



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED PLATTED COMBINATION OF LOTS 1011 AND 1012 VILLAGE OF NIXA.

DATE: SEPTEMBER 6, 2022

SUBMITTED BY: CHRISTIAN COUNTY AMBULANCE DISTRICT

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The owner of Lots 1011 and 1012 of the Village of Nixa desire to replat these two lots into one lot to allow for future expansion of the Christian County Ambulance District (CCAD) building. A rezone was completed in April 2021 to have the zoning of Lot 1012 match Lot 1011, with Neighborhood Commercial zoning, with the intention that the lots would be combined.

Analysis

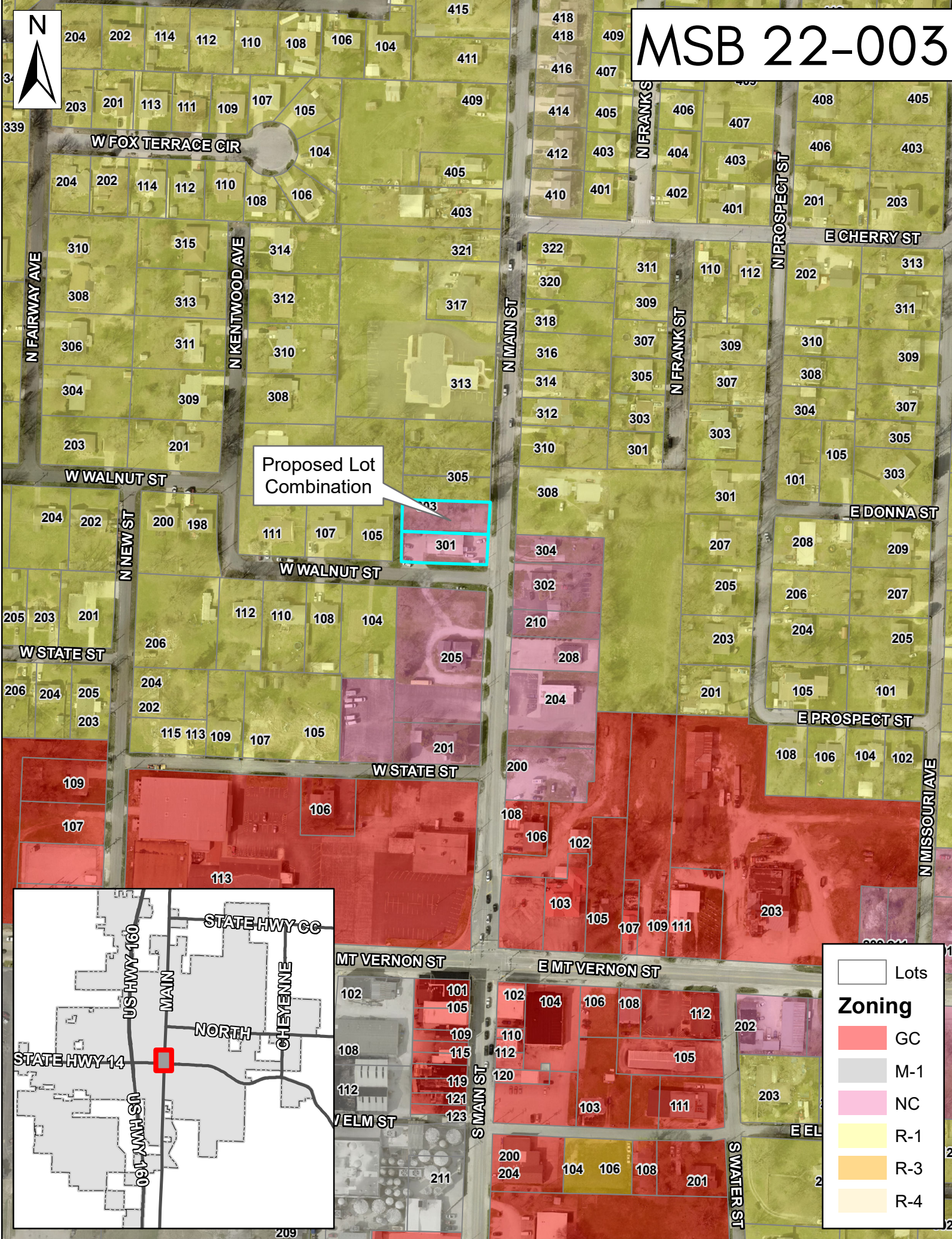
Lot 1011 (301 N Main St) is the site of the current CCAD building. Lot 1012 (302 N Main St) is a vacant lot that last had a residential structure on it in 2002. By removing the lot line, it will allow for more buildable area for the expansion of the CCAD building.

Recommendation

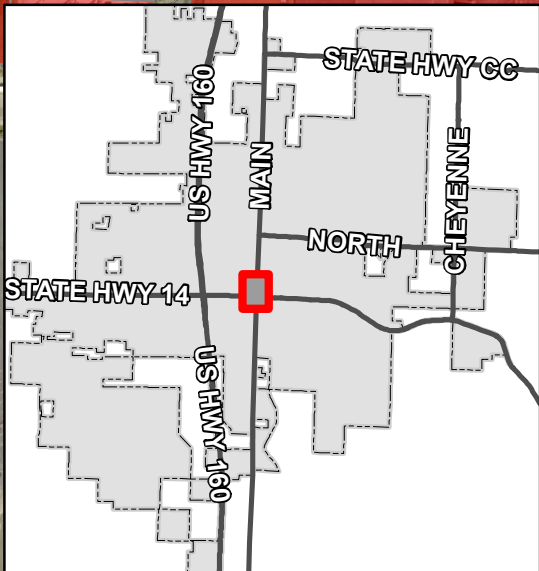
Staff recommends approval of this minor subdivision.



MSB 22-003



Proposed Lot Combination



Lots

Zoning

- GC
- M-1
- NC
- R-1
- R-3
- R-4



Development Department P & Z Application

MSB 22-004

Application Date: 7/28/2022

Christian County Ambulance

Project Type: New Build

Title as it Appears on Plans: District, Nixa Station

| | |
|-------------------------------------|------------------------------------|
| <input type="checkbox"/> | Annexation, Zoning & Concept Plan |
| <input type="checkbox"/> | Preliminary Plat |
| <input type="checkbox"/> | Special Use Permit |
| <input type="checkbox"/> | Rezoning and Concept Plan |
| <input checked="" type="checkbox"/> | Minor Subdivision (3 or less lots) |
| <input type="checkbox"/> | Final Plat |

| | |
|--------------------------|--------------------------------------|
| <input type="checkbox"/> | Board of Adjustments |
| <input type="checkbox"/> | Exception to Subdivision Regulations |
| <input type="checkbox"/> | Zoning Code Amendment |
| <input type="checkbox"/> | Vacation of Easement |
| <input type="checkbox"/> | Vacation of Right-of-Way |
| <input type="checkbox"/> | Other _____ |

INFORMATION

Applicant's Name Nicole Vicari, TDP Project Location 301 N Main St

Applicant Address: 116 N 2nd St. Existing Use CCAD Nixa Station
Ozark, MO 65721 Proposed Use CCAD Nixa Station

Phone/Fax/Mobile 417-581-8889 Existing Zoning NC, Neighborhood Commercial

Relationship to Owner representative Zoning NC, Neighborhood Commercial

Legal Description of Property

Pre-application conference was held with Garret Tyson on April 29, 2022

PERSONS IN INTEREST

| Name | Address | Zip | Phone/Fax/Mobile |
|------|---------|-----|------------------|
|------|---------|-----|------------------|

PROPERTY OWNER(S) (Identify General Partners)

Christian County Ambulance PO Box 22 Nixa MO 65714

Mortgages

Optionees



Development Department P & Z Application

CONSULTANTS

| Name | Address | Zip | Phone/Fax/Mobile |
|------|---------|-----|------------------|
|------|---------|-----|------------------|

| | | | |
|--|--|--|--|
| Todd Chandler; CPWG 301 W Pacific St., Branson, MO 65616; 417-320-6065 | | | |
|--|--|--|--|

CONTACT PERSON: Nicole Vicari

Identify one person to serve as the contact for the Planning Department during the review process. This will be the only person notified by the Planning Department of meeting schedules. It will be his/her responsibility to notify the other parties who may be

Address 116 N 2nd St

Ozark, MO 65721

Phone/Fax 417-581-8889

OWNER CERTIFICATION

I certify that I am a person in interest and the information and exhibits herewith are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the requested action cannot lawfully be accomplished.

Address 320 W. 20th St
Ozark, MO 65721

Phone/Fax _____

Name Christie Thompson

Owner's Signature _____

Capacity Director

STAFF USE ONLY

APPLICATION ACCEPTED

Date _____

Time _____

By _____

Fee Received _____

☐
☐

Property Owners within 185 feet notified

Application Requirements Complete