



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION ON 9.1 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF WEST HIGHWAY 14 AND NICHOLAS ROAD

DATE: MAY 1, 2023

SUBMITTED BY: CALVARY BIBLE CHURCH

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The owner of approximately 9.1 acres at the southeast corner of West HWY 14 and Nicholas Road intersection, has applied for a minor subdivision to split the property into two lots. The property is currently home to the Calvary Bible Church. The church buildings and parking lot take up approximately the northern 2 acres of the site.

Analysis

The property is currently zoned General Commercial (GC). The applicant is requesting to create two lots. Lot 1 will be approximately 6.37 acres and contain the church buildings and parking lot. Lot 2 will be approximately 2.03 acres located in the southern portion of the property in question. Currently the City of Nixa does not have a minimum lot size for commercially zoned property.

The subject property is located adjacent to South Nicholas Road (HWY M). South Nicholas is classified as a Primary Arterial on the adopted Major Thoroughfare Plan. A Primary Arterial corridor requires 110' of right-of-way (row). The existing South Nicholas Road ROW corridor adjacent to the subject property is 60'. The applicant has provided an additional 25' of ROW on the proposed minor subdivision plat, to meet the requirements of the Major Thoroughfare Plan.

Recommendation

Staff recommends the approval of this minor subdivision.



Planning and Zoning

PAID

MAR 20 2023

Application

Application Date: CITY OF NIXA

Project Type: Title as it Appears on Plans:

<input type="checkbox"/>	Annexation, Zoning & Concept Plan (\$250)	<input type="checkbox"/>	Board of Adjustments (\$200)
<input type="checkbox"/>	Preliminary Plat (\$350 +\$1 per lot)	<input type="checkbox"/>	Exception to Subdivision Regulations
<input type="checkbox"/>	Special Use Permit (\$250)	<input type="checkbox"/>	Zoning Code Amendment
<input type="checkbox"/>	Rezoning and Concept Plan (\$250)	<input type="checkbox"/>	Vacation of Easement (\$100)
<input checked="" type="checkbox"/>	Minor Subdivision (3 or less lots) (\$150)	<input type="checkbox"/>	Vacation of Right-of-Way (\$100)
<input type="checkbox"/>	Final Plat (\$200 +\$1 per lot)	<input type="checkbox"/>	Other

MSB 23-002

INFORMATION

Applicant's Name CALVARY BIBLE CHURCH Project Location SE CORNER HWY 14 & M

Applicant Address: 130 NICHOLAS ROAD Existing Use CHURCH

C/O DANNY FINLEY Proposed Use COMMERCIAL

Phone/Fax/Mobile 417 830 8543 Existing Zoning GC

Relationship to Owner Zoning

Legal Description of Property

W 1/2 - W 1/2 - NW 1/4 - SE 1/4 SECTION 15 TWP. 21 R. 22

Pre-application conference was held with SCOTT GODBEY

PERSONS IN INTEREST

Name TIM MAPLES Address Zip Phone/Fax/Mobile 839-4468

Mortgages

Optionees



Development Department

P & Z Application

CONSULTANTS

Name	Address	Zip	Phone/Fax/Mobile
MARK E. GUNTER	1208 BUTTERFIELD	65714	417-844-0279

CONTACT PERSON : DANNY FINLEY 830-8543

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 involved in the project.

Address 130 NICHOLAS RD.

Phone/Fax _____

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

Address _____

calvarybiblechurchnixam@gmail.com

Phone/Fax 417-830-8543

Name DAN FENLEY

Owner's Signature Dan Fenley Capacity Decon Board

STAFF USE ONLY

APPLICATION ACCEPTED

Date _____

Time _____

By _____

Fee Received _____

Property Owners within 185 feet notified

Application Requirements Complete

CALVARY BIBLE CHURCH - MINOR SUBDIVISION

BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 TOWNSHIP 27 NORTH, RANGE 22 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

POINT OF COMMENCEMENT
COMPUTED NW CORNER -
NW QUARTER - SE QUARTER
SEC. 15, TWP. 27N, RANG. 22W

MISSOURI ROUTE - 14 (W MT VERNON STREET)

COMPUTED NE CORNER -
NE QUARTER - SE QUARTER
SEC. 15, TWP. 27N, RANG. 22W

FOR RECORDER'S USE ONLY

SOURCE OF PARENT TRACT DESCRIPTION: DEED BOOK 122, PAGE 473, DEED BOOK 147, PAGE 424, DEED BOOK 155, PAGE 338, AND DEED BOOK 325, PAGE 3761, CHRISTIAN COUNTY RECORDER'S OFFICE, OZARK, MISSOURI.

DESCRIPTION OF TRACT 1

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE SOUTH 88°27'10" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 341.64 FEET; THENCE SOUTH 1°45'29" WEST, 65.06 FEET TO A FOUND 1/2" REBAR AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROUTE - 14 FOR THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE CONTINUING SOUTH 1°45'29" WEST, 155.07 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 1°53'21" WEST, 805.26 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 88°25'16" WEST, 287.19 FEET TO A SET 5/8" REBAR AT A POINT 55.00 FEET EAST OF THE ROUTE - M CENTERLINE; THENCE NORTH 1°53'21" EAST PARALLEL TO SAID CENTERLINE A DISTANCE OF 949.98 FEET TO A SET 5/8" REBAR AT A POINT ON THE SOUTHEASTLY RIGHT-OF-WAY LINE OF SAID ROUTE - 14; THENCE NORTH 46°46'29" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 35.85 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 88°25'16" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 119.57 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 1°53'21" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 15.03 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 88°27'25" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 141.43 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 6.37 ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION OF TRACT 2

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE SOUTH 1°53'21" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1025.20 FEET; THENCE SOUTH 88°25'16" EAST, 55.08 FEET TO A SET 5/8" REBAR AT A POINT 55.00 FEET EAST OF THE ROUTE - M CENTERLINE FOR THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE CONTINUING SOUTH 88°25'16" EAST, 287.19 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 1°53'21" WEST, 308.00 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 88°25'16" WEST, 287.20 FEET TO A SET 5/8" REBAR AT A POINT 55.00 FEET EAST OF SAID ROUTE - M CENTERLINE; THENCE NORTH 1°53'21" EAST PARALLEL TO SAID CENTERLINE A DISTANCE OF 308.00 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 2.03 ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION OF ADDITIONAL RIGHT-OF-WAY FOR DEDICATION

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE SOUTH 88°27'10" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 55.00 FEET; THENCE SOUTH 1°53'21" WEST PARALLEL WITH THE CENTERLINE OF ROUTE - M A DISTANCE OF 75.25 FEET TO A SET 5/8" REBAR AT A POINT ON THE SOUTHEASTLY RIGHT-OF-WAY LINE OF ROUTE - 14 FOR THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE CONTINUING SOUTH 1°53'21" WEST PARALLEL WITH SAID CENTERLINE OF ROUTE - M A DISTANCE OF 1257.98 FEET TO A FOUND 5/8" REBAR AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 88°25'16" WEST, 25.00 FEET TO A SET 5/8" REBAR AT A POINT ON THE EASTLY RIGHT-OF-WAY LINE OF ROUTE - M; THENCE NORTH 1°53'48" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 974.41 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 8°07'51" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 67.66 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 1°54'04" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.29 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 5°41'58" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 59.86 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 13°40'53" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 17.20 FEET TO A FOUND DRILL HOLE IN SIDEWALK; THENCE NORTH 46°46'29" EAST ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE OF ROUTE - 14 A DISTANCE OF 14.25 TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 0.67 ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

EXECUTION OF PLAT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE CAUSED THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS PRESENTED ON THIS PLAT.

IN WITNESS WHEREOF I HAVE HERETO SET OUR HANDS THIS _____, 2023.
DAY OF _____

CALVARY BIBLE CHURCH REPRESENTATIVE _____

ACKNOWLEDGMENT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

ON THIS _____ DAY OF _____, 2023, BEFORE ME APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY HAVE EXECUTED THE SAME AS THEIR FREE ACT AND WILL.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____ COUNTY, MISSOURI, THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

COLLECTOR'S STATEMENT

I, TED NICHOLS, COLLECTOR OF REVENUE FOR CHRISTIAN COUNTY MISSOURI, DO HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID FOR THE TAX YEAR 2022 ON THE PARCEL IDENTIFIED IN THE ASSESSOR'S OFFICE OF CHRISTIAN COUNTY, MISSOURI AND IDENTIFIED AS PARCEL NO. 10-0-5-15-004-001-004-000.

TED NICHOLS, _____ DATE _____
COLLECTOR OF REVENUE

CITY COUNCIL CERTIFICATE OF APPROVAL

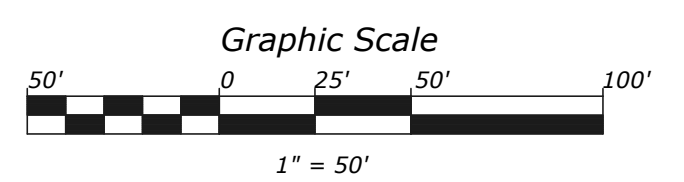
I, REBEKKA COFFEY, CITY CLERK OF NIXA, CHRISTIAN COUNTY, MISSOURI DO HEREBY CERTIFY THAT THE CALVARY BIBLE CHURCH MINOR SUBDIVISION WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF NIXA ON THE _____ DAY OF _____, 2023.

REBEKKA COFFEY,
CITY CLERK

PLANNING AND ZONING CERTIFICATE

I, SCOTT GODBEY, MUNICIPAL PLANNER FOR THE BOARD OF PLANNING AND ZONING OF THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, HEREBY CERTIFY THAT THE CALVARY BIBLE CHURCH MINOR SUBDIVISION WAS PRESENTED TO, ACCEPTED AND APPROVED BY SAID BOARD OF PLANNING AND ZONING ON THE _____ DAY OF _____, 2023.

SCOTT GODBEY,
MUNICIPAL PLANNER



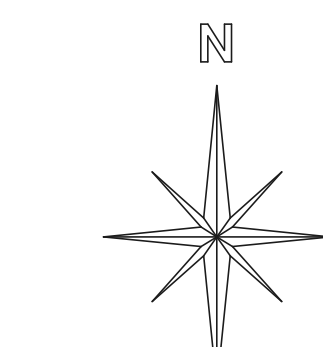
GUNTER AND ASSOCIATES, INC.
LAND SURVEYORS
P.O. BOX #1218 NIXA, MISSOURI 65714 PH. (417)725-2229
email: guntersurveying@gmail.com

SCALE: 1" = 50' CLASS OF SURVEY ACCURACY (URBAN) DRAWN BY: M.E.G.
DATE: 01/23/23 F.B.K. DC @ PG. 5595

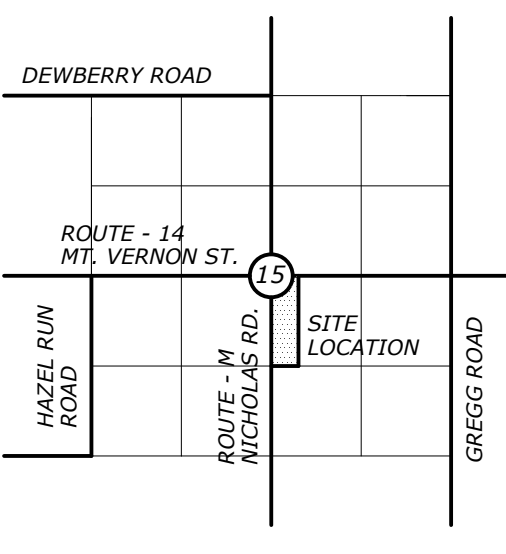
PREPARED FOR: CALVARY BIBLE CHURCH JOB # 5595

MARK E. GUNTER
CORP. NO. 2006035739

DATE _____



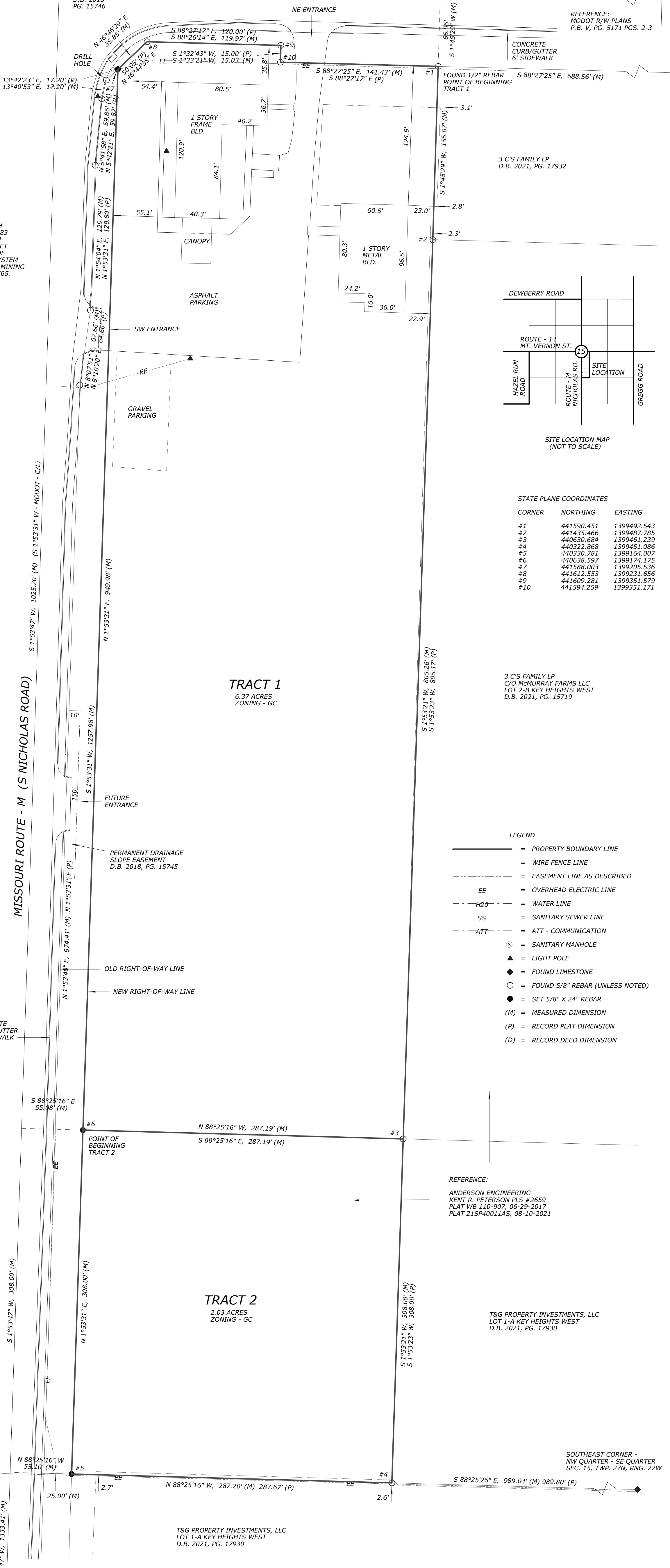
BASIS FOR BEARINGS ARE GRID NORTH MISSOURI COORDINATE SYSTEM OF 1983 CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GIVEN IN U.S. SURVEY FEET AND WERE ESTABLISHED UTILIZING THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENTS CH-22 AND CH-36, DETERMINING AN ON SITE GRID FACTOR OF 0.99994565.



STATE PLANE COORDINATES

CORNER	NORTHING	EASTING
#1	441590.451	1399492.543
#2	441435.466	1399487.785
#3	440630.684	1399461.239
#4	440322.868	1399451.086
#5	440330.781	1399164.007
#6	440638.597	1399174.175
#7	441588.003	1399205.536
#8	441612.553	1399231.656
#9	441609.281	1399351.579
#10	441594.259	1399351.171

- LEGEND
- = PROPERTY BOUNDARY LINE
 - - - = WIRE FENCE LINE
 - · - · - = EASEMENT LINE AS DESCRIBED
 - EE = OVERHEAD ELECTRIC LINE
 - H2O = WATER LINE
 - SS = SANITARY SEWER LINE
 - ATT = ATT - COMMUNICATION
 - ⊙ = SANITARY MANHOLE
 - ▲ = LIGHT POLE
 - ◆ = FOUND LIMESTONE
 - = FOUND 5/8" REBAR (UNLESS NOTED)
 - = SET 5/8" X 24" REBAR
 - (M) = MEASURED DIMENSION
 - (P) = RECORD PLAT DIMENSION
 - (D) = RECORD DEED DIMENSION



COMPUTED SW CORNER -
SW QUARTER - SE QUARTER
SEC. 15, TWP. 27N, RANG. 22W

SURVEYOR'S CERTIFICATION
THAT I, MARK E. GUNTER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY MARK E. GUNTER, PLS NO. 2427, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED UNDER THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF AGRICULTURE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR "PROPERTY BOUNDARY SURVEYS".

T&G PROPERTY INVESTMENTS, LLC
LOT 1-A KEY HEIGHTS WEST
D.B. 2021, PG. 17930

T&G PROPERTY INVESTMENTS, LLC
LOT 1-A KEY HEIGHTS WEST
D.B. 2021, PG. 17930

REFERENCE:
ANDERSON ENGINEERING
KENT R. PETERSON PLS #2659
PLAT WB 110-307, 06-29-2017
PLAT 21SP40011AS, 08-10-2021

3 C'S FAMILY LP
C/O McMURRAY FARMS LLC
LOT 2-B KEY HEIGHTS WEST
D.B. 2021, PG. 15719

REFERENCE:
MODOT R/W PLANS
P.B. V, PG. 5171 PGS. 2-3

REFERENCE:
MODOT R/W PLANS
P.B. V, PG. 5171 PGS. 2-3

D.B. 2018
PG. 15746