



## **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 0.48 ACRES LOCATED ALONG THE 300 BLOCK OF SOUTH MARKET FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO TWO FAMILY ATTACHED (R-4).

**DATE:** DECEMBER 5, 2022

**SUBMITTED BY:** JAMES BROWN

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

The owner of property in the 300 block of South Market Street has applied to rezone the site from Single-Family Residential (R-1) to Single-Family Attached Multi-Family (R-4) zoning. In 2006 the property was split into two lots with the creation of the James Brown Minor Subdivision. At that same time, the property was rezoned from Agricultural (AG) to Single-Family Residential (R-1). The property featured a single-family structure originally built in 1903 until August of 2022 when a demo permit was approved to remove the structure. The property owners plan to place a multi-family structure on each lot. The subject property is lots 1 and 2 of the James Brown Minor Subdivision.

The Planning and Zoning Commission recommended approval for a rezone to R-3 zoning in November of 2022. At the first reading during the November 14 City Council meeting, many neighbors of the subject property expressed concerns about the potential tri-plex's adding to an existing stormwater concern in the area. Staff relayed these concerns to the applicant. Before the second reading at the November 28 Council Meeting, the applicant submitted a new rezone request for the same property to be rezoned to R-4.

### **Analysis**

#### **Land Use**

The subject property is bounded by Agricultural (AG) to the East and South, single-family residences to the north and West. The general character of surrounding land uses is a mix of single-family residential, multi-family residential (duplexes), and agricultural.

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) and East Lynn Street (Local).

## **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 multi-family development of this size.

## **Stormwater Management**

The subject property is not served by regional detention facilities and does not appear to be affected by flood hazard area or karst topography. Development of the site must conform to the City's regulations concerning stormwater management.

## **Density**

Minimum lot size for two-family residential (duplex) R-4 zoning district are 8,000 square feet. Lots 1 of the James Brown Minor Subdivision is 10,471 square feet. Lot 2 is 10,493 square feet.

## **Other Public Services**

The proposed zoning change could potentially add traffic to the City's jurisdiction, which will impact a variety of public services in proportion to those increases. Ideally, the impact of these additional patrons will produce economies sufficient to cover additional costs.

## **Recommendation**

Staff recommends the approval of this application.