



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED
PLATTED COMBINATION OF 0.51-ACRES OF PROPERTY ALONG THE 400
BLOCK OF EAST MT VERNON STREET IN NIXA.

DATE: MAY 1, 2023

SUBMITTED BY: C & T LAND HOLDING

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The owner of three adjoining lots at the southeast corner of East Mt Vernon and South Market Street in Nixa, have applied to replat the lots into one lot to allow more space for future development. The previous owner of the three lots, rezoned the lots to General Commercial (GC) in May of 2022.

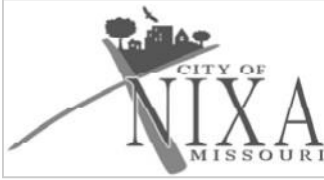
Analysis

The property subject to the application is currently vacant and contains no building or structures. The proposed combined lot will be 0.51 acres. The larger lot will be more conducive for General Commercial development. Future development will conform to City of Nixa standards for new commercial construction.

The subject property is adjacent to South Market Street, which is classified as a Local Road on the adopted Major Thoroughfare Plan. Local roads require a 50' right-of-way corridor. South Market Street is currently a 30' row corridor. The applicant must provide an additional 10' of row to comply with Section 115-168 of Nixa City Code. MoDOT has acquired the necessary right-of-way from this property for the East Hwy 14 expansion project.

Recommendation

Staff recommends approval of this minor subdivision.



Development Department P & Z Application

Application Date: _____

Project Type: _____ Title as it Appears on Plans: _____

<input type="checkbox"/>	Annexation, Zoning & Concept Plan	<input type="checkbox"/>	Board of Adjustments
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Exception to Subdivision Regulations
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Zoning Code Amendment
<input type="checkbox"/>	Rezoning and Concept Plan	<input type="checkbox"/>	Vacation of Easement
<input checked="" type="checkbox"/>	Minor Subdivision (3 or less lots)	<input type="checkbox"/>	Vacation of Right-of-Way
<input type="checkbox"/>	Final Plat	<input type="checkbox"/>	Other _____

INFORMATION

Applicant's Name C&T Land Holding- Project Location 402 East Mount Vernon St

Applicant Address: 1868 North Deffer Drive Existing Use: Vacant

Nixa, MO Proposed Use: Commercial Use

Phone/Fax/Mobile 417-619-5745 Existing Zoning: General Commercial

Relationship to Owner _____ Zoning: General Commercial

Legal Description of Property

See Attached

Pre-application conference was held with _____

PERSONS IN INTEREST

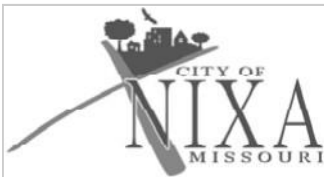
Name	Address	Zip	Phone/Fax/Mobile
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PROPERTY OWNER(S) (Identify General Partners)

Cary Edwards and Tonya Holt 844-N White Tail Ct Nia MO 65714

Mortgages

Optionees



Development Department P & Z Application

CONSULTANTS

Name	Address	Zip	Phone/Fax/Mobile
Anderson Engineering	3213 S West Bypass	Springfield MO 65807	417-866-2741

CONTACT PERSON : Rachel Frazier

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: 3213 S West Bypass

Phone/Fax: 417-866-2741

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 act-

Address: 1868 N Deffer Dr. Nixa MO

ing with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the requested action cannot lawfully be accomplished.

Phone/Fax :417-619-5745

Name: Cary Edward or Tonya Holt

C. Edwards

Owner's Signature

Capacity _____

STAFF USE ONLY
APPLICATION ACCEPTED

☐
☐

Date _____

Property Owners within 185 feet notified

Time _____

Application Requirements Complete

By _____

Fee Received _____



FREQUENTLY ASKED QUESTIONS

1. Why am I being notified?

When the City of Nixa Planning and Zoning Department receives a request for Rezoning, Special Use Permit, Preliminary Plat, Minor Subdivision, Annexation, or Vacation of Easement property owners within 185 feet of the subject property must be notified as mandated by Missouri State Statutes. The 185-foot radius of notification is indicated by the shaded area of the enclosed map.

2. What is a public hearing?

A public hearing is an opportunity for you to speak on record about concerns or in support of a request before the Planning and Zoning Commission or the City Council.

3. What is the process?

The applicant first meets with City Staff to discuss issues regarding traffic, environmental issue, zoning, and building regulations. Next, the request is heard at a public hearing, where the Planning & Zoning Commission will recommend either approval or denial of the request based on the City of Nixa's Zoning Regulations and Comprehensive Plan. The recommendation from P & Z is then forwarded to the City Council for consideration similar to the P & Z meeting, a public hearing is held with discussion on the application followed by a vote to either approve or deny the request. If the request is approved, the Applicant can then submit construction plans for review and approval. Final plans are required to comply with stormwater, environmental, zoning, and building code regulations.

4. What if I am opposed to or in support of a request?

Communication between the applicant and neighboring property owners is encouraged. If possible, you or an authorized representative should attend the public hearings. Anyone may speak at the hearing regarding the request. Testimony is under oath and may include any information pertinent to the proposal. If you are unable to attend the hearing, you may submit a letter by fax, mail, or e-mail. Any correspondence must be received a week before the scheduled hearing.

5. What if I have questions or need more information?

Please contact the Planning and Development office for more information:

Phone: (417)725-5850

Fax (417)724-5750

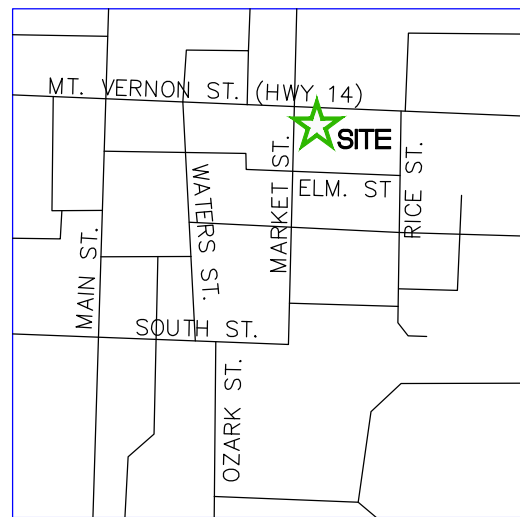
Office hours are Monday through Friday 8:00 AM to 4:30 PM

715 W Mt. Vernon

Nixa, MO 65714

VILLAGE OF NIXA

A MINOR SUBDIVISION BEING A REPLAT OF LOT 1806 OF THE VILLAGE OF NIXA, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.



LOCATION SKETCH
SEC. 13, T27N, R22W
NOT TO SCALE



COLLECTOR'S STATEMENT

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 20____, THAT ALL TAXES OWED ON PARCEL # _____ HAVE BEEN PAID.

TED NICHOLS - COUNTY COLLECTOR

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH SUBPART B OF THE NIXA CITY CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY OF NIXA PLANNING AND ZONING COMMISSION, SUBJECT TO IT BEING RECORDED IN THE CHRISTIAN COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

MUNICIPAL PLANNER _____ DATE _____

ACKNOWLEDGEMENT

STATE OF MISSOURI (SS)
COUNTY OF CHRISTIAN
ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THE HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL.

NOTARY PUBLIC _____

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

CARY EDWARDS & TONYA HOLT _____ DATE _____

ZONING DATA

SUBJECT PROPERTY IS ZONED GC. (GENERAL COMMERCIAL)

BUILDING SETBACK REQUIREMENTS:

STREET RIGHT-OF-WAY LINE: 40 FEET
LOT BOUNDARY LINE BUILDING & FREE STANDING SIGN: REAR: 20 FEET, SIDE: 15 FEET.

UTILITY NOTE:

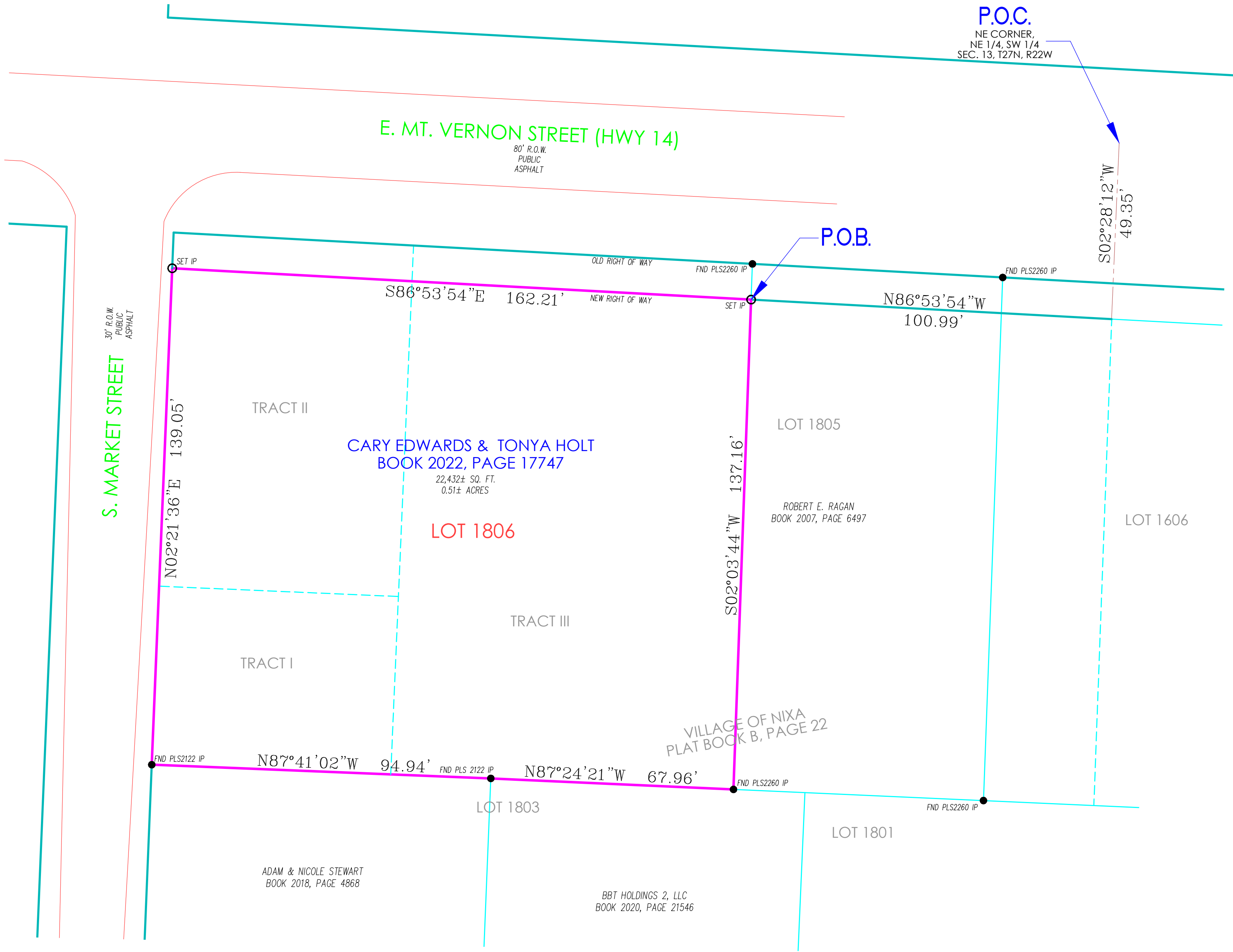
THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 280400020C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

SURVEYORS NOTE:

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND OF SYMBOLS AND ABBREVIATIONS

④	INTERNAL ANGLE # (SEE TABLE)	WV	WATER VALVE
—SS—	SANITARY SEWER LINE	GV	GAS VALVE
—E—	OVERHEAD ELECTRIC	WM	WATER METER
—G—	GAS LINE	TR	TELEPHONE RISER
—W—	WATER LINE	ER	ELECTRIC RISER
—UT—	UNDERGROUND TELEPHONE	RD	ROOF DRAIN
—UE—	UNDERGROUND ELECTRIC	TRANS	TRANSFORMER PAD
—X—X—	FENCE LINE	MH	SANITARY MANHOLE
⊙	FIRE HYDRANT	RWM	RIGHT-OF-WAY MARKER
⊙LP	LIGHT POLE	IP	FOUND IRON PIN
P.O.C.	POINT OF COMMENCEMENT	IDP	SET IRON PIN
LINE LABELS	MEASURED 100' M DEED 100' D PLAT 100' P	P.O.B.	POINT OF BEGINNING
		⊙	GROUND LIGHT
		⊙	PERMANENT MONUMENT
		⊙	KEY NOTES

SURVEY DESCRIPTION

A TRACT OF LAND LYING IN LOT 1806 OF THE VILLAGE OF NIXA, A SUBDIVISION IN NIXA, CHRISTIAN COUNTY, MISSOURI AND BEING RECORDED IN BOOK B, PAGE 22 OF THE CHRISTIAN COUNTY RECORDER'S OFFICE AND DESCRIBED IN BOOK 2022, PAGE 17747 OF SAID RECORDER'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 22 WEST THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SOUTH 02°28'12" WEST, 49.35 FEET TO A POINT ON THE NEW SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 14; THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY NORTH 86°53'54" WEST, 100.99 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED LOT 1806, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE SOUTH 02°03'44" WEST, 137.16 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1806; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTH LINE THE FOLLOWING COURSES, NORTH 87°24'21" WEST, 67.96 FEET; THENCE NORTH 87°41'02" WEST, 94.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MARKET STREET; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY NORTH 02°21'38" EAST, 139.05 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 14; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 86°53'54" EAST, 162.21 FEET TO THE POINT OF BEGINNING. CONTAINING 0.51 ACRES MORE OR LESS. ALL IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENT R. PETERSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY ANDERSON ENGINEERING, INC. DATED JANUARY 26 2023, AND SIGNED BY KENT R. PETERSON PLS NO. 2659, AND THAT THE PERIMETER CORNER MONUMENTS WERE FOUND OR SET AS SHOWN AND THE LOT CORNER PINS WILL BE SET WITHIN ONE (1) YEAR OF THE FILING OF THE PLAT, AND THE LOT AND OR BOUNDARY CORNERS WERE OR WILL BE SET UNDER MY PERSONAL SUPERVISION. IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI. DATE OF LAST REVISION JANUARY 30, 2023.

ANDERSON ENGINEERING, INC. LC 62 BY

Kent R. Peterson

KENT R. PETERSON, P.L.S. 2659



01-30-2023
DATE PREPARED

OWNERS/DEVELOPERS

CARY EDWARDS
1808 N. DEFFER DR. #3
NIXA, MO. 63574

CONTACT PERSON

KENT PETERSON
ANDERSON ENGINEERING
PHONE: (417) 866-2741



FIELD: AS
DRAWN: GAS
CHECKED: KRP
DATE: 01-26-2023
FIELD BK: N/A
JOB NO: 111673

3213 S. WEST BYPASS
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

22SP20288
SHT. 1 OF 1 REV. ____