



EXHIBIT C

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE AMENDMENT OF THE CITY'S ZONING REGULATIONS AS THEY RELATE TO SELF-STORAGE LAND USES

DATE: NOVEMBER 7, 2022

SUBMITTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The city has received an influx of inquiries about possible development of self-storage land uses inside city limits in commercial zoned property. Currently self-storage land uses are a permitted use in Neighborhood Commercial (NC), General Commercial (GC), Highway Commercial (HC), and industrial zoned districts (M-1 and M-2).

At the September 14, 2022, City Council meeting, staff present, and Council approved a resolution for an administrative delay on applications and permits for self-storage land uses located in commercial zoned districts. The administrative delay is set to expire December 31, 2022.

At the October 11, 2022, City Council meeting, staff presented a discussion topic about three possible code amendments for self-storage land uses. Council and staff agreed that to preserve the commercial zoned property along the major commercial corridors, the best code amendment at this time would be to only allow self-storage land uses in the industrial / manufacturing zoned districts of M-1 and M-2.

Analysis

The proposed amendment for self-storage land use is to ensure that the commercial corridors within the city are preserved for sales tax generating land uses, while still allowing for self-storage land uses to be developed within the city.

This code amendment has the potential to be temporary because the city has included in the 2023 budget, funds to start a new comprehensive plan process in 2023. The current comprehensive plan for the City of Nixa is from the early 2000's and is towards the end of its usefulness. The discussion topic of Self-storage land uses and their approved zoning locations can be further examined at that time. This process can help determine the best location for self-storage land uses and update the codes that regulate them.

Staff is proposing to remove self-storage land uses from the following zoning districts, Highway Commercial (HC), General Commercial (GC), and Neighborhood Commercial (NC). Self-storage land uses will remain a permitted use in M-1 and M-2 zoning districts.



The result will protect commercial corridors within the city, until such time that further research and discussion can occur regarding self-storage land uses.

Recommendation

Staff recommends the approval of this code amendment.