



EXHIBIT D

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 0.32 ACRES LOCATED AT 306 SOUTH MARKET STREET FROM SINGLE-FAMILY RESIDENTIAL ZONING (R-1) TO TWO-FAMILY ATTACHED RESIDENTIAL ZONING (R-4).

DATE: NOVEMBER 6, 2023

SUBMITTED BY: GRAND SLAM INVESTMENTS

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The owner of the property located at 306 South Market Street has applied to rezone the site from Single-Family Residential (R-1) to Two-Family Attached Residential (R-4) zoning. In August of 2023, the current owner of the property applied for and was granted a permit to demolish the single-family structure that was built in 1935. The property was acquired by the current owners in 2019. The property owners plan is to replace the single-family structure with a duplex.

Analysis

Land Use

The subject property is bounded by single-family residences to the North, East, and South, with R-4 two-family residences to the West. The general character of surrounding land uses is a mix of single-family residential, multi-family residential (duplexes), high-density residential (Senior Housing apartments).

The proposed land use change is consistent with the land uses in the vicinity.

Transportation

The subject property is directly served by South Market Street (Local). South Market Street is considered a public street as it is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

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 a two-family structure.



Stormwater Management

The subject property is not served by regional detention facilities and does not appear to be affected by FEMA designated flood hazard area or karst topography. Redevelopment of the site will require on-site stormwater improvements to be made in order to conform to the City's regulations concerning stormwater management.

Lot Dimension

The current minimum lot size standards for R-4 zoning district is 4000 square feet per dwelling. The lot is 13860sqft/2 dwelling units = 6,930sqft per dwelling unit, which meets minimum lot standards for the R-4 zoning district.

Recommendation

The zoning change is in harmony with the surrounding community. Redevelopment of this property will add on-site stormwater improvements, which will mitigate this property's contribution to a known stormwater issue in the area. Staff recommends approval of this application.



REZONE APPLICATION

715 W Mt. Vernon
PO Box 395
715 W Mt. Vernon
Nixa, MO 65714
417-725-5850
planning@nixa.com

Application Date: _____

File#: RZN23-0003

APPLICANT INFORMATION

Name: Grand Dam Investments Phone #: 970-274-2023

Mailing Address: 415 W. Declan Ct. Nixa, MO 65714
Street address City State Zip

Email: becky020405@gmail.com Contact Person for Project: Rebecca Hale

Contact Phone: 970-274-2023 Contact Email: becky020405@gmail.com

PROPERTY INFORMATION

General Location of Property: 300 S. market st. Nixa MO

General size of property: 105 x 1320 (acres) Current Zoning of Property: _____

Requested Zoning for Property:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Agriculture (AG) | <input type="checkbox"/> Single-Family Residential (R-1) | <input checked="" type="checkbox"/> Two Family Residential (R-4) | <input type="checkbox"/> Med-Density Multi-Family (R-5) |
| <input type="checkbox"/> High Density Multi-Family (R-3) | <input type="checkbox"/> Neighborhood Commercial (NC) | <input type="checkbox"/> City Center (CC) | <input type="checkbox"/> Transitional Office (O) |
| <input type="checkbox"/> General Commercial (GC) | <input type="checkbox"/> Highway Commercial (HC) | <input type="checkbox"/> Light Industrial (M1) | <input type="checkbox"/> Heavy Industrial (M-2) |
| <input type="checkbox"/> Modular Home Sub. (R-MHS) | <input type="checkbox"/> Manufactured Home Comm. (R-MHC) | <input type="checkbox"/> Planned Unit Development (PUD) | If PUD, Complete separate PUD Application Form |

I/We, the undersigned applicant being either the owner of the subject property or a duly authorized representative of such owner(s), do attest to the truth and accuracy of the information provided with this application. I also hereby agree to reimburse the City for all costs associated with the provision of notice of public hearings necessitated by this application, including costs for certified mailing and publication in a local newspaper.

Applicant Signature: RTH Date: 8/30/23

REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION
 (all digital submittals sent to planning@nixa.com)

- Ownership report (certified by a title company) Identifying owner(s) of all fee interests of record.
- Legal description(s) for all areas to be rezoned (Microsoft Word Format)
- Payment of Application fee in the amount of \$250

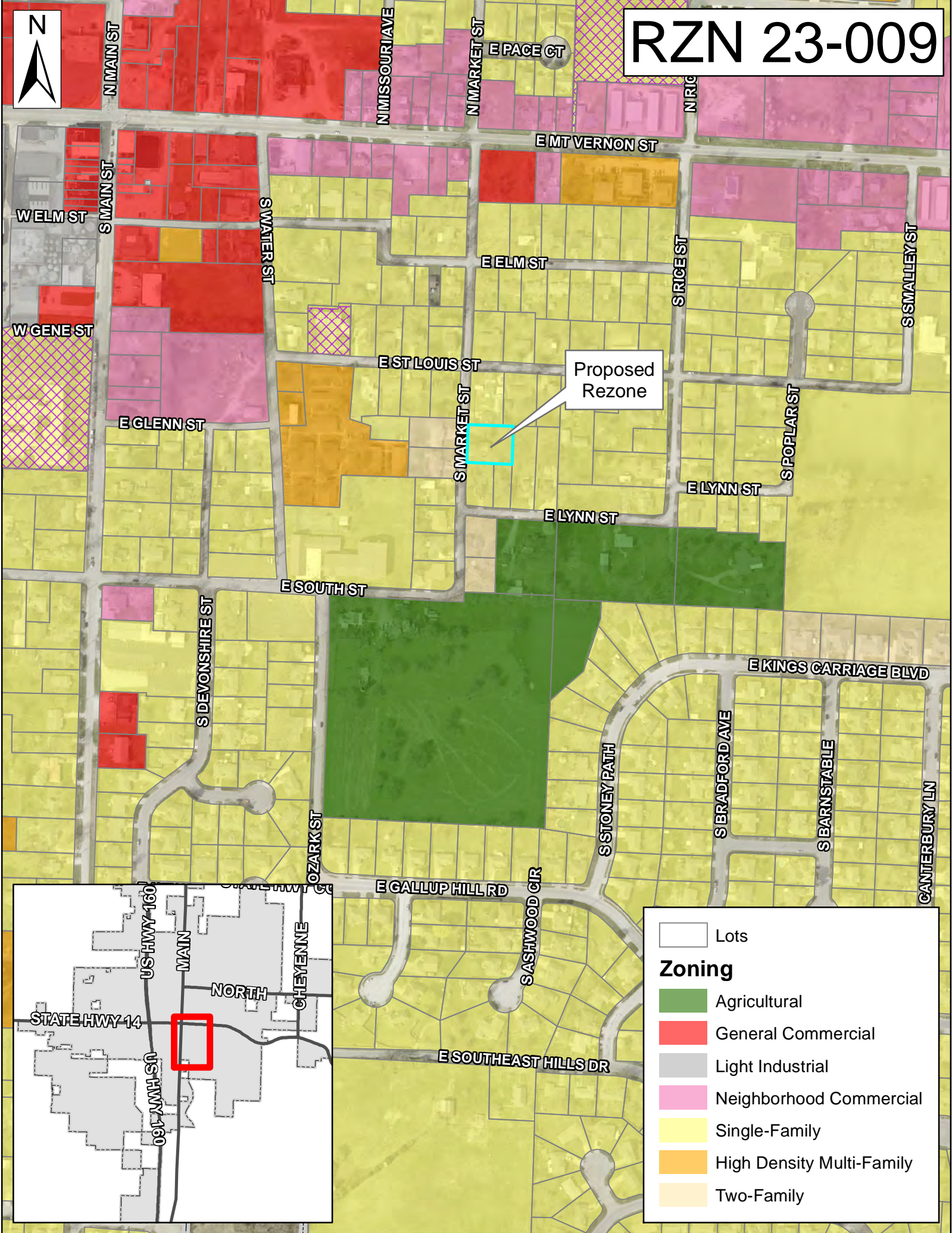
TYPICAL PROCESS AND TIMELINE

Preparation Phase	Application received for staff review and preparation for hearings	- 30 Days
	Provide notice of hearing for publication in a local newspaper at least 15 days prior to hearing date.	
	Provide notice of hearing to all owners of real estate within 185 feet of subject property	
	Posting of notice of public hearing sign on the subject property.	
Hearing Phase	Public hearing before Planning & Zoning Commission	-20 Days
	Planning & Zoning Commission makes finding of facts and recommendation to City Council	
	First reading of ordinance by City Council	
	Second reading of ordinance by City Council	

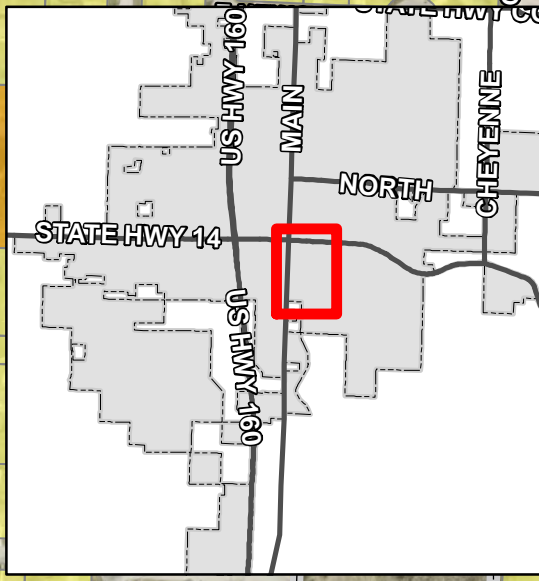
For questions regarding this application or the process described above, please contact the City of Nixa Planning and Development Department at 417-725-5850

NIXA.COM

RZN 23-009



Proposed Rezone



Legend for the zoning map:

- Lots
- Zoning**
- Agricultural
- General Commercial
- Light Industrial
- Neighborhood Commercial
- Single-Family
- High Density Multi-Family
- Two-Family