



## **EXHIBIT A**

**ISSUE STATEMENT:** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED PLATTED COMBINATION OF LOTS 17A, 17B, AND 17C OF THE TIFFANY HIGHLANDS 2<sup>ND</sup> ADDITION SUBDIVISION.

**DATE:** JUNE 6, 2022

**SUBMITTED BY:** BRENDAN JUSTIN AND GINA HAMMERSMITH

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

The owners of Lots 17A, 17B, and 17C of the Tiffany Highlands 2<sup>nd</sup> Addition subdivision desire to replat these three lots into two new lots in order to render them more suitable for residential development.

*Brendan Justin is a full-time employee of the City of Nixa as a Building Inspector.*

### **Analysis**

The lots subject to this plat were originally platted as part of the Tiffany Highlands 2<sup>nd</sup> Addition subdivision and are located within the R-3 multi-family residential zoning district. This arrangement has proven to be very problematic, as the arrangement of lots is not conducive to development within the R-3 zone. The replatting of these lots renders the site much more conducive to development and productive use.

This replat will also dedicate a small portion of street right-of-way to cover a cul-de-sac that was previously erroneously located on private property.

### **Recommendation**

Staff recommends the approval of this minor subdivision.