



## **EXHIBIT B**

**ISSUE STATEMENT:** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A PROPOSED MINOR SUBDIVISION BETWEEN THE PROPERTIES LOCATED AT 113 W MT VERNON STREET & 109 N MAIN STREET

**DATE:** JANUARY 6, 2026

**SUBMITTED BY:** NIXA ASSEMBLY OF GOD INC

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

The building located at 109 North Main Street is owned by Nixa Assembly of God Church. It has had several uses over the years from a bank to a day care and is currently a clinic for applied behavioral analysis. The building was renovated over the last year by the current tenant who is seeking to purchase the building and newly adjusted lot which includes parking.

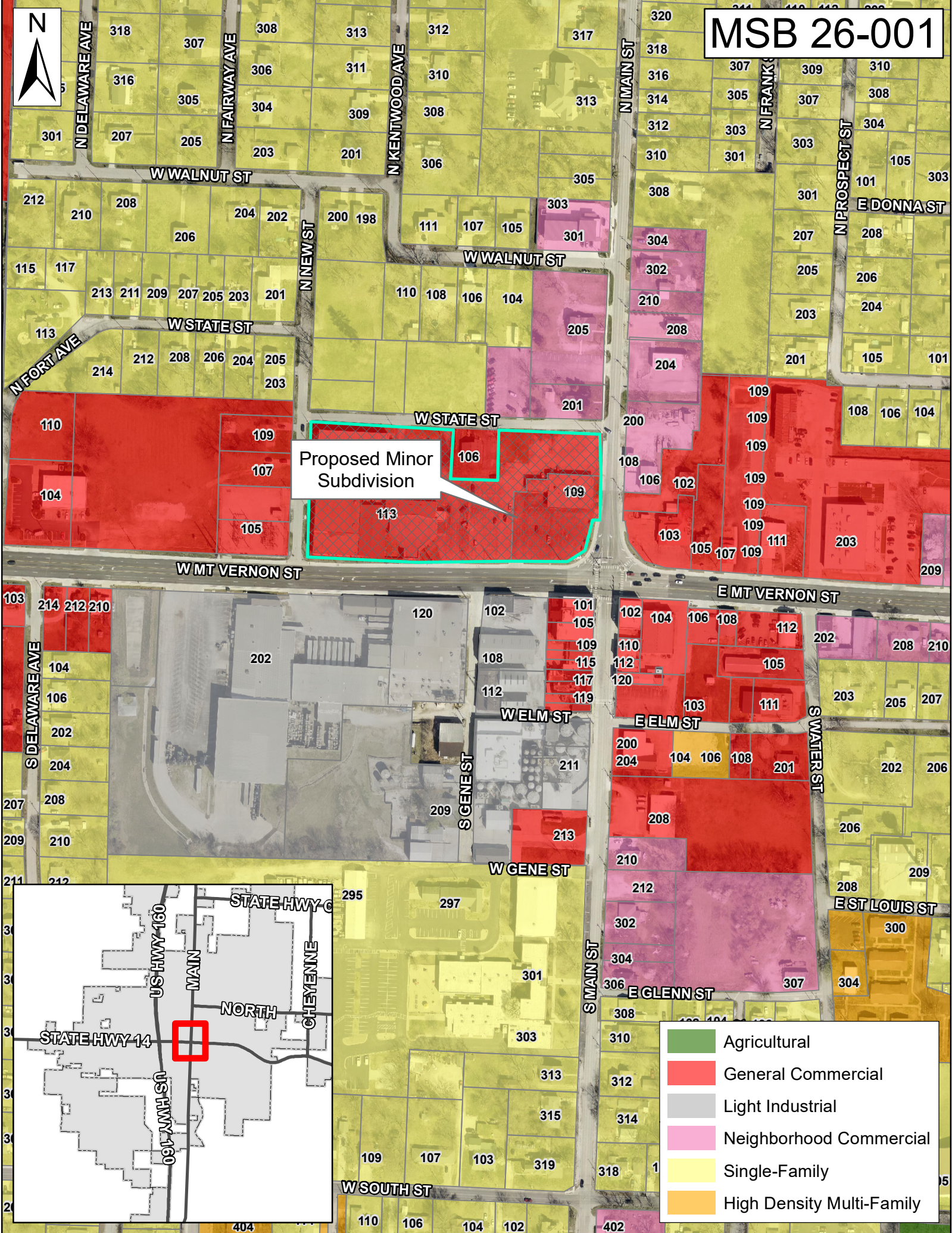
### **Analysis**

The proposed minor subdivision would adjust the existing lot boundary of 109 N Main. Currently, 109 N Main street is a .74-acre parcel which occupies the Northwest corner of the intersection of Main Street & E Mt Vernon St. The adjusted property lines would establish a .79-acre lot at the Southwest corner of State Street and Main Street that will retain the same address (see maps). All existing structures are currently served with Nixa municipal utilities. There is access to 109 N Main St lot from both State Street & Main Street. The adjustment would rectify a non-conforming building setback, as the North walls of the building are on the current property line. The adjusted lot lines are intended to create designated parking areas for patrons and help facilitate a potential future sale.

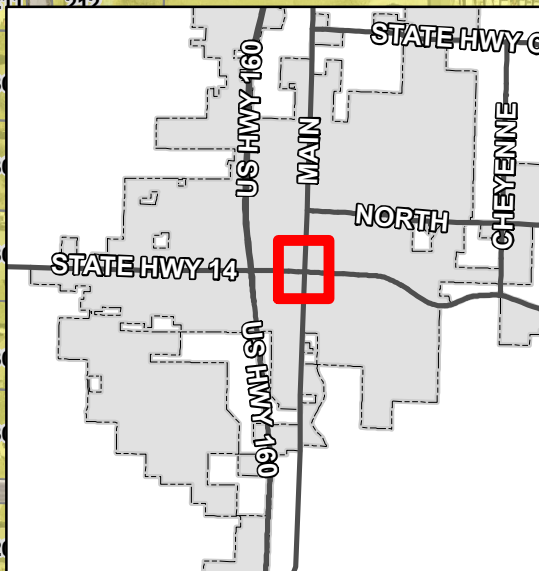
### **Recommendation**

This proposed Lot Line Adjustment conforms with Nixa City Code Section 115- Minor Subdivision Approval and Section 117: 277 – Dimensional Standards and would help to bring the existing building into conformance with current building setback requirements. Staff recommends approval of this lot line adjustment.



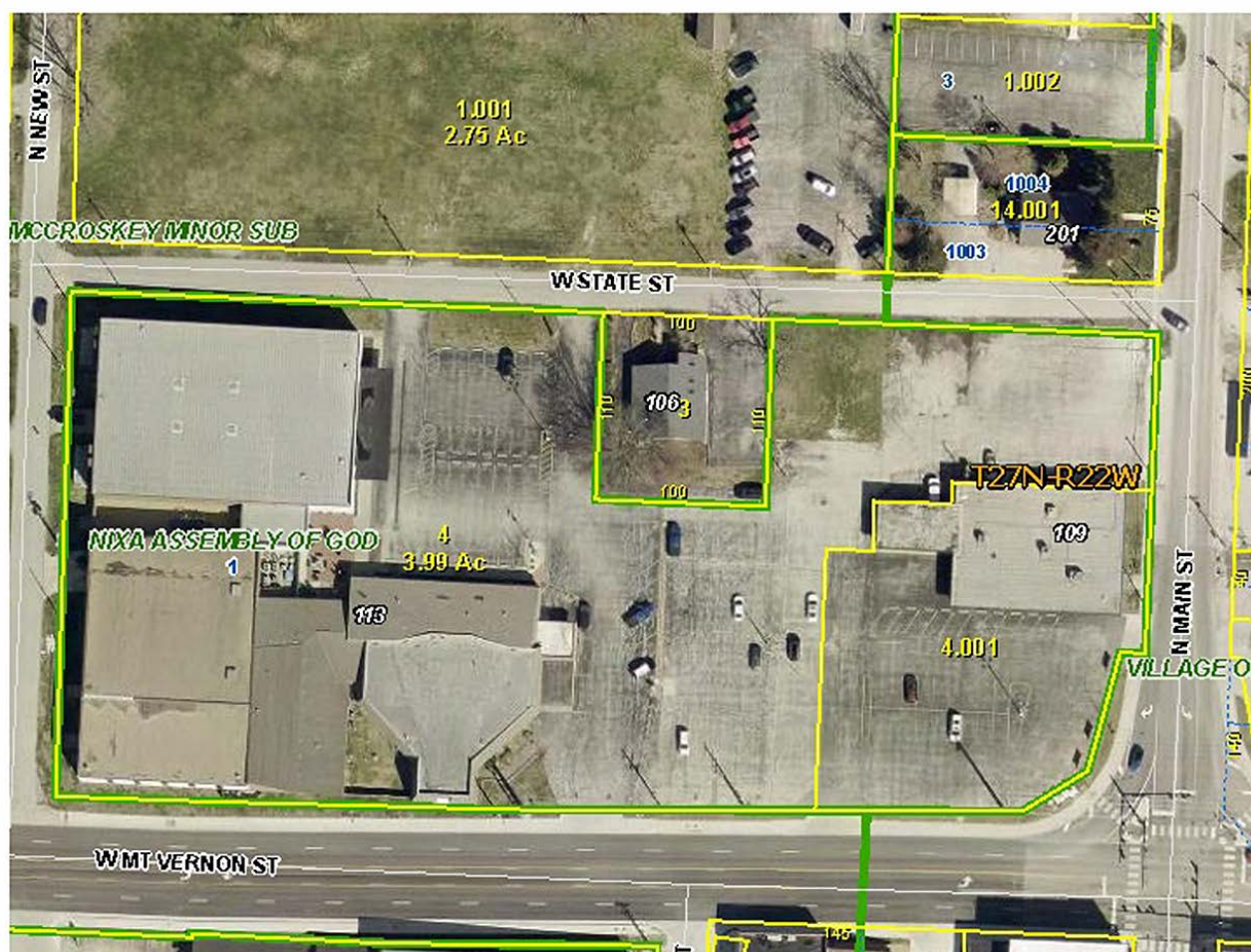


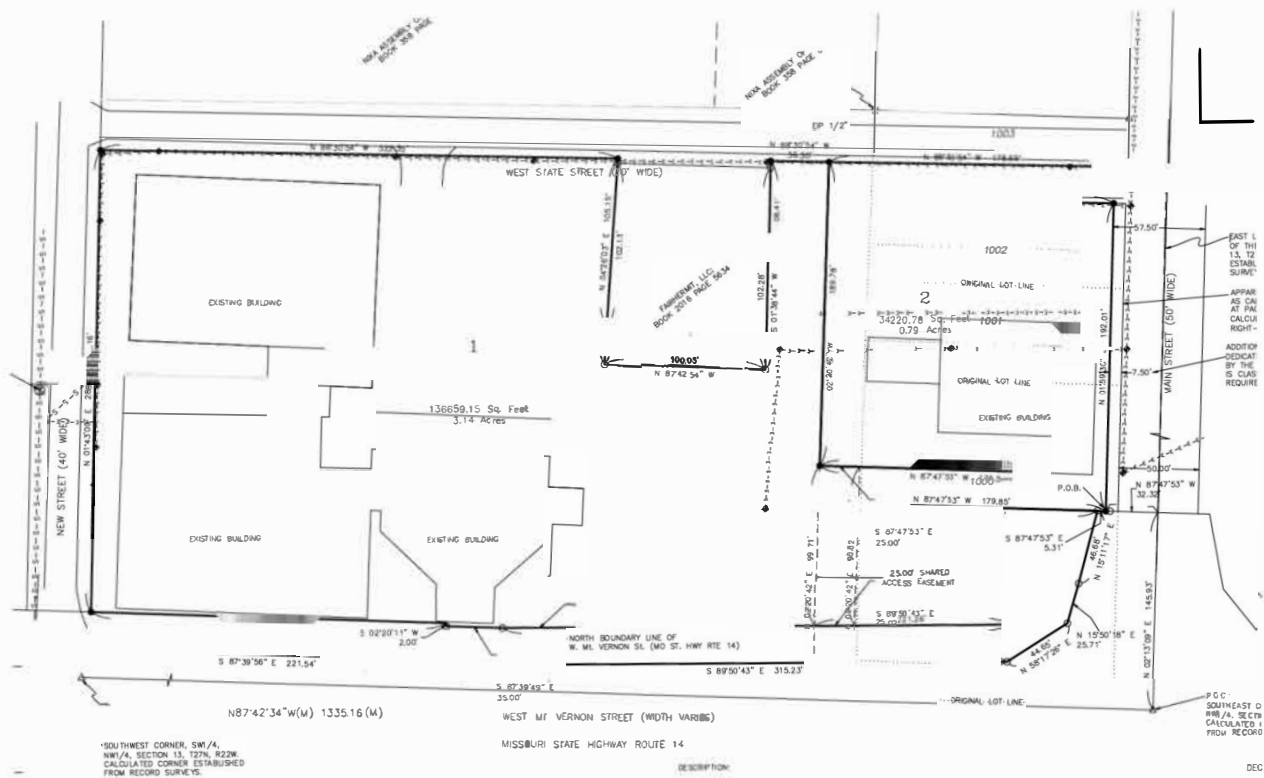
Proposed Minor Subdivision



- Agricultural
- General Commercial
- Light Industrial
- Neighborhood Commercial
- Single-Family
- High Density Multi-Family







SOUTHWEST CORNER, SW 1/4,  
NW 1/4, SECTION 13, T27N, R22W  
CALCULATED CORNER ESTABLISHED  
FROM RECORD SURVEYS.

MISSOURI STATE HIGHWAY ROUTE 14

DESCRIPTION

DEC  
M.B.A.  
SUF  
AC