic and is, furthermore, reasonably justified by the impact of karst topography on the site.

Transportation

The subject properties are primarily served by Main Street (collector) and Tracker Road (secondary arterial). Traffic flows to and from the subject properties will most likely flow to/from nearby Massey Boulevard (expressway), which serves as a regional arterial. The transportation facilities serving the subject properties for collection and arterial purposes have sufficient capacity to support residential and commercial traffic likely to be generated from the proposed zoning arrangement. Improvements to the intersection of Main/Tracker were recently completed and more improvements are planned along North Main Street in the vicinity of the subject properties.

Where the subject properties will intersect with Main and Tracker, as required by the provisions of the Nixa City Code, there will need to be a study of the probable traffic impacts at the time of development. That study will inform the nature and extent of physical improvements that will be needed to ensure the safe and efficient flow of traffic at these intersections.

Municipal Utilities (Water, Wastewater, Electric)

The subject properties enjoy immediate access to both water and wastewater facilities. These facilities have adequate capacity to serve the proposed residential and commercial uses. The site is subject to the Northwest Regional Lift Station agreement, requiring reimbursement of \$208,132.49.

Electric facilities are also available to the subject properties and capable of serving the proposed residential and commercial uses.

Stormwater Management

The development of the subject properties will require the management of stormwater runoff to prevent flooding hazards as well as to promote water quality (both during construction and afterward). The subject properties contain multiple sinkholes, which will need to be avoided and protected throughout development and use of the properties. The property at the NE corner of the intersection also contains Flood Hazard Area (Zone A), which will also need to be considered when designing stormwater management for the site.

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 the requested annexation and zoning.