



## EXHIBIT A

**ISSUE STATEMENT:** PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE ANNEXATION OF APPROXIMATELY 12 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 1137 SOUTH TRUMAN BOULEVARD

**DATE:** NOVEMBER 4, 2024

**SUBMITTED BY:** CITY OF NIXA

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

---

### **Background**

The City of Nixa purchased the 12-acre parcel, that is subject to this annexation, as a potential future location for a municipal water tower and a Nixa Public Works storage building in August of 2013. A salt barn storage building was erected shortly thereafter. In 2019 Construction of a well and water tower began and was completed in 2020. The following year Nixa Parks Department fenced in 4 acres and added amenities for a dog park to the property. Annexation seems appropriate at this time given its eligibility and the varied municipal uses of the property. The subject property will be added to council voting district 3.

### **Analysis**

#### **Surrounding Land Use**

North of the subject property is an undeveloped 75-acres within the city limit zoned R-1 single family. East of the property is Forest South subdivision, an R-1 single family development within the Nixa city limit. South of the property is a KAMO substation which is outside the Nixa city limit. And to the West is a 20-acre farm which is outside the Nixa city limit.

#### **Comprehensive Plan & Zoning**

The Nixa 2045 Comprehensive Plan identifies the property in the tier 1 future annexation area, with the future land use map showing single-family residential as the appropriate land use. The proposed annexation is requesting R-1 zoning, though there would be a quasi-public municipal overlay to accommodate the existing use. No future residential development is expected.

#### **Transportation**

The subject property is served by S Truman Boulevard which is categorized by the Ozarks Transportation Organization (OTO) as a Collector. No future connections are expected or planned; however, a traffic study would be required should the need for additional access arise.



### **Municipal Utilities (Water, Wastewater, Electric)**

Nixa municipal water and electric are currently present and accessible on this lot. There is a sewer main running north/south on the East side of Norton Road which could reasonably service this lot though there is no current plan that would require a connection to city sewer.

### **Stormwater Management**

Any future development of the site will be required to conform to the City's adopted stormwater management regulations. Additionally, any future development would compel a sinkhole evaluation. The presence of any potential sinkholes would require conformance to the city's regulations concerning development near karst topography. These regulations address both flooding and storm water quality concerns.

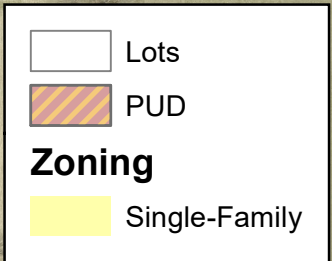
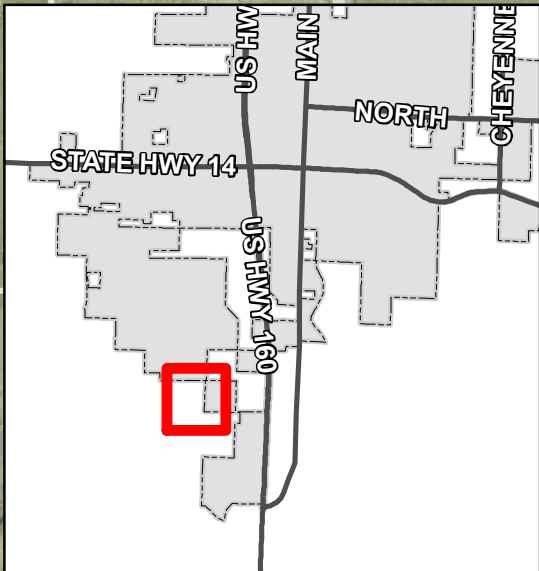
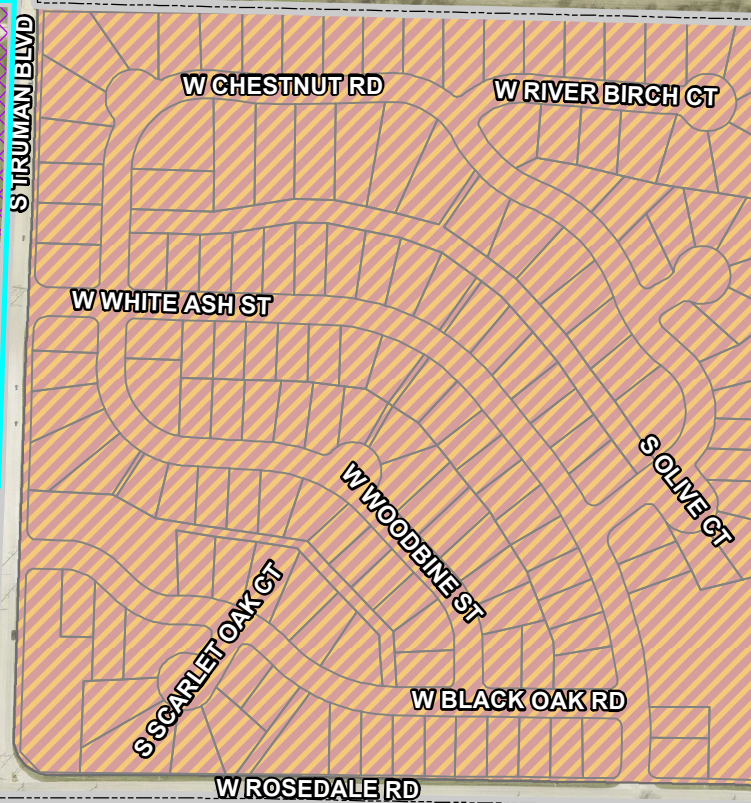
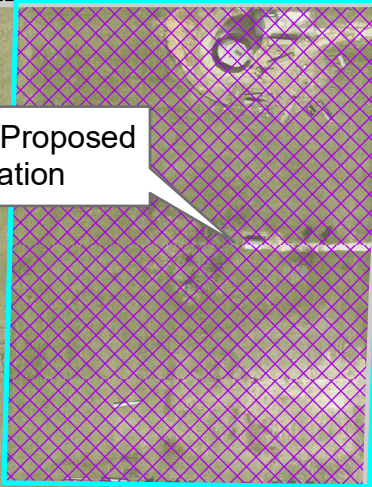
### **Recommendation**

The property is compact and contiguous to the current city limit. The requested zoning is consistent and harmonious with the surrounding area as well as the comprehensive plan. Staff recommends approval of the annexation and zoning request.



# ANX 24-002

Location of Proposed Annexation





# ANNEXATION & REZONE APPLICATION

715 W Mt. Vernon  
PO Box 725-57502  
Nixa, MO 65714  
417-725-5850  
planning@nixa.com

Application Date: 9-23-2024

File#: \_\_\_\_\_

## APPLICANT INFORMATION

Name: City Of Nixa Phone #: 417-725-5850

Mailing Address: 715 W Mt. Vernon St. Nixa MO 65714  
Street address City State Zip

Email : JLiles@Nixa.com Contact Person for Project: Jimmy Liles

Contact Phone: 417-725-5850 Contact Email: JLiles@Nixa.com

## PROPERTY INFORMATION


General Location of Property 1137 S Truman Boulevard

General size of property: 12 (acres)

Requested Zoning for Property:

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Agriculture (AG)                | <input checked="" type="checkbox"/> Single-Family Residential (R-1) | <input type="checkbox"/> Two Family Residential (R-4)   | <input type="checkbox"/> Med-Density Multi-Family (R-5) |
| <input type="checkbox"/> High Density Multi-Family (R-3) | <input type="checkbox"/> Neighborhood Commercial (NC)               | <input type="checkbox"/> City Center (CC)               | <input type="checkbox"/> Transitional Office (O)        |
| <input type="checkbox"/> General Commercial (GC)         | <input type="checkbox"/> Highway Commercial (HC)                    | <input type="checkbox"/> Light Industrial (M1)          | <input type="checkbox"/> Heavy Industrial (M-2)         |
| <input type="checkbox"/> Modular Home Sub. (R-MHS)       | <input type="checkbox"/> Manufactured Home Comm. (R-MHC)            | <input type="checkbox"/> Planned Unit Development (PUD) | If PUD, Complete separate PUD Application Form          |

I/We, the undersigned applicant being either the owner of the subject property or a duly authorized representative of such owner(s), do attest to the truth and accuracy of the information provided with this application. I also hereby agree to reimburse the City for all costs associated with the provision of notice of public hearings necessitated by this application, including costs for certified mailing and publication in a local newspaper.

Applicant Signature:  Date: 9-30-24



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714  
(Phone) 417-725-5850 (Fax) 417-724-5750

## ANNEXATION PETITION

I/We, the undersigned City of Nixa  
Owner(s) Name(s) typed or printed

hereinafter referred to as the Petitioner, petitions the City Council of the City of Nixa, Missouri, to annex the following described unincorporated area which is contiguous and compact to the existing corporate limits of the City of Nixa, Missouri:

*See Attached legal Description, Exhibit "A"*

Petitioner states that he/she is the owner in fee of all interests in the said tract of real property and requests that the City Council hold a public hearing not fewer than fourteen (14) or more than one-hundred twenty (120) days after receipt of this Petition and that said hearing be held not fewer than seven (7) days after notice of the hearing is published in a newspaper of general circulation, qualified to publish legal matters. Further, should the City Council determine that the annexation reasonable and necessary to the property development of Nixa, Missouri has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, Petitioner requests that said City Council thereafter annex the territory by ordinance without further action.



PO Box 395, 715 W. Mt. Vernon, Nixa, MO 65714  
(Phone) 417-725-5850 (Fax) 417-724-5750

Should written objection to the proposed annexation be filed with the City Council not later than fourteen (14) days after said public hearing, this Petitioner than requests the City Council thereafter to petition the Circuit Court of Christian County, Missouri, for a declaratory judgment as to the reasonableness of such annexation.

Cindy Robbins City of Nixa  
Owner Signature Assistant City Administrator

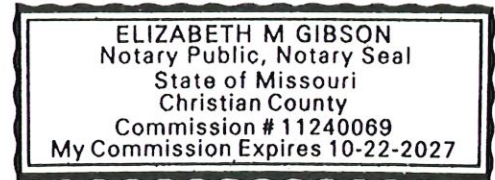
Owner Signature

STATE OF MISSOURI  
COUNTY OF CHRISTIAN

On this 1<sup>st</sup> day of November, 2024 before me personally appeared Cindy Robbins to me known to be the person described in and who executed the foregoing instrument and acknowledges that he executed the same as his free act and deed and that the facts stated therein are true to the best of his knowledge and belief.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

Elizabeth M. Gibson  
Notary Public



My Commission Expires: 10-22-2027

Applicant Name Cindy Robbins Phone: 417-725-3785

Applicant Mailing Address: PO Box 395  
Nixa, MO. 65714