



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION ON 28.64 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORTH MAIN STREET AND EAST TRACKER ROAD

DATE: DECEMBER 4TH, 2023

SUBMITTED BY: MORELOCK BUILDERS & ASSOCIATES

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

Walker Family Investments LLC owns approximately 28.64 acres of land located at the Northeast corner of the intersection of Tracker Road and Main Street. In May of 2021 the property was annexed and zoned with 2.53 acres as General Commercial (GC) and 26.11 acres zoned Single-Family Residential (R-1). A rezone request to expand the GC portion from 2.53 acres to 3.15 acres and rezone the Single-Family (R-1) to High Density Multi-Family (R-3) was approved in January 2023.

Analysis

The minor subdivision requested by the applicant is to separate the two zoning districts with a lot line. The results would be a 24.87-acre High Density Multi-Family (R-3) zoned lot, and a 3.13-acre General Commercial (GC) zoned lot. No additional change in zoning has been requested.

Recommendation

The proposed Minor Subdivision conforms with Nixa City Code Section 115– Minor Subdivision Approval, and Section 117 – Minimum Dimensional Standards. Staff recommends the approval of this minor subdivision.

WALKER WOODS MINOR SUBDIVISION

A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF NIXA, CHRISTIAN COUNTY, STATE OF MISSOURI.

OWNER: WALKER FAMILY INVESTMENTS, LLC
DEVELOPER: MORELOCK BUILDERS & ASSOCIATES
722 W. OLIVE STREET
SPRINGFIELD, MISSOURI 65806

LEGEND:

- ▽ RIGHT-OF-WAY, MARKER
- IRON PIN FOUND AS NOTED
- ⊙ SET 5/8" IRON PIN WITH CAP, MO LC 2011008797
- PROPERTY LINE: PRIMARY
- PROPERTY LINE: ADJOINER
- LAND SECTION LINE
- UTILITY EASEMENT
- SINKHOLE BOUNDARY
- SINKHOLE (NO CONSTRUCTION LIMITS)
- SINKHOLE AREA
- EXISTING EASEMENT

NOTES

- MAXIMUM LOT DENSITY IS 14.52 DWELLING UNITS PER ACRE.
- R-3 (HIGH-DENSITY MULTI-FAMILY)
20 FOOT BUILDING SETBACK LINE IN THE FRONT OF ALL LOTS.
12 FOOT BUILDING SETBACK LINE IN THE REAR OF ALL LOTS.
8 FOOT BUILDING SETBACK LINE ON THE SIDE OF ALL LOTS.
12 FOOT BUILDING SETBACK LINE ON THE SIDE OF ALL LOTS WITH LOCAL STREET FRONTAGE.
- GC (GENERAL COMMERCIAL)
20 FOOT BUILDING SETBACK LINE IN THE FRONT OF ALL LOTS.
20 FOOT BUILDING SETBACK LINE IN THE REAR OF ALL LOTS.
10 FOOT BUILDING SETBACK LINE ON THE SIDE OF ALL LOTS WITH LOCAL STREET FRONTAGE.
- SINKHOLE FLOOD OUTLINE FOR THE 100-YEAR FLOOD. SEE FLOOD PLAIN NOTE THIS SHEET.
- 25 FOOT SETBACK FROM SINKHOLE FLOODING AREA.
- PALMERTON & PARRISH SINKHOLE EVALUATION: DECEMBER 30, 2020
- 10 FOOT SETBACK FROM SINKHOLE RIM.

PROPERTY DESCRIPTION

BOOK 309 PAGE 3202

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, EXCEPT TEN ACRES OUT OF THE NORTHWEST CORNER DESCRIBED AS THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, STATE OF MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), THENCE N01°44'43"E ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), 20.00 FEET TO THE NORTH RIGHT OF WAY LINE OF TRACKER STREET; THENCE N87°10'30"W ALONG SAID NORTH RIGHT OF WAY LINE OF TRACKER STREET 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF TRACKER STREET THE FOLLOWING THREE (3) COURSES: 1) N87°10'30"W, 754.49 FEET; 2) N02°59'28"E 23.57 FEET; 3) N87°04'01"W 490.18 FEET; THENCE N42°51'10"W 35.82 FEET TO THE EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG THE EAST RIGHT OF WAY OF MAIN STREET THE FOLLOWING THREE (3) COURSES: 1) N01°27'03"E 339.90 FEET; 2) N88°07'29"W 13.97 FEET; 3) N02°04'07"E 247.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE S87°30'09"E ALONG SAID SOUTH LINE, 631.22 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE N01°43'07"E ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), 652.40 FEET; THENCE S01°44'43" W, 1308.54 FEET TO THE POINT OF BEGINNING, CONTAINING 28.39 ACRES. ALL LYING IN SECTION 1, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI.

DATE OF PRELIMINARY PLAT SUBMITTAL: AUGUST 23, 2021

TOTAL ACREAGE OF THE DEVELOPMENT: 28.39

TOTAL NUMBER OF LOTS: 2

CURRENT ZONING: R-3 (HIGH-DENSITY MULTI-FAMILY)
GC (GENERAL COMMERCIAL)

CERTIFICATE OF OWNERSHIP

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

OWNER: _____ DATE: _____

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.

CITY CLERK: _____ DATE: _____

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29043C0080C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2019.

THE SINKHOLE FLOOD OUTLINES, SHOWN FOR THE 100-YEAR AND 500-YEAR FLOODPLAINS ARE BASED ON THE PENDING FIRM PANEL 29043C0058D, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2023.

DECLARATION BY SURVEYOR

I, DEBRAH WOLFE, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

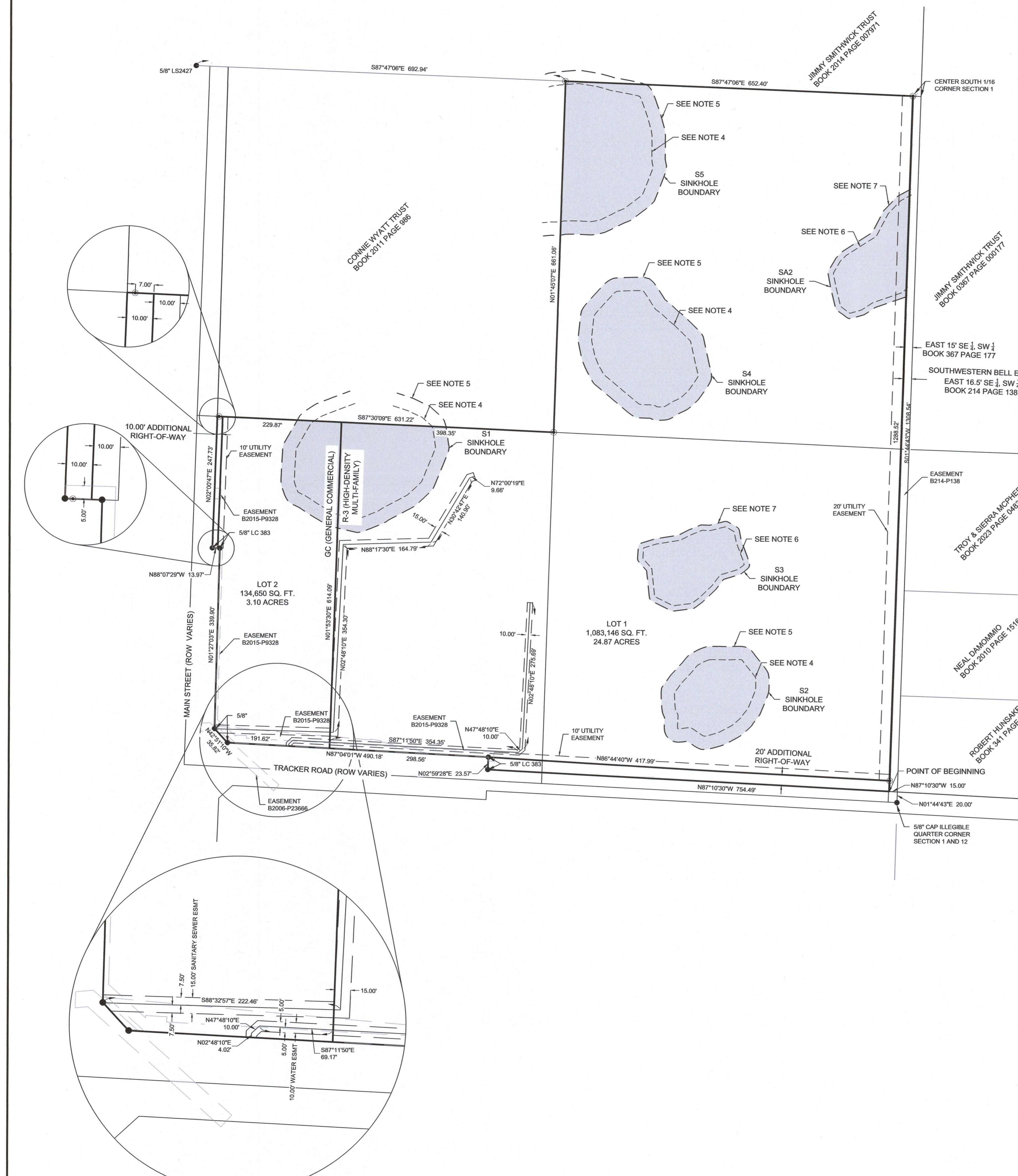
PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE. THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

Debrah Wolfe
DEBRAH WOLFE
MISSOURI, PLS 2000161241

Nov. 10, 2023
DATE



LOCATION MAP
SCALE: 1" = 5000'



#	REVISION	CITY COMMENTS
1		

STATE OF MISSOURI
DEBRAH WOLFE
NUMBER 2000161241
PROFESSIONAL LAND SURVEYOR
1/10/2023
DEBRAH WOLFE - LAND SURVEYOR
MO# 2000161241

TOOTH & ASSOCIATES
188 E. REPUBLIC ROAD
SPRINGFIELD, MO 65806
PH: 417-888-0645 FAX: 417-888-0057
www.toothassociates.com
CERTIFICATE OF AUTHORITY:
MO# LS-2011008797
© 2023 Tooth and Associates, Inc.
1" = 100'
Graphic scale may be used for reference only. All other uses without written approval of the engineer.

PROJECT: WALKER WOODS SUBDIVISION
LOCATION: 188 E. TRACKER ROAD, CHRISTIAN COUNTY, MISSOURI 65806
CLIENT: MORELOCK BUILDERS & ASSOCIATES
TITLE: MINOR SUBDIVISION
SHEET NO: C-001

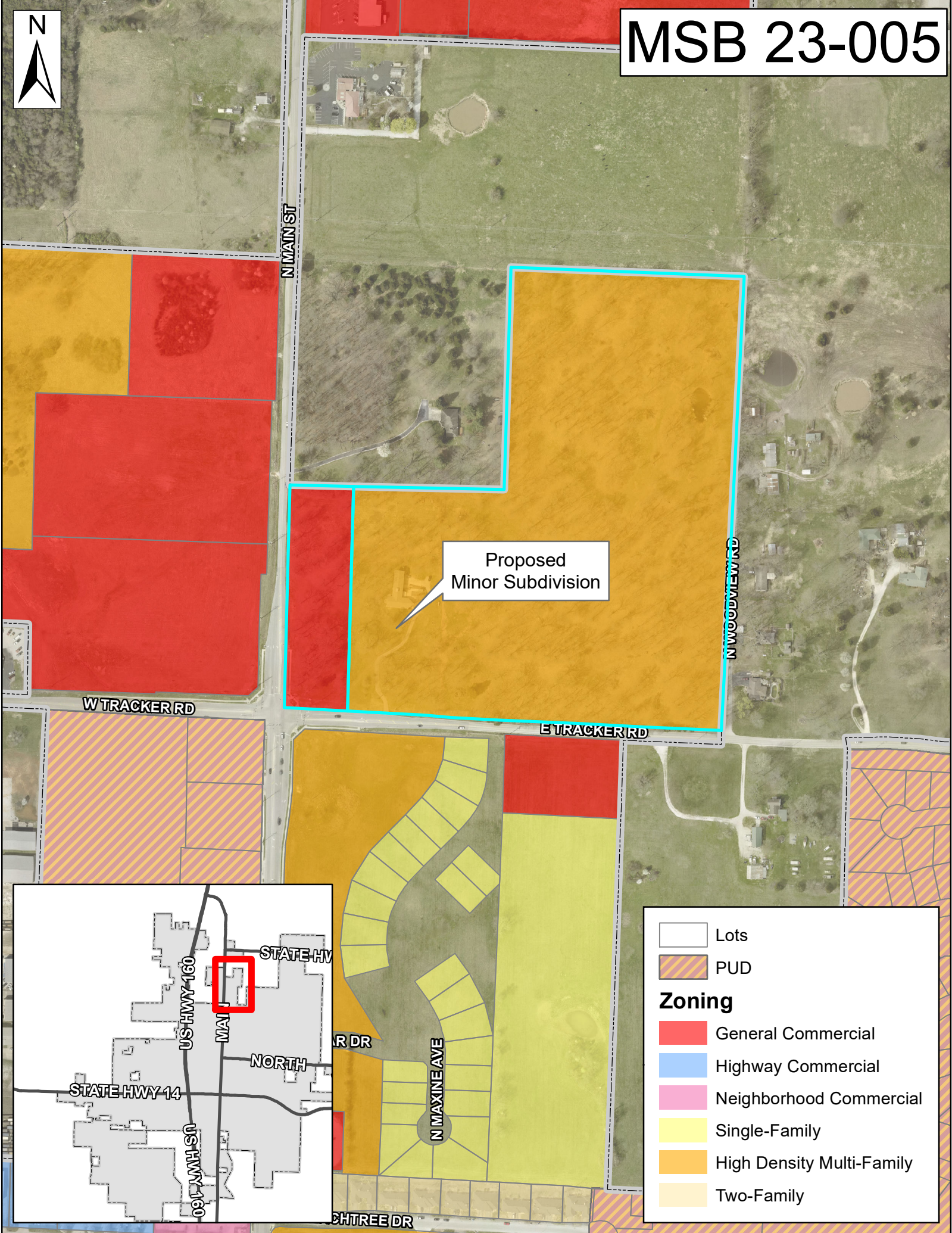
BASIS OF BEARING
MISSOURI STATE PLANE
NAD 83 CENTRAL ZONE
VERTICAL DATUM = NAVD1988



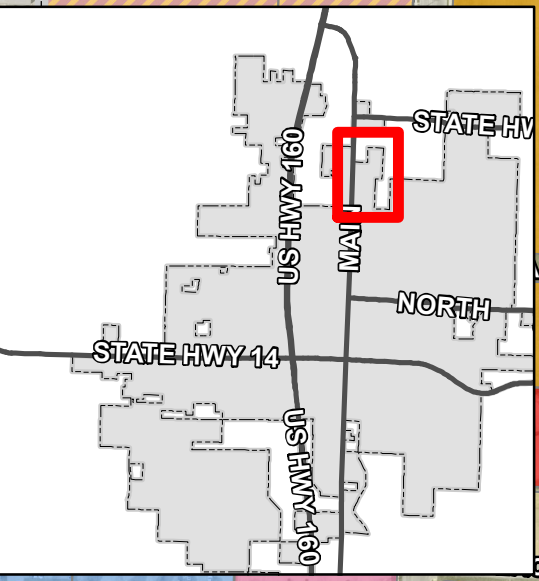
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NOTE: DRAWING REPRODUCTION AND SCALING MAY CHANGE THE INDICATED GRAPHIC SCALES
H. SCALE: 1" = 100'

MISSOURI ONE CALL SYSTEM
Call or Click Before You Dig!
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mo1call.com

MSB 23-005



Proposed
Minor Subdivision



	Lots
	PUD
Zoning	
	General Commercial
	Highway Commercial
	Neighborhood Commercial
	Single-Family
	High Density Multi-Family
	Two-Family