



## EXHIBIT A

**ISSUE STATEMENT:** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION ON 28.64 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORTH MAIN STREET AND EAST TRACKER ROAD

**DATE:** JULY 1<sup>ST</sup>, 2024

**SUBMITTED BY:** MORELOCK BUILDERS & ASSOCIATES

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

Walker Family Investments LLC owns approximately 28.64 acres of land located at the Northeast corner of the intersection of Tracker Road and Main Street. The property was annexed in May of 2021. In December of 2023 a 3.13 acre lot along the Main St corridor was split off and zoned (GC) General Commercial, leaving a 24.87 acre R-3 Lot. The current minor-subdivision application proposes to create an 8.33 acre lot and a 16.54 acre lot, both of which would retain the R-3 zoning designation. The intention of the proposed minor-subdivision is to phase the development.

### **Analysis**

The resulting 8.33 acre lot would be phase 1 of the development plan. Any development on these lots would be served by Nixa municipal utilities. The benefit of phasing the development is in the installation and extension of utility services. Utility lines and other infrastructure can be installed on Lot 1, which would allow building construction to begin sooner. Utility lines are to be stubbed out to the remaining 16.54 acres for future development.

### **Recommendation**

The proposed Minor Subdivision conforms with Nixa City Code Section 115– Minor Subdivision Approval, and Section 117 – Minimum Dimensional Standards. Staff recommends the approval of this minor subdivision.