

CITY OF NIXA

PRELIMINARY PLAT APPLICATION



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

Application Date 8/11/23

File # SUB23-001

APPLICANT INFORMATION

Applicant Name: D&P Development - David Emerson

Mailing Address 2188 Union Chapel Nixa MO 65714
Street address City State Zip

Applicant Phone: 417-840-4509 Applicant Email 1americianexcavating@gmail.com

General Location of Project:

Owen Rd

Project Name: Century Heights

Zoning for Project: R-1 & R-4 # of Lots: 27 R-1 12 R-4

ENGINEER/SURVEYOR INFORMATION

Engineer: Pinnacle Design - Dave Bodeen Phone: _____

Email: _____

Surveyor: Gunter & Associates - Mark Gunter Phone: 417-725-2229

Email: guntersurveying@gmail.com

Notes:

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: _____



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO NIXA CITY COUNCIL CONCERNING A PRELIMINARY PLAT FOR APPROXIMATELY 24.3 ACRES LOCATED IN THE 1500 BLOCK OF NORTH OWEN ROAD KNOWN AS CENTURY HEIGHTS

DATE: NOVEMBER 6, 2023

SUBMITTED BY: D & P DEVELOPMENT – DAVE EMERSON

PRESENTED BY: NIXA PLANNING & DEVELOPMENT

Background

The property owner of approximately 24.3 acres, located in the 1500 block of North Owen Road, has submitted a preliminary plat for the Century Heights subdivision. The parcel of concern was annexed in May of 2003 and zoned R-1 single family at that time. In August 2023, 4.83 acres of the parcel was rezoned to R-4 two-family residential in anticipation of the Century Heights preliminary plat proposal.

Analysis

The property subject to this application is presently vacant. The property is currently bound by vacant R-1 single-family residential zoned parcel to the North, vacant highway commercial (HC) zoned parcel to the East, KAMO substation located in the county to the Northwest, Single family residences located in the county to the Southwest, and to the south is a telecommunications tower located in the county.

The property subject to the preliminary plat is properly zoned for the layout of the subdivision. The portion of the property recently rezoned to R-4, will provide a transitional zoning buffer between the R-1 zoned lots and the undeveloped Highway Commercial property to the east.

The Century Heights subdivision proposes to create 27 buildable single family residential lots, and 12 two-family (duplex) residential lots. All new lots are planned to be served by public streets, municipal water, municipal sanitary sewer, and municipal electric services. There will be three common area lots. These lots are associated with sinkholes. They will be dedicated to a homeowners association for maintenance.

A Geotechnical Investigation was performed in February of 2022. This investigation identified five potential sinkholes in the area, three on the subject property. This report does not meet our current standards for a sinkhole evaluation. The City will require that



a new sinkhole evaluation be performed by a registered Geologist in the State of Missouri, to City standards, before construction plans can be reviewed.

The proposed subdivision consists of two stormwater drainage areas. The west drainage area consists of three buildable lots and drains to the sinkhole found by Owen Road. The rest of the proposed subdivision drains to the north to a sinkhole. Development will conform to City standards for stormwater runoff into sinkholes.

The proposed subdivision has one main ingress / egress point on North Owen Road. The access road which extends North of West Tracker Road to the northwest regional lift station lies within an easement that may serve as a second access point for emergency purposes for this proposed subdivision but will stay closed for general public use. A road is stubbed out in the northeast corner of the subdivision, it can be extended with future development in the area to provide a second permanent access point for the subdivision.

A Traffic impact study will be required for the proposed intersection of North Owen Road and the new unnamed road as North Owen Road is classified as a collector. Roads classified as a collector require a minimum 65' ROW, the required additional ROW has been granted from the applicant of this proposed subdivision.

Recommendation

Staff has reviewed the preliminary plat and has determined the document to be in conformance with the applicable regulations of the Nixa City Code concerning major subdivisions within the R-1 and R-4 zoning districts. Staff Recommends approval.



SUB 23-007

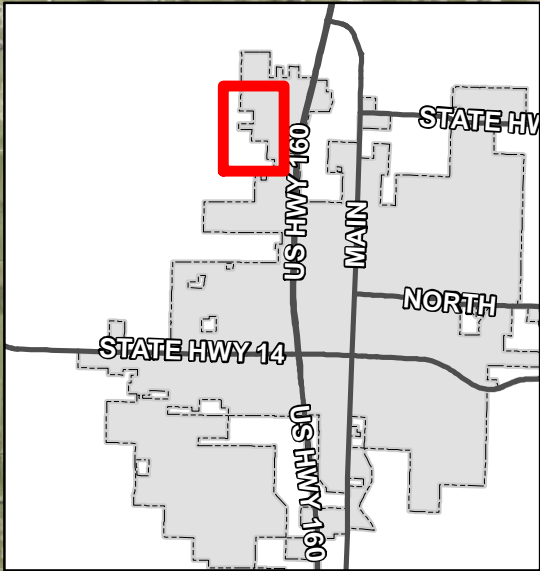
N JULIAN

W GEORGIA ST




Proposed Preliminary Plat

W STRAWBERRY CT

W DOMINO CT



Legend for Zoning:

-  Lots
-  Highway Commercial
-  Single-Family

N RASPBERRY CT

- LEGEND**
- = PROPERTY BOUNDARY LINE
 - - - = WIRE FENCE LINE
 - · - · = EASEMENT LINE AS DESCRIBED
 - - - = OVERHEAD ELECTRIC LINE
 - · - · = WATER LINE
 - · - · = SANITARY SEWER LINE
 - · - · = ATT - COMMUNICATION
 - ⊙ = SANITARY MANHOLE
 - = FOUND LIMESTONE
 - = FOUND 5/8" REBAR
 - (M) = DENOTES MEASURED DIMENSION
 - (P) = DENOTES RECORD PLAT DIMENSION

BENTWATER SUBDIVISION PHASE 3
PLAT BOOK H, PAGE 256, ZONED R-1

FOR RECORDER'S USE ONLY

THE PRELIMINARY PLAT CENTURY HEIGHTS

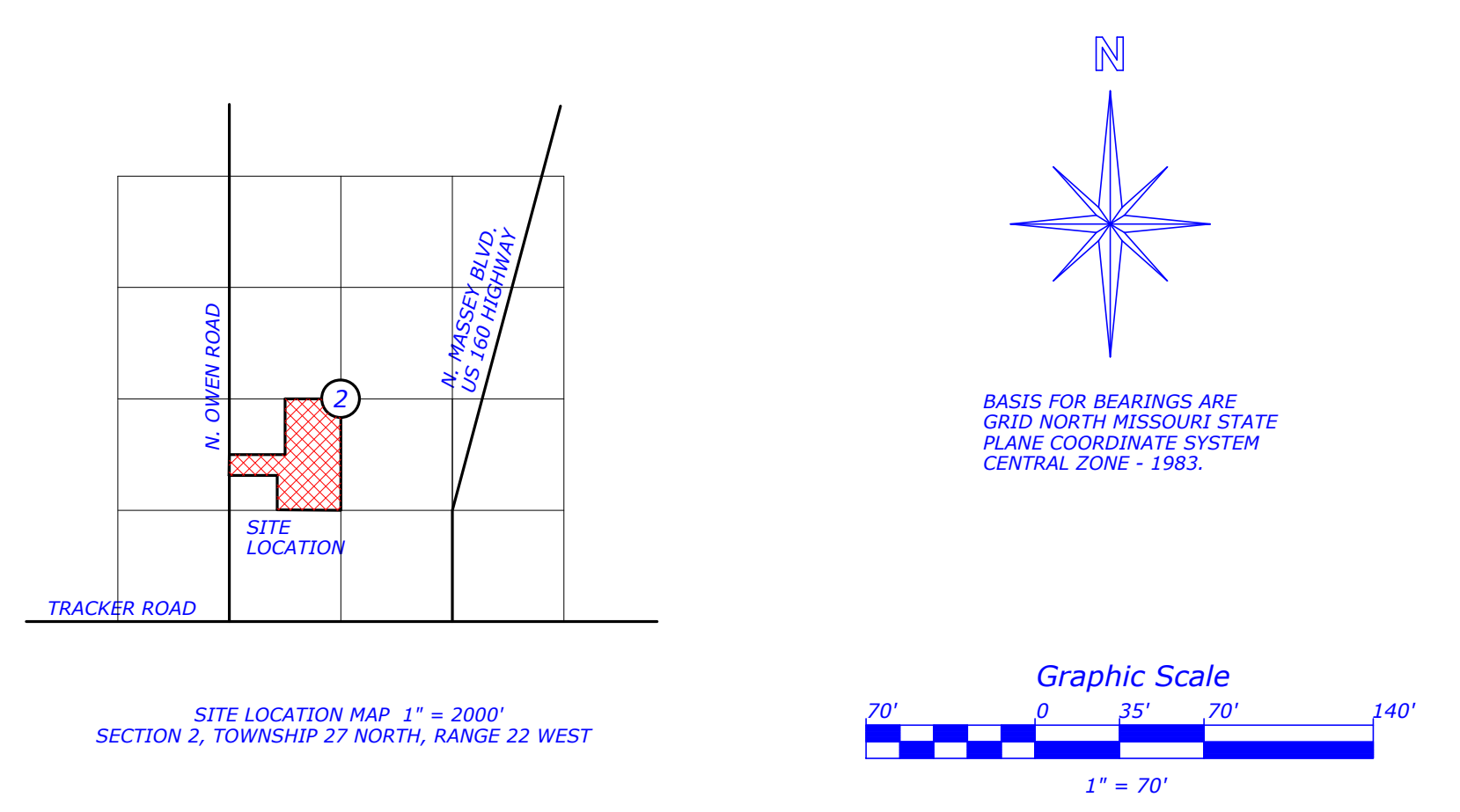
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI

OWNER - DEVELOPER
D & P DEVELOPMENT, LLC
DAVID & PAULA EMERSON
2188 UNION CHAPLE ROAD, NIXA, MISSOURI 65714

SOURCE OF PARENT TRACT DESCRIPTION: DEED BOOK 2023 AT PAGE 3869,
CHRISTIAN COUNTY RECORDER'S OFFICE, OZARK, MISSOURI.

DESCRIPTION OF LANDS SURVEYED

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE SOUTH 1°57'57" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1314.21 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°29'23" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 712.49 FEET; THENCE NORTH 1°56'39" EAST ALONG THE EAST LINE OF STRAWBERRY HILLS SUBDIVISION A DISTANCE OF 515.04 FEET; THENCE NORTH 89°25'30" WEST ALONG THE NORTH LINE OF STRAWBERRY HILLS SUBDIVISION A DISTANCE OF 615.20 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 2°02'35" EAST ALONG SAID WEST LINE A DISTANCE OF 240.02 FEET TO THE SOUTHWEST CORNER OF THE NORTH 560 FEET OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°23'50" EAST ALONG THE SOUTH LINE OF SAID NORTH 560 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 560.01 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 2°00'23" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 560.01 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°23'32" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 663.39 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED CONTAINING 24.26 ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.



SURVEYOR'S CERTIFICATION

THAT I, MARK E. GUNTER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY MARK E. GUNTER, PLS NO. 2427, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED UNDER THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF AGRICULTURE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR "PROPERTY BOUNDARY SURVEYS".

MARK E. GUNTER
MISSOURI PLS NO. 2427
CORP. NO. 200603379

ZIMMER MIDWEST
COMMUNICATIONS INC
BK 2020, PG. 16193

GUNTER AND ASSOCIATES, INC.
LAND SURVEYORS
P.O. BOX #1218 NIXA, MISSOURI 65714
PH. (417) 725-2229
email: guntersurveying@gmail.com

SCALE: 1" = 70'	CLASS OF SURVEY ACCURACY (URBAN)	DRAWN BY: M.E.G.
DATE: 08/10/23		F.B.K. DC @ PG. 5604
PREPARED FOR: D & P DEVELOPMENT, LLC		JOB # 5604-PP



ENGINEERS REPORT FOR
PRELIMINARY PLAT

FOR

CENTURY HEIGHTS

NORTH OWEN ROAD

NIXA, MISSOURI

A PART OF SECTION 17, TOWNSHIP 28 N RANGE 23 W

REPAIRED BY:
PINNACLE DESIGN CONSULTANTS, LLC
304B WEST ERIE ST.,
SPRINGFIELD, MO 65807



7-10-23

The following report is being provided to meet the requirements of an Engineering Report for a preliminary plat submittal.

A. Stormwater Drainage

1. The drainage area for the overall site is basically split into two areas. The west drainage area consists of 3 acres with three buildable lots (denoted as blue). The larger main area drains to the north to an existing mapped sinkhole. This area consists of approx. 12.5 acres and 37 buildable lots (denoted as red)

2. Tabulation of the drainage area and estimated peak flow from the site:

$$Q = C \times I \times A \text{ (using a predeveloped } C \text{ of } .20 \text{ and a developed } C \text{ of } .45)$$

WEST DRAINAGE AREA:

Return Frequency	Pre Developed	Developed
1 yr.	2.7 c.f.s.	4.7 c.f.s.
10 yr.	3.9 c.f.s.	6.8 c.f.s.
100 yr.	6.1 c.f.s.	10.7 c.f.s.

MAIN DRAINAGE AREA:

Return Frequency	Pre Developed	Developed
1 yr.	11.3 c.f.s.	25.3 c.f.s.
10 yr.	16.3 c.f.s.	36.5 c.f.s.
100 yr.	25.5 c.f.s.	57.3 c.f.s.

3. **DETENTION** - Due to the modest increase in runoff for the west drainage area, we will be proposing a fee in lieu of detention for this portion of the project. The main drainage area drains to an existing sinkhole. If it is determined during the design phase that the sinkhole does not have the capacity for the increase in runoff from these improvements, an area adjacent to the sinkhole will be excavated to provide a capture volume equal to or in excess of the differential runoff volume (approx.. 24,000 c.f. required).

4. Erosion control will be provided on the site through the following:

- Temporary Construction entrance
- Temporary silt sock or silt fence placed downstream of all land disturbances.
- Concrete washout basin.
- Permanent natural vegetative buffers.

5. There are no drainage structures or restrictions on or immediately downstream of the site. The main drainage area drains to an existing sinkhole.

B. Sewer will be provided by the City of Nixa, and run to the east along the north end of the proposed lots, connecting to an existing sanitary sewer main by existing lift station.

C. Water will be provided by City of Nixa, The existing line running under the proposed road will be relocated north of the road, connections shall be made at the south east corner of property, and also will connect at North Owen Road.

D. Natural gas will be provided by Spire
800-582-1234

E. Electrical service will be provided by City of Nixa.

F. Traffic Analysis/Street Capacity

1. Estimated trips per day: 400 (10 per lot)
2. The types of traffic expected will be typical residential traffic.
3. The proposed development of 40 lots will have a minimal increase to the surrounding road capacity.
4. There are 5 proposed new streets from this subdivision. Subdivision will access North Owen Road, will also have emergency access through the lift station access road.

G. A copy of the preliminary plat has been provided to your office.

H. Planning Data

1. Area of development utilized by road right-of-way: 3.8 acres
2. Development density excluding right-of-way: 0.51 lots / acre
4. Area of the smallest lot; Lot 23 – 0.18 ac.
5. Area of the largest lot; Lot 34 – 0.45 ac.
6. There are no significant natural features on the site.