



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION OF LOT 50-52 OF THE KELTNER-WALKER ADDITION

DATE: JULY 1ST, 2024

SUBMITTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The Keltner-Walker Addition was originally platted in September of 1971, the subject property of this proposed minor subdivision was designated as lot 31 at that time. In March of 1975 the subject property was replatted as lot 51. This commercial property underwent several additions and remodels over the years including partition walls serving to divide suites inside the buildings. Much of this work seems to have been done somewhat haphazardly regarding property lines as walls were constructed that are several feet over the existing property lines. Lot 51 was purchased in May of 2023, and extensive updating and remodeling commenced which unearthed the property line discrepancies.

Analysis

The proposed new plat would correct on paper what has effectively become the real-world property lines. Additionally, this minor subdivision will plat lot 50 as two separate lots as the deed for the property from the 1980's has previously done. This is the first opportunity since the deed split, to show it on a plat. All affected adjacent property owners must sign this minor subdivision plat stating that they agree to the proposed lot line adjustments. The owners of Lot 51 intend to further subdivide their property at a later date.

Recommendation

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