



EXHIBIT C

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 17.37 ACRES LOCATED IN THE 700 BLOCK OF SOUTH ELEGANT DRIVE FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO TWO-FAMILY RESIDENTIAL (R-4).

DATE: JANUARY 3, 2023

SUBMITTED BY: **CRM BUILT, LLC**

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The property owner of approximately 17.37 acres of undeveloped property located in the 700 block of South Elegant Drive, has requested to rezone their property from Single-Family Residential (R-1) to Two-Family Residential (R-4). The property was originally annexed into the City of Nixa in 2005 as part of 118.8-acre parent parcel annexation. A preliminary plat was also approved in 2005 for the Richmond subdivision which contained the property in question. For the specific 17 acres in question, the original Richmond pre-plat from 2005 showed 38 single-family lots. Only one phase of the Richmond Subdivision developed and then in 2019, the undeveloped portions of the Richmond subdivision sold to a new developer, except for the 17 acres in question. CRM Built, LLC purchased the 17 acres in December of 2021.

Analysis

Land Use

The property subject to the application is presently vacant and contains no buildings or structures. The subject property is bounded by South Elegant Drive to the east and south; Single-Family Structures to the north (Tiffany Highlands Subdivision) and west (The Ridge Subdivision).

The Future Land Use Designation map adopted as part of the 2006 update for the Nixa Comprehensive Plan, shows this parcel zoned single-family but also shows that there should be R-4 zoning adjacent to the subject property. That specific R-4 zoning was part of the Forest Heights Subdivision and was down zoned to single-family in 2020.

The proposed land use change is consistent with the Nixa Comprehensive Plans Land Use Chapter's locational criteria for residential housing for low density residential (page 79-80). Goal #4, Objective #4.A, Activity #4.A.i has three criteria to consider for low density residential (greater than 1 unit and up to 6 units per acre) could:



1. Include areas that are or can be adequately buffered from adverse impacts of adjacent land uses;
2. Be areas conducive to quiet residential settings;
3. Include pedestrian accessibility to neighborhood or multi-neighborhood shopping, educational and/or recreational facilities.

This rezone is supported by Goal #4, Objective #4.B of the Nixa Comprehensive Plans Land Use Chapter (pg. 81). The objective states to increase densities in residential neighborhoods when the proposed development demonstrates that it could be compatible with and complement existing residential neighborhoods. The activities associated with this objective are to have land ready to support the residential demands of the city and to promote more diversity in our residential housing stock.

Transportation

The subject property is primarily served by South Elegant Drive (Secondary Arterial) and will also access the stubbed-out road of East Southridge Street (Local). Traffic flows are to and from the subject properties will most likely flow to/from nearby East Mt. Vernon Street (Primary Arterial), which serves as a regional arterial. The transportation facilities serving the subject property for collection and arterial purposes have sufficient capacity to support residential traffic likely to be generated from the proposed zoning change.

Where the subject property will intersect with South Elegant Drive, 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.

Public Utilities (Water, Wastewater, Electric)

The subject property enjoys immediate access to municipal water, wastewater, and electric. These facilities have adequate capacity to serve the proposed residential zoning change.

Stormwater Management

The development of the subject property 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 property appears to contain no sinkholes. The property also does not contain any FEMA Flood Hazard Areas.

Density

Current density standards for the R-4 zoning district is 5.45 dwelling units per acre. The site is 17.374 acres which will allow for a maximum of 94 dwelling units.
(17.374 X 5.45 = 94.68)

During the review of the density standards for this project, Staff identified an error in our recently updated density standards which caused our traditional transitional zoning method to be incorrect. In a normal transitional zoning system, when going from a commercial or industrial district to a low-density residential district, there would be a buffer from the commercial or industrial, down to the



low-density residential. That buffer would normally consist of either high-density multifamily or medium-density multifamily before transitioning to the less dense residential. With our current density standards, we have flipped single-family residential and two-family residential. This means our two-family residential (R-4) zoned district is less dense than our single-family residential (R-1) zoned district. Current density standards for R-1 is 6.60 dwelling units per acre. For R-4 the current standard is 5.45 dwelling units per acre. When we use this 17-acre site as an example, if zoned R-1, the max number of dwelling units would be 114, compared to the 94 max dwelling units for the R-4 zoned district.

Other Public Services

The proposed zoning change 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.



SUB 23-002
RZN 23-003

Proposed
Rezone and
Preliminary Plat

Legend:

- Lots
- Zoning**
- Single-Family
- Two-Family

