



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION OF THE PROPERTY GENERALLY LOCATED AT 501 E STATE HIGHWAY CC

DATE: FEBRUARY 4TH, 2025

SUBMITTED BY: TAYLOR FARMS STORAGE PARK LLC

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The owners of 501 East State Highway CC have submitted an application for a minor subdivision of their 22.22-acre parcel which was annexed into the City of Nixa in January of 2025. There is currently a single-family residence which was originally constructed in 1948 as well as several accessory structures clustered on the Western side of the property.

Analysis

The proposed minor subdivision would create a 3.22 acre lot zoned R-1 (Tract 2) and a 19 acre lot zoned M-1 (Tract 1) from the 22.22 acre parent parcel. The zoning designations were approved as part of the annexation last month and no changes are proposed. All existing utility easements and Right-of-Way are sufficient and consistent with the annexation plat. The property is currently served with Nixa water from the RDE water system. Any future development of tract 1 would extend Nixa sewer service to tract 2. The residence and accessory structures on tract 2 would continue to be served by the current electric provider. Tract 1 will be eligible by right for Nixa electric service after 90 days.

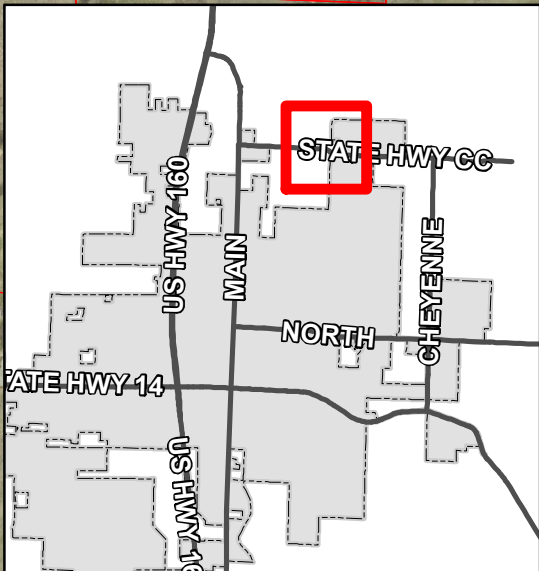
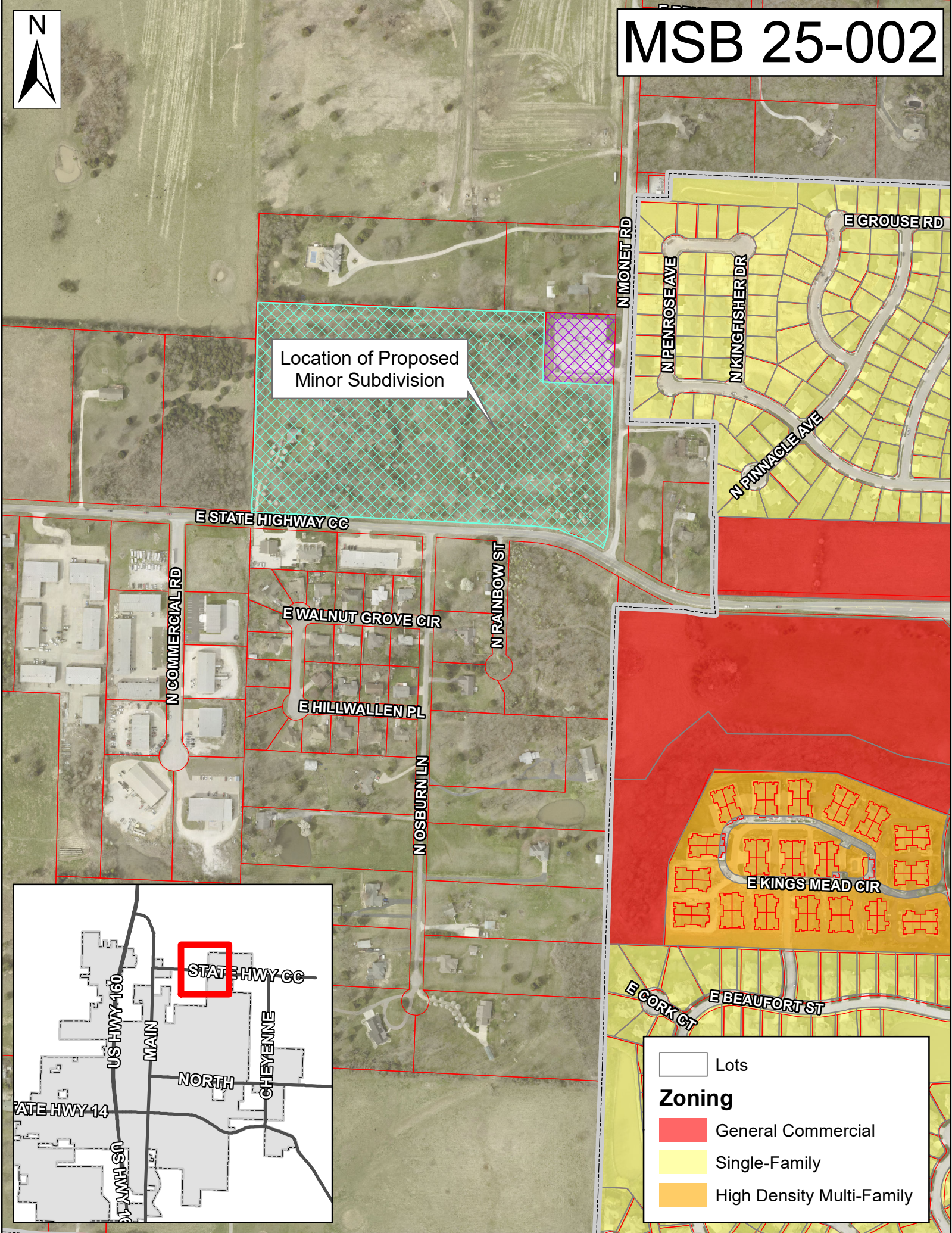
Recommendation

This proposed minor subdivision conforms with Nixa City Code Section 115-Minor Subdivision Approval and existing structures are compliant with minimum setback requirements in Section 117 – Minimum Dimensional Standards. Staff recommends approval of this minor subdivision.



MSB 25-002

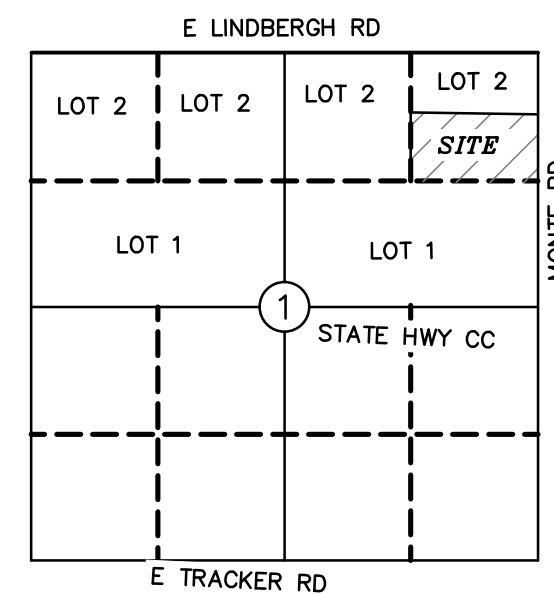
Location of Proposed
Minor Subdivision



Legend

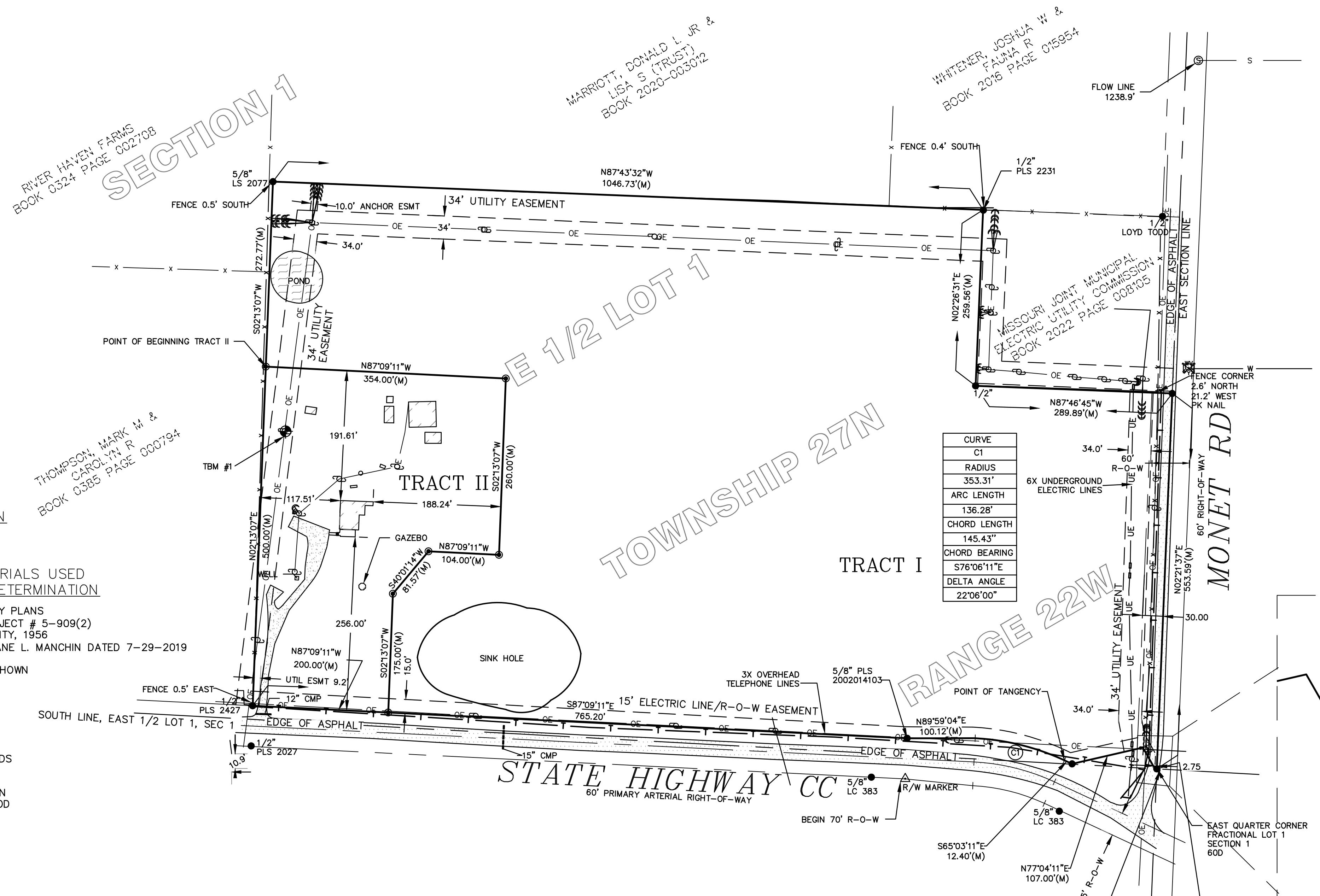
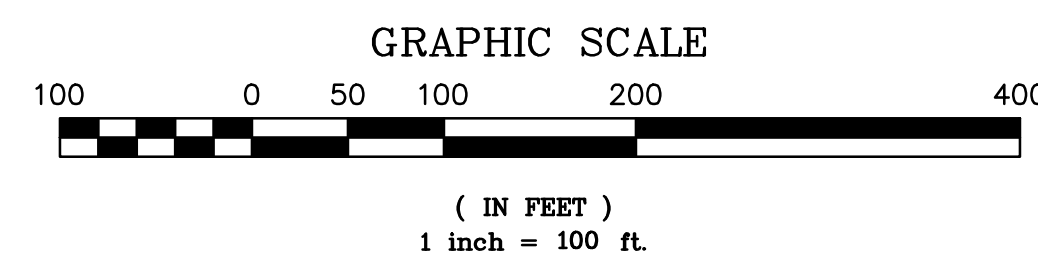
- Lots
- Zoning**
- General Commercial
- Single-Family
- High Density Multi-Family

ADMINISTRATIVE SUBDIVISION



GRID NORTH
MISSOURI STATE PLANE
CENTRAL ZONE
NAD83 2011
NAVD88 2004

LOCATION MAP
SECTION 1
TOWNSHIP 27N RANGE 22W
APPROX. SCALE: 1"=2000'



CURVE
C1
RADIUS
353.31'
ARC LENGTH
136.28'
CHORD LENGTH
145.43'
CHORD BEARING
S76°06'11"E
DELTA ANGLE
22°06'00"

LEGEND	
●	= EXISTING IRON PIN
○	= EXCEPT AS NOTED
○	= 5/8" IRON PIN SET
○	= CAPPED "2017010699"
△	= RIGHT-OF-WAY MARKER
—	= POWER POLE
—	= ANCHOR
—	= PHONE RISER
—	= WATER VALVE
—	= FIRE HYDRANT
—	= SEWER MANHOLE
—	= SAN. SEWER LINE
—	= WATER LINE
—	= OVERHEAD ELECTRIC LINE
—	= OVERHEAD TELEPHONE LINE
—	= WIRE FENCE
—	= ASPHALT
—	= GRAVEL
—	= GRAVEL
(M)	= MEASURED DIMENSION

SOURCE OF DESCRIPTION
BOOK 2023 PAGE 13243

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

MODOT HIGHWAY PLANS
FEDERAL AID ROAD PROJECT # 5-909(2)
CHRISTIAN COUNTY, 1956
BOUNDARY SURVEY (2005019223) BY SHANE L. MANCHIN DATED 7-29-2019

DEEDS AS SHOWN

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29043C0058D, EFFECTIVE 11/2/2023.

TRACT I
A TRACT IN THE EAST HALF OF LOT ONE (1), SECTION ONE (1), TOWNSHIP TWENTY-SEVEN NORTH (27N), RANGE TWENTY-TWO WEST (22W) FIFTH (5TH) PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A 60D NAIL MARKING THE EAST QUARTER CORNER OF SAID SECTION; THENCE N02°21'37"E, 553.59 FEET TO A PK NAIL; THENCE N87°46'45"W, 289.89 FEET TO A 1/2 INCH IRON PIN, THENCE N02°26'31"E, 259.56 FEET TO AN IRON PIN CAPPED "PLS 2231"; THENCE N87°43'32"W, 1046.73 FEET TO AN IRON PIN CAPPED "LS 2077"; THENCE S02°13'07"W, 272.77 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; THENCE S87°09'11"E, 354.00 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; THENCE S02°13'07"W, 260.00 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; THENCE N87°09'11"W, 104.00 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; THENCE S40°01'14"W, 81.57 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; THENCE S02°13'07"W, 175.00 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY CC; THENCE S87°09'11"E, 765.20 FEET TO AN IRON PIN CAPPED "PLS 2002014103"; THENCE CONTINUING ALONG RIGHT-OF-WAY N89°59'04"E, 100.12 FEET; THENCE CONTINUING ALONG RIGHT-OF-WAY CURVE TO THE RIGHT, RADIUS 353.31 FEET, CHORD BEARING S76°06'11"E, CHORD LENGTH OF 145.43 FEET, 136.28 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG RIGHT-OF-WAY S65°03'11"E, 12.40 FEET TO AN IRON PIN CAPPED "PLS 2002014103"; THENCE CONTINUING ALONG RIGHT-OF-WAY N77°04'41"E, 107.00 FEET; THENCE CONTINUING ALONG RIGHT-OF-WAY S29°40'44"E, 35.84 FEET TO THE SAID SOUTH LINE OF LOT 1; THENCE DEPARTING RIGHT-OF-WAY S86°52'05"E, 2.75 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 19.0 ACRES

SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAY.

TRACT II
A TRACT OF LAND IN THE EAST HALF OF LOT ONE (1), SECTION ONE (1), TOWNSHIP TWENTY-SEVEN NORTH (27N), RANGE TWENTY-TWO WEST (22W) OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A 60D NAIL MARKING THE EAST QUARTER CORNER OF SAID SECTION; THENCE N02°21'37"E, 553.59 FEET TO A PK NAIL; THENCE N87°46'45"W, 289.89 FEET TO A 1/2 INCH IRON PIN, THENCE N02°26'31"E, 259.56 FEET TO AN IRON PIN CAPPED "PLS 2231"; THENCE N87°43'32"W, 1046.73 FEET TO AN IRON PIN CAPPED "LS 2077"; THENCE S02°13'07"W, 272.77 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; AND THE POINT OF BEGINNING; THENCE S87°09'11"E, 354.00 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; THENCE S02°13'07"W, 260.00 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; THENCE N87°09'11"W, 104.00 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; THENCE S40°01'14"W, 81.57 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; THENCE S02°13'07"W, 175.00 FEET TO AN IRON PIN CAPPED "YOUNG ENG 2017010699"; ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY CC; THENCE N87°09'11"W, 200.00 FEET AND TO AN IRON PIN CAPPED "PLS 2427"; THENCE N02°13'07"E, 500.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.3 ACRES

SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAY.

OWNER
TAYLOR FARMS STORAGE LLC
501 E STATE HIGHWAY CC
NIXA, MO 65714
CONTACT: RANDY WEST
PHONE: 417-818-0744

PARENT TRACT

THE SOUTH 24 ACRES OF THE SOUTHEAST QUARTER, NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP TWENTY-SEVEN, RANGE TWENTY-TWO, ALL IN CHRISTIAN COUNTY, MISSOURI.

EXCEPT A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP TWENTY-SEVEN NORTH, RANGE TWENTY-TWO WEST, CHRISTIAN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 16 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP TWENTY-SEVEN NORTH, RANGE TWENTY-TWO WEST, CHRISTIAN COUNTY, MISSOURI; THENCE SOUTH 02°11'50" WEST, A DISTANCE OF 240 FEET; THENCE NORTH 87°55'10" WEST, A DISTANCE OF 270.00 FEET; THENCE NORTH 02°11'50" EAST, A DISTANCE OF 240.00 FEET; THENCE SOUTH 87°55'10" EAST, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

AND; A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP TWENTY-SEVEN NORTH, RANGE TWENTY-TWO WEST, CHRISTIAN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 16 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP TWENTY-SEVEN NORTH, RANGE TWENTY-TWO WEST, CHRISTIAN COUNTY, MISSOURI; THENCE SOUTH 02°11'50" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°11'50" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 87°55'10" WEST, A DISTANCE OF 290.00 FEET; THENCE NORTH 02°11'50" EAST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 87°55'10" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 02°11'50" WEST, A DISTANCE OF 240.00 FEET; THENCE SOUTH 87°55'10" EAST, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

DECLARATION

SURVEYOR'S DECLARATION

YOUNG ENGINEERING CO., HEREBY DECLARES TO TAYLOR FARMS STORAGE PARK LLC:

THE INFORMATION CONTAINED HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED ABOVE, WHICH WAS PERFORMED TO THE BEST OF CORPORATE KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS; AND THE MISSOURI DEPARTMENT OF AGRICULTURE; AND BASED ON INFORMATION PROVIDED BY RANDY WEST.

MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY PERSONAL SUPERVISION.

PHYSICAL EVIDENCE OF IMPROVEMENTS AS SHOWN IS FROM INFORMATION OBTAINED BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.

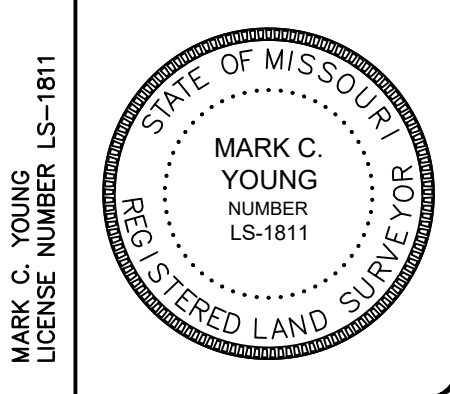
(MO. L.S. NO.) DATE

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE CHRISTIAN COUNTY PLANNING AND ZONING DEPARTMENT.

(PLANNING AND ZONING ADMINISTRATOR) DATE

AREA	
PARENT TRACT	22.3 ACRES
TRACT I	19.0 ACRES
TRACT II	3.3 ACRES
TOTAL	141657 SQ.FT.



YOUNG ENGINEERING
Working Today to Engineer a Better Tomorrow
2186 W. CHESTERFIELD BLVD., STE. D202
SPRINGFIELD, MO. 65807
PHONE: 417-693-7896 M-F 9AM-5PM

TAYLOR FARMS STORAGE PARK LLC
501 E STATE HWY CC NIXA, MISSOURI

DRAWN BY	ZTL, DSA
CREW CHIEF	GA
CHECKED	MCY, CLD
DATE	OCTOBER 2, 2024
SCALE	1" = 100'
JOB NO.	2024-005
SHEET	1 OF 1 SHEETS