



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED LOT CONSOLIDATION OF LOTS 7 & 8 OF THE CARTER'S SUBDIVISION WITH LOT 33 OF THE GLEN ESTATES 1ST ADDITION TO A SINGLE 1.29 ACRE LOT

DATE: AUGUST 7, 2023

SUBMITTED BY: NIXA SENIOR CITIZEN CENTER

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The Nixa Senior Citizen Center has applied to do a lot consolidation on the property they own at 404 South Main Street. Currently their property is split into three separate lots. The Nixa Senior Center acquired lot 33 of Glen Estates 1st addition in 1995 and built a parking lot on it around that time. The lot is zoned R-1 (single family residential). In June of 2023 the Nixa Senior Citizen Center applied for a permit to build an accessory structure (garage) on this lot. An accessory structure with no primary structure is prohibited in R-1. The Nixa Senior Citizen Center then proposed to rezone lot 33 to NC (neighborhood commercial) for congruency with their current property and proper zoning to allow for the garage. Additionally, the proposed location for the garage would have crossed property lines, which is also prohibited. This led to the request for Lot Consolidation which would combine three (3) existing lots owned by the Nixa Senior Citizen Center, into one (1) Neighborhood Commercial (NC) zoned lot. The result would be a single 1.29-acre lot that is properly zoned to accommodate a new parking structure for the Nixa Senior Citizen Center.

Analysis

The proposed Lot Consolidation amounts to an overdue correction to the current land use. The resulting lot would still be served by municipal utility services. There is no current development plan, just the addition of a parking structure. Any future development, additional structures, or parking improvements may require stormwater, egress, or other improvements in accordance with the adopted City Code.

Recommendation

Staff recommends the approval of this Lot Consolidation.



Development Department P & Z Application

Application Date: _____

Project Type:

Title as it Appears on Plans: _____

- Annexation, Zoning & Concept Plan
- Preliminary Plat
- Special Use Permit
- Rezoning and Concept Plan
- Minor Subdivision (3 or less lots)
- Final Plat

- Board of Adjustments
- Exception to Subdivision Regulations
- Zoning Code Amendment
- Vacation of Easement
- Vacation of Right-of-Way
- Other _____

INFORMATION

Applicant's Name Jason Messergale Project Location 404 S main st
 Applicant Address: 404 S. main st Existing Use Nixa Senior Center
Nixa Mo 65714 Proposed Use Nixa Senior Center
 Phone/Fax/Mobile 417-830-7951 Existing Zoning NC 1/2 R1
 Relationship to Owner Consultant Zoning NC

Legal Description of Property

Pre-application conference was held with _____

PERSONS IN INTEREST

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

Mortgages

Optionees



Development Department P & Z Application

CONSULTANTS

Name	Address	Zip	Phone/Fax/Mobile
Jessen Messengale	P.O. Box 1530	Nixa Mo	65714 417-830-7951

CONTACT PERSON: Jessen Messengale

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 P.O. Box 1530
Nixa Mo 65714

Phone/Fax 417-830-7951

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 _____

Phone/Fax _____

Name _____

Owner's Signature [Signature] Capacity _____

STAFF USE ONLY

APPLICATION ACCEPTED

Date _____

Time _____

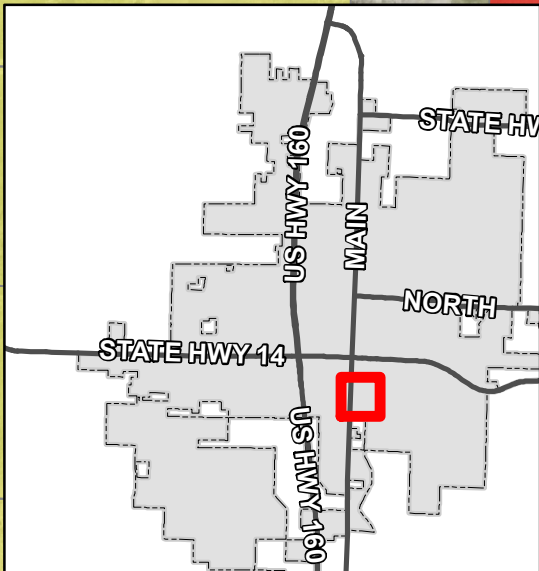
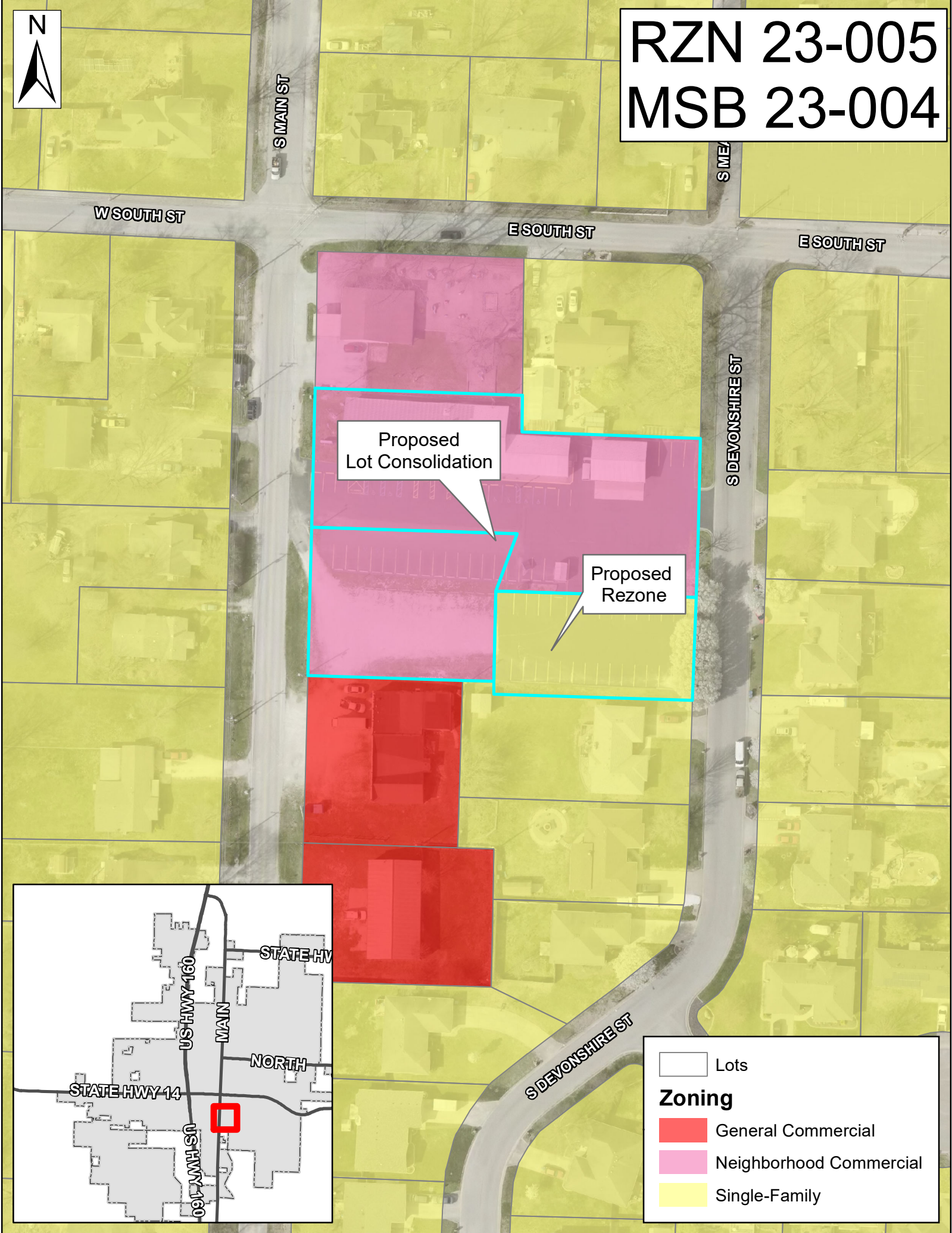
By _____

Fee Received _____

- Property Owners within 185 feet notified
- Application Requirements Complete



RZN 23-005
MSB 23-004



	Lots
Zoning	
	General Commercial
	Neighborhood Commercial
	Single-Family

NIXA SENIOR CITIZENS CENTER - MINOR SUBDIVISION

BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 27 NORTH, RANGE 22 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

FOR RECORDER'S USE ONLY

"COMPUTED" POSITION
REF: P.B. H, PG. 649
POINT OF COMMENCEMENT
NORTHWEST CORNER
SE QUARTER - SW QUARTER
SEC. 13, TWP. 27N, RING. 22W

EAST SOUTH STREET

S 1°42'02" W, 125.01' (M)

LOT 9 CARTER'S SUBD.
D.B. 182, PG. 169

LOT 10 CARTER'S SUBD.
D.B. 325, PG. 3028

S 87°05'37" E
30.12' (M)

POINT OF BEGINNING

S 87°34'14" E, 150.00' (P)
S 87°05'37" E, 150.00' (M)

5.00' OFFSET

S 1°08'17" W (P)
S 1°26'54" W (M)
20.00' (M)

BUILDING ENCROACHES
1.3'

S 87°34'14" E, 130.00' (D)
S 86°57'12" E, 129.54' (M)

S 1°49'12" W, 120.09' (M)

6.8'

44.3'

116.3'

7.1'

20.0'

9.0'

43.9'

1" PIPE

S 1°46'56" W, 192.04' (M)
S 1°17'31" W (P)

SOUTH MAIN STREET

EDGE PAVED ROAD

N 1°08'17" E, 284.99' (P)
N 1°33'52" E, 250.02' (M)

23.9'

160.1'

CONCRETE WALK

24.2'

19.9'

36.1'

SOUTH DEVONSHIRE STREET

ASPHALT PARKING

LOT 8 - CARTER'S SUBD.
LOT 7 - CARTER'S SUBD.

ASPHALT PARKING

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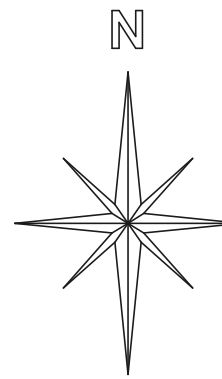
ASPHALT PARKING

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ASPHALT PARKING

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ASPHALT PARKING



BASIS FOR BEARINGS
ARE GRID NORTH
MISSOURI STATE
PLANE COORDINATE
SYSTEM - 1983
CENTRAL ZONE

WEST LINE
SE 1/4 - SW 1/4

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
- ▲ = POWER 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

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. 10-0-6-13-003-008-005.000.

TED NICHOLS, COLLECTOR OF REVENUE DATE

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".

MARK E. GUNTER
MISSOURI PLS NO. 2427
CORP. NO. 2006035379
DATE

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION.

NIXA SENIOR CITIZENS CENTER DATE
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 HEREUNTO 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:

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.

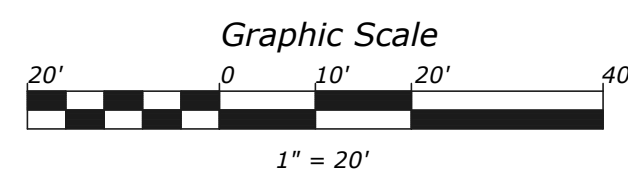
DATE

MUNICIPAL PLANNER

SOURCE OF PARENT TRACT DESCRIPTION: DEED BOOK 240, PAGE 744, DEED BOOK 303, PAGE 7245, AND DEED BOOK 2006, PAGE 24482, CHRISTIAN COUNTY RECORDER'S OFFICE, OZARK, MISSOURI.

DESCRIPTION OF LANDS SURVEYED

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE SOUTH 1°42'02" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 125.01 FEET; THENCE SOUTH 87°05'37" EAST, 30.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET FOR THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE CONTINUING SOUTH 87°05'37" EAST, 150.00 FEET; THENCE SOUTH 1°36'54" WEST, 20.00 FEET; THENCE SOUTH 86°57'13" EAST, 129.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH DEVONSHIRE STREET; THENCE SOUTH 1°46'56" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 192.04 FEET; THENCE NORTH 87°02'43" WEST, 142.42 FEET; THENCE NORTH 1°33'03" EAST, 6.94 FEET; THENCE NORTH 86°58'16" WEST, 136.95 FEET TO A POINT ON AFORESAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET; THENCE NORTH 1°36'54" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 205.02 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 1.28 ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.



GUNTER AND ASSOCIATES, INC. LAND SURVEYORS

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

SCALE: 1" = 20'	CLASS OF SURVEY ACCURACY (URBAN)	DRAWN BY: M.E.G.
DATE: 07/06/23	F.B.K. DC @ PG. 5624	
PREPARED FOR: NIXA SENIOR CITIZENS CENTER	JOB # 5624	