



## EXHIBIT A

**ISSUE STATEMENT:** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED LOT CONSOLIDATION OF LOT 50 OF WOODFIELD SUBDIVISION AND THE ADJACENT UNPLATTED 4.67 ACRE PARCEL.

**DATE:** APRIL 1<sup>ST</sup>, 2024

**SUBMITTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

**Lot 50 Woodfield** – This 3.08 acre parcel was platted as part of the Woodfield subdivision in 2004 and designated with R-3 zoning at that time. In November 2023 the Woodfield Villas PUD overlay was approved by Nixa Planning & Zoning Commission and Nixa City Council. The intent at that time was to consolidate with the unplatted adjacent parcel with the same PUD overlay.

**Unplatted Lot 1-** The 2003 Nixa Comprehensive Land Use plan shows this 4.67 acre parcel designated with R-3 zoning. In November 2023 the Woodfield Villas PUD overlay was approved by Nixa Planning & Zoning Commission and Nixa City Council. The intention being to consolidate the parcel with the adjacent Lot 50 of Woodfield subdivision at that time.

The consolidation of these two properties would create a single 6.673 acre uniformly zoned lot. The proposed resulting property would be platted as Orchard Apartments Lot 1.

### **Analysis**

The proposed new lot would remain consistent with the current land use plan. This lot consolidation will not change the approved planned unit development.

The Woodfield Villas PUD overlay is subject to currently adopted City of Nixa landscaping and open space requirements. The planned development would



leave open space accounting for 81 percent of the total area of the proposed new lot which is well above the 20 percent minimum required. This lot consolidation proposal would serve to increase development where allowable in the appropriate space, while simultaneously conserving open green space.

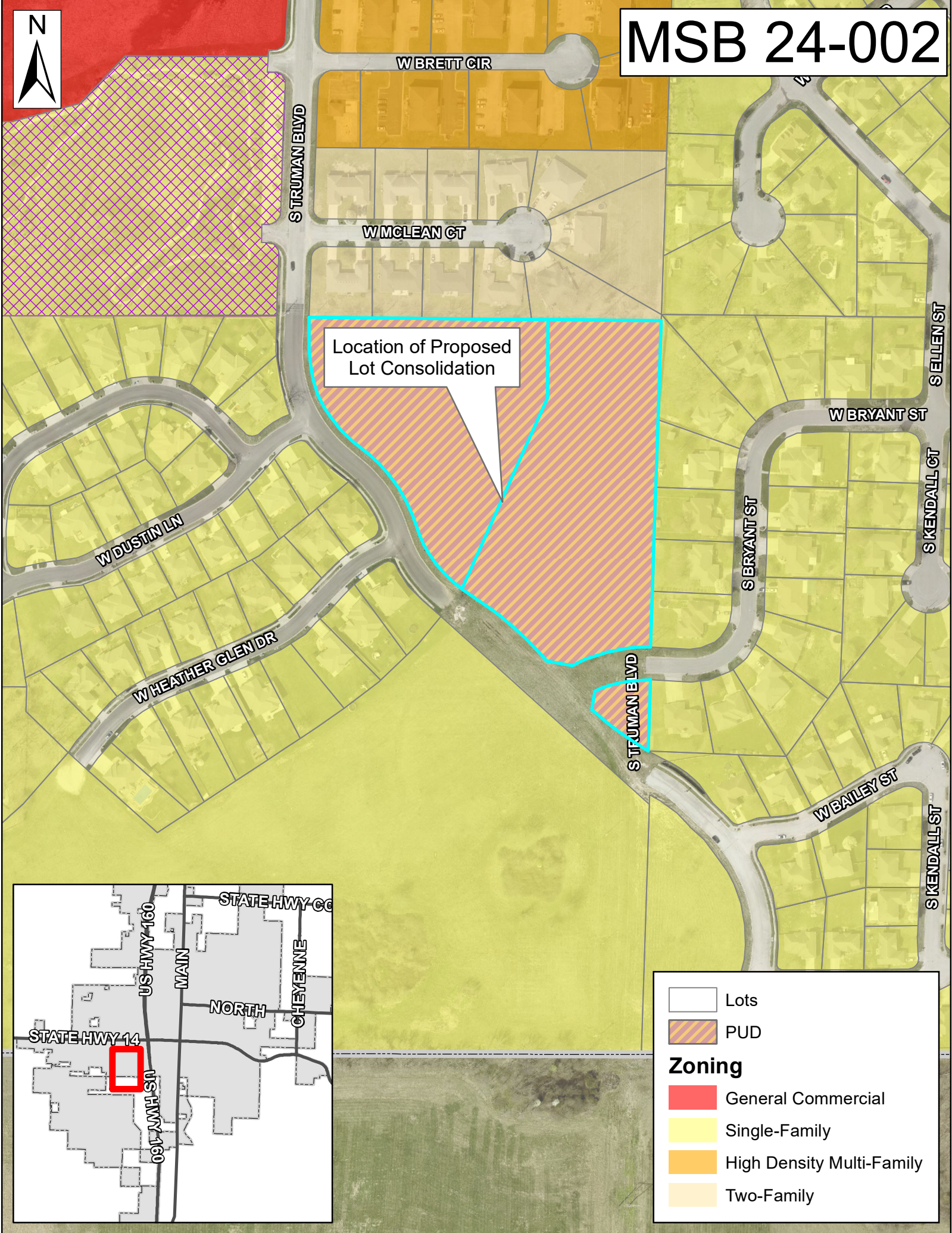
All municipal utilities are reasonably accessible in the immediate vicinity. There is currently a 15' utility easement along the existing property line between the two subject properties though there are currently no utilities in this easement. This easement is to be vacated and a 15' perimeter easement will be added around the newly created parcel.

### **Recommendation**


This proposed lot consolidation conforms with Nixa City Code Section 115-Minor Subdivision Approval and Section 117 – Minimum Dimensional Standards. Staff recommends approval of this minor subdivision.




# MSB 24-002





Location of Proposed Lot Consolidation


 Lots


 PUD

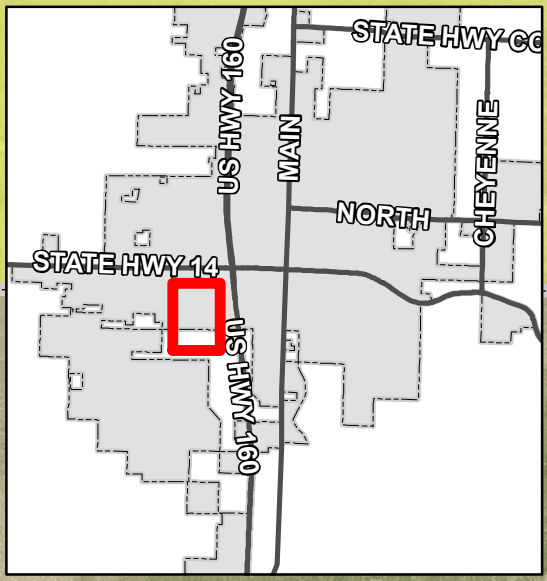
**Zoning**

 General Commercial

 Single-Family

 High Density Multi-Family

 Two-Family





# Development Department P & Z Application

Application Date: 3/4/14

Project Type: \_\_\_\_\_ Title as it Appears on Plans: \_\_\_\_\_

<input type="checkbox"/>	Annexation, Zoning & Concept Plan	<input type="checkbox"/>	Board of Adjustments
<input checked="" 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 type="checkbox"/>	Minor Subdivision (3 or less lots)	<input type="checkbox"/>	Vacation of Right-of-Way
<input checked="" type="checkbox"/>	Final Plat	<input type="checkbox"/>	Other _____

### INFORMATION

Applicant's Name 6 fUX' ? |b| ' \_\_\_\_\_ Project Location Hfi a Ub'6`j XzB|| UZAC\*) +% \_\_\_\_\_

Applicant Address: , (&'9; fUZcb'8f' ..... \_\_\_\_\_ Existing Use N/A \_\_\_\_\_

B|| UZAC\*) +% \_\_\_\_\_ Proposed Use Apartment Homes \_\_\_\_\_

Phone/Fax/Mobile (%+!, (-!-, +% \_\_\_\_\_ Existing Zoning PUD-R \_\_\_\_\_

Relationship to Owner GYZ \_\_\_\_\_ Zoning PUD-R \_\_\_\_\_

### Legal Description of Property

Please 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)

Orchards LLC, Brad King 842 E Grafton, Dr. Nixa, MO 64714 (417)849-9817

### Mortgages

### Optionees



# Development Department P & Z Application

CONSULTANTS Name	Address	Zip	Phone/Fax/Mobile
OWN	3213 S. West Bypass	Springfield, MO 65807	417.866.2741

**CONTACT PERSON :** Nathan Adams

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  
Springfield, MO

**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 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** 842 E Grafton Dr  
Nixa, MO 65714

**Phone/Fax** 417-849-9817

**Name** Brad King

Owner's Signature  Capacity owner

**STAFF USE ONLY**

APPLICATION ACCEPTED

Date \_\_\_\_\_

Time \_\_\_\_\_

By \_\_\_\_\_

Fee Received \_\_\_\_\_

Property Owners within 185 feet notified

Application Requirements Complete

## APPENDIX A

### APPLICATION SUBMITTAL REQUIREMENTS

#### A-1: Requirements Designated:

- a.) As provided in Article IV, Part 1, Subsection 4 it is recognized that the charts in this section outline the City of Nixa's application packages and required submittal requirements. From this information the City of Nixa shall determine whether the development proposal would comply with all of the requirements of this chapter. The permit issuing authority may require more information or accept less information according to the particular proposal.
- b.) Any submittal that does not meet the requirements as stated in this section shall constitute an incomplete application and shall be returned to the applicant.
- c.) The only opportunity for waiver or adjustment of any of these requirements is by the Planning and Development Manager, following a pre-application conference.
- d.) All plans for the same project shall be submitted at the same scale. Projects that require several applications shall have all plans submitted at the same scale, with a separate plan for each application.
- e.) Plans shall, where possible, include information on as few sheets as possible while still presenting information in a clear and concise manner. The title of the project shall be prominently placed in the upper right quadrant of the plan. All sheets shall be consecutively numbered.
- f.) The application package and plan submittal requirements contained in this section are the minimum amount of information that must be submitted in order for the review process to begin. The applicant may need to submit additional information in order to demonstrate satisfaction of review criteria. All exhibits and information used to demonstrate satisfaction of review criteria must be made part of the plan documents and will be kept on file with the City.

# Application for Notification of Property Owners

Date: \_\_\_\_ / \_\_\_\_ /200\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (1): (\_\_\_\_) \_\_\_\_\_

Phone (2): (\_\_\_\_) \_\_\_\_\_

Description of Property: \_\_\_\_\_

Tax Id Number: \_\_\_\_\_

Radius: \_\_\_\_\_

Please allow **5** days to process and compile the requested information for you. You will be subject to a three dollar (\$3.00) mapping fee. Additionally subject to a charge of fifty cents (\$.50) per property owner that falls within the above-specified radius of the described property. **The Assessor's office is not liable for any errors on this listing.**

\$3.00 Mapping fee

\$ Names ( )

Total: \$ \_\_\_\_\_

Date: \_\_\_\_\_

Dear Property Owner,

This letter is to notify you of our intentions to \_\_\_\_\_  
at \_\_\_\_\_ in Nixa, Missouri. As required, we have  
applied for a \_\_\_\_\_.

There will be a public hearing on this application on \_\_\_\_\_ at  
\_\_\_\_\_ (date)  
\_\_\_\_\_ p.m. at the Planning and Zoning meeting and on \_\_\_\_\_  
\_\_\_\_\_ (date)  
at \_\_\_\_\_ p.m. at the City Council meeting at Nixa City Hall. Final  
reading and vote on \_\_\_\_\_ at \_\_\_\_\_ p.m. at the City  
\_\_\_\_\_ (date)  
Council meeting at Nixa City Hall, located at 715 W. Mt. Vernon.

If you have any questions regarding this matter, you may call us at \_\_\_\_\_  
or Scott Godbey, Nixa City Planner at 417-725-5850.

Sincerely,

\_\_\_\_\_  
(your name)