



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED REZONE OF LOT 34 OF SHADY ACRES PUD LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 160 AND SUNRISE DR FROM OFFICE ZONING DISTRICT TO GENERAL COMMERCIAL ZONING DISTRICT

DATE: JANUARY 2ND, 2024

SUBMITTED BY: HARRY D LEAS TRUST & BERNADINE M LEAS TRUST

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The undeveloped subdivision, Briarglen Estates, located in Christian County, was annexed into the City of Nixa in June of 1989. Briarglen Estates was replatted as Shady Acres PUD in June of 1994. The property was platted as a Planned Unit Development (PUD) at the time as it proposed multiple zoning districts on a single plat: (R-1) Single Family Residential, (O) Office, and (GC) General Commercial. There are four non-residential lots along the north side of Sunrise Drive adjacent to HWY 160. Lots 35 and 36 are zoned GC. Lots 33 and 34 are zoned O.

Analysis

Land Use

The property subject to the application is currently vacant and contains no buildings or structures. The parcel to the North is vacant and zoned Highway Commercial. The parcel to the South is vacant and zoned General Commercial. To the East is an Office zoned lot adjacent to developed single family housing. To the West is Highway 160.

Transportation

The subject property is directly served by West Sunrise Drive (Local). West Sunrise Drive was constructed at the time as a Neighborhood Collector Road which features a 60' right-of-way corridor. The road surface is 40' measured from back of curb to back of curb. There is an existing sidewalk on the southside of Sunrise Drive. A Traffic Impact Study is not required per Section 115-133 of the Nixa Code of Ordinance because Sunrise Drive is currently classified as a local road.



Public Utilities (Water, Wastewater, Electric)

The subject property has access to municipal water, wastewater facilities, and electric service. These facilities have adequate capacity to serve additional development. There are possible sewer connection locations on the lots immediately North and South.

Stormwater Management

The subject property is not served by a regional detention basin because the original developers paid a fee in lieu of detention in 1994. The subject property is not located within or affected by any special flood hazard area or known karst topography features.

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

This proposed rezone is consistent with zoning patterns in the vicinity. In combination with the lot consolidation, the intention is to create a single General Commercial zoned district ready for development, while preserving an Office zoned district to act as a buffer between R-1 zoning and the subject property. Staff recommends the approval of this rezone.