



## **EXHIBIT B**

**ISSUE STATEMENT:** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION OF .88 ACRES OF PROPERTY LOCATED AT 205 NORTH MAIN STREET

**DATE:** AUGUST 5<sup>TH</sup>, 2024

**SUBMITTED BY:** THRIVE CHURCH

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

Nixa Assembly of God Inc. owns approximately .88 acres of land located at the southwest corner of West Walnut Street and North Main Street. The structure located on the property was originally built around 1900 and has seen several additions since. To staffs knowledge, the property is not shown on any modern plats recorded with the Christian County Recorder's Office.

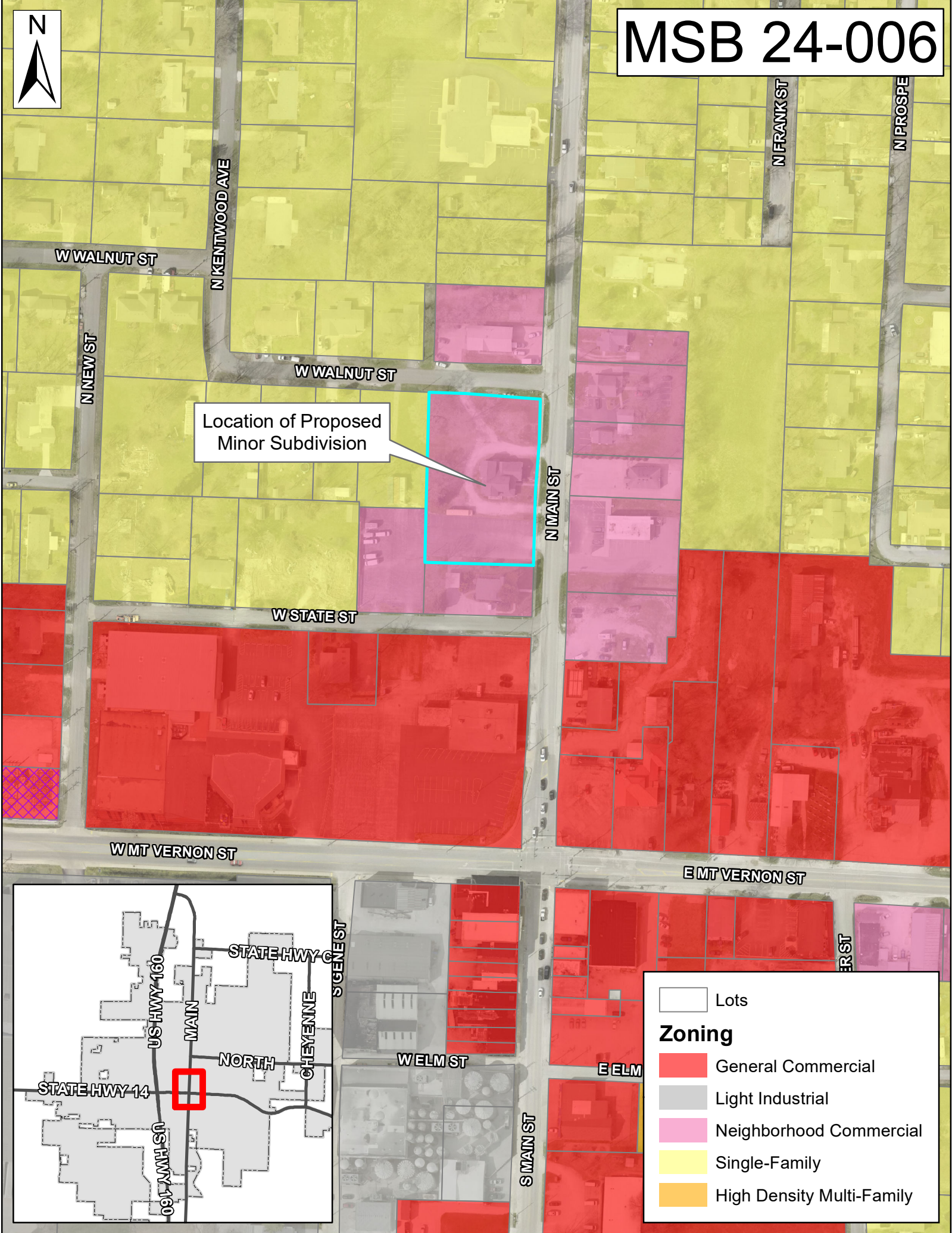
### **Analysis**

The proposed sub-division would create 3 lots from a single existing lot. Lot 1 would be an undeveloped .31 acres. Lot 2 would be .29 acres and encompass the existing structure, the proposed lot lines would meet current building set back requirements. A shared access easement between Lots 1 & 2 was requested and granted to minimize the number of driveways off Main Street. Lot 3 would be .24 acres which is currently almost entirely a paved parking lot. 7.5 feet of additional Right-Of-Way was requested and granted along Main St to meet the requirements for its Collector categorization. All three proposed lots have immediate access to all Nixa municipal utilities. There is no proposed change in zoning with the minor-subdivision request.

### **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.

# MSB 24-006



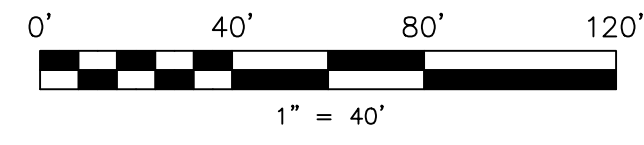
Location of Proposed  
Minor Subdivision

	Lots
<b>Zoning</b>	
	General Commercial
	Light Industrial
	Neighborhood Commercial
	Single-Family
	High Density Multi-Family

**FINAL PLAT OF THRIVE ADDITION TO THE CITY OF NIXA  
REPLAT OF PART OF LOTS 1005, 1006, 1007, 1008 AND 1009  
VILLAGE OF NIXA**

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 13,  
T27N, R22W OF THE 5th. P.M. IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

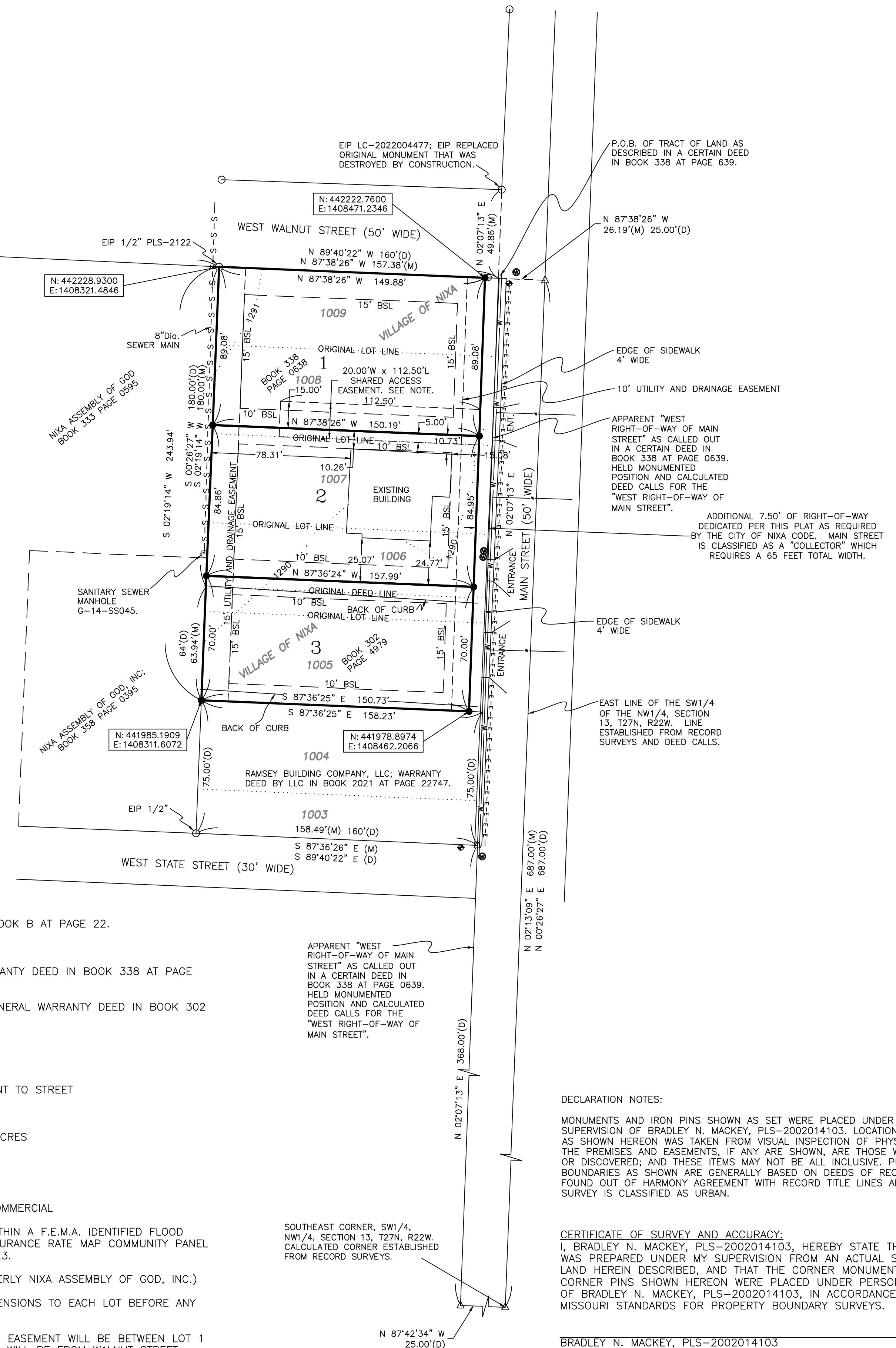
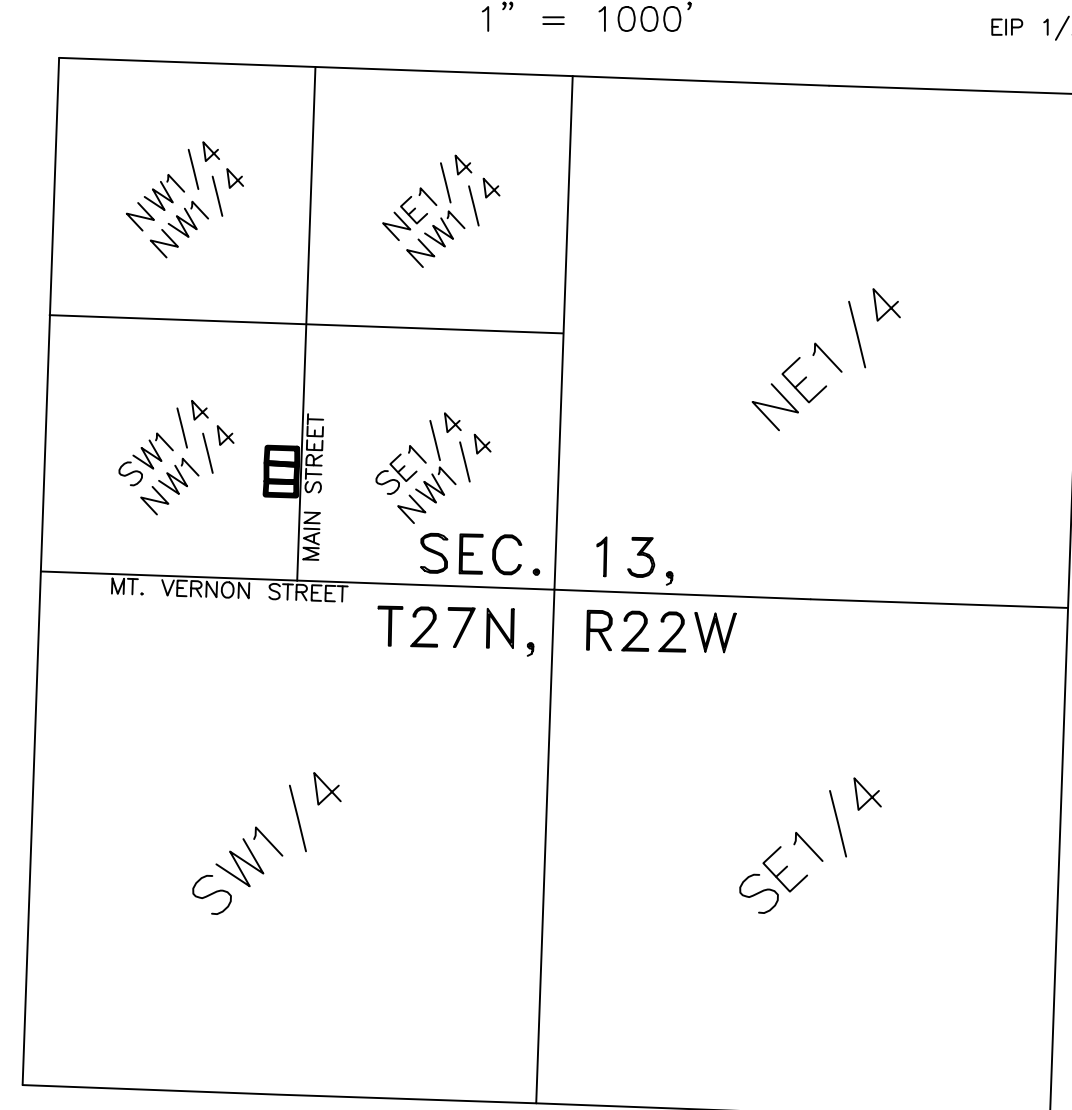
ALL BEARINGS ARE BASED ON GRID NORTH, 1983 MISSOURI COORDINATE SYSTEM, CENTRAL ZONE. ALL COORDINATES SHOWN HEREON ARE GIVEN IN FEET AND ARE BASED ON THE 1983 MISSOURI COORDINATE SYSTEM. COORDINATES WERE ESTABLISHED FROM MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENT: CH-22  
GRID FACTOR: 0.9999372  
DATE OF ADJUSTMENT: 2004



LEGEND	
△	— CALCULATED POINT
●	— SET DRILL HOLE
○	— FOUND EXISTING MONUMENT AS NOTED.
○	— SET IRON PIN WITH PLS-2002014103 CAP.
(M)	— MEASURED (P) — PLAT BSL — BUILDING SETBACK LINE
(D)	— DEED

UTILITIES	
— W —	— WATER
— E — E — E — E — E — E — E — E — E — E —	— OVERHEAD ELECTRIC/UTILITY
— S — S — S — S — S — S — S — S — S — S —	— SANITARY SEWER
⊙	— SEWER MANHOLE
⊙	— FIRE HYDRANT
⊙	— WATER METER/VALVE
⊙	— UTILITY SERVICE POLE

LOCATION SKETCH



RECORD SOURCE PROPERTY DESCRIPTION IN BOOK 338 AT PAGE 0638-0639:  
Part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 13, Township 27N, Range 22W, Christian County, Missouri, described as follows: Commencing at the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence along the East line of said Southwest Quarter of the Northwest Quarter North 0°26'27"E 687.00 feet; thence North 89°40'22"W 25.00 feet to the West right-of-way of Main Street for a true point of beginning; thence continuing North 89°40'22"W 160.00 feet; thence South 0°26'27"W 180.00 feet; thence South 89°40'22"E 160.00 feet to the West right-of-way of Main Street; thence along said right-of-way North 0°26'27"E 180.00 feet back to the point of beginning.

RECORD SOURCE PROPERTY DESCRIPTION IN BOOK 302 AT PAGE 4979:  
Beginning at a point 443 feet North and 25 feet West of the Southeast Corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) Section 13, Township 27, Range 22, thence West 160 feet, thence North 64 feet, thence East 160 feet, thence South 64 feet to point of beginning. (Same being a part of Lots 1005 and 1006, Nixa, Mo.).

MORE PARTICULAR PROPERTY DESCRIPTION:  
A PART OF LOTS 1005, 1006, 1007, 1008 AND 1009, VILLAGE OF NIXA LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-SEVEN NORTH (T27N), RANGE TWENTY-TWO WEST (R22W) OF THE 5th. P.M. IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHEAST CORNER OF THE SW1/4 OF THE NW1/4 OF THE NW1/4, SAID SEC. 13, THENCE N87°42'34"W ALONG THE SOUTH LINE OF THE SW1/4 OF THE NW1/4, SAID SEC. 13, 25.00 FEET; THENCE N02°07'13"E, 368.00 FEET; THENCE N 02°07'13" E, 75.00 FEET TO A DRILL HOLE IN THE SIDEWALK AND SAID DRILL HOLE MARKS THE TRUE POINT OF BEGINNING; THENCE CONTINUING N02°07'13"E, 244.03 FEET TO AN IRON PIN SET AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST WALNUT STREET AND THE WEST LINE OF MAIN STREET; THENCE N87°38'26"W, 157.38 FEET TO AN IRON PIN; THENCE S02°19'14"W, 243.94 FEET TO AN IRON PIN; THENCE S87°36'25"E, 158.23 FEET TO THE ABOVE MENTIONED TRUE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

**COLLECTOR'S STATEMENT:**  
I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THAT ALL TAXES OWED ON PARCEL No. 100613002018001000 HAVE BEEN PAID.

TED NICHOLS - COUNTY COLLECTOR

**CERTIFICATE OF APPROVAL BY THE CITY PLANNER OF THE CITY OF NIXA:**  
I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH SUBPART B OF THE NIXA CITY CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY OF NIXA PLANNING AND ZONING COMMISSION, SUBJECT TO IT BEING RECORDED IN THE CHRISTIAN COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

MUNICIPAL PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF NIXA, THAT I HEREBY 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 IS APPROVED BY THE NIXA BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

REV. CHRIS FOSTER (PASTOR, THRIVE CHURCH OF NIXA, INC (FORMERLY NIXA ASSEMBLY OF GOD) \_\_\_\_\_ DATE \_\_\_\_\_

ARON PETERSON (SECRETARY, THRIVE CHURCH OF NIXA, INC (FORMERLY NIXA ASSEMBLY OF GOD) \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGEMENT:**  
STATE OF MISSOURI \_\_\_\_\_  
COUNTY OF CHRISTIAN \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED CHRIS FOSTER, PASTOR OF THRIVE CHURCH OF NIXA (FORMERLY NIXA ASSEMBLY OF GOD), AND ARON PETERSON, SECRETARY OF THRIVE CHURCH OF NIXA (FORMERLY NIXA ASSEMBLY OF GOD) KNOWN TO BE THE PERSON(S) WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN NIXA, CHRISTIAN COUNTY, MISSOURI, THE DAY AND THE YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC SEAL  
\_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

NOTES:  
REFERENCE PLAT: VILLAGE OF NIXA, PLAT BOOK B AT PAGE 22.  
RECORD SOURCE DEEDS:  
NIXA ASSEMBLY OF GOD, INC.; SPECIAL WARRANTY DEED IN BOOK 338 AT PAGE 0638.  
NIXA ASSEMBLY OF GOD, NIXA, MISSOURI; GENERAL WARRANTY DEED IN BOOK 302 AT PAGE 4979.  
BUILDING SETBACKS: 15' FRONT YARD  
10' SIDE YARD  
15' REAR YARD  
15' SIDE YARD ADJACENT TO STREET  
AREA TABLE:  
TOTAL AREA: 38501.86 SQUARE FEET, 0.88 ACRES  
LOT 1: 13365.19 SQUARE FEET, 0.31 ACRES  
LOT 2: 12763.91 SQUARE FEET, 0.29 ACRES  
LOT 3: 10542.52 SQUARE FEET, 0.24 ACRES  
CURRENT ZONING: NC - NEIGHBORHOOD COMMERCIAL  
PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL MAP No. 29043C0066D, EFFECTIVE 11/2/2023.  
OWNER/DEVELOPER: THRIVE CHURCH (FORMERLY NIXA ASSEMBLY OF GOD, INC.)  
THE CITY OF NIXA WILL REQUIRE UTILITY EXTENSIONS TO EACH LOT BEFORE ANY FUTURE DEVELOPMENT CAN OCCUR.  
AS SHOWN ON THIS PLAT, A SHARED ACCESS EASEMENT WILL BE BETWEEN LOT 1 AND LOT 2. ANY FUTURE ACCESS TO LOT 1 WILL BE FROM WALNUT STREET.

APPARENT "WEST RIGHT-OF-WAY OF MAIN STREET" AS CALLED OUT IN A CERTAIN DEED IN BOOK 338 AT PAGE 0639. HELD MONUMENTED POSITION AND CALCULATED DEED CALLS FOR THE "WEST RIGHT-OF-WAY OF MAIN STREET".

DECLARATION NOTES:  
MONUMENTS AND IRON PINS SHOWN AS SET WERE PLACED UNDER THE PERSONAL SUPERVISION OF BRADLEY N. MACKEY, PLS-2002014103. LOCATION OF IMPROVEMENTS AS SHOWN HEREON WAS TAKEN FROM VISUAL INSPECTION OF PHYSICAL EVIDENCE ON THE PREMISES AND EASEMENTS, IF ANY ARE SHOWN, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED; AND THESE ITEMS MAY NOT BE ALL INCLUSIVE. PROPERTY BOUNDARIES AS SHOWN ARE GENERALLY BASED ON DEEDS OF RECORD. VARIATIONS FOUND OUT OF HARMONY AGREEMENT WITH RECORD TITLE LINES ARE AS SHOWN. THIS SURVEY IS CLASSIFIED AS URBAN.

**CERTIFICATE OF SURVEY AND ACCURACY:**  
I, BRADLEY N. MACKEY, PLS-2002014103, HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER PERSONAL SUPERVISION OF BRADLEY N. MACKEY, PLS-2002014103, IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BRADLEY N. MACKEY, PLS-2002014103 \_\_\_\_\_ DATE 06/20/2024

DECLARATION:  
I, BRADLEY N. MACKEY, PROFESSIONAL LAND SURVEYOR #2002014103, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY UNDER MY SUPERVISION AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. I DID ATTEMPT TO MEET THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE, AND THE STANDARDS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. WITNESS BY MY SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17th DAY OF JULY, 2024.

**BRADLEY N. MACKEY**  
LAND SURVEYORS AND PLANNERS  
162 OAK TREE ACRES LANE, BRANSON, MO 65616

PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER: PLS-2002014103  
PLS CORP. NUMBER: 2022012827

CLIENT: THRIVE CHURCH	417-300-1781
JOB No.: 24-1494-1	
DATE: 07/17/2024	
SCALE: 1" = 40'	
DWG. No.: 1494-1-1	
PAGE No.: 1 OF 1	



# MINOR SUBDIVISION APPLICATION

715 W Mt. Vernon  
PO Box 395  
715 W Mt. Vernon  
Nixa, MO 65714  
417-725-5850  
planning@nixa.com

Application Date: 7-1-2024

File#: MOB24-004

## APPLICANT INFORMATION

Name: Thrive Church Phone #: 417-725-3075

Mailing Address: 113 Mt Vernon / PO Box 409 Nixa MO 65714  
Street address City State Zip

Email: amy@912properties.com Contact Person for Project: Amy Foster

Contact Phone: 717-725-3720 Contact Email: amy@912properties.com

## PROPERTY INFORMATION

General Location of Property 113 Mt Vernon 205 N. Main st.

General size of property: .88 (acres) Current Zoning of Property: Neighborhood Connector

Desired action:

Remove Lot Line \_\_\_\_\_ Add Lot Line: X Total Number of Lots: 2

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: [Signature] Date: 7/1/24