



EXHIBIT B

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 28.39 ACRES LOCATED AT THE NORTHEAST CORNER OF THE NORTH MAIN STREET AND TRACKER ROAD INTERSECTION FROM SINGLE-FAMILY RESIDENTIAL (R-1) AND GENERAL COMMERCIAL (GC) TO HIGH DENSITY MULTIFAMILY (R-3) AND GENERAL COMMERCIAL (GC).

DATE: DECEMBER 5, 2022

SUBMITTED BY: MORELOCK BUILDERS AND ASSOCIATES

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The Walker Family Investments LLC owns approximately 28.39 acres of land located at the Northeast corner of the Tracker Road and Main Street intersection. In May of 2021 the property was annexed and zoned General Commercial (GC) and Single-Family Residential (R-1). In August of 2021, a preliminary plat was approved for the property. The Walker Woods Subdivision preliminary plat featured two GC lots and 54 R-1 lots. The Walker Woods Subdivision had one access point off Tracker Road and one access point on Main Street. The subdivision was scheduled to be under construction earlier this year but due to the uncertain timeline of the Main Street widening project, the developer was not able to get the construction plans approved because of the connection to Main Street was still being designed.

The rezone request is to expand the current GC portion from 2.53 acres to 3.15 acres. The remaining 25.24 acres will be rezoned from Single-Family (R-1) to High Density Multi-Family (R-3).

Analysis

Land Use

The property subject to the application is presently vacant and contains no buildings or structures. The subject property is bounded by East Tracker Road to the south; Single-Family Structures in the County to the east, North Main Street and a single-family structure to the West, and undeveloped property located in the County to the North.

The proposed land use change is consistent with the pattern of development in the vicinity and is consistent with the adopted Future Land Use Designation Map.



Transportation

The subject property is primarily served by Main Street (collector) and Tracker Road (secondary arterial). Traffic flows are 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 property 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 property.

Where the subject property 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.

Public Utilities (Water, Wastewater, Electric)

The subject property enjoys 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 \$209,149.60 at the time of development.

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 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 contains multiple sinkholes, which will need to be avoided and protected throughout development and use of the properties. The property also contains FEMA Flood Hazard Area (Zone A), which will also need to be considered when designing stormwater management for the site.

Density

Current density standards for the R-3 zoned district is 14.52 dwelling units per acre. The R-3 portion of this rezone is 25.24 acres which will allow for a maximum of 366 dwelling units. (25.24 X 14.52 = 366.4848)

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 this application.