EXHIBIT B

ISSUE STATEMENT:	PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION (LOT CONSOLIDATION) OF THE PROPERTIES LOCATED AT LOTS 43 & 44 OF KELTNER WALKER ADDITION
DATE:	DECEMBER 1, 2026
SUBMITTED BY:	BLAKE SWINDALL
PRESENTED BY:	PLANNING AND DEVELOPMENT DEPARTMENT

Background

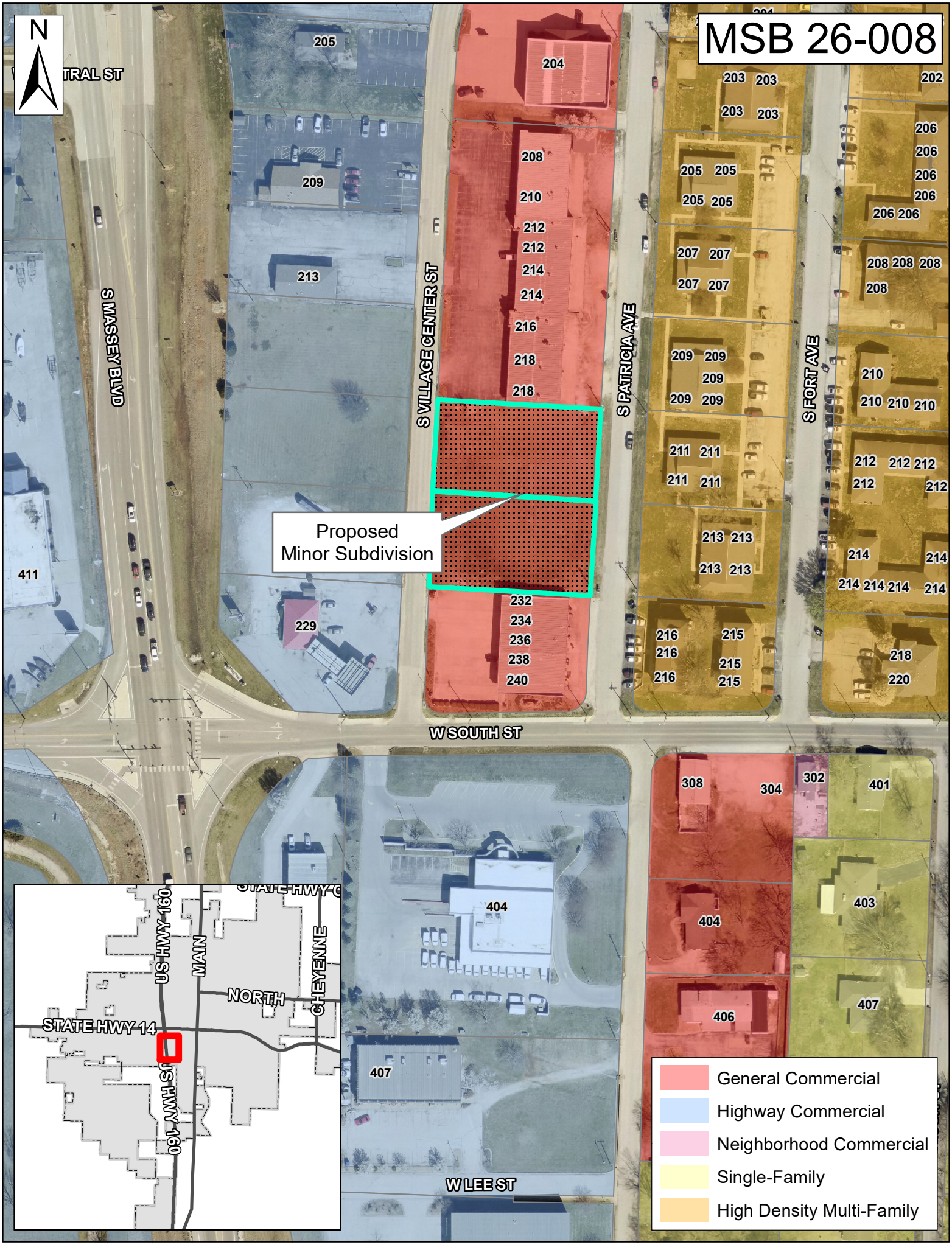
The Keltner-Walker subdivision was first platted for commercial development in September of 1971. Portions of the development have been replatted several times since. Lots 43 & 44 were established in 1987 when Village Center St was created with the amended Keltner-Walker subdivision. These lets have remained undeveloped and Swin Management LLC acquired the subject properties in August of 2026.

Analysis

The proposed lot consolidation would create a single 34,606 ft² (approximately .8-acre) parcel from the two existing parcels. The purpose of this lot consolidation is to eliminate the property line and the associated building setbacks between the two lots for potential development. South Patricia Ave and South Village Center St are both classified as local roads which require 50' or right-of-way. The right-of-way on Patricia is sufficient, however there is only 30' for Village Center st. To reach the required 50' an additional 10' will be acquired from both sides of the road as opportunities arise. Efforts are being made to secure the additional right-of-way and a utility easement during this process. Municipal water, sewer, and electric service are already present in the immediate area.

Recommendation

This proposed minor subdivision conforms with Nixa City Code Section 115- Minor Subdivision Approval and Section 117 – Minimum Dimensional Standards in regard to lot size and building setbacks. Staff recommends approval of this minor subdivision.


MSB 26-008
N
TRAL ST
S MASSEY BLVD
S VILLAGE CENTER ST
S PATRICIA AVE
S FORT AVE
W SOUTH ST
W LEE ST
Proposed
Minor Subdivision
205
204
209
208
210
212
212
214
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213
411
229
232
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406
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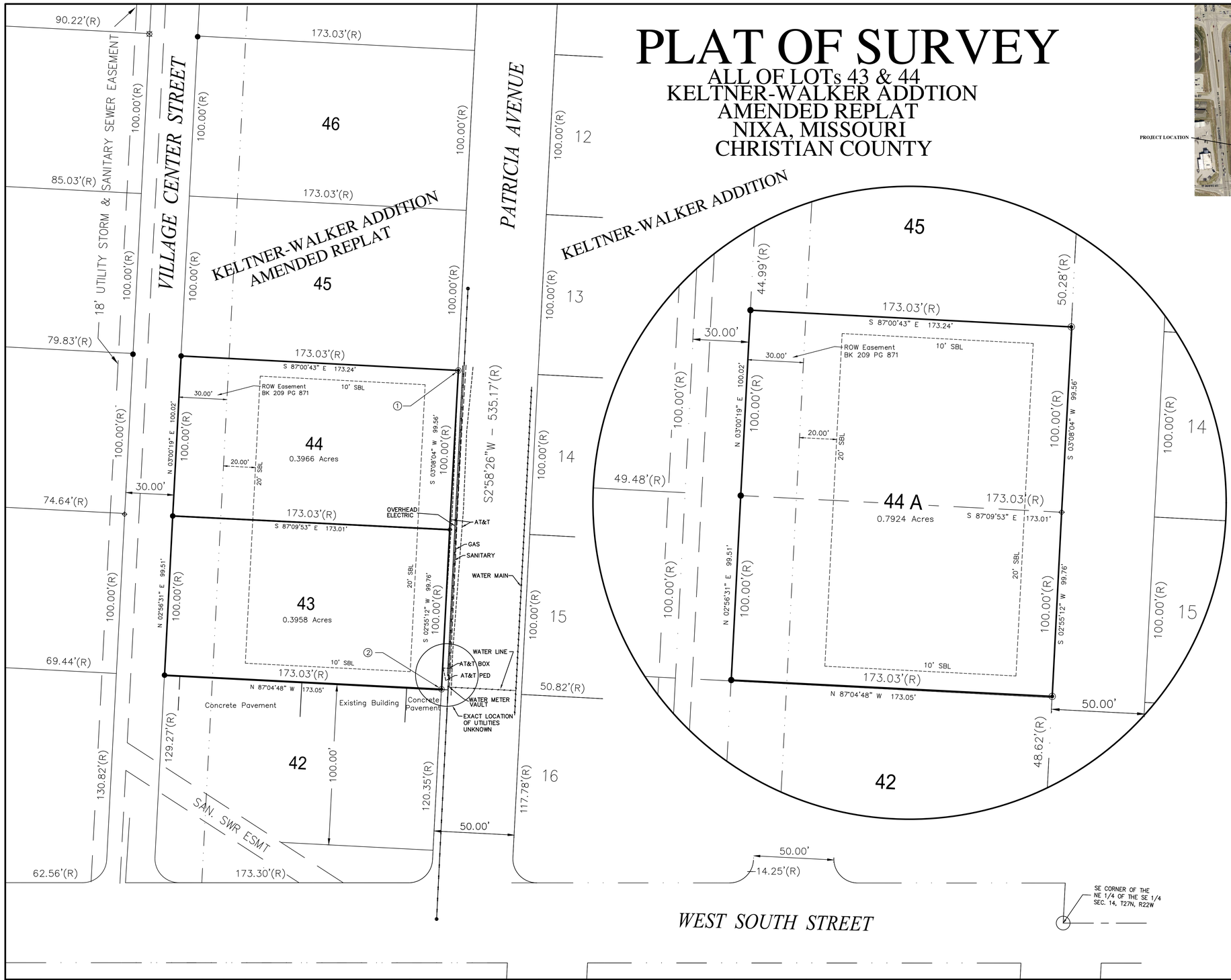
404
STATE HWY 14
US HWY 160
MAIN
NORTH
CHEYENNE
US HWY 160
General Commercial
Highway Commercial
Neighborhood Commercial
Single-Family
High Density Multi-Family

PLAT OF SURVEY

ALL OF LOTs 43 & 44
KELTNER-WALKER ADDTION
AMENDED REPLAT
NIXA, MISSOURI
CHRISTIAN COUNTY



Vicinity Map



RECORDING DATA

GENERAL NOTES

1) Basis of Bearings from Missouri State Plane Coordinate System – Central Zone NAD83 2011 (2010)
2) Record surveys used:
[1] Keltner-Walker Addition
[2] Amended Plat of the Replat of Lots 17-25 and Lots 30 and 31 in Keltner-Walker Addition

3) Survey was performed with documentation (Legal Description) provided by the client.
4) No title commitment was provided for this survey, and the property remains subject to any right-of-ways, easements, restrictions and covenants, recorded or unrecorded.
5) Property owner(s) may have acquiesced to local occupation.
6) Property is located in Nixa R-II School District: Nixa, Missouri
7) Property is not located in FEMA flood hazard area.
8) Set back lines are determined by zoning requirements at the time of the development
9) Zoned GC
10) Permanent Monuments in US. Survey Feet of Missouri State Plane Coordinate System – Central Zone NAD83 2011 (2010)

	NORTHING	EASTING
POINT 1	440,600.76	1,406,714.60
POINT 2	440,401.72	1,406,704.07

ORIGINAL LEGAL DESCRIPTION

TRACT I:
All of lot forty-three (43) of the Amended Plat of the Replat of Lots 17-25 and Lots 30 and 31 in Keltner-Walker Addition, a subdivision in Nixa, Christian, County, Missouri, according to the recorded plat thereof.

TRACT II:
All of lot forty-four (44) of the Amended Plat of the Replat of Lots 17-25 and Lots 30 and 31 in Keltner-Walker Addition, a subdivision in Nixa, Christian, County, Missouri, according to the recorded plat thereof.

LEGAL DESCRIPTION – LOT 44 A

All of lot forty-three (43) and forty-four (44) of the Amended Plat of the Replat of Lots 17-25 and Lots 30 and 31 in Keltner-Walker Addition, a subdivision in Nixa, Christian, County, Missouri, according to the recorded plat thereof; more particularly described as follows:

Beginning at the Southwest corner of said lot forty-three (43);
thence N 02°56'31" E along the West line of said lot forty-three (43), a distance of 99.51' (100' Record) to the Northwest corner of said lot forty-three (43), also being the Southwest corner of said lot forty-four (44);
thence N 03°00'19" E along the West line of said lot forty-four (44), a distance of 100.02' (100' Record) to the Northwest corner of said lot forty-four (44);
thence S 87°00'43" E along the North line of said lot forty-four (44), a distance of 173.24' (173.03' Record) to the Northeast corner of said lot forty-four (44),
thence S 03°08'04" W along the East line of said lot forty-four (44), a distance of 99.56' (100' Record) to the Southeast corner of said lot forty-four (44), also being the Northeast corner of said lot forty-three (43);
thence S 02°55'12" W along the East line of said lot forty-three (43), a distance of 99.76' (100' Record) to the Southeast corner of said lot forty-three (43);
thence N 87°04'48" W along the South line of said lot forty-three (43), a distance of 173.05' (173.03' Record) to the Southwest corner of said lot forty-three (43), also being the Point of Beginning;

having an area of, 0.79 acres, more or less;

SUBJECT to a 30-foot easement for Right-of-Way purposes recorded in Book 209, Page 871 of Christian County recorder of deeds; and SUBJECT to any easements, rights-of-way, restrictions, and reservations of record.

CERTIFICATE OF OWNERSHIP

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

_____
Date/Owner

CERTIFICATE OF APPROVAL

I hereby certify that the lot consolidation 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.

_____
Date/Municipal Planner

CERTIFICATE OF SURVEY AND ACCURACY

I, James P Peterson II, 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 personal supervision of _James P. Peterson II, in accordance with the Missouri Standards for Property Boundary Surveys, for the city.

_____
James P. Peterson II, I.P.L.S. No. 2732 Expires 12/31/2027
Ozarks Geospatial Surveying & Engineering

STATE OF MISSOURI JAMES PETERSON II NUMBER LS-002732 PROFESSIONAL LAND SURVEYOR

△	REVISION	BY	APPD BY

OZARKS GEOSPATIAL
1067 N Pebble Creek Dr
Nixa, MO 65714
info@OzarksGeo.com

■	Stone Found	N.	North
⊠	Cotton Spindle Found	S.	South
●	Iron Pipe Found	E.	East
●	Iron Pin Found	W.	West
⊠	PK Nail Set	°	Degrees
⊕	80 D Nail Found	'	Feet or Minutes
◉	Iron Pin and Cap Found	"	Inches or Seconds
■	Iron Pin and Cap Set	(M)	Measured
		(C)	Calculated/Established
		(R)	Record

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SECTION 14 T27N R22W			
440	410	140	110
430	420	130	120
340	310	240	
330	320	230	220

BASIS OF BEARINGS
Missouri State Plane Coordinate System–Central Zone
U.S.Survey Foot
NAD 83 2011 (2010)

0 30 60

Utility locations shown on this survey are approximate and have been plotted from visible surface evidence and/or available municipal records. Additional underground utilities, service lines, and structures may exist that are not shown. Ozarks Geospatial assumes no responsibility for the accuracy, completeness, boundary, or exact location of any underground utilities.

The contractor must verify the exact location, size, and depth of all utilities both overhead and underground, prior to the commencement of any excavation, design, or construction activities. Contact the appropriate local utility notification center (e.g., Call 811 or your local One-Call system) and local municipalities at least 48 to 72 hours before digging.

Blake Swindall
NO 911 Address
Nixa, Missouri
Christian County

	DATE:	10/09/2026
	DRAWN BY:	DB
	SCALE:	1" = 30'
	CHECKED BY:	JPP
	PROJ MGR:	JPP
REFERENCE DRAWINGS	SHEET NO.	1 OF 1

PROJECT NUMBER
2026.46

DRAWING NO.
Swin.DWG