



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A MINOR SUBDIVISION (LOT LINE ADJUSTMENT) OF THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH MAIN STREET AND EAST STATE HIGHWAY CC (MERCHANTS FIELD)

DATE: JUNE 3rd, 2025

SUBMITTED BY: MERCHANTS FIELD LLC

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

Merchants Field LLC owns approximately 10-acres of developed land located on the northeast corner of North Main Street and State Highway CC. This property was annexed and zoned General Commercial in September of 2020 and rezoned in April of this year to PUD-C. The property owner was approached by MoDOT for additional right-of-way for a future round-a-bout at the intersection of Main Street and CC Highway.

Analysis

The proposed adjustment to the West and South property lines accounts for 1.51 acres of right-of-way dedicated to MoDOT, resulting in an 8.49-acre parcel. Utilities will be moved into the proposed easements when construction begins on the intersection improvement. No additional parcels would result from the passage of this minor subdivision.

Recommendation

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



