



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED REZONE OF 1101 N KENNETH ST FROM M-1 (LIGHT MANUFACTURING) TO HC (HIGHWAY COMMERCIAL) ZONING DISTRICT

DATE: NOVEMBER 4, 2024

SUBMITTED BY: LINDA RICE

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The property subject to the rezoning request is an unplatted lot located at the NW corner of the intersection of North Kenneth Street and West Kathryn Street. North Kenneth Street is an outer road adjacent to Highway 160. A vehicle maintenance facility was constructed in 1974, and the property has been used for bus storage, parking, and maintenance since that time. The property was voluntarily annexed in August of 1985. While not part of the Nixa Industrial Park, it was designated with M-1 (Light Manufacturing) zoning at the time of that development.

Analysis

Surrounding Land Use

The lots to the North and West are zoned M-1. To the East is Kenneth Street, Highway 160, and on the east side of highway 160 is a Highway Commercial (HC) zoned lot. To the South is HC zoned property. Three of the four corners of a major intersection are zoned HC.

Transportation

The subject property is directly served by West Kathryn Street which is categorized as a Collector. The property is also accessible from North Kenneth Street and North Gerald Drive which are both local roads.

Public Utilities (Water, Wastewater, Electric)

The subject property is currently served by municipal water and wastewater, electric is supplied by another provider. If redevelopment were to occur, Nixa electric is readily available in the immediate area should they prefer to use it over the current provider.

Other Considerations

The change in zoning was requested due to the property owner fielding calls with commercial interest in the property for uses not allowable in an M-1 zoning district. To



staff's knowledge there is no current plan for a change in use. Any future redevelopment of the property will require compliance with current development regulations.

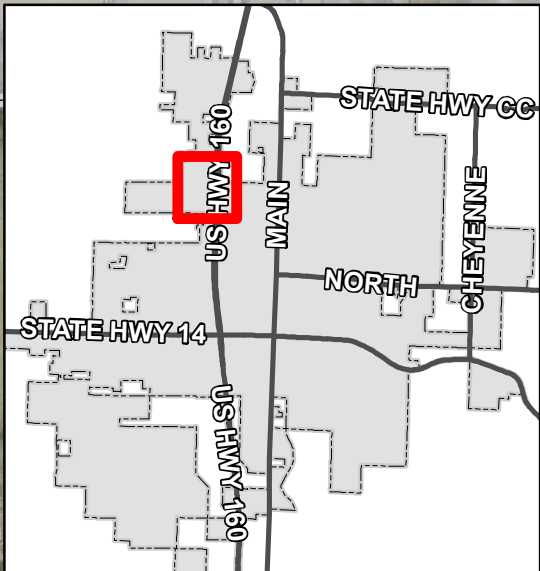
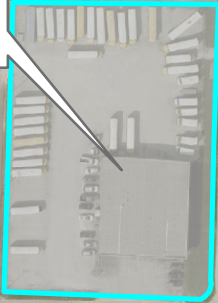
Recommendation

This proposed rezone is consistent with zoning patterns in the vicinity, the other 3 corners of the intersection are zoned HC. According to section 117-99 the current use of the property is allowable in HC zoning as well. Staff recommends the approval of this rezone.



RZN 24-002

Location of Proposed Rezone



N MASSEY BLVD

NE

W CHRISTOPHER ST

NE

WKATHRYN ST

WALDERSGATE DR


N CYNTHIA DR

N MASSEY BLVD


N KENNETH ST


N GERALD DR


W YOUNG ST


 Lots

Zoning

 Highway Commercial

 Light Industrial

 Neighborhood Commercial

 Single-Family



REZONE APPLICATION

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

Application Date: August 12, 2024

File#: _____

APPLICANT INFORMATION

Name: Jones, Mary & Rice, J (Trust) - by Linda Rice Phone #: _____

Mailing Address: Linda J 3411 S. Barnes Ave. 65804
Street address City State Zip

Email: Linda Linda Contact Person for Project: J Chris Ball, AIA

Contact Phone: 417-299-3450 Contact Email: cball@jbapc.com

PROPERTY INFORMATION

General Location of Property: NE Corner of Kathryn and Kenneth Streets

General size of property: 1.73 (acres) Current Zoning of Property: M-1

Requested Zoning for Property:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Agriculture (AG) | <input type="checkbox"/> Single-Family Residential (R-1) | <input 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 checked="" 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: Linda K. Rice Date: 8-9-24

linda.mol@yahoo.com

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

Property Number
10-0.1-11-000-000-008.000

Owner - Mailing Address
JONES, MARY & RICE, J (TRUST)
C/O:
3411 S BARNES AVE
SPRINGFIELD MO 65804

Situs Address
1101 N KENNETH ST
DBA:

Property Description
BEG AT NWC OF INTERSECTION OF KENNETH & KATHRYN ST., TH W 225', N 325', E
225', & S 325' TO POB.

Lot Size 225 X 225
Deed Acre 1.73
Calc Acre 0.00

SEC-TWP-RNG 11-27-22 **Land Type** IT **Book-Page** 2008-014137 **Date Acq** 2008-09-26 **City** 2 **School** 2 **Road** 0 **Fire** 2 **MCD** 7

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSESS	# AG LAND ACRES			VALUATION
					GRADE	PER ACRE	VALUATION	
RES	\$0	\$0	\$0	\$0				
AGR	\$0	\$0	\$0	\$0				
COMM	\$208,700	\$235,500	\$444,200	\$142,140				
VAC	\$0	\$0	\$0	\$0				
TOTALS	\$208,700	\$235,500	\$444,200	\$142,140				

CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	LAND DATA			VALUATION
							UNIT PRICE	DEPTH FAC	ADJ FAC	
3	8	0	0	0	69555.00	0.0	3.00	0.00	0.00	208665.00

IMPROVEMENTS

Bldg No.	Struct	Yr Built	Yr Rem	Eff Yr	Stor	Bd Rim	Room	Class RateCd	Class RateCd	Const Units	Total Units	Base Rate	Adj Rate	Index	SqFt Cost	Base Area	Adj Area	Extra Feet	Replace Cost	Phy Cond	Adj Cond	Appraised Value	
1	30-OFF	1974	0	12	1	0	1	D/H	0	137	137	18.06	24.74	2.20	54.43	2400	2880	156758.40	10560	167318.40	56	56	93700.00
2	87-RPSH	1974	0	12	1	0	1	D/L	0	111	111	13.80	15.32	2.20	33.70	7100	7100	239270.00	21028	260297.60	50	50	130150.00
3	16-FEN	1990	0	0	0	0	0	NA/O	0	0	0	9.40	9.40	2.20	20.68	840	840	17371.20	0	17371.20	50	50	8690.00
7	18-ASPH	0	0	0	1	0	0	NA/O	0	0	0	0.36	0.36	2.20	0.79	6100	6100	4819.00	0	4819.00	62	62	2990.00

Str#: 1	OFF	Yr: 1974	Base: 2,400	Adj: 2,880	CL: D
Str#: 2	RPSH	Yr: 1974	Base: 7,100	Adj: 7,100	CL: D
Str#: 3	FEN	Yr: 1990	Base: 840	Adj: 840	CL: NA
Str#: 7	ASPH	Yr: 0	Base: 6,100	Adj: 6,100	CL: NA