



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A PROPOSED LOT CONSOLIDATION OF THE PROPERTIES LOCATED AT 1512 & 1514 N AIDEN ST IN THE CENTURY HEIGHTS SUBDIVISION.

DATE: JUNE 2, 2026

SUBMITTED BY: SHUBER MITCHELL HOMES LLC – JOSH CLEAVER

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The preliminary plat for Century Heights subdivision was approved for development in May of 2024, and the final plat was accepted by the City of Nixa in February of 2026. Century Heights consists of 23 buildable lots zoned R-1 for single-family homes and 12 lots zoned R-4 for two-family attached homes. Schuber Mitchell Homes LLC purchased all lots including the subject property in Century Heights in March of 2026.

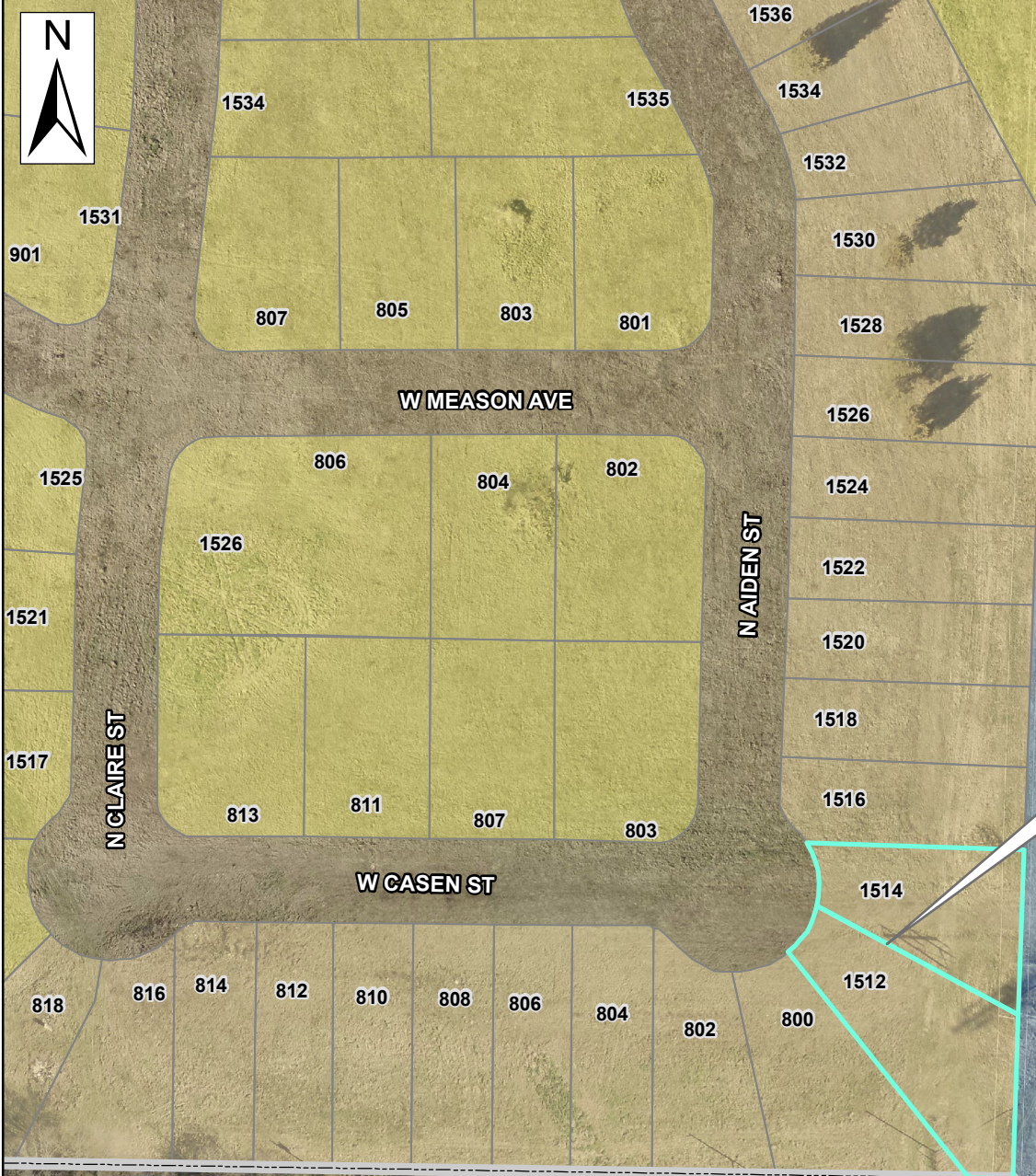
Analysis

The proposed Lot Consolidation would remove the property line between 1512 N Aiden St (Lot 29-A) and 1514 N Aiden St (Lot 29-B) and create a single .48 acre lot. There is a 100' electric easement for existing high-voltage overhead transmission lines that run North-South along the rear property line that encroaches approximately 60' onto the subject property. Additionally, the orientation of the lot along a fanned-out corner of the street contributes to the complications of fitting a duplex on the subject lots. In tandem with the proposed rezone the consolidated lot would accommodate a smaller building footprint for a single-family home.

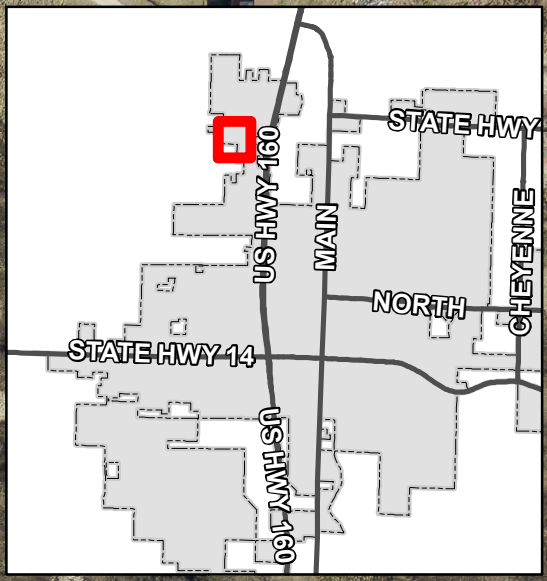
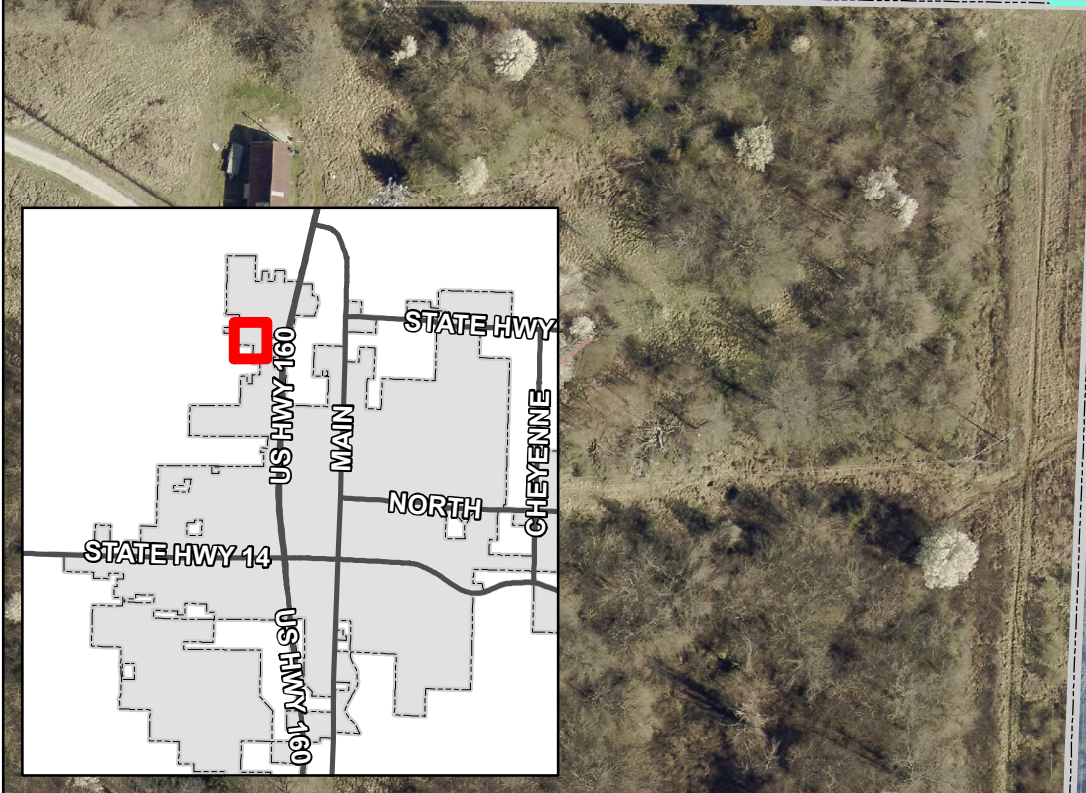
Recommendation

The proposed lot consolidation would allow for uniformity in the design of the homes in the neighborhood. This proposed lot consolidation conforms with Nixa City Code Section 115- Minor Subdivision Approval and Section 117: 277 – Dimensional Standards.

MSB 26-004 RZN 26-003



Proposed
Minor Subdivision



- Highway Commercial
- Single-Family
- Two-Family

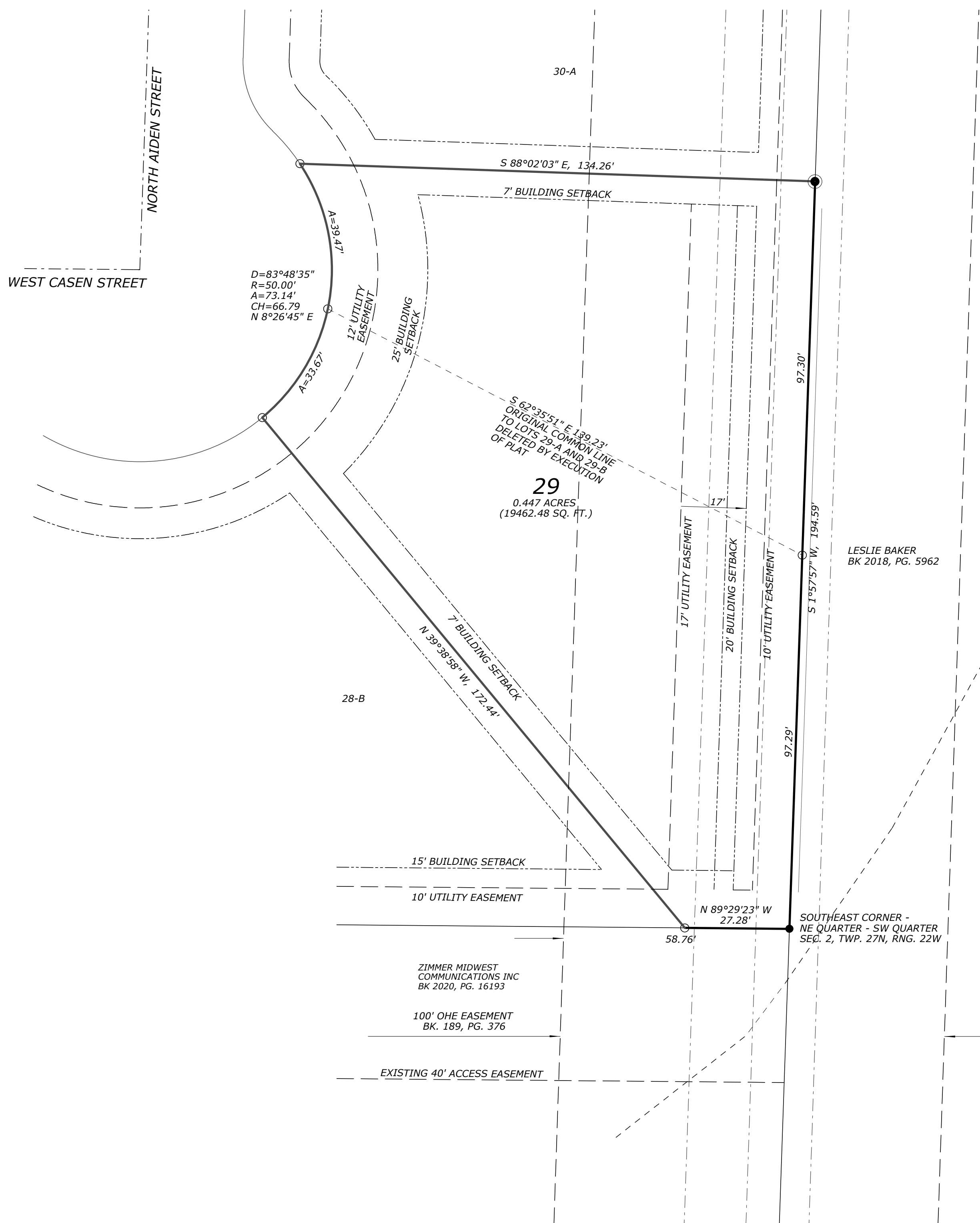
REPLAT OF LOTS 29-A AND 29-B

OF THE AMENDED FINAL PLAT

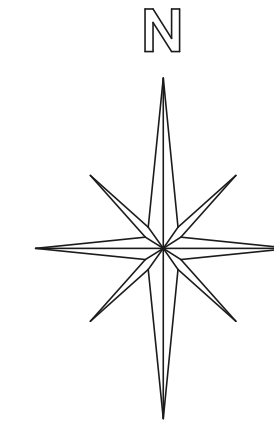
CENTURY HEIGHTS

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI

FOR RECORDER'S USE ONLY



ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NUMBER 29043C0058D
EFFECTIVE DATE: NOVEMBER 02, 2023. THIS IS THE WESTERN LIMIT OF
ZONE "AE" SPECIAL FLOOD HAZARD AREA 100 YEAR FLOOD PLAIN.



BASIS FOR BEARINGS ARE
GRID NORTH MISSOURI
COORDINATE SYSTEM OF
1983, CENTRAL ZONE

SOURCE OF PARENT TRACT DESCRIPTION: DEED BOOK 2026 AT PAGE 2706,
CHRISTIAN COUNTY RECORDER'S OFFICE, OZARK, MISSOURI.

DESCRIPTION OF LANDS REPLATTED

ALL OF LOTS 29-A AND 29-B OF THE AMENDED FINAL PLAT OF CENTURY HEIGHTS,
A SUBDIVISION BEING A PART OF NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN THE CITY OF
NIXA, CHRISTIAN COUNTY, MISSOURI, ACCORDING TO THE PLAT FILED FOR
RECORD IN PLAT BOOK 1, PAGE 554, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS
AND RESTRICTIONS OF RECORD.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I, _____, MANAGING MEMBER OF SCHUBER MITCHELL HOMES, LLC
OWNER AND DEVELOPER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY
IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF
NIXA, THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO
PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS,
PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED
AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF
DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL
PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE
DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW
WHEN SUCH OTHER USE APPROVED BY THE NIXA BOARD OF ALDERMAN IN THE
PUBLIC INTEREST.

MANAGING MEMBER OF
SCHUBER MITCHELL HOMES, LLC

ACKNOWLEDGMENT

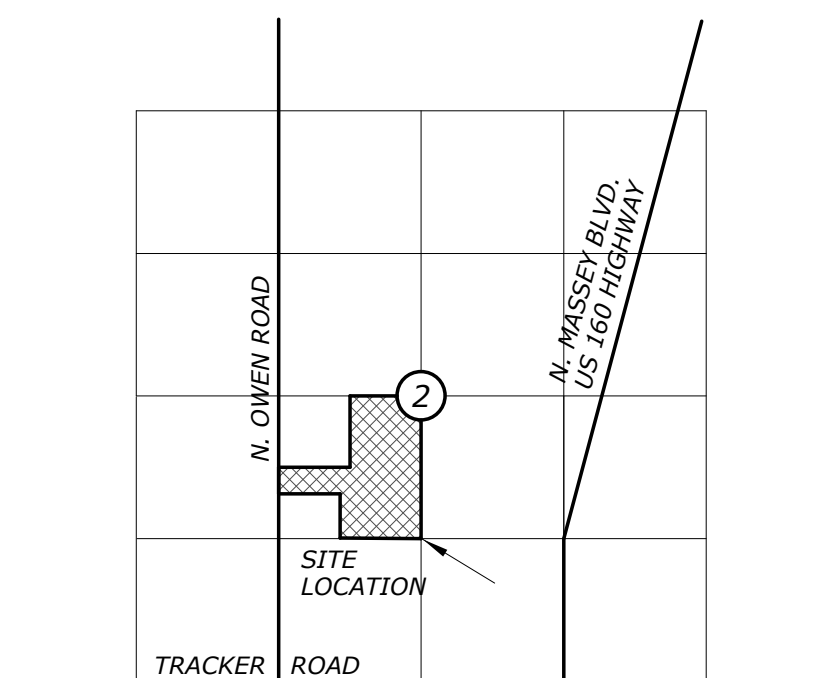
STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

ON THIS _____ DAY OF _____, 2026, BEFORE ME
APPEARED _____, TO ME KNOW TO BE THE PERSON DESCRIBED
IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT
THEY HAVE EXECUTED THE SAME AS THEIR FREE ACT AND WILL.

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
WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



SITE LOCATION MAP
SECTION 2, TOWNSHIP 27 NORTH, RANGE 22 WEST

CERTIFICATE BY COLLECTOR'S OFFICE

I HEREBY CERTIFY THAT ALL COUNTY TAXES ASSESSED AGAINST
THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID.

PARCEL ID #10-0.1-02-003-001-079.000
#10-0.1-02-003-001-080.000

TED NICHOLS
COUNTY COLLECTOR

DATE

CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE
CITY OF NIXA, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT
HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR
COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED
BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND
THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN
COMPLIANCE WITH SUBPART B OF THE NIXA CITY CODE, AND THEREFORE THIS
PLAT HAS BEEN APPROVED BY THE CITY OF NIXA CITY PLANNER, SUBJECT TO IT
BEING RECORDED IN THE CHRISTIAN COUNTY REGISTRY WITHIN 60 DAYS OF THE
DATE BELOW.

REBEKKA COFFEY - CITY CLERK

DATE

CERTIFICATE OF APPROVAL BY THE CITY PLANNER OF THE CITY OF NIXA:

APPROVED THIS THE _____ DAY OF _____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NIXA, MISSOURI.

SCOTT GODBEY - CITY PLANNER

DATE

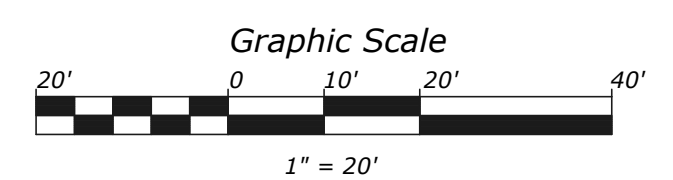
SURVEYOR'S CERTIFICATION

THAT I, MARK E. GUNTER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED
UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN
DESCRIBED, PREPARED BY MARK E. GUNTER, PLS NO. 2427, AND THAT THE CORNER
MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED UNDER THE
DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF AGRICULTURE
IN ACCORDANCE WITH THE CURRENT STANDARDS FOR "PROPERTY BOUNDARY SURVEYS".

MARK E. GUNTER
MISSOURI PLS NO. 2427
CORP. NO. 2006035379
DATE

LEGEND

- = PROPERTY BOUNDARY LINE
- - - = EASEMENT LINE
- - - - - = BUILDING SETBACK LINE
- - - - - = OVERHEAD POWERLINE
- = FOUND LIMESTONE
- = FOUND 5/8" REBAR
- = FOUND 1/2" REBAR
- = FOUND 5/8" X 24" REBAR (PRM)
- (M) = FIELD MEASURED DIMENSION
- (P) = RECORD PLAT DIMENSION



GUNTER AND ASSOCIATES, INC.		
P.O. BOX #1218 NIXA, MISSOURI 65714		PH. (417)725-2229 email: guntersurveying@gmail.com
SCALE: 1" = 20'	CLASS OF SURVEY ACCURACY (URBAN)	DRAWN BY: M.E.G.
DATE: 05/28/26		F.B.K. DC @ PG. 5604
PREPARED FOR: TOM LATTIMORE		JOB # 5604-29