



## **EXHIBIT B**

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

**DATE:** JUNE 7, 2021

**SUBMITTED BY:** GREATER OZARKS REAL ESTATE HOLDINGS, LP

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

Greater Ozarks Real Estate Holdings, LP, recently purchased the existing shop building at 424 South Patricia Avenue. At some point during a previous ownership, a gravel drive was extended across a western section of Vicki Arterberry's property to allow for easier access for larger vehicles and to provide extra vehicle storage space for the shop. Current ownership of 424 South Patricia Avenue wants to move the existing North property line to add the gravel drive to 424 South Patricia Avenue.

### **Analysis**

To move the North property line, a minor subdivision is required. The total property being added to 424 South Patricia Avenue is less square footage than 424 South Patricia Avenue currently, the new property will take on the Highway Commercial zoning to match how 424 South Patricia Avenue is currently zoned. (Sec. 117-2(a))

### **Recommendation**

Staff recommends approval of this minor subdivision.