EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO NIXA CITY COUNCIL CONCERNING THE PROPOSED REZONE FROM R-1 TO NC ZONING OF THE PROPERTY LOCATED AT LOT 2 OF TEANEY ACRE SUBDIVISION

DATE: OCTOBER 6, 2026

SUBMITTED BY: ALEKSANDR ZHIZHIN

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

Teaney Acre Subdivision was approved and recorded in December of 1999. Lot 2 of Teaney Acre is 1.04 undeveloped acres and currently zoned R-1 for a single-family home. The applicant acquired Lot 2 of Teaney Acre and 607 E Mt. Vernon St, the vacant home immediately to the South, which is zoned NC (Neighborhood Commercial) in June of 2022. The proposed rezone would convert 1.04 acres from R-1 zoning to NC zoning.

Analysis

Surrounding Land Use

The lots to the West and South of the subject property are zoned NC. To the West is an auto-repair business, and the lot to the South is a vacant single-family home. The residential structure has been vacant long enough that the option for residential use has been forfeit. The properties to the North and East are occupied by single-family homes in R-1 zoning.

Transportation

The subject property is accessible via a narrow 70' strip of frontage along the N Eastwood Dr. public right-of-way. Eastwood Drive categorized as a local road and currently provides access to two adjacent commercial zoned properties. Any future development would require a new access from Eastwood Drive that meets the regulations set forth in the Nixa technical specifications manual.

Public Utilities (Water, Wastewater, Electric)

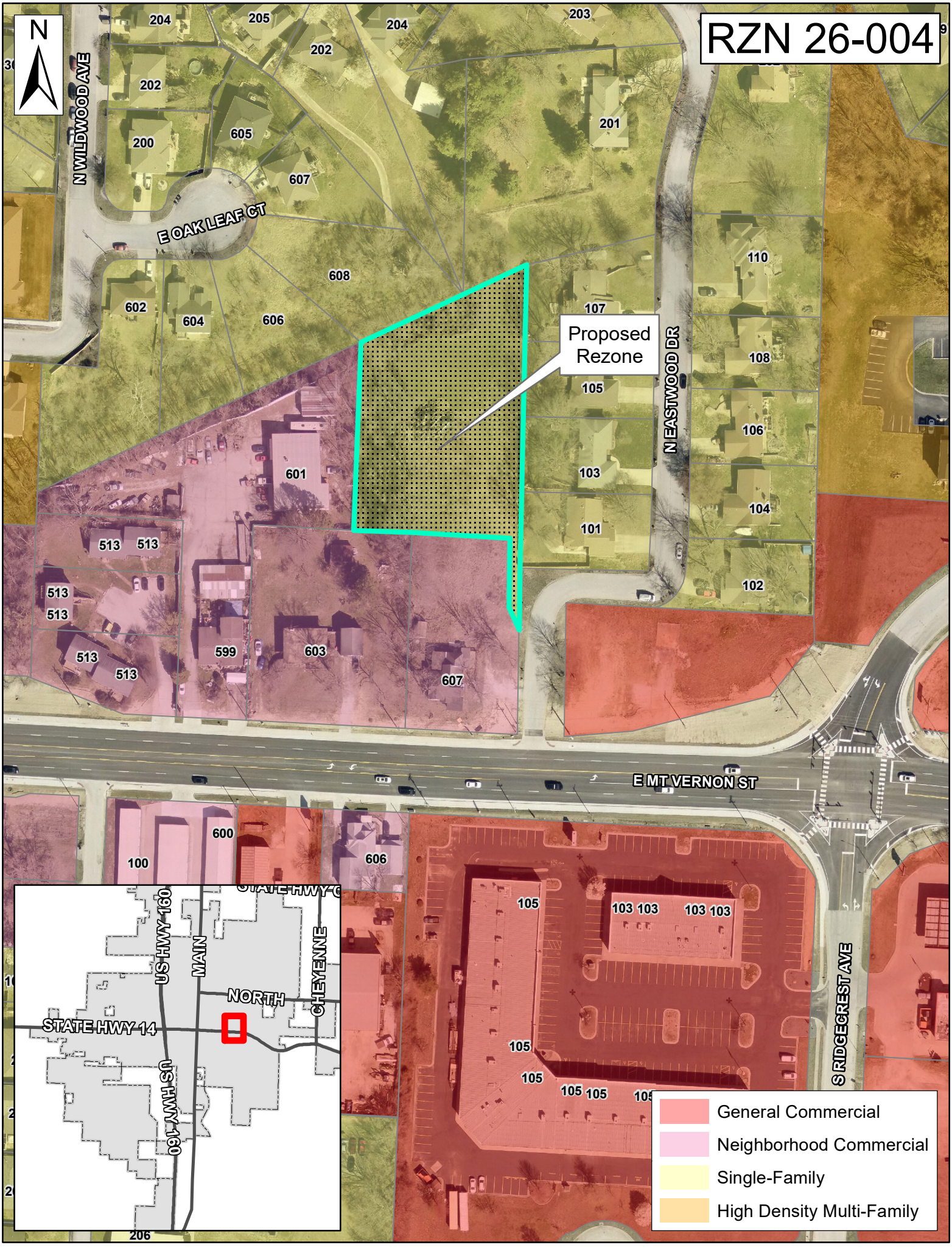
While there is no public infrastructure extended directly to the subject property, all municipal utility services are present in the immediate area. There is a sewer main near the North and the East property line, a water main along Eastwood Drive to the East, and 3-phase electric service is available along E Mt Vernon St.

Other Considerations

The change in zoning was requested by the current property owner as it is a condition of sale for both the subject property and 607 E Mt Vernon to the South. Approval of this rezone would create approximately 1.5 acres of land ripe for commercial use or redevelopment between the two properties.

Recommendation

This proposed rezone is consistent with zoning patterns in the immediate vicinity. The future land use section of the comprehensive plan shows the subject property use as residential. In support of commercial redevelopment along the Highway 14 corridor, staff recommend the approval of this rezone.


RZN 26-004
N
Proposed Rezone
N WILDWOOD AVE
E OAK LEAF CT
N EASTWOOD DR
E MT VERNON ST
S RIDGECREST AVE
204
205
204
203
202
202
201
200
605
607
608
602
604
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107
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603
607
600
100
606
105
103 103
103 103
105
105
105 105
105
US HWY 160
MAIN
CHEYENNE
NORTH
STATE HWY 14
US HWY 160
206
General Commercial
Neighborhood Commercial
Single-Family
High Density Multi-Family



GREEN = Sewer

RED = Electric

BLUE = Water