



## **EXHIBIT B**

**ISSUE STATEMENT:** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED LOT CONSOLIDATION OF LOTS 34, 35, & 36 OF SHADY ACRES PUD LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 160 AND SUNRISE DR

**DATE:** JANUARY 2<sup>ND</sup>, 2024

**SUBMITTED BY:** HARRY D LEAS TRUST & BERNADINE M LEAS TRUST

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

The undeveloped subdivision, Briarglen Estates, located in Christian County, was annexed into the City of Nixa in June of 1989. Briarglen Estates was replatted as Shady Acres PUD in June of 1994. The property was platted as a Planned Unit Development (PUD) at the time as it proposed multiple zoning districts on a single plat: (R-1) Single Family Residential, (O) Office, and (GC) General Commercial. There are four non-residential lots along the north side of Sunrise Drive adjacent to HWY 160. Lots 35 and 36 are zoned GC. Lots 33 and 34 are zoned O.

### **Analysis**

The applicant is requesting to consolidate Lots 34, 35, & 36 for the creation of a single 2.57 acre lot zoned as General Commercial (GC). There will be a 10' utility easement along the South and West boundaries as well as a 20' drainage and utility easement along the North boundary. There are no proposed changes to lot 33.

### **Recommendation**

This proposed lot consolidation conforms with Nixa City Code Section 115-Minor Subdivision Approval and Section 117 – Minimum Dimensional Standards. In combination with the proposed rezone of lot 34, the intention is to create a single General Commercial zoned district ready for development, while preserving an Office zoned district to act as a buffer between R-1 zoning and the subject property. Staff recommends the approval of this rezone.