

## **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 3 <sup>rd</sup> , 2025
SUBMITTED BY:	MERCHANTS FIELD LLC
PRESENTED BY:	PLANNING AND DEVELOPMENT DEPARTMENT

## Background

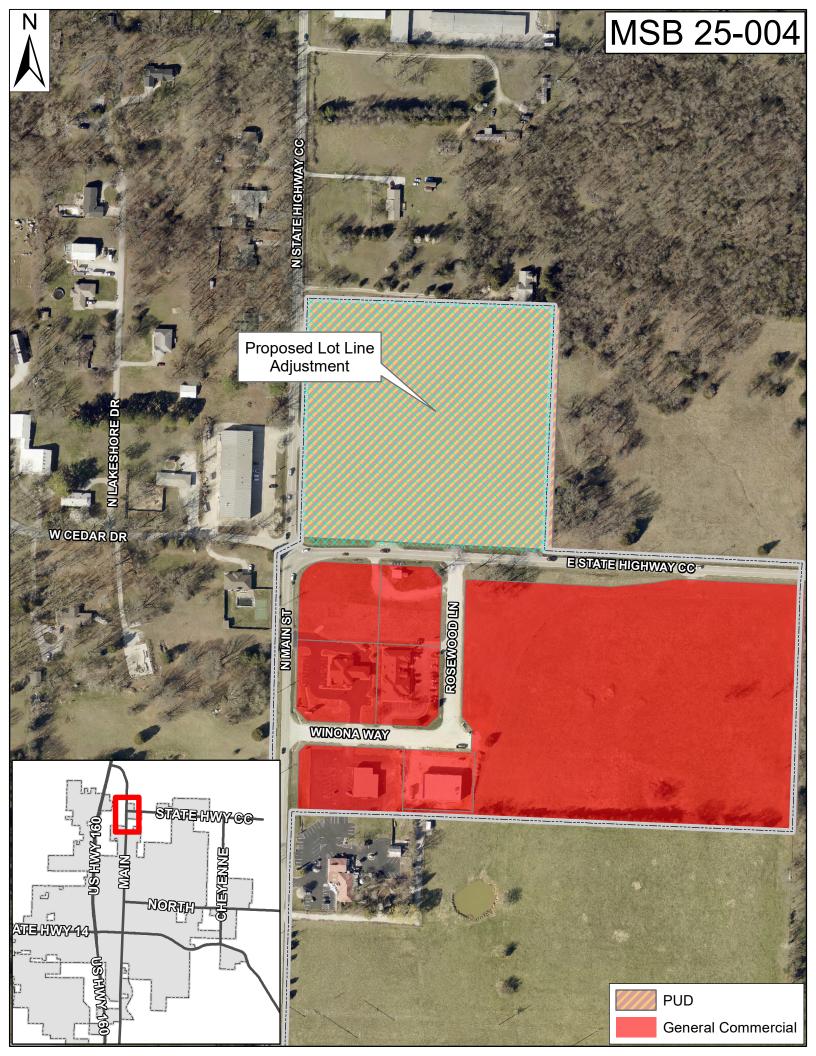
Merchants Field LLC owns approximately 10-acres of developed land located on the northeast corner of North Main Street and State Highway CC. This property was annexed and zoned General Commercial in September of 2020 and rezoned in April of this year to PUD-C. The property owner was approached by MoDOT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

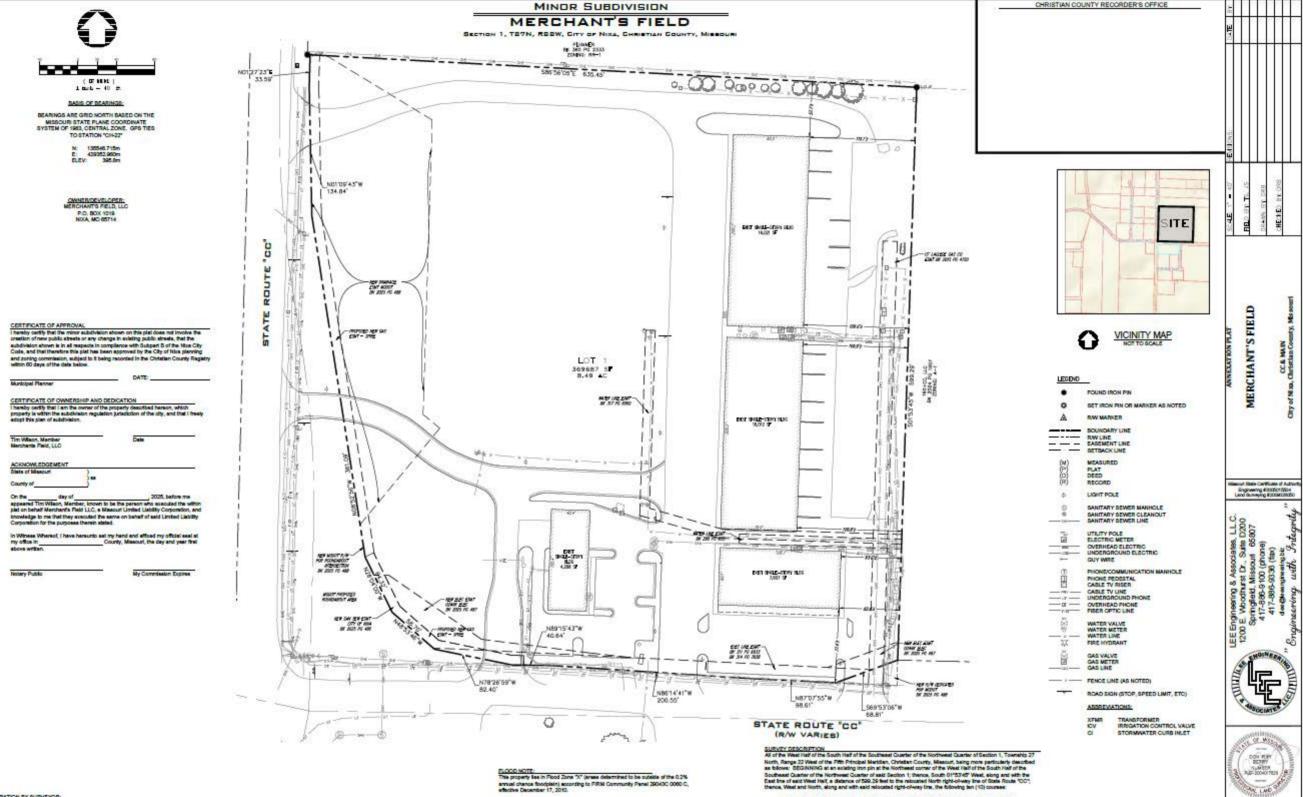
## Analysis

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.





DECLARATION BY SURVEYOR: [ Don R. Samy, PLI, hereby state that this plat was prepared under my supervision from an edual survey of the land herein described, and that the somer monuments and lot comer pine shown hereon were placed under my personal supervision in subordance with the Massurd Standards for Property Doundary Surveys, for the day.

DON RAY BERRY, PROFESSIONAL LAND SUBVEYOR STATE OF MISSOURI LICENSE NO. 2004017025

DATE: 23 April 2025

SURVEY NOTE: This survey based in part on a retracement of a survey by Loyd Todd, LS2122 in 1969, pfor surveys by this firm and MODOT plans for the milotation of portions of Roads "CO". South 69753067 West, a distance of 68.81 feet; thence, North 87107557 West, a distance of 68.81 feet; thence, North 69714711 West, a distance of 200.95 feet; thence, North 697151471 West, a distance of 40.61 her; thence, North 7972557 West, a distance of 40.61 her; thence, North 495346 Weat, a classo of 35.70 feet hereas, Norh 20000 Weat, a distance of 36.32 feet, therea, Norh 201257 Weat, a distance of 261.05 feet, thereas, Norh 0100407 Weat, a distance 13.46 feet; thereas, North 0172727 Zinz, distance of 255 feet.

to the North Ine of the South Helf of the Southeast Quarter of the Northwest Quarter of said Section One: thence. South 60\*5005" East, slong and with said North line, a distance of 605.45 feet to the POINT OF BEGINNING, containing 0.49 some and being subject to seven enter, metrictions or rights-of-way, if any.

1 oF HEFT 221 CLERT: FLE: 201 - Handland Fall Hans Sale

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2025-04-23