



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED REZONE OF 1512 & 1514 N AIDEN STREET IN THE CENTURY HEIGHTS SUBDIVISION FROM R-4 TO R-1 ZONING

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

Surrounding Land Use

The lots to the North and South are Duplexes zoned R-4. To the East is undeveloped land zoned Highway Commercial (HC). To the West is North Aiden Street, then R-1 zoned single family homes.

Transportation

The subject property is directly served by North Aiden Street which is categorized as a local road. The street frontage of the subject property is located on a “fan-out” corner of the intersection of West Casen Street and North Aiden Street.

Public Utilities (Water, Wastewater, Electric)

The subject property is currently served by municipal water, wastewater, and electric service. There are currently two (2) sewer laterals and two (2) water meters which will need to be reduced to one (1) and properly capped and relocated.



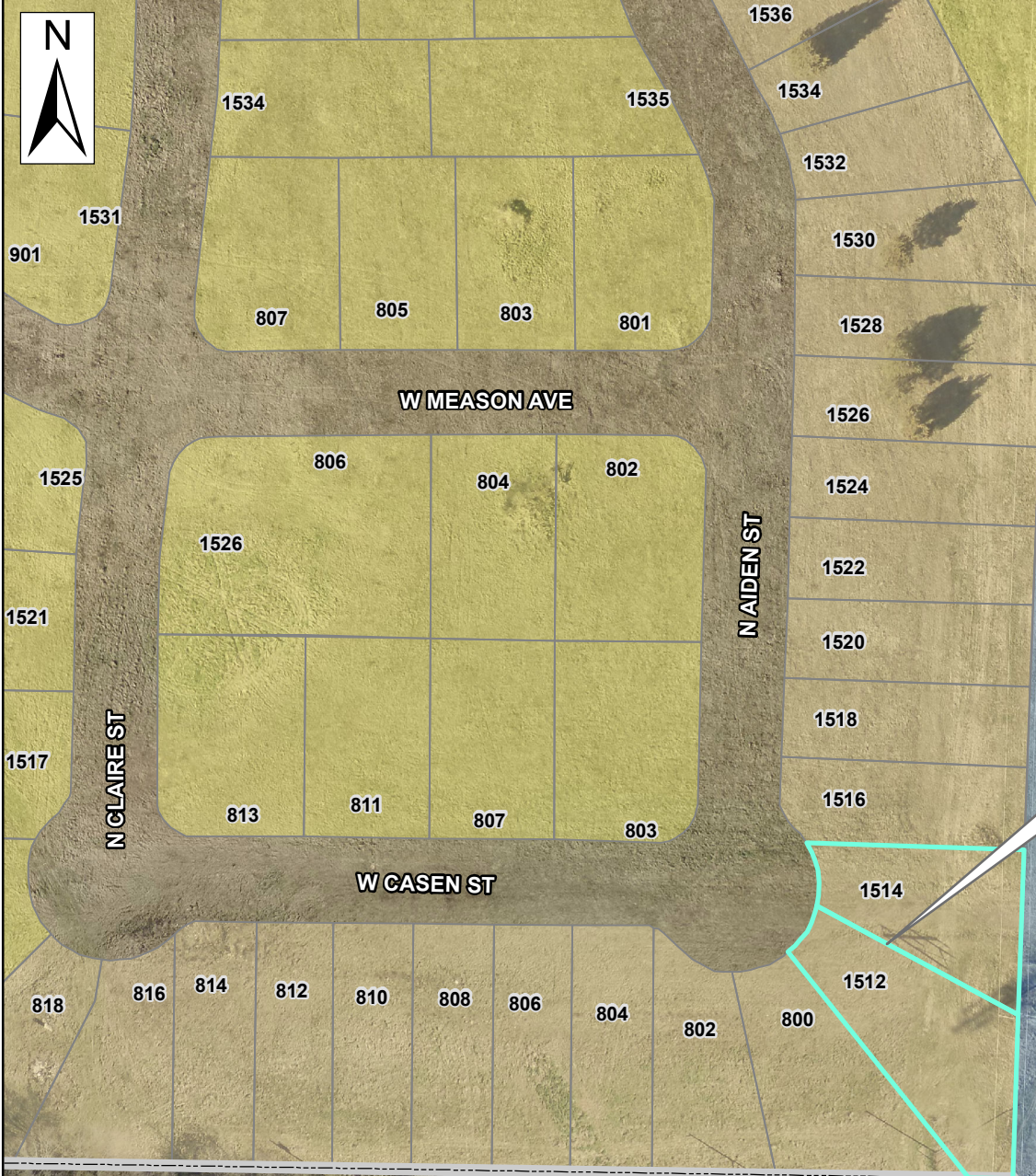
Other Considerations

The change in zoning was requested due to an existing overhead electric easement for high-voltage transmission lines which encroach approximately 60' along the rear property line. Additionally, the orientation of the lots to the fanned-out street corner make construction of a duplex quite difficult and would not be uniform with the existing home designs. Approval of the rezone in combination with the lot consolidation would create conditions to build a single-family home that is more harmonious with the design aesthetic of the rest of the development.

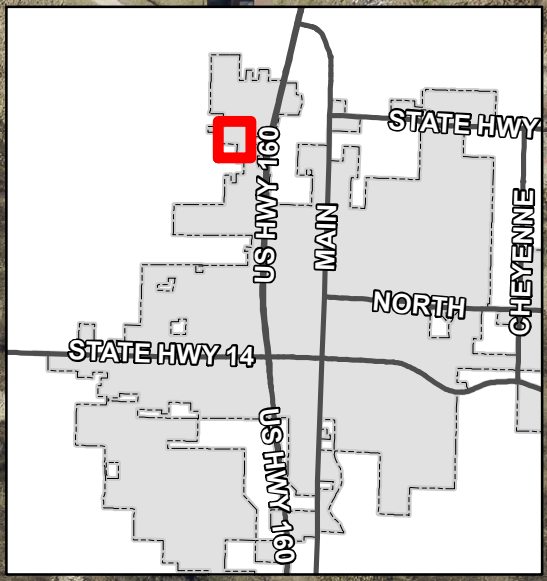
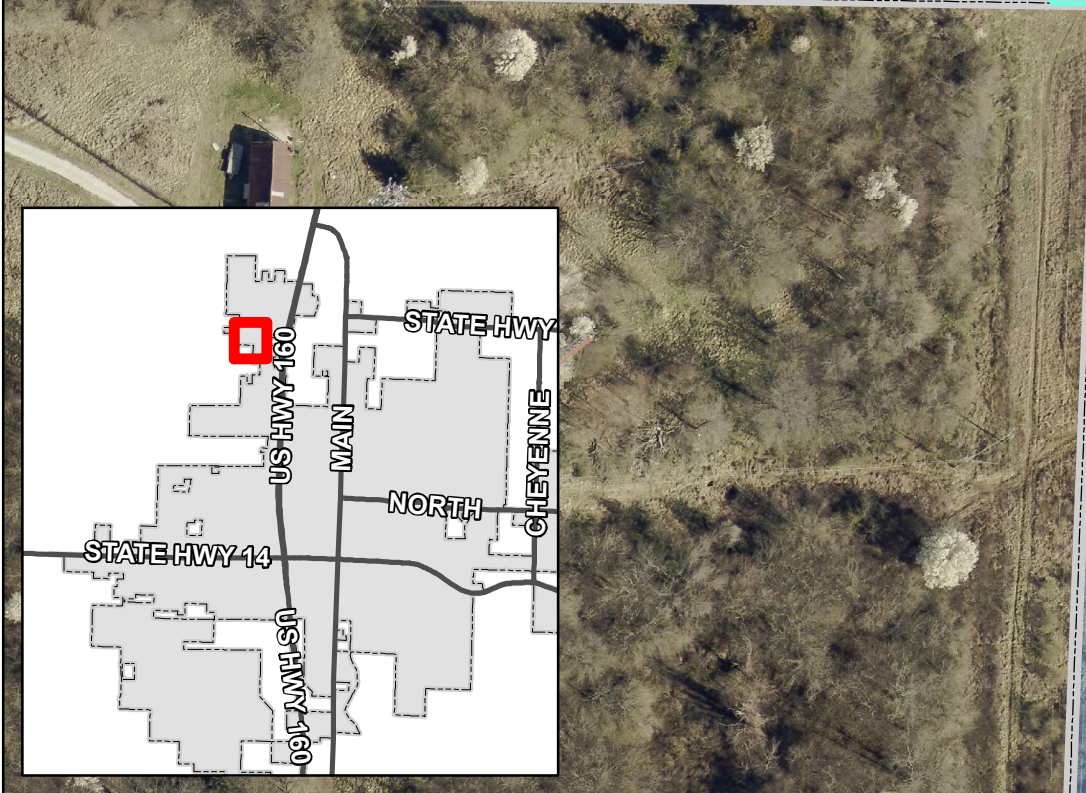
Recommendation




This proposed rezone is consistent with zoning patterns in the vicinity. The future land use section of the comprehensive plan supports mixed residential use in this area. Staff recommends the approval of this rezone.

MSB 26-004 RZN 26-003



Proposed
Minor Subdivision



-  Highway Commercial
-  Single-Family
-  Two-Family

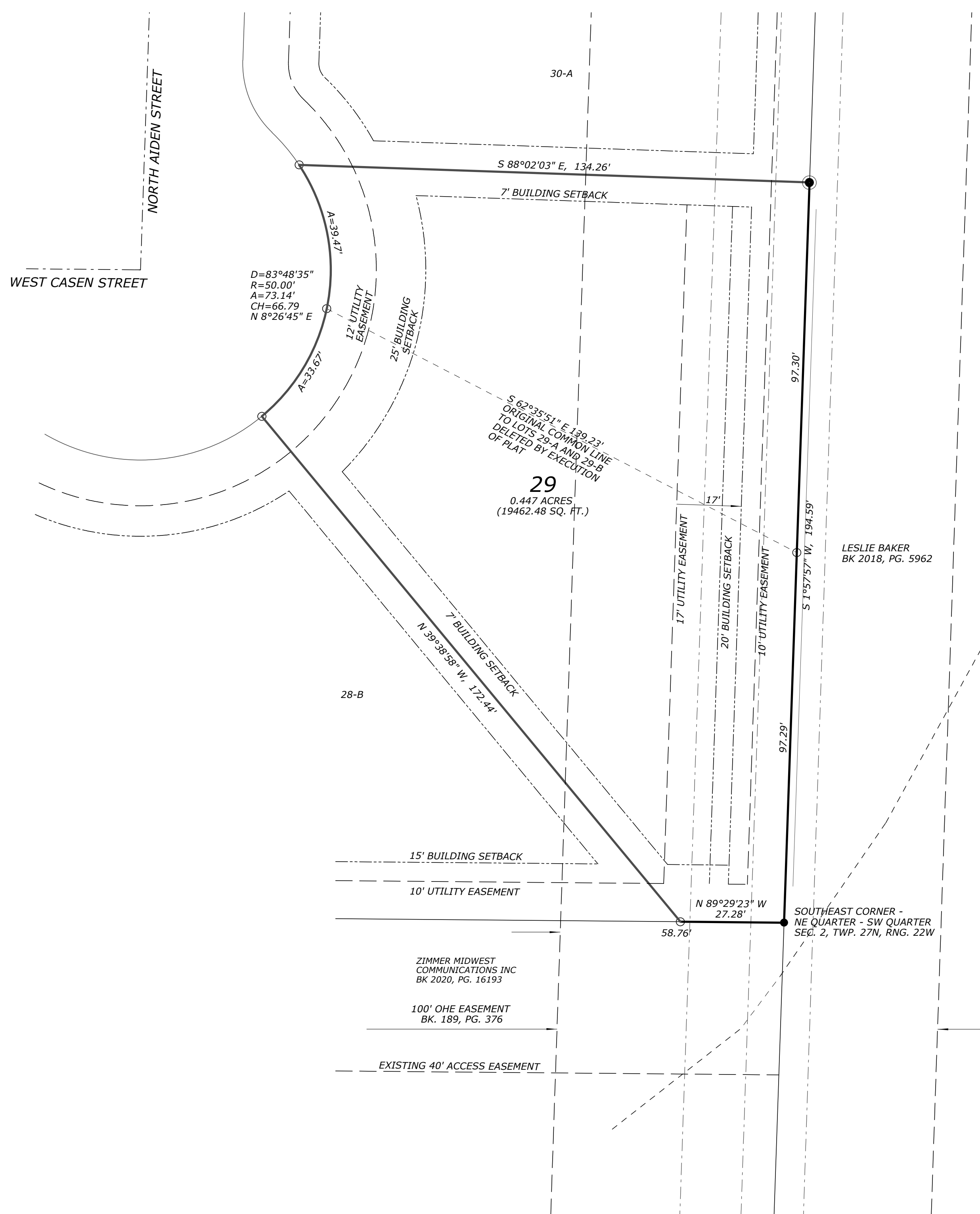
REPLAT OF LOTS 29-A AND 29-B

OF THE AMENDED FINAL PLAT

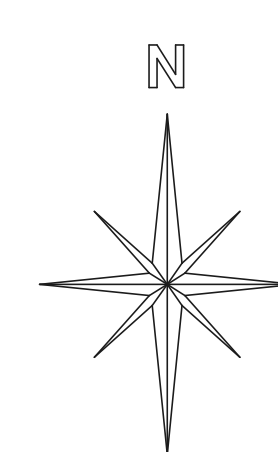
CENTURY HEIGHTS

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

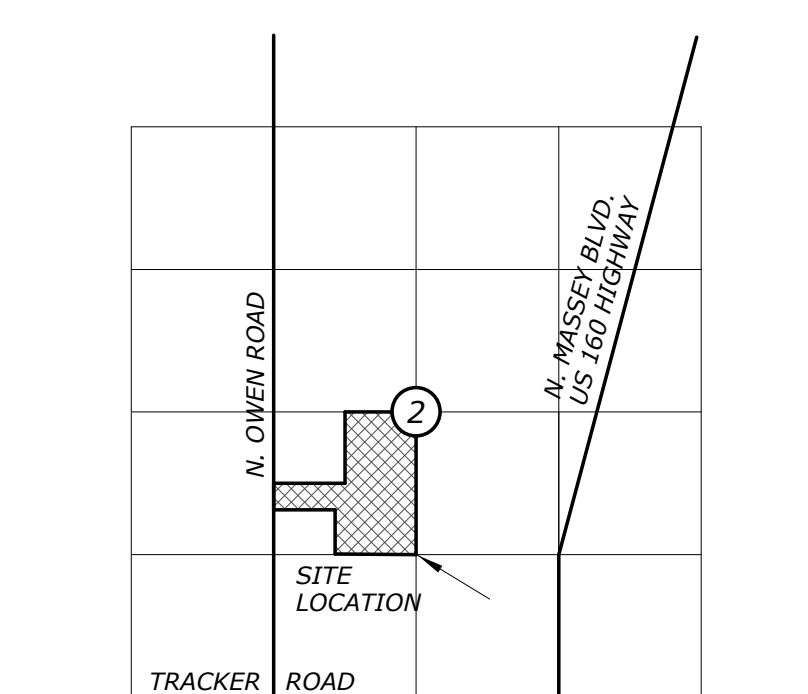
STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

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 _____ DATE _____
COUNTY COLLECTOR

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.

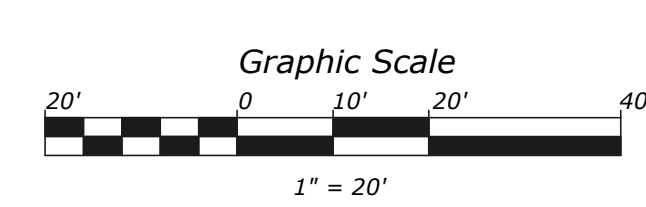
REBEKKA COFFEY - CITY CLERK _____ DATE _____

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 _____

- 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



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

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