



## **EXHIBIT A**

**ISSUE STATEMENT:** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION OF THE PROPERTY LOCATED AT 415 SOUTH MAIN STREET

**DATE:** JANUARY 6, 2026

**SUBMITTED BY:** 400 S MAIN LLC / ACE 2 LLC

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

The owners of 415 South Main Street (Ace 2, LLC), zoned R-1 single-family, and The Pine PUD (400 S Main, LLC), zoned PUD-R, have proposed a minor subdivision that consists of a lot split and a lot consolidation. The Pines is currently 8.11 acres. 415 South Main is currently 1.4 acres.

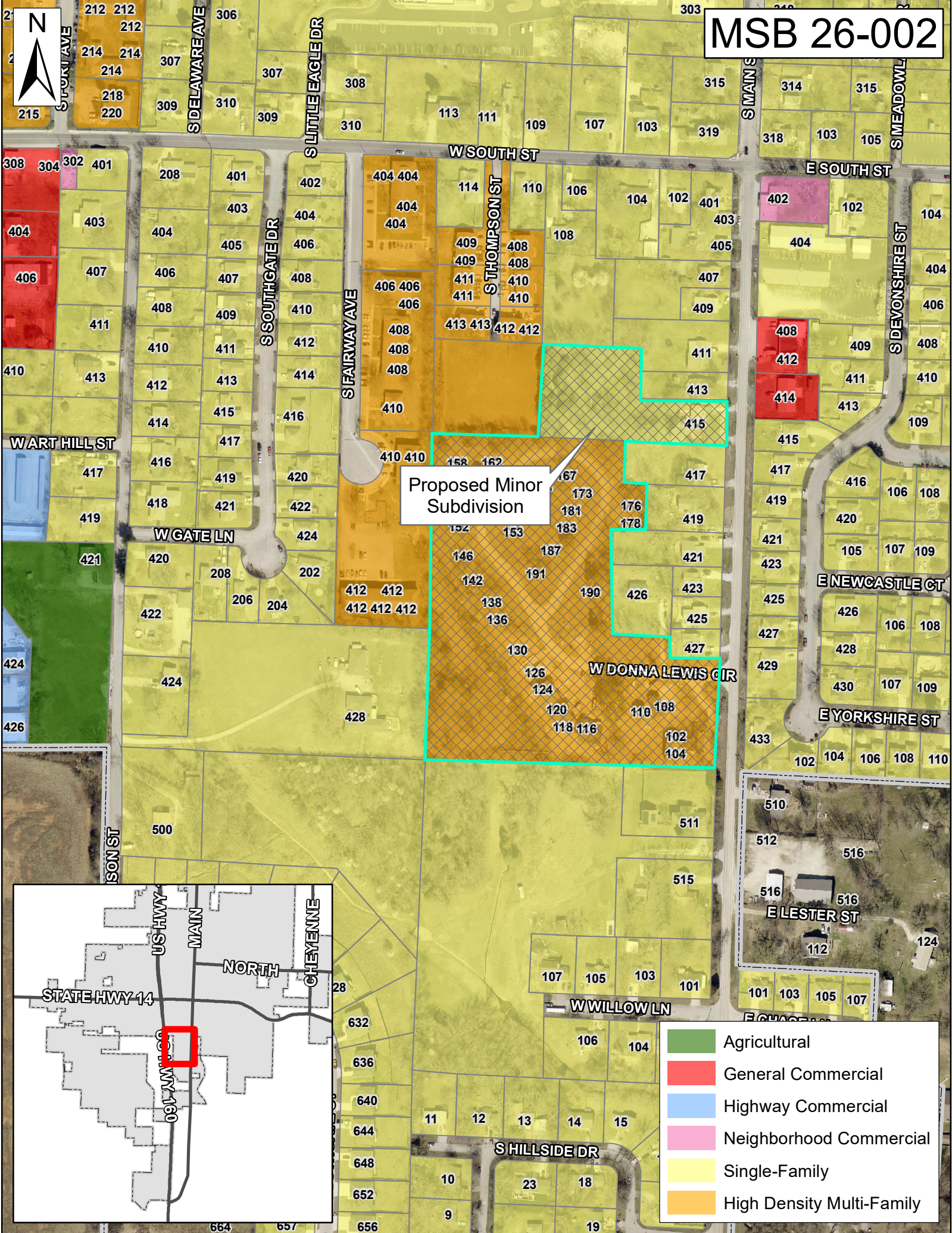
### **Analysis**

The proposed lot split would add more buildable area to The Pines PUD-R, while maintaining R-1 dimensional standards for 415 South Main Street. The Pines will gain approximately 1.1 acres to make their new lot size 9.2 acres. 415 South Main new lot size will be 13,080 Square Feet or .30 acres. The minimum lot size for R-1 zoning is 6,600 Square Feet. There is no application to change the zoning of the land at this time. If the minor subdivision is approved, the owner will request to rezone the new property for The Pines, into the existing Pines PUD-R.







### **Recommendation**

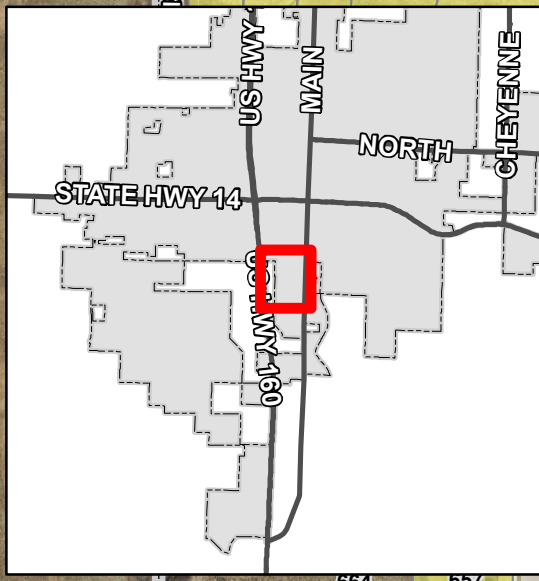
This proposed minor subdivision conforms with Nixa City Code Section 115- Minor Subdivision Approval and Section 117 – Minimum Dimensional Standards in regards to lot size and building setbacks. Staff recommends approval of this minor subdivision.

# MSB 26-002



Proposed Minor Subdivision

-  Agricultural
-  General Commercial
-  Highway Commercial
-  Neighborhood Commercial
-  Single-Family
-  High Density Multi-Family



HOLT PROPERTIES

5.001

21.001  
1.1 Ac

21  
1.4 Ac

23 416

22 413

415

20 417

19 419

18.001 421

T27N R22W

423 17

WARF ADD TO CITY OF NIXA

16.001

THE PINES REPLAT LOT 1

16

8.11 Ac

26

118

116

114

108

110

100

102

104

S MAIN ST

158 160 162

W DONNA LEWIS CIR

167

163

161

173

157

155

181

183

153

151

187

189

191

190

WARF ADD TO CITY OF NIXA

426

15

16.001

146

144

142

138

136

134

132

130

128

126

124

122

118

116

114

108

110

100

102

104



1.001 AJACK MONGER

K 2013  
13562

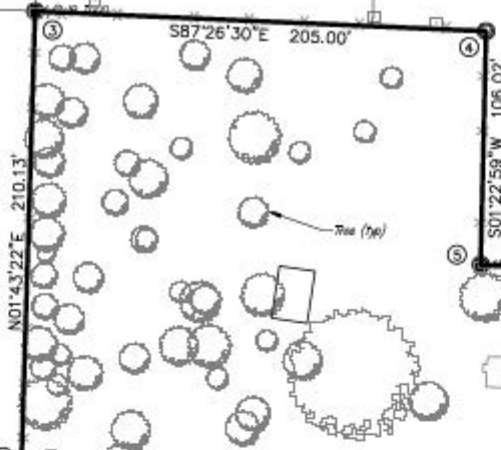
N01°16'03"E 265.99'

15' UTIL ESMT

N01°16'03"E 439.79'

BK 2025  
PG 7019  
S87°23'23"E 223.99'

15' UTIL ESMT



S87°27'07"E  
199.84'

LOT 1  
13080 SF  
0.30 AC

15' UTIL ESMT N87°24'40"W 221.57'

BK 2023  
PG 620

S87°29'03"E  
49.86'

S01°42'50"W  
87.20'

BK 2011  
PG 6704

S01°43'22"W 100.06'

N87°06'29"W  
70.26'

BK 2015  
PG 7389

S01°53'23"W  
74.98'

BK 2021  
PG 10310

S01°46'38"W 154.89'

S87°03'08"E 135.00'

BK 2023  
PG 9759

S87°11'53"E 102.18'

90' ROAD ESMT BK 239 PG 585 &  
50' INGRESS-EGRESS ESMT BK 2008 PG 3456

S01°43'22"W