



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO THE NIXA CITY COUNCIL CONCERNING THE ANNEXATION OF APPROXIMATELY 96 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY CC AND NORTH CHEYENNE ROAD AND ZONING THE PROPERTY FOR SINGLE-FAMILY AND GENERAL COMMERCIAL USES.

DATE: SEPTEMBER 2, 2025

SUBMITTED BY: FOUR LEAF INVESTMENTS, LLC

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The potential owners of 3 parcels totaling approximately 96 acres, generally located at the southwest corner of the intersection of State Highway CC and North Cheyenne Road, have submitted a voluntary petition for annexation to the City of Nixa and have requested approximately 93.2-acres to be zoned Single-Family (R-1) and approximately 2.7-acres to be zoned General Commercial (GC). In addition, the potential property owner has applied for a preliminary plat on the same property.

On the 96 acres, there are 2 houses and numerous accessory structures. Some of the accessory structures date back to the 1940's and 1950's. The two homes are relatively newer, being built in 1987 and 1991. The potential developer of this site will be keeping the house that sits on the 73-acre parcel of this annexation. The house is currently served by Ozark Electric Co-Op, and the developer has elected to keep their current service provider.

Analysis

Surrounding Land Use

To the east of the subject property is North Cheyenne Road and then on the east side of the road are single family residences that sit on acreage or are within a neighborhood environment, along with some undeveloped acreage, all of which is currently located in unincorporated Christian County. To the south are single family homes located inside the City of Nixa in the Estates of Enniskerry at Wicklow Subdivision. Also to the south are single-family residences located in unincorporated Christian County. To the west are elements of the Wicklow subdivisions which include their common area/pools, as well as a senior living facility, all located inside city limits.



North of the subject property is State Highway CC. North of the highway are mainly undeveloped commercial zoned parcels both inside city limits and in unincorporated Christian County. There is also a single-family residence located outside city limits.

Comprehensive Plan

The subject properties falls within tier one of the 3-tier planning map. Tier one is where the city is either currently providing or intends to provide urban level services in the near future.

The subject property does not fall within the priority annexation areas identified in Nixa 2045 and therefore does not have a future land use designation.

Transportation

The subject property is served by East State Highway CC and North Cheyenne Road. Both Highway CC and Cheyenne Road are Primary Arterial roads and require 110' of right of way. The additional right of way needed to conform with the street classification is shown on the annexation plat and will be dedicated.

A traffic impact study has been performed by Traffic Engineering Consultants, Inc, dated November 2024. The study was based off the proposed development of the property which includes 250 single family lots (actual proposed number is 234) and approximately 2 acres of commercial development. The study concluded based on the results that no traffic control or geometric roadway improvements are necessary for traffic to continue operating at acceptable levels-of-service.

Municipal Utilities (Water, Wastewater, Electric)

An existing 12" sanitary sewer main is located to the west of the subject property. The size of the main is sufficient to serve the proposed development. The wastewater will flow into the Northeast Regional Lift Station. Capacity into the lift station will have to be purchased by the developer prior extending the sewer main.

The developer has chosen to keep the current electric provider for the site for future development.

The subject property has municipal water service within reasonable distance to be extended to the site. The developers engineer is proposing to construct an offsite 12" water main along Cheyenne Road from High Pointe Elementary to this site. The main will then extend through the subject property and connect to an 8" watermain located near Castlewood Senior Living. Staff has concerns about water pressure in this area of Nixa. A hydraulic analysis was performed by Olsson Engineering (Moore Estates Development Technical Memorandum, dated May 27th, 2025).

Nixa Utilities and Public Works staff is recommending denial of the application, as it is proposed. Staff has serious concerns that the development will have a negative effect



on the city's ability to adequately provide water in northeast Nixa at the level of service we demand of ourselves, and our customers have come to expect. Besides the risk of deteriorating service to our existing customers, and low confidence in the desired service level for this development, lessening the minimum recommendations threatens our good standing with both the Nixa Fire Protection District and the Missouri DNR as a top water service provider in the state.

Upon receipt of the application for Moore Estates, staff identified concerns that the proposed development would have a negative effect on water volumes and pressures in northeast Nixa. These concerns are centered around real-world observations and operational conditions that our water operators have experienced over the past several years. In 2023 the city contracted with Olsson & Associates to develop a Hydrologic Water Model for the city. This model serves as a tool that can be utilized to run scenarios to determine what impact improvements to the system could possibly have on the overall water system. With concerns that the proposed development would have a negative effect, Olsson was asked to run the model with the proposed improvements to develop a recommendation on what improvements were necessary to accommodate Moore Estates. The model that was produced for the city in March of this year identified the need for a 16" water line along Cheyenne Rd. from High Point Elementary to the development, with an additional 12" line connecting Bluebird Hills to Moore Estates providing a looped system to maintain water volume and pressure in northeast Nixa. After that study the developer reached out to our consulting engineer at Olsson and asked that they make changes to the parameters of the model, thereby reducing the recommended improvements by eliminating the 12" loop north to Bluebird Hills but retaining the need for a 16" line connecting Moore Estates to the existing infrastructure at High Point Elementary. Staff has strong concerns about this reduction in the recommended improvements to only require the 16" line without providing a looping system to the Bluebird Hills subdivision.

A hydraulic model can be an effective starting point in identifying system improvements; however, the model is just a tool that utilizes hypothetical scenarios to provide a point of reference for the system. The model does not provide a guarantee on how improvements will affect the system. To restate our comments above, as system operators, city staff's concerns are centered around the real-world observations and operational conditions that we have experienced over the past few years. Therefore, we do not support the development as proposed without the installation of the 16" line along Cheyenne and a 12" loop to Bluebird Hills which is critical to maintain adequate volume and pressures for service and fire protection as well as the proper circulation to assure a high water-quality standard is attained.

Stormwater Management

Any future development of the site will be required to conform to the City's adopted stormwater management regulations. A sinkhole evaluation was performed by PPI, Inc, dated September 17, 2024. The study found nine sinkholes on the property. The presence of sinkholes require conformance to the city's regulations concerning



development near karst topography. These regulations address both flooding and storm water quality concerns. The presence of FEMA Floodplain in the southeast portion of this property will require development to conform with applicable city regulations concerning development in and around FEMA Floodplain.

Other Public Services

The proposed land use may add traffic and patronage to the City's jurisdiction, which will impact on a variety of public services in proportion to these increases. Ideally, the impact of these additional patrons will produce economies sufficient to cover additional costs. The City's development regulations will require standards to be met to ensure sufficient access to the site for emergency response, rescue, and fire suppression. The land subject to annexation is within the current service areas for the Nixa Fire Protection District, Nixa Public Schools, and is adjacent to current patrol routes for the Nixa Police Departments.

Recommendation

The subject property is compact and contiguous with the current city limit. While the annexation request conforms with application requirements found in Section 101-152 of Nixa city code, if the water infrastructure is installed as proposed by the developer, staff has concerns that the development would have a negative effect on the city's ability to adequately provide water in northeast Nixa. It is on this basis that staff recommends denial of this annexation and zoning request.



ANX 24-003

SUB 24-011

E PURPLE MARTIN ST

N OLD CASTLE RD

N CARNEGIE RD

E STATE HIGHWAY CC

N MAPLE ST

Location of Proposed
Annexation and
Preliminary Plat

E BANTRY CT

E GALWAY CT

E CRAFTON DR

E CELTIC CT

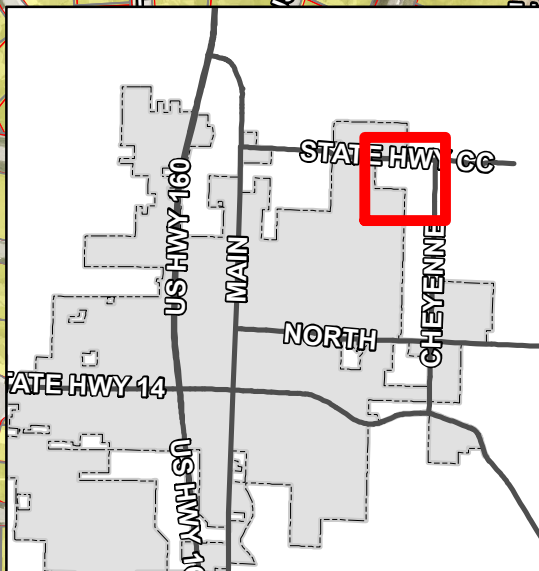
N RICHIE

SH CT

E ENMARE CT

N CHEYENNE RD

E ARROWHEAD DR



Lots

Zoning



General Commercial



Neighborhood Commercial



Single-Family



High Density Multi-Family



ANNEXATION & REZONE APPLICATION

715 W Mt. Vernon
PO Box 725-57502
Nixa, MO 65714
417-725-5850
planning@nixa.com

Application Date: 12/11/24

File#: _____

APPLICANT INFORMATION

Name: Michael & Deborah Mills Revocable Living Trust Phone #: 417-343-1207

Mailing Address: 1000 E. Hwy CC, Nixa, MO 65714
Street address City State Zip

Email : dmills51@att.net Contact Person for Project: Clayton Hines

Contact Phone: (417) 725-4663 Contact Email: chines@shafferhines.com

PROPERTY INFORMATION

General Location of Property 1000 E. Hwy CC, Nixa, MO 65714

General size of property: 2.286 (acres)

Requested Zoning for Property:

- | | | | |
|--|---|---|---|
| ☐ Agriculture (AG) | ☒ Single-Family Residential (R-1) | ☐ Two Family Residential (R-4) | ☐ Med-Density Multi-Family (R-5) |
| ☐ High Density Multi-Family (R-3) | ☐ Neighborhood Commercial (NC) | ☐ City Center (CC) | ☐ Transitional Office (O) |
| ☐ General Commercial (GC) | ☐ Highway Commercial (HC) | ☐ Light Industrial (M1) | ☐ Heavy Industrial (M-2) |
| ☐ Modular Home Sub. (R-MHS) | ☐ Manufactured Home Comm. (R-MHC) | ☐ Planned Unit Development (PUD) | If PUD, Complete separate PUD Application Form |

I/We, the undersigned applicant being either the owner of the subject property or a duly authorized representative of such owner(s), do attest to the truth and accuracy of the information provided with this application. I also hereby agree to reimburse the City for all costs associated with the provision of notice of public hearings necessitated by this application, including costs for certified mailing and publication in a local newspaper.

Applicant Signature: Michael & Deborah Mills Date: 12-6-24

REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION (all digital submittals sent to planning@nixa.com)

☐	List of owners of all the fee interests of record (incl. Name + Mailing address)
☐	Signed and Notarized Petition for Annexation (signed by all owners of all tracts)
☐	Legal Description(s) for all area(s) to be annexed and zoned (Microsoft Word Format)
☐	Boundary Survey of all area(s) to be annexed and zoned.
☐	-Total Acreage
☐	-Location of all proposed zoning boundaries
☐	-Location and dimension of all proposed lot lines.
☐	-Legal Description of property
☐	-Names and boundaries of adjacent subdivisions and streets
☐	-Location and description of monuments
☐	-Bearings, distance, chords, radii, central angles, tangent links, (etc)
☐	-Location and width of existing street right-of-way
☐	-Location and width of existing easements and their type
☐	-Existing location and type of existing buildings and structures
☐	-All areas to be dedicated for public use (easements, ROW, etc.)
☐	-Payment of Application fee in the amount of \$500

TYPICAL PROCESS AND TIMELINE

Preparation Phase	Application received for staff review and preparation for hearings	- 30 Days
	Provide notice of hearing for publication in a local newspaper at least 15 days prior to hearing date.	
	Provide notice of hearing to all owners of real estate within 185 feet of subject property	
	Posting of notice of public hearing sign on the subject property.	
Hearing Phase	Public hearing before Planning & Zoning Commission	-20 Days
	Planning & Zoning Commission makes finding of facts and recommendation to City Council	
	First reading of ordinance by City Council	
	Second reading of ordinance by City Council	

For questions regarding this application or the process described above, please contact the City of Nixa Planning and Development Department at 417-725-5850

NIXA.COM



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714
(Phone) 417-725-5850 (Fax) 417-724-5750

ANNEXATION PETITION

I/We, the undersigned Michael & Deborah Mills Revocable Living Trust
Owner(s) Name(s) typed or printed

hereinafter referred to as the Petitioner, petitions the City Council of the City of Nixa, Missouri, to annex the following described unincorporated area which is contiguous and compact to the existing corporate limits of the City of Nixa, Missouri: See attached Exhibit A

Petitioner states that he/she is the owner in fee of all interests in the said tract of real property and requests that the City Council hold a public hearing not fewer than fourteen (14) or more than one-hundred twenty (120) days after receipt of this Petition and that said hearing be held not fewer than seven (7) days after notice of the hearing is published in a newspaper of general circulation, qualified to publish legal matters. Further, should the City Council determine that the annexation reasonable and necessary to the property development of Nixa, Missouri has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, Petitioner requests that said City Council thereafter annex the territory by ordinance without further action.



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714
(Phone) 417-725-5850 (Fax) 417-724-5750

Should written objection to the proposed annexation be filed with the City Council not later than fourteen (14) days after said public hearing, this Petitioner than requests the City Council thereafter to petition the Circuit Court of Christian County, Missouri, for a declaratory judgment as to the reasonableness of such annexation.

Deborah L. Mills
Owner Signature

Owner Signature

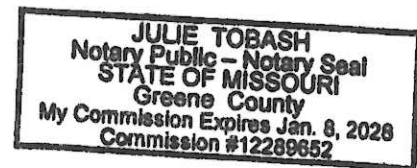
STATE OF MISSOURI
COUNTY OF CHRISTIAN Greene

On this 6th day of December, 24, before me personally appeared Deborah Mills to me known to be the person described in and who executed the foregoing instrument and acknowledges that he executed the same as his free act and deed and that the facts stated therein are true to the best of his knowledge and belief.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

Julie Tobash
Notary Public

My Commission Expires: Jan. 8, 2028



Applicant Name Deborah Mills Phone: 417-343-1207

Applicant Mailing Address: 1000 E. Hwy 66
Nixa, MO 65714



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714
(Phone) 417-725-5850 (Fax) 417-724-5750

Should written objection to the proposed annexation be filed with the City Council not later than fourteen (14) days after said public hearing, this Petitioner than requests the City Council thereafter to petition the Circuit Court of Christian County, Missouri, for a declaratory judgment as to the reasonableness of such annexation.

Michael Mills
Owner Signature

Owner Signature

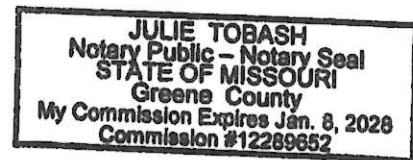
STATE OF MISSOURI
COUNTY OF CHRISTIAN Greene

On this 6th day of December, 24, before me personally appeared Michael Mills to me known to be the person described in and who executed the foregoing instrument and acknowledges that he executed the same as his free act and deed and that the facts stated therein are true to the best of his knowledge and belief.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

Julie Tobash
Notary Public

My Commission Expires: Jan. 8, 2028



Applicant Name Michael Mills Phone: 417-343-1207

Applicant Mailing Address: 1000 E. Hwy Ce
Nixa, MO 65714

MILLS TRUST - ATTACHED EXHIBIT A

SOURCE OF DESCRIPTION: WFG NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO.: G24-154059, COMMITMENT DATE: 9-25-24, AND BOOK 2023 AT PAGE 13797

ALL OF THE WEST 208 FEET OF THE WEST 656.6 FEET OF THE NORTH 416 FEET OF THE NORTH 1302.09 FEET OF THE WEST HALF NE1/4 SE1/4 IN SECTION 6, TOWNSHIP 27 NORTH, RANGE 21 WEST,

CHRISTIAN COUNTY, MISSOURI. ALSO ALL OF THE EAST 50 FEET OF THE NORTH 416 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 OF THE SE1/4), SECTION 6, TOWNSHIP 27, RANGE 21, CHRISTIAN COUNTY, MISSOURI. SUBJECT TO ANY PART THEREOF TAKEN,

DEEDED OR USED FOR ROAD PURPOSES.



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PO Box 725-57502
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417-725-5850
planning@nixa.com

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File#: _____

APPLICANT INFORMATION

Name: Betty Moore Revocable Living Trust Phone #: 417-343-1207

Mailing Address: 972 E. Hwy CC, Nixa, MO 65714
Street address City State Zip

Email: dmills51@att.net Contact Person for Project: Clayton Hines

Contact Phone: (417) 725-4663 Contact Email: chines@shafferhines.com

PROPERTY INFORMATION

General Location of Property SW Corner of Hwy CC & Cheyenne Rd.

General size of property: 74.858 (acres)

Requested Zoning for Property:

- | | | | |
|--|---|---|---|
| ☐ Agriculture (AG) | ☒ Single-Family Residential (R-1) | ☐ Two Family Residential (R-4) | ☐ Med-Density Multi-Family (R-5) |
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| ☐ Modular Home Sub. (R-MHS) | ☐ Manufactured Home Comm. (R-MHC) | ☐ Planned Unit Development (PUD) | If PUD, Complete separate PUD Application Form |

I/We, the undersigned applicant being either the owner of the subject property or a duly authorized representative of such owner(s), do attest to the truth and accuracy of the information provided with this application. I also hereby agree to reimburse the City for all costs associated with the provision of notice of public hearings necessitated by this application, including costs for certified mailing and publication in a local newspaper.

Applicant Signature: *Marilyn Simpson* Date: 12-4-24
Deborah L. Miller

REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION (all digital submittals sent to planning@nixa.com)

- ☐ List of owners of all the fee interests of record (incl. Name + Mailing address)
- ☐ Signed and Notarized Petition for Annexation (signed by all owners of all tracts)
- ☐ Legal Description(s) for all area(s) to be annexed and zoned (Microsoft Word Format)
- ☐ Boundary Survey of all area(s) to be annexed and zoned.
- ☐ -Total Acreage
- ☐ -Location of all proposed zoning boundaries
- ☐ -Location and dimension of all proposed lot lines.
- ☐ -Legal Description of property
- ☐ -Names and boundaries of adjacent subdivisions and streets
- ☐ -Location and description of monuments
- ☐ -Bearings, distance, chords, radii, central angles, tangent links, (etc)
- ☐ -Location and width of existing street right-of-way
- ☐ -Location and width of existing easements and their type
- ☐ -Existing location and type of existing buildings and structures
- ☐ -All areas to be dedicated for public use (easements, ROW, etc.)
- ☐ -Payment of Application fee in the amount of \$500

TYPICAL PROCESS AND TIMELINE

Preparation Phase	Application received for staff review and preparation for hearings	- 30 Days
	Provide notice of hearing for publication in a local newspaper at least 15 days prior to hearing date.	
	Provide notice of hearing to all owners of real estate within 185 feet of subject property	
	Posting of notice of public hearing sign on the subject property.	
Hearing Phase	Public hearing before Planning & Zoning Commission	-20 Days
	Planning & Zoning Commission makes finding of facts and recommendation to City Council	
	First reading of ordinance by City Council	
	Second reading of ordinance by City Council	

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NIXA.COM



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(Phone) 417-725-5850 (Fax) 417-724-5750

ANNEXATION PETITION

I/We, the undersigned Betty Moore Revacable Living Trust

Owner(s) Name(s) typed or printed

hereinafter referred to as the Petitioner, petitions the City Council of the City of Nixa, Missouri, to annex the following described unincorporated area which is contiguous and compact to the existing corporate limits of the City of Nixa, Missouri: See attached Exhibit B

Petitioner states that he/she is the owner in fee of all interests in the said tract of real property and requests that the City Council hold a public hearing not fewer than fourteen (14) or more than one-hundred twenty (120) days after receipt of this Petition and that said hearing be held not fewer than seven (7) days after notice of the hearing is published in a newspaper of general circulation, qualified to publish legal matters. Further, should the City Council determine that the annexation reasonable and necessary to the property development of Nixa, Missouri has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, Petitioner requests that said City Council thereafter annex the territory by ordinance without further action.



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714
(Phone) 417-725-5850 (Fax) 417-724-5750

Should written objection to the proposed annexation be filed with the City Council not later than fourteen (14) days after said public hearing, this Petitioner than requests the City Council thereafter to petition the Circuit Court of Christian County, Missouri, for a declaratory judgment as to the reasonableness of such annexation.

Marilyn Simpson
Owner Signature

Owner Signature

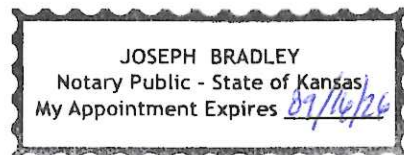
STATE OF ~~MISSOURI~~ Kansas
COUNTY OF ~~CHRISTIAN~~ Johnson

On this 4th day of December, 2024, before me personally appeared Marilyn Simpson to me known to be the person described in and who executed the foregoing instrument and acknowledges that he executed the same as his free act and deed and that the facts stated therein are true to the best of his knowledge and belief.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

Joseph Bradley
Notary Public

My Commission Expires: 09/16/2026



Applicant Name Marilyn Simpson

Phone: 417-343-1207

Applicant Mailing Address: 972 E. Hwy 66

Nixa, MO 65714



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714
(Phone) 417-725-5850 (Fax) 417-724-5750

Should written objection to the proposed annexation be filed with the City Council not later than fourteen (14) days after said public hearing, this Petitioner than requests the City Council thereafter to petition the Circuit Court of Christian County, Missouri, for a declaratory judgment as to the reasonableness of such annexation.

Deborah L Mills
Owner Signature

Owner Signature

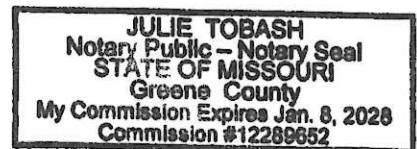
STATE OF MISSOURI
COUNTY OF CHRISTIAN Greene

On this 6th day of December, 24, before me personally appeared Deborah Mills to me known to be the person described in and who executed the foregoing instrument and acknowledges that he executed the same as his free act and deed and that the facts stated therein are true to the best of his knowledge and belief.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

Julie Tobash
Notary Public

My Commission Expires: Jan. 8, 2028



Applicant Name Deborah Mills Phone: 417-343-1207

Applicant Mailing Address: 972 E. Hwy Cc
Nixa, MO 65714

MOORE TRUST – ATTACHED EXHIBIT B

SOURCE OF DESCRIPTION: WFG NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO.: G24-154057, COMMITMENT DATE: 9-25-24, BOOK 2016 AT PAGE 2828, BOOK 2023 AT PAGE 13797, AND BOOK 2016 AT PAGE 724

ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 27, RANGE 21, SUBJECT TO ANY PART THEREOF TAKEN, DEEDED, OR USED FOR ROAD PURPOSES.

ALSO,

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER (SW.FRAC.1/4) OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 21 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 6; THENCE N88°12'18"W ALONG THE SOUTH LINE OF SAID NE1/4 OF THE SE1/4, A DISTANCE OF 1312.98 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF THE WEST ONE-HALF (W1/2) OF THE SAID NE1/4 OF THE SE1/4; THENCE N88°09'51"W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 6, A DISTANCE OF 1316.40 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID NW1/4 OF THE SE1/4, SAID POINT BEING ON THE EAST LINE OF SAID SW.FRAC.1/4 FOR A POINT OF BEGINNING; THENCE N88°09'51"W ALONG AN EXTENSION OF THE SOUTH LINE OF SAID NW1/4 OF THE SE1/4, A DISTANCE OF 16.32 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING SEVEN (7) COURSES: 1) THENCE N01°23'32"E, A DISTANCE OF 160.20 FEET; 2) THENCE N01°16'44"E, A DISTANCE OF 158.75 FEET; 3) THENCE N01°15'30"E, A DISTANCE OF 167.25 FEET; 4) THENCE N01°07'19"E, A DISTANCE OF 149.86 FEET; 5) THENCE N01°11'25"E, A DISTANCE OF 209.00 FEET; 6) THENCE N01°09'02"E, A DISTANCE OF 111.41 FEET; 7) THENCE N01°12'49"E, A DISTANCE OF 87.02 FEET TO A POINT ON THE SOUTH LINE OF THE EXCEPTION AS SHOWN ON THE FINAL PLAT OF FARMERS FIELD, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE S88°55'13"E, ALONG THE SOUTH LINE OF SAID EXCEPTION AS SHOWN ON SAID FINAL PLAT OF FARMERS FIELD, A DISTANCE OF 21.60 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF LOT 1 IN THE FINAL PLAT OF WICKLOW SENIOR, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI,

SAID POINT BEING ON THE EAST LINE OF SAID SW.FRAC.1/4; THENCE S01°31'23"W, ALONG THE EAST LINE OF SAID SW.FRAC.1/4, A DISTANCE OF 1043.74 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 19,426 SQUARE FEET (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

EXCEPT ALL OF THE WEST 208 FEET OF THE WEST 656.6 FEET OF THE NORTH 416 FEET OF THE NORTH 1302.09 FEET OF THE WEST HALF NE1/4 SE1/4 IN SECTION 6, TOWNSHIP 27 NORTH, RANGE 21

WEST, CHRISTIAN COUNTY, MISSOURI.

ALSO EXCEPT, THE EAST 50 FEET OF THE NORTH 416 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 OF THE SE1/4), SECTION 6, TOWNSHIP 27, RANGE 21, CHRISTIAN COUNTY, MISSOURI

ALSO EXCEPT, ALL OF THE NORTH 208 FEET OF THE EAST 450 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4 - SE 1/4) OF SECTION SIX (6), TOWNSHIP TWENTY-SEVEN NORTH (27N), RANGE TWENTY-ONE WEST (21W), CHRISTIAN COUNTY,
MISSOURI.



ANNEXATION & REZONE APPLICATION

715 W Mt. Vernon
PO Box 725-57502
Nixa, MO 65714
417-725-5850
planning@nixa.com

Application Date: 12/11/24

File#: _____

APPLICANT INFORMATION

Name: Schmidt Family Trust Phone #: 1-602-920-5385
Mailing Address: 8207 W. Monte Lindo Ln., Peoria, AZ 85383
Street address City State Zip
Email : aschmidt1957@yahoo.com Contact Person for Project: Clayton Hines
Contact Phone: (417) 725-4663 Contact Email: chines@shafferhines.com

PROPERTY INFORMATION

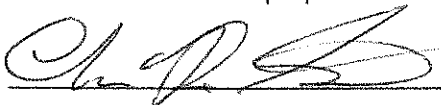
General Location of Property SW Corner Hwy CC & Cheyenne Rd.

General size of property: 18.624 (acres)

Requested Zoning for Property:

- | | | | |
|---|---|---|---|
| ☐ Agriculture (AG) | ☒ Single-Family Residential (R-1) | ☐ Two Family Residential (R-4) | ☐ Med-Density Multi-Family (R-5) |
| ☐ High Density Multi-Family (R-3) | ☐ Neighborhood Commercial (NC) | ☐ City Center (CC) | ☐ Transitional Office (O) |
| ☒ General Commercial (GC) | ☐ Highway Commercial (HC) | ☐ Light Industrial (M1) | ☐ Heavy Industrial (M-2) |
| ☐ Modular Home Sub. (R-MHS) | ☐ Manufactured Home Comm. (R-MHC) | ☐ Planned Unit Development (PUD) | If PUD, Complete separate PUD Application Form |

I/We, the undersigned applicant being either the owner of the subject property or a duly authorized representative of such owner(s), do attest to the truth and accuracy of the information provided with this application. I also hereby agree to reimburse the City for all costs associated with the provision of notice of public hearings necessitated by this application, including costs for certified mailing and publication in a local newspaper.

Applicant Signature:  Date: 12-04-2024

REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION

(all digital submittals sent to planning@nixa.com)

☐	List of owners of all the fee interests of record (incl. Name + Mailing address)
☐	Signed and Notarized Petition for Annexation (signed by all owners of all tracts)
☐	Legal Description(s) for all area(s) to be annexed and zoned (Microsoft Word Format)
☐	Boundary Survey of all area(s) to be annexed and zoned.
☐	-Total Acreage
☐	-Location of all proposed zoning boundaries
☐	-Location and dimension of all proposed lot lines.
☐	-Legal Description of property
☐	-Names and boundaries of adjacent subdivisions and streets
☐	-Location and description of monuments
☐	-Bearings, distance, chords, radii, central angles, tangent links, (etc)
☐	-Location and width of existing street right-of-way
☐	-Location and width of existing easements and their type
☐	-Existing location and type of existing buildings and structures
☐	-All areas to be dedicated for public use (easements, ROW, etc.)
☐	-Payment of Application fee in the amount of \$500

TYPICAL PROCESS AND TIMELINE

Preparation Phase	Application received for staff review and preparation for hearings	- 30 Days
	Provide notice of hearing for publication in a local newspaper at least 15 days prior to hearing date.	
	Provide notice of hearing to all owners of real estate within 185 feet of subject property	
	Posting of notice of public hearing sign on the subject property.	
Hearing Phase	Public hearing before Planning & Zoning Commission	-20 Days
	Planning & Zoning Commission makes finding of facts and recommendation to City Council	
	First reading of ordinance by City Council	
	Second reading of ordinance by City Council	

For questions regarding this application or the process described above, please contact the City of Nixa Planning and Development Department at 417-725-5850

NIXA.COM



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714
(Phone) 417-725-5850 (Fax) 417-724-5750

ANNEXATION PETITION

I/We, the undersigned Schmidt Family Trust

Owner(s) Name(s) typed or printed

hereinafter referred to as the Petitioner, petitions the City Council of the City of Nixa, Missouri, to annex the following described unincorporated area which is contiguous and compact to the existing corporate limits of the City of Nixa, Missouri: See attached Exhibit C

Petitioner states that he/she is the owner in fee of all interests in the said tract of real property and requests that the City Council hold a public hearing not fewer than fourteen (14) or more than one-hundred twenty (120) days after receipt of this Petition and that said hearing be held not fewer than seven (7) days after notice of the hearing is published in a newspaper of general circulation, qualified to publish legal matters. Further, should the City Council determine that the annexation reasonable and necessary to the property development of Nixa, Missouri has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, Petitioner requests that said City Council thereafter annex the territory by ordinance without further action.



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714
(Phone) 417-725-5850 (Fax) 417-724-5750

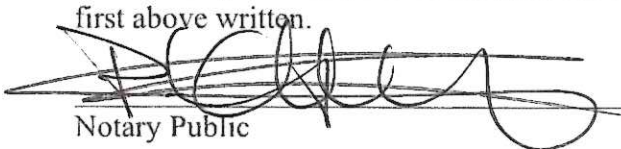
Should written objection to the proposed annexation be filed with the City Council not later than fourteen (14) days after said public hearing, this Petitioner than requests the City Council thereafter to petition the Circuit Court of Christian County, Missouri, for a declaratory judgment as to the reasonableness of such annexation.


Owner Signature
Charles R. Schmidt
Owner Signature

STATE OF ~~MISSOURI~~ Arizona
COUNTY OF ~~CHRISTIAN~~ Maricopa

On this 4th day of December, 2024 before me personally appeared Charles R. Schmidt to me known to be the person described in and who executed the foregoing instrument and acknowledges that he executed the same as his free act and deed and that the facts stated therein are true to the best of his knowledge and belief.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.


Notary Public

My Commission Expires: July 18, 2026



Applicant Name Charles R. Schmidt Phone: 602-920-5385

Applicant Mailing Address: 8207 W. Monte Lindo
Peoria, AZ. 85383



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714
(Phone) 417-725-5850 (Fax) 417-724-5750

Should written objection to the proposed annexation be filed with the City Council not later than fourteen (14) days after said public hearing, this Petitioner than requests the City Council thereafter to petition the Circuit Court of Christian County, Missouri, for a declaratory judgment as to the reasonableness of such annexation.

Alicia Ann Schmidt

Owner Signature

Alicia Ann Schmidt

Owner Signature

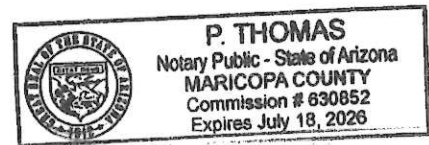
STATE OF ~~MISSOURI~~ Arizona
COUNTY OF ~~CHRISTIAN~~ Maricopa

On this 4th day of December, 2024, before me personally appeared Alicia Ann Schmidt to me known to be the person described in and who executed the foregoing instrument and acknowledges that he executed the same as his free act and deed and that the facts stated therein are true to the best of his knowledge and belief.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

[Signature]
Notary Public

My Commission Expires: July 18, 2026



Applicant Name Alicia Ann Schmidt Phone: 602.999.4928

Applicant Mailing Address: 8207 W. Monte Lindo Lane
Peoria, AZ 85383

SCHMIDT TRUST – ATTACHED EXHIBIT C

SOURCE OF DESCRIPTION: WFG NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO.: G24-154055, COMMITMENT DATE: 9-25-24, BOOK 2022 AT PAGE 12032, AND BOOK 2023 AT PAGE 13173

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (E 1/2 NE 1/4 SE 1/4) OF SECTION 6, TOWNSHIP 27, RANGE 21, CHRISTIAN COUNTY, MISSOURI, EXCEPT THAT PART DEEDED TO THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION RECORDED IN BOOK 2013, PAGE 13173. SUBJECT TO ANY PART THEREOF TAKEN, DEEDED, OR USED FOR ROAD PURPOSES.

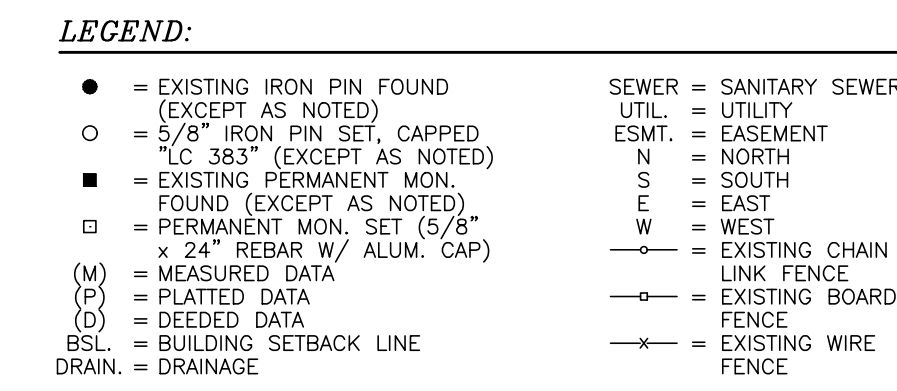
BEARINGS ARE BASED ON GRID NORTH, 1983
MAGNETIC NORTH, 1983
ALL COORDINATES SHOWN HEREON ARE COORDINATES
IN METERS AND ARE BASED ON THE 1983
MISSISSIPPI MERIDIAN
THE U.S. NATIONAL GEODESIC SURVEY
GEODESIC REFERENCE SYSTEM
NAD 83
GRID FACTOR: 0.9999372
DATE OF ADJUSTMENT: DECEMBER, 2004
SITE GRID FACTOR: 0.999957672

GRAPHIC SCALE

100' 0' 100' 200'

(IN FEET)

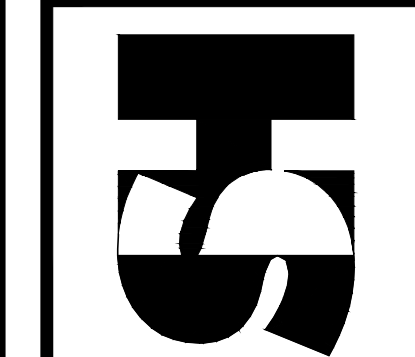
SCALE: 1" = 100'



SHANE L. MACHIN, MO P.L.S. NO. 2005019223 DATE

[illegible]

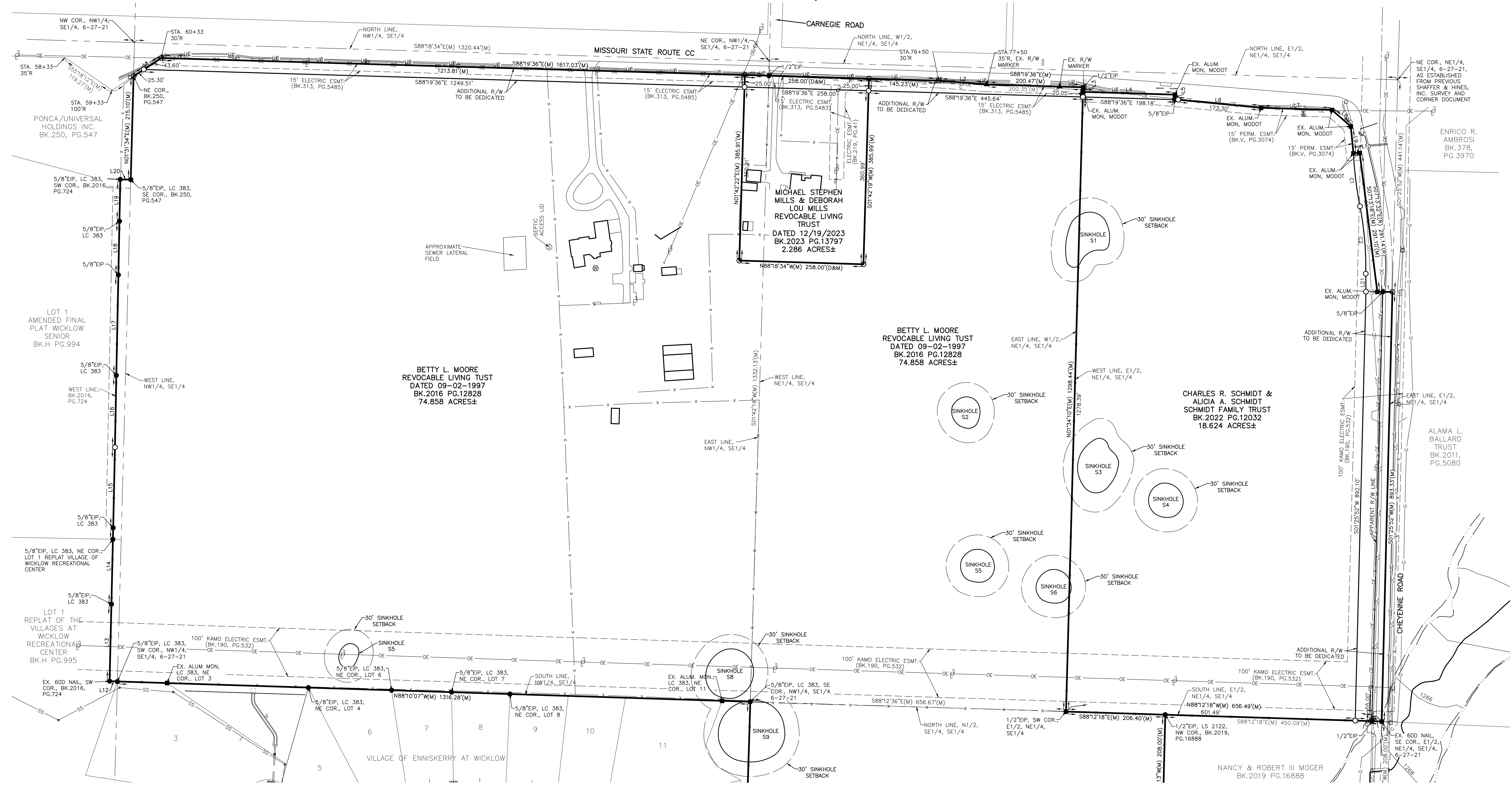
SHAFFER & HINES
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS
DRE CERTIFIED COMPANY
P. O. Box 493, Nixa, Missouri 65714
Tel: (417) 725-4643 • Fax: (417) 725-5230
Email: stone@shafferandhines.com
SHAFFER & HINES, INC. MISSOURI LICENSE NO. LS-385-D



FOUR LEAF INVESTMENTS, LLC
P.O. BOX 14248
SPRINGFIELD, MISSOURI 65814

DATE:	11-22-24
DRAWN BY:	RBW
CHECKED BY:	SLM
CLASS OF PROPERTY:	URBAN
DRAWING:	018ND0036.DWG
SCALE:	1" = 100'
JOB NO.	
240036	
SHEET	
2 OF 3	

ANNEXATION PLAT
BEING A PART OF THE SE1/4
IN SECTION 6, TOWNSHIP 27 NORTH, RANGE 21 WEST,
IN CHRISTIAN COUNTY, MISSOURI

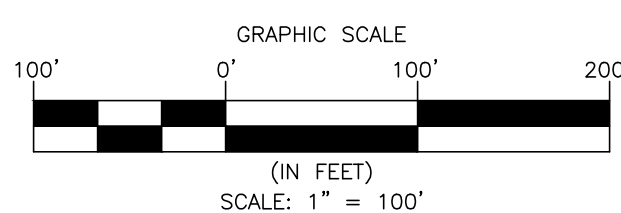


CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C2	645.00'	141.00'	70.78'	140.72'	12°31'30"
C1	755.00'	111.28'	55.74'	111.18'	8°26'41"

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.89'(M)	N56°40'55"E(M)
L2	100.12'(M)	S85°29'25"E(M)
L3	10.00'(D)	S00°57'24"W(D)
L4	9.46'(M)	S01°40'24"W(M)
L5	191.05'(D)	S88°16'25"E(D)
L6	191.24'(M)	S88°17'02"E(M)
L7	10.00'(D)	S01°43'36"W(D)
L8	9.97'(M)	S02°43'58"W(M)
L9	186.16'(D)	S84°27'16"E(D)
L10	180.36'(M)	S84°27'23"E(M)
L11	147.47'(D)	S88°16'25"E(D)
L12	147.42'(M)	S88°16'15"E(M)
L13	51.86'(D)	S48°45'29"E(D)
L14	51.93'(M)	S48°45'45"E(M)
L15	56.06'(D)	S05°39'49"E(D)
L16	56.09'(M)	S05°39'08"E(M)
L17	13.01'(D)	N87°19'03"E(D)
L18	13.05'(M)	N87°03'20"E(M)
L19	31.33'(M)	S88°36'16"E(D)
L20		S89°29'36"E(M)

LINE TABLE		
LINE	LENGTH	BEARING
L12	16.32'(D)	N88°09'51"W(D)
L13	16.24'(M)	N87°36'13"W(M)
L14	160.20'(D)	N01°23'32"E(D)
L15	160.15'(M)	N01°22'59"E(M)
L16	158.75'(D)	N01°16'44"E(D)
L17	158.81'(M)	N01°16'56"E(M)
L18	167.25'(D)	N01°15'30"E(D)
L19	167.24'(M)	N01°15'29"E(M)
L20	149.86'(D)	N01°07'19"E(D)
L21	149.79'(M)	N01°05'21"E(M)
L22	209.06'(D)	N01°09'02"E(D)
L23	209.02'(M)	N01°11'05"E(M)
L24	111.41'(D)	N01°09'02"E(D)
L25	111.40'(M)	N01°08'16"E(M)
L26	87.02'(D)	N01°12'49"E(D)
L27	86.97'(M)	N01°11'41"E(M)
L28	21.60'(D)	S88°55'13"E(D)
L29	21.74'(M)	S89°01'12"E(M)
L30	21.74'(M)	S89°01'12"E(M)

BEARINGS ARE BASED ON GRID NORTH, 1983 MISSOURI COORDINATE SYSTEM, CENTRAL ZONE. ALL MEASUREMENTS ARE BASED ON THE 1983 MISSOURI COORDINATE SYSTEM. THE SURVEYOR HAS ESTABLISHED A GEODETIC REFERENCE SYSTEM. THE SURVEYOR HAS USED A GPS RECEIVER. THE SURVEYOR HAS USED A TOTAL STATION. THE SURVEYOR HAS USED A LEVEL. THE SURVEYOR HAS USED A THEODOLITE. THE SURVEYOR HAS USED A TRANSIT. THE SURVEYOR HAS USED A PLUM LINE. THE SURVEYOR HAS USED A CHAIN. THE SURVEYOR HAS USED A TAP. THE SURVEYOR HAS USED A PIVOT. THE SURVEYOR HAS USED A SIGHT. THE SURVEYOR HAS USED A BENCH. THE SURVEYOR HAS USED A MONUMENT. THE SURVEYOR HAS USED A CORNER. THE SURVEYOR HAS USED A PIN. THE SURVEYOR HAS USED A NAIL. THE SURVEYOR HAS USED A WIRE. THE SURVEYOR HAS USED A FENCE. THE SURVEYOR HAS USED A DRAIN. THE SURVEYOR HAS USED A SEWER. THE SURVEYOR HAS USED A UTILITY. THE SURVEYOR HAS USED A EASEMENT. THE SURVEYOR HAS USED A PERMANENT MON. THE SURVEYOR HAS USED A FOUND (EXCEPT AS NOTED). THE SURVEYOR HAS USED A PLATTED DATA. THE SURVEYOR HAS USED A DEEDED DATA. THE SURVEYOR HAS USED A BSL. THE SURVEYOR HAS USED A DRAINAGE.

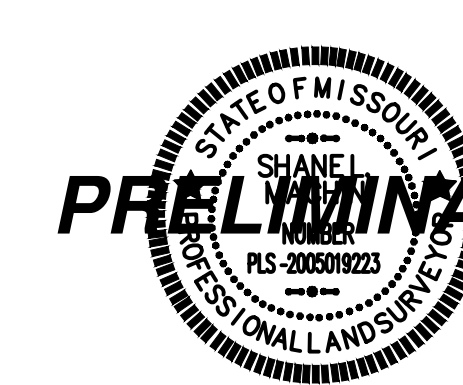


LEGEND:

- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
- = 5/8" IRON PIN SET, CAPPED
- = 1/2" IRON PIN SET, CAPPED
- = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
- = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
- (M) = MEASURED DATA
- (D) = PLATTED DATA
- (D) = DEEDED DATA
- BSL = BUILDING SETBACK LINE
- DRAIN = DRAINAGE
- SEWER = SANITARY SEWER
- UTIL. = UTILITY
- ESMT. = EASEMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- = EXISTING CHAIN
- = EXISTING LINK FENCE
- = EXISTING BOARD FENCE
- = EXISTING WIRE FENCE

CERTIFICATE OF SURVEY AND ACCURACY:

THAT I, SHANE L. MACHIN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY SHAFER & HINES, INC., AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE SUPERVISION OF SHANE L. MACHIN, P.L.S. NO. 2005019223, IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



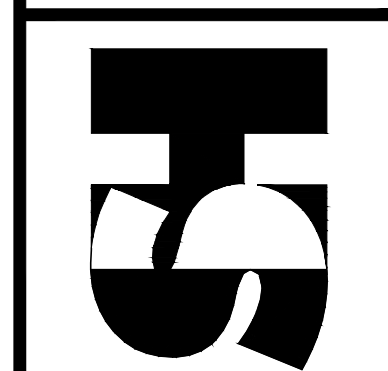
SHANE L. MACHIN, MO P.L.S. NO. 2005019223

DATE

REVISION / ISSUE		DATE
NO.		



SHAFER & HINES
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS
DBE CERTIFIED COMPANY
P.O. Box 493, Nixa, Missouri, 65714
Tel: (417) 725-4663 • Fax: (417) 725-5230
Email: shane@shafersurvey.com
SHAFER & HINES, INC. CERTIFICATE OF AUTHORITY LICENSE NO. LS-383-D



PREPARED FOR:
FOUR LEAF INVESTMENTS, LLC
P.O. BOX 14248
SPRINGFIELD, MISSOURI 65814

DATE:	11-22-24
DRAWN BY:	RBW
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240036

SHEET
3 OF 3