



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE PROPOSED REZONE OF LOT 33 OF GLEN ESTATES 1ST ADDITION FROM SINGLE FAMILY (R-1) ZONING DISTRICT TO NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT

DATE: AUGUST 7, 2023

SUBMITTED BY: NIXA SENIOR CITIZEN CENTER

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The Nixa Senior Citizen Center has applied to rezone a piece of their property from R-1 single-family to Neighborhood Commercial (NC) to match the zoning that exists on their property. The Senior Center acquired lot 33 of the Glen Estates 1st addition in 1995 and built a parking lot on it around that time. The lot is currently zoned R-1 (single family residential). In June of 2023 Nixa Senior Citizen Center applied for a permit to build an accessory structure (garage) on this lot. An accessory structure with no primary structure is prohibited in the R-1 zoning district. Nixa Senior Citizen Center then proposed to rezone lot 33 to NC (neighborhood commercial) for congruency with their current property and the proper zoning to allow for an accessory structure.

Analysis

The proposed Rezone amounts to an overdue correction to the current land use. The resulting lot would still be served by municipal utility services. There is no current development plan, just the addition of a parking structure. Any future development of structures or parking may require stormwater, egress, or other improvements per the City Code.

Recommendation

Staff recommends the approval of this Rezone.



Development Department P & Z Application

Application Date: _____

Project Type:

Title as it Appears on Plans: _____

<input type="checkbox"/>	Annexation, Zoning & Concept Plan
<input type="checkbox"/>	Preliminary Plat
<input type="checkbox"/>	Special Use Permit
<input checked="" type="checkbox"/>	Rezoning and Concept Plan
<input checked="" type="checkbox"/>	Minor Subdivision (3 or less lots)
<input type="checkbox"/>	Final Plat

<input type="checkbox"/>	Board of Adjustments
<input type="checkbox"/>	Exception to Subdivision Regulations
<input type="checkbox"/>	Zoning Code Amendment
<input type="checkbox"/>	Vacation of Easement
<input type="checkbox"/>	Vacation of Right-of-Way
<input type="checkbox"/>	Other _____

INFORMATION

Applicant's Name Jason Messergale Project Location Nixa Senior Center
Applicant Address: 404 S. main st Existing Use Nixa Senior Center
Nixa Mo 65714 Proposed Use Nixa Senior Center
Phone/Fax/Mobile 417-830-7951 Existing Zoning NC 1/2 R1
Relationship to Owner Consultant Zoning NC

Legal Description of Property

Pre-application conference was held with _____

PERSONS IN INTEREST

Name	Address	Zip	Phone/Fax/Mobile
PROPERTY OWNER(S) (Identify General Partners)			

Mortgages

Optionees



Development Department P & Z Application

CONSULTANTS

Name	Address	Zip	Phone/Fax/Mobile
Jasen Messengale	P.O. Box 1530 Nixa Mo	65714	417-830-7951

CONTACT PERSON: Jasen Messengale

Identify one person to serve as the contact for the Planning Department during the review process. This will be the only person notified by the Planning Department of meeting schedules. It will be his/her responsibility to notify the other parties who may be

Address P.O. Box 1530
Nixa Mo 65714
Phone/Fax 417-830-7951

OWNER CERTIFICATION

I certify that I am a person in interest and the information and exhibits herewith are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the requested action cannot lawfully be accomplished.

Address _____

Phone/Fax _____
Name _____

Owner's Signature [Signature] Capacity _____

STAFF USE ONLY APPLICATION ACCEPTED

Date _____

Time _____

By _____

Fee Received _____

☐
☐

Property Owners within 185 feet notified

Application Requirements Complete



RZN 23-005
MSB 23-004

WSOUTH ST

S MAIN ST

ESOUTH ST

S MEA

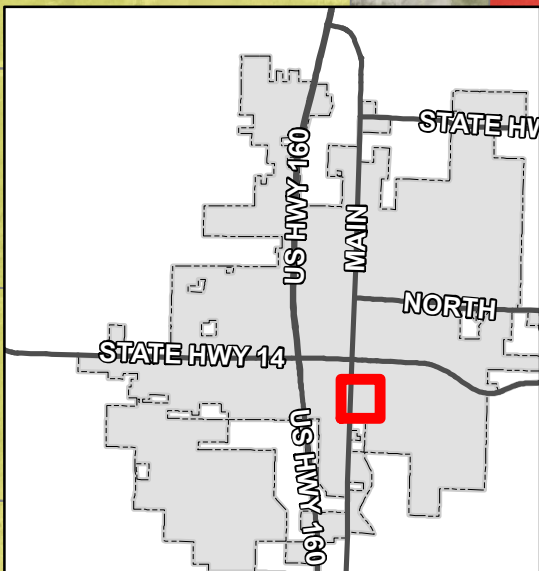
ESOUTH ST

Proposed
Lot Consolidation

Proposed
Rezone

S DEVONSHIRE ST

S DEVONSHIRE ST



Lots

Zoning

- General Commercial
- Neighborhood Commercial
- Single-Family