



## **EXHIBIT A**

**ISSUE STATEMENT:** FIRST REPLAT OF CHEYENNE VALLEY MINOR SUBDIVISION.

**DATE:** MAY 3, 2021

**SUBMITTED BY:** CHEYENNE VALLEY, LLC

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

The Cheyenne Valley Minor Subdivision was approved by the City of Nixa in 2016. This minor subdivision created two lots at the SE corner of the intersection of North and Cheyenne Roads. These lots were subsequently involved in the preliminary plat for the Cheyenne Valley major subdivision, which was approved by the City of Nixa in 2019.

The Cheyenne Valley major subdivision preliminary plat indicates a rearrangement of the Cheyenne Valley Minor Subdivision Lot 2. The owner/developer now desires to plat the arrangement of Lot 2 as shown on the approved preliminary plat. This rearrangement amounts to a minor adjustment of the boundary lines of Lot 2 compared to its original arrangement.

### **Analysis**

To adjust the boundary lines of the existing Cheyenne Valley Minor Subdivision Lot 2, a new minor subdivision is required. The First Replat of the Cheyenne Valley Minor Subdivision matches the arrangement of Lot 2 as shown on the approved preliminary plat of the Cheyenne Valley major subdivision (the first phase of which is presently under construction).

The result of this replat will be to adjust the shape and size of Lot 2 to match the approved preliminary plat. Infrastructure construction design is presently under review to bring utilities to Lot 2.

### **Recommendation**

Staff recommends approval of this minor subdivision.