



# **EXHIBIT A**

**ISSUE STATEMENT:** A RESOLUTION OF THE NIXA PLANNING AND ZONING COMMISSION TO APPROVE THE ROSE HILL MINOR SUBDIVISION

**DATE:** APRIL 5, 2021

**SUBMITTED BY:** CHRISTIAN COUNTY AMBULANCE DISTRICT

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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## **Background**

Robert Stevenson has applied for a Minor Subdivision in the existing Daisy Falls Subdivision. The Daisy Falls Subdivision was planned with a north-south road, Courtney Street, that would connect Lakota Drive to Daisy Falls Drive. The future phases of Daisy Falls were sold to another developer who redesigned the rest of the subdivision into what is now known as Summit Meadows. Summit Meadows developer did not include Courtney Street in their design and therefore it was never constructed. The City of Nixa vacated the Right-of-Way for Courtney Street in October of 2015. Once the ROW was vacated, it is split in half and given to the adjoining properties. Mr. Stevenson has since purchased the east half of the vacated ROW from the property owner of 1091 East Daisy Falls Drive. The Minor Subdivision will allow for the creation of a new single-family lot by taking all of the vacated ROW and 23.5' of width from lot 28, to create lot 33. The new lots are shown to be 10,291 square feet each. The new lots conform to City standards for both lot size and lot dimensions.

## **Requested Action**

The applicant is requesting the approval of a Minor Subdivision in the Daisy Falls Subdivision. Applicant has acquired vacated Right-of-Way adjacent to lot 28. The purpose of the Minor Subdivision is to create a new residential lot out of the vacated ROW.

## **Surrounding Land Use**

<b>West:</b>	Single-Family Home (R-1)
<b>South:</b>	Daisy Falls Drive
<b>East:</b>	Single-Family Home (R-1)
<b>North:</b>	Single-Family Home (R-1)

## **Utility Delivery**

Water, Sewer and Electric services are available in the area and must be provided in compliance with City Ordinance.

A water meter pit and water meter must be set on lot 33.



A sewer lateral must be extended to lot 33.

### **Comprehensive Plan Compliance**

The proposed Minor Subdivision meets the goals and objectives provided in the City of Nixa Comprehensive Plan. Goal #4.C of the Land Use chapter states; Use a holistic planning approach to assure that new development does not negatively impact existing land uses and positively provides a cost-effective benefit to the whole community.

### **Recommendation**

Staff supports approval of this resolution.