



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED REPLAT OF LOT 1A OF THE REPLAT OF LOT 1 OF PRICE CUTTER CENTER SUBDIVISION

DATE: DECEMBER 5, 2022

SUBMITTED BY: LEE ENGINEERING

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The owner of Lot 1-A of the Replat of Lot 1 of the Price Cutter Center Subdivision has submitted a minor subdivision request to replat the into two lots. The parcel is approximately 5.308 acres and currently features two buildings, Southern Bank at 305 West Mt Vernon and the Nixa Branch of the Christian County Library at 208 North McCroskey Street.

Analysis

The property is currently zoned General Commercial (GC). The applicant is not requesting a zoning change. Currently the City of Nixa does not have a minimum lot size for commercially zoned property. The new lot line will be placed between the two structures that follows an underground electric line that runs east west across the property. The newly created Lot 1B will be approximately 1.95 acres and contain 305 West Mt Vernon. Lot 1C will be approximately 3.36 acres and contain 208 North McCroskey Street.

The parking lots are connected but if they were to be separated, each of the new lots created by this minor subdivision, feature enough parking and circulation to comply with Nixa City Code.

This replat will also dedicate a 20-foot utility easement along the new property line, splitting the easement 10-foot on both sides.

Recommendation

Staff recommends the approval of this minor subdivision.