



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING A PRELIMINARY PLAT FOR APPROXIMATELY 17.37 ACRES OF PROPERTY LOCATED ALONG THE 700 BLOCK OF SOUTH ELEGANT DRIVE.

DATE: MARCH 6, 2023

SUBMITTED BY: CRM BUILT, LLC

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The property owner of approximately 17.37 acres of undeveloped property located in the 700 block of South Elegant Drive has proposed a new subdivision called Willow Brook. The subject property was annexed into the Nixa City Limits in 2005 and zoned for single-family residential. The Willow Brook subdivision was rezoned in January 2023 to an R-4 two-family residential subdivision. Shaffer & Hines has submitted a preliminary plat for Willow Brook, on behalf of the property owners, illustrating the proposed arrangement of the lots and the public infrastructure required to serve them. The subdivision will consist of patio homes that have a property line down the middle of the structure which will allow each side of the structure to be bought and sold individually.

Preliminary plats are a means to provide subdivision developers with an initial approval concerning compliance of planned arrangement with the City's zoning, subdivision, and other pertinent regulations prior to engaging the more expensive actions of detailed engineering and construction.

Analysis

The Willow Brook subdivision proposes to create 47 buildable two-family residential lots that are all planned to be served by public streets, municipal water, municipal sanitary sewer, and municipal electric services. The lots are split into an A and B lot which will provide for 47 residential structures to be built with two dwelling units per structure for a total of 94 dwelling units. Additionally, the subdivision will create 2 common area lots that will be dedicated and maintained by a homeowner's association. At the time of development, a traffic impact study must be submitted to determine if any off-site transportation improvements will need to be made at the access point onto South Elegant Drive.

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-4 zoning districts.

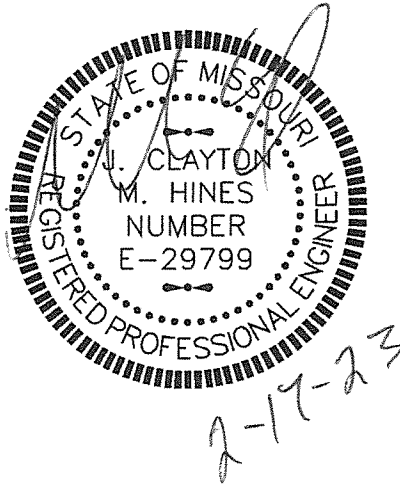
PRELIMINARY ENGINEERING REPORT
FOR

WILLOW BROOK
A Patio Home Development in Nixa, Missouri

Revised February 17, 2023

Prepared For:

CRM Built, LLC



S & H Job No: 220011

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I. INTRODUCTION

Willow Brook is a proposed 17-acre patio home development (R4 zoning) and is generally located on the west side of Elegant Drive, and northeast of the intersection of Old Bittersweet and Ozark Road. Refer to the location map on the preliminary plat for the exact location. The legal description is attached to the application.

The proposed preliminary plat consists of 47 buildable patio home lots (R4 Zoning) and 2 common area lots that are to be dedicated to the homeowner's association. The patio home unit density including the common ground is (94 units / 17.37 acres) 5.41 units / acre.

All improvements are to meet City of Nixa regulations, including paved streets with concrete curb and gutter, storm sewers, sanitary sewers, water mains, and electric. Natural gas is available if the developer chooses to utilize it.

III. REPORT

A. Stormwater Drainage

1. Storm water run-off from the site naturally flows to the existing valley located on lot CA48. A storm water detention basin is proposed on lot CA48.
2. A storm sewer system consisting of inlets, pipe, ditches, and culverts will also collect run-off from the development and discharge to the detention basins per City of Nixa requirements. Design calculations determining the required sizes of the detention basins, pipes and ditches will be provided with the construction plans for review by the City Stormwater Engineer.
3. Silt fences or silt soxx will be installed on the downslope side of the property for erosion control. Any other Best Management Practices (BMP's) will be provided as necessary.
4. This site is not within any FEMA designated flood plains.

B. Water Supply

Water will be supplied by City of Nixa, 715 W. Mt. Vernon, Nixa, MO 65714, (417) 725-3785. An existing 10-inch water main is along Elegant Drive and 8" water mains have been extended into this development at the 2 stub streets that are planned to be utilized. These connections are adequate for serving the project.

C. Gas Supply

Natural gas will be supplied by Spire, 207 W Pine, Monett, MO 65708, (800)582-1234. A connection to an existing gas main on Elegant Drive will be made to

service this project if the developer chooses to utilize natural gas (the alternative would be to use all electric patio homes).

D. Electricity

Electrical services will be provided by the City of Nixa, W. Mt. Vernon, Nixa, MO 65714, (417) 725-3785. An electrical connection will be made on Elegant Drive.

E. Wastewater Disposal

Wastewater disposal will be provided by the City of Nixa, W. Mt. Vernon, Nixa, MO 65714, (417) 725-3785. An existing 8" diameter gravity main is located on lot CA48 and will be utilized for this development.

F. Traffic

This development is served by Elegant Drive which is a collector street. Patio Home lots will not have driveway connections onto Elegant Drive. The internal roads within the development will be 27 foot wide back of curb to back of curb. The internal streets will have 4' sidewalks on one side of the street.

G. Municipal Services

The development is in the Nixa School District. Fire protection will be provided by the Nixa Fire Protection District and law enforcement will be provided by the Nixa Police Department.

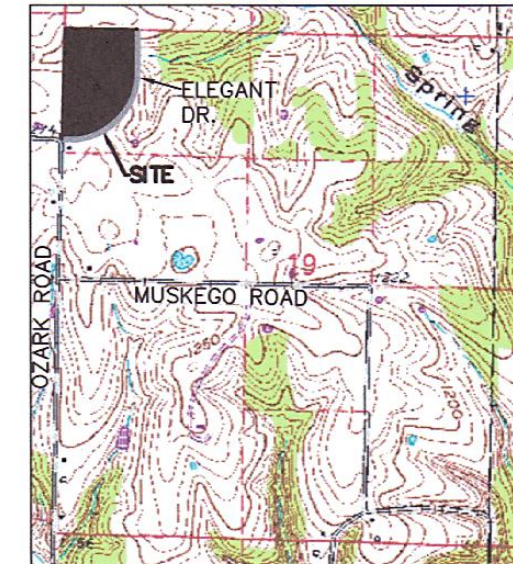
III. CONCLUSION

All services are adequate to serve this development. This development also meets the general requirements of the City of Nixa Comprehensive Plan.

PRELIMINARY PLAT
WILLOW BROOK
A SUBDIVISION IN THE CITY OF NIXA,
CHRISTIAN COUNTY, MISSOURI
OWNER/DEVELOPER: CRM BUILT LLC

LOCATION MAP:

SECTION 19, TOWNSHIP 27 NORTH, RANGE 21 WEST
SCALE: 1" = 2000'



DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2022 AT PAGE 13753 AND BOOK 2021 AT PAGE 23385

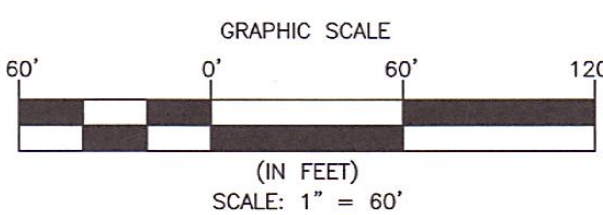
ALL THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) IN SECTION 19, TOWNSHIP 27 NORTH, RANGE 21 WEST, LYING NORTH AND WEST OF ELEGANT DRIVE (AS IT NOW EXISTS), IN NIXA, CHRISTIAN COUNTY, MISSOURI, EXCEPT LOT ONE (1), FINAL PLAT RICHMOND PHASE 1, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

AND ALSO,

ALL OF LOT ONE (1) OF THE FINAL PLAT OF RICHMOND PHASE 1, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SAID TRACT BEING 17.374 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS OF RECORD.

BEARINGS ARE BASED ON THE NORTH 1983 MISSOURI COORDINATE SYSTEM. CENTRAL ZONE. COORDINATES WERE ESTABLISHED FROM THE CONTROL MONUMENT. CH-22. GRID FACTOR: 0.999937612. DATE OF ADJUSTMENT: DECEMBER, 2004.



LEGEND:

- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
- = 5/8" IRON PIN SET, CAPPED
- = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
- = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
- (M) = MEASURED DATA
- (P) = PLATTED DATA
- (D) = DEEDED DATA
- BSL = BUILDING SETBACK LINE
- UDE = UTILITY & DRAINAGE EASEMENT
- IP = EXISTING IRON PIN
- SW = STORMWATER INLET
- ★ = FIRE HYDRANT
- UE = UTILITY EASEMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- = EXISTING CHAIN LINK FENCE
- = EXISTING BOARD FENCE
- = EXISTING WIRE FENCE
- = SEWER MANHOLE
- SS— = SANITARY SEWER LINE
- W— = WATER LINE
- ST— = STORMWATER PIPE

BENCHMARK DATA:

◆ B.M. - T.B.M. #1 FROM THE FINAL PLAT OF RICHMOND PHASE 1. "□" CUT IN THE NORTHEAST CORNER OF A STORM INLET LOCATED NEAR THE SOUTHEAST CORNER OF LOT 28 IN RICHMOND PHASE 1. ELEVATION: 1243.67'

NOTES:

- THE PROPERTY SHOWN HEREON LIES WITHIN AN AREA OF MINIMAL FLOODING, ZONE X, ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY MAP PANEL NO. 29043C0070C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010.
- SOURCE OF SURVEY: FINAL PLAT OF THE RIDGE 2ND ADDITION; FINAL PLAT OF TIFFANY HIGHLANDS 3RD ADDITION; FINAL PLAT OF RICHMOND PHASE 1; FINAL PLAT OF FOREST HEIGHTS PHASES 1, 2, AND 3.
- NO INTERNAL FENCES WERE ESTABLISHED DURING THE COURSE OF THIS SURVEY, AND ARE NOT SHOWN HEREON.
- ZONING IS R-4.
- R-4 BUILDING SETBACKS: FRONT 20', SIDEYARD 7', SIDEYARD WITH STREET FRONTAGE 12', REAR 15', SETBACK ALONG ELEGANT DRIVE IS 20'.
- SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF ALL INTERNAL STREETS.
- LOTS CA48 & CA49 ARE COMMON AREA AND ARE TO BE DEEDED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL STREETS, SANITARY SEWER, WATER, AND STORM WATER IMPROVEMENTS WILL BE PROVIDED PER CITY OF NIXA SPECIFICATIONS.
- THERE SHALL BE A 12 FEET WIDE UTILITY EASEMENT PARALLEL AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES EXCEPT AS NOTED.
- STREET RIGHT-OF-WAY LINES ARE PARALLEL WITH THE CENTERLINE DATA, EXCEPT AS NOTED.
- LARGEST LOT: LOT CA48 (143,261 SQ.FT.)
- SMALLEST LOT: LOT 6A & 6B (4,052 SQ.FT.)
- OWNER/DEVELOPER: CRM BUILT, LLC
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO ELEGANT DRIVE FROM LOTS 18A-23A, 31B AND 32A.

LINE	LENGTH	BEARING
L1	50.00'	N1°55'56"E
L2	35.77'	N1°44'02"E
L3	50.14'	S65°24'15"W
L4	5.78'	S88°09'59"E
L5	21.77'	S41°41'20"E
L6	20.59'	S48°25'59"W
L7	22.01'	S41°00'25"E
L8	20.28'	S49°15'10"W
L9	26.21'	N23°48'16"W
L10	24.81'	N83°19'43"E
L11	21.23'	N24°34'04"E
L12	24.38'	S77°29'47"E
L13	25.00'	N88°12'50"W
L14	33.71'	N01°23'55"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	15.00'	23.56'	15.00'	21.22'	90°00'36"	N46°24'12"E
C2	15.00'	23.65'	15.09'	21.28'	90°20'07"	N43°26'02"W
C3	783.00'	788.67'	431.44'	755.75'	57°42'37"	S30°55'55"W
C4	25.00'	40.13'	25.88'	35.96'	91°58'13"	N74°33'40"W
C5	25.00'	42.03'	27.92'	37.25'	96°19'32"	S18°51'39"W
C6	783.00'	333.66'	169.40'	331.14'	24°24'55"	S79°13'52"W
C7	15.00'	20.07'	11.86'	18.61'	76°39'27"	S40°06'54"W
C8	150.00'	87.36'	44.96'	86.13'	33°22'05"	S14°53'52"E
C9	150.00'	86.33'	44.40'	85.14'	32°58'33"	S48°04'11"E
C10	300.00'	186.66'	96.46'	183.66'	35°38'56"	N46°44'00"W
C11	175.00'	103.36'	53.24'	101.87'	33°50'31"	N74°51'56"E
C12	650.00'	90.02'	45.08'	89.95'	7°56'07"	N83°56'41"W
C13	840.00'	418.18'	213.52'	413.87'	28°31'25"	N65°42'55"W
C14	175.00'	133.79'	70.36'	130.56'	43°48'17"	N27°13'07"E
C15	570.00'	128.91'	64.73'	128.63'	12°57'28"	N68°56'34"W
C16	450.00'	96.40'	48.38'	96.21'	12°16'26"	N81°33'31"W
C17	15.00'	13.18'	7.05'	12.76'	50°19'57"	S80°02'05"E
C18	15.00'	13.62'	7.32'	13.16'	52°01'12"	S31°19'35"W
C19	15.00'	13.62'	7.32'	13.16'	52°01'12"	S23°06'40"W
C20	15.00'	13.62'	7.32'	13.16'	52°01'12"	N36°27'13"W

LOT	AREA (SQ.FT.)	LOT	AREA (SQ.FT.)
1A	4,991±	25A	4,146±
1B	4,359±	25B	4,129±
2A	5,529±	26A	4,296±
2B	4,780±	26B	4,296±
3A	4,976±	27A	4,310±
3B	4,209±	27B	4,946±
4A	4,161±	28A	7,203±
4B	4,218±	28B	4,352±
5A	4,190±	29A	4,289±
5B	4,121±	29B	4,446±
6A	4,052±	30A	4,348±
6B	4,052±	30B	4,371±
7A	4,070±	31A	4,467±
7B	5,546±	31B	6,393±
8A	5,897±	32A	8,810±
8B	4,160±	32B	7,616±
9A	4,607±	33A	8,597±
9B	4,662±	33B	9,911±
10A	4,695±	34A	6,569±
10B	4,670±	34B	6,678±
11A	4,695±	35A	4,980±
11B	4,673±	35B	4,064±
12A	4,329±	36A	4,125±
12B	4,319±	36B	4,125±
13A	4,313±	37A	4,125±
13B	4,313±	37B	4,125±
14A	4,313±	38A	4,125±
14B	4,313±	38B	4,125±
15A	4,313±	39A	4,125±
15B	4,313±	39B	4,125±
16A	4,464±	40A	4,125±
16B	4,771±	40B	4,125±
17A	4,568±	41A	4,125±
17B	6,594±	41B	4,125±
18A	8,781±	42A	4,097±
18B	5,335±	42B	4,427±
19A	4,978±	43A	4,125±
19B	4,899±	43B	4,070±
20A	4,963±	44A	4,105±
20B	4,853±	44B	4,105±
21A	5,038±	45A	4,296±
21B	5,177±	45B	7,032±
22A	5,269±	46A	8,425±
22B	5,166±	46B	5,229±
23A	10,127±	47A	5,229±
23B	6,356±	47B	6,581±
24A	4,368±	CA48	143,261±
24B	4,356±	CA49	17,098±

WILLOW BROOK
A SUBDIVISION IN THE CITY OF NIXA,
CHRISTIAN COUNTY, MISSOURI
OWNER/DEVELOPER:
CRM BUILT LLC



SHAFFER & HINES, INC.
CERTIFICATE OF AUTHORITY
LICENSE NO. E-1665-D

SHAFFER & HINES
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS
DBE CERTIFIED COMPANY
P.O. Box 493, Nixa, Missouri 65714
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Email: ch@shaferhines.com



PRELIMINARY PLAT

DESIGN BY: JCH/H
DRAWN BY: RBW
CHECKED BY: JCH/H
DATE: 01-31-2023
SCALE: 1" = 60'

REVISIONS

NO.	DESCRIPTION

JOB NO.

220011

SHEET

1 OF 1