



EXHIBIT C

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MAGER'S SUBDIVISION PHASE 2, A MINOR SUBDIVISION (LOT SPLIT) OF THE PROPERTY LOCATED TO THE SOUTH AND WEST OF 830 W MT VERNON ST.

DATE: SEPTEMBER 2, 2025

SUBMITTED BY: MAGER'S PROPERTIES NIXA, LLC

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

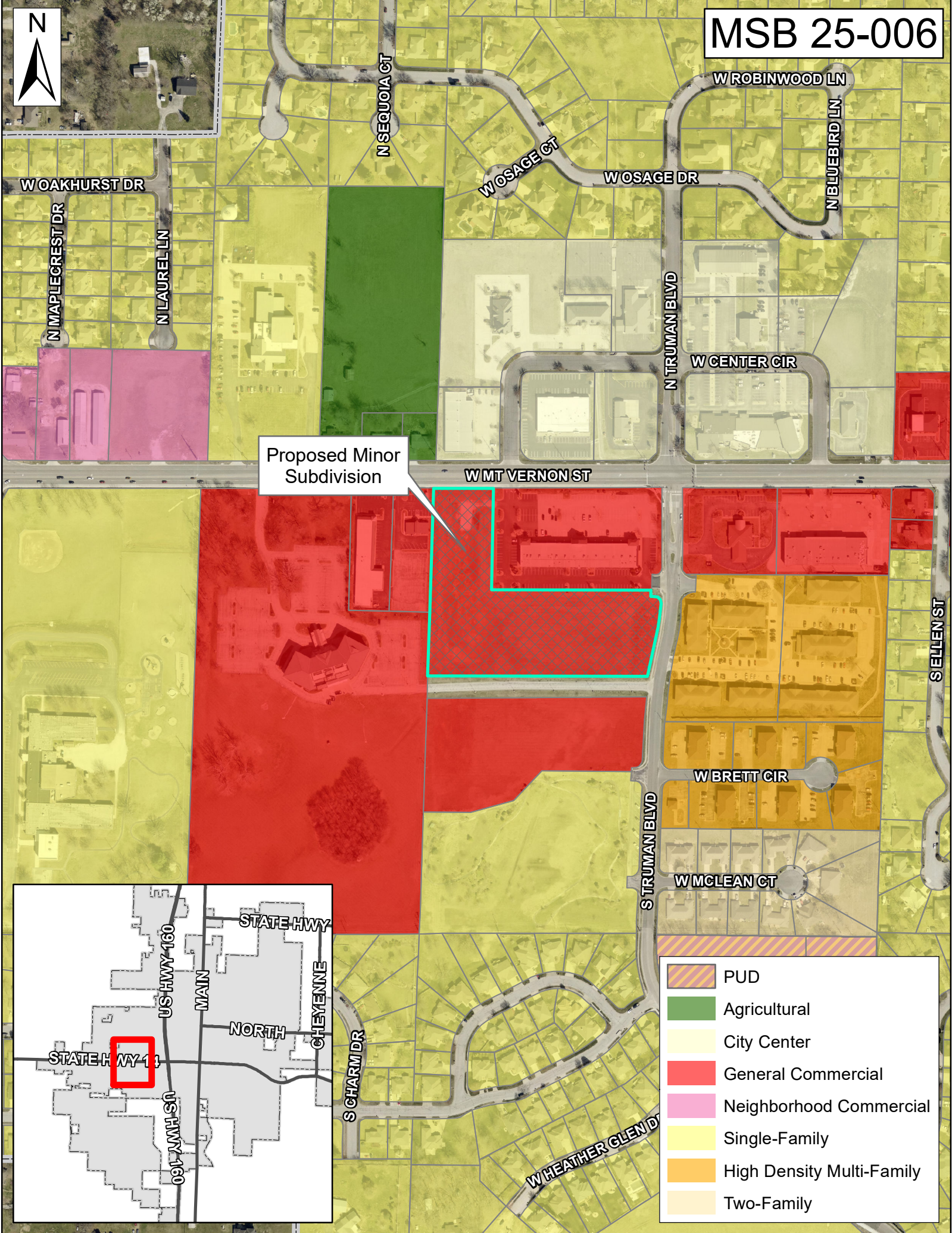
Mager's Properties Nixa LLC owns approximately 13.82 acres located at the Southwest corner of the intersection of S Truman Blvd and W Mt Vernon St. The property was annexed into the City of Nixa in October of 1980 and received the GC (General Commercial) zoning designation when the zoning code was first adopted. Mager's Subdivision established Lots 1, 2, and 3 in March of 2008 after the construction of West Side Plaza was completed in 2007.

Analysis









The proposed lot split would create two parcels from the existing Lot 2 of Mager's Subdivision. Mager's Subdivision Phase II would create the 1.2 acre lot 2A and the 3.82 acre lot 2B. Lot 2A would lie West of West Side Plaza with frontage along W Mt Vernon St. Access to lot 2A would come from the existing stubbed out drives from the West Side Plaza parking lot. There will be no new direct access from W Mt Vernon St. Lot 2B could be accessed from the stubbed out drives along the South boundary line of West Side Plaza. Any future access to lot 2b from public streets would be required to conform to standards set forth in the adopted Technical Specifications Manual. Municipal water, sewer, and electric service is already present in the immediate area of both proposed new lots.

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.



Proposed Minor
Subdivision

-  PUD
-  Agricultural
-  City Center
-  General Commercial
-  Neighborhood Commercial
-  Single-Family
-  High Density Multi-Family
-  Two-Family



LOCATION MAP
N.T.S.

NW CORNER NE1/4
SW1/4 SEC.14, T27N,
R22W (CORNER ESTABLISHED
FROM FINAL PLAT OF NIXA
CITY CENTER SOUTH PHASE 4)

CALCULATIONS:
TOTAL ACREAGE- 18.42 ACRES
TOTAL NUMBER OF LOTS- 4

BUILDING SETBACKS:

FRONT 40'
REAR 20'
SIDE YARD 15'
STREET RIGHT OF WAY 80'
CURRENT ZONING- GC
PROPOSED LAND USE- GC

CONSULTANTS:
LEE ENGINEERING & ASSOCIATES
2101 W. CHESTERFIELD BLVD., SUITE C202
SPRINGFIELD, MISSOURI 65807

PHONE: (417)886-9100
FAX: (417)886-9336

OWNER/DEVELOPER:

RANDALL MAGERS
2778 S CAMPBELL
SPRINGFIELD, MO 65807
417-882-9397

FINAL PLAT FOR MAGERS SUBDIVISION

A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI



50 0 50 100 200
SCALE: 1"=100'

BEARINGS BASED ON THE SOUTH
LINE OF NIXA CITY CENTER PHASE
ONE AS BEING S87°58'43"W

LEGEND:

- - FOUND 5/8" IRON PIN
CAPPED "LS-2077"
(EXCEPT AS NOTED)
- - SET IRON PIN
- ⊗ - PERMANENT MONUMENT SET
- ⊖ - MEASURED
- D - DEEDED
- P - PLAT
- ⊕ - EXISTING SAN. SEWER MANHOLE
- ⊗ - BARBED-WIRE FENCE
- - CHAIN LINK FENCE

NE CORNER NE1/4
SW1/4 SEC.14, T27N,
R22W (CORNER ESTABLISHED
FROM FINAL PLAT OF NIXA
CITY CENTER SOUTH PHASE 4)

POINT OF BEGINNING

EIP (ADSE)

7.5 SEWER LINE
EASEMENT
(BOOK 225 PAGE 188)

TRUMAN STREET

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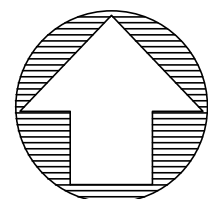
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OWNER/DEVELOPER:
MAGERS PROPERTIES NIXA, LLC
2776 S CAMPBELL
SPRINGFIELD, MO 65807

MAGER'S SUBDIVISION PHASE II

AN ADMINISTRATIVE RE-PLAT OF LOT 2 OF MAGER'S SUBDIVISION, SECTION 14, TOWNSHIP 27 NORTH, RANGE 22 WEST, CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

MT. VERNON (MISSOURI 14)



(IN FEET)
1 inch = 40 ft.

BASIS OF BEARINGS:

BEARINGS ARE GRID NORTH BASED ON THE
MISSOURI STATE PLANE COORDINATE
SYSTEM OF 1983, CENTRAL ZONE. GPS TIES
TO STATION "CH-22"

N: 135546.715m
E: 429352.960m
ELEV: 395.8m
GRID FACTOR: 0.9999372

DISTANCES SHOWN ARE GROUND DISTANCES

FLOOD NOTE:

This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to FIRM Community Panels 29043C 0066 D and 29043C 0062 D, both effective November 2, 2023.

CERTIFICATE OF COLLECTOR'S OFFICE

I hereby certify that all taxes assessed against the property described hereon have been paid.

Parcel No. 10-0.6-14-003-001-033.000

Ted Nichols, County Collector

Date

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets, that the subdivision shown is in all respects in compliance with Subpart B of the Nixa City Code, and that therefore this plat has been approved by the City of Nixa planning and zoning commission, subject to it being recorded in the Christian County Registry within 60 days of the date below.

Municipal Planner

DATE:

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the city, and that I freely adopt this plan of subdivision.

Randy Magers, Member
Magers Properties Nixa, LLC

Date

ACKNOWLEDGEMENT

State of Missouri)
County of) ss

On the _____ day of _____, 2025, before me
appeared Randy Magers, Member, known to be the person who executed the
within plat on behalf Magers Properties Nixa LLC, a Missouri Limited Liability
Corporation, and acknowledged to me that they executed the same on behalf of
said Limited Liability Corporation for the purposes therein stated.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at
my office in _____ County, Missouri, the day and year first
above written.

Notary Public

My Commission Expires

BUILDING SETBACKS PER PLAT

CURRENT ZONING	-	GC
FRONT YARD	-	20'
REAR YARD	-	20'
SIDE YARD	-	10'

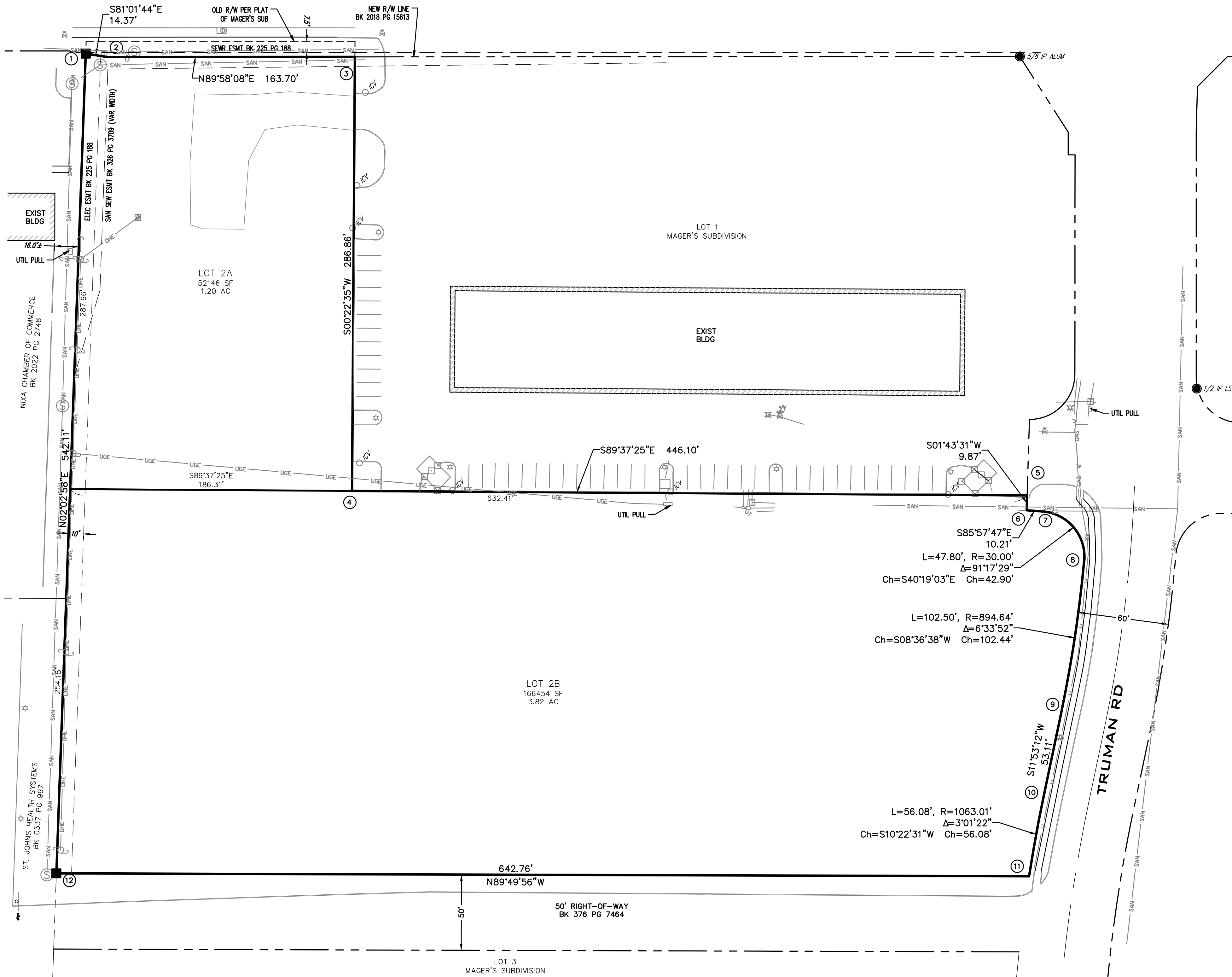
DECLARATION BY SURVEYOR:

I, Don R. Berry, PLS, hereby state that this plat was prepared under my supervision from an actual survey of the land herein described, and that the corner monuments and lot corner pins shown hereon were placed under my personal supervision in accordance with the Missouri Standards for Property Boundary Surveys, for the city of Nixa.

BY: _____

DATE: 15 July 2025

DON RAY BERRY, PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI LICENSE NO. 2004017829

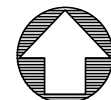


Point Table			
Point #	Northing	Easting	
1	441243.58	1403771.50	
2	441545.38	1403149.70	
3	441242.87	1403781.68	
4	441543.14	1403163.89	
5	441210.15	1403809.44	
6	441543.23	1403327.59	
7	441256.38	1403325.70	
8	441253.45	1403771.79	
9	441108.86	1403794.10	
10	441056.89	1403783.16	
11	441001.73	1403773.06	
12	441003.62	1403130.31	

SURVEY NOTE -

The building on Lot One was located based on orthorectified aerial imagery and is shown for reference only.

The majority of the utilities were located utilizing Missouri One-Call, however some utility locations based on utility maps provided by the City of Nixa.



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND IRON PIN
- PERMANENT MONUMENT
- SET IRON PIN OR MARKER AS NOTED
- R/W MARKER
- BOUNDARY LINE
- R/W LINE
- EASEMENT LINE
- SETBACK LINE
- MEASURED
- PLAT
- DEED
- RECORD
- LIGHT POLE
- MAILBOX
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER LINE
- UTILITY POLE
- ELECTRIC METER
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GUY WIRE
- PHONE/COMMUNICATION MANHOLE
- PHONE PEDESTAL
- CABLE TV RISER
- CABLE TV LINE
- UNDERGROUND PHONE
- OVERHEAD PHONE
- FIBER OPTIC LINE
- WATER VALVE
- WATER METER
- WATER LINE
- FIRE HYDRANT
- STORM MANHOLE
- GAS VALVE
- GAS METER
- GAS LINE
- FENCE LINE (AS NOTED)
- ROAD SIGN (STOP, SPEED LIMIT, ETC)

ABBREVIATIONS:

XFMR	TRANSFORMER
ICV	IRRIGATION CONTROL VALVE
CI	STORMWATER CURB INLET
SBUFF	STREAM BUFFER EASEMENT

PARENT TRACT DESCRIPTION -

All of Lot Two (2) of Mager's Subdivision, a subdivision in the City of Nixa, Christian County, Missouri, as recorded in Plat Book "H" at Page 642 in the Office of the Recorder of Deeds for Christian County, Missouri.

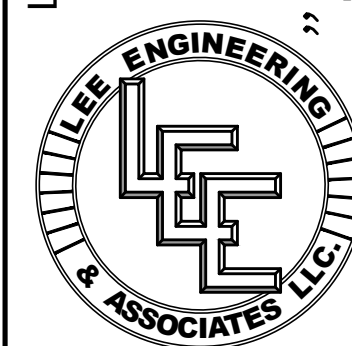
Administrative Re-plat

MAGER'S SUBDIVISION PHASE II

West Mt. Vernon Street
City of Nixa, Christian County, Missouri

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65804
417-886-9100 (phone)
417-886-9336 (fax)
lee@leeengineering.biz



DATE: 2025-07-14

SHEET: 1 OF 1

PROJECT: _____

FILE: 2521 - Magers Sub Nixa.dwg