



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING A PRELIMINARY PLAT FOR THE CARDINALS GATE SUBDIVISION LOCATED AT THE SOUTHEAST CORNER OF SOUTH MAIN STREET AND EAST MILLS ROAD

DATE: JANUARY 3, 2023

SUBMITTED BY: BEWLEY CONSTRUCTION

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The Cardinal's Gate subdivision is a multi-family subdivision located within the R-4 zoning district. The subject property was annexed into the Nixa City Limits in March of 1985 and a form of the existing zoning arrangement was established at that time. The property owner has submitted a preliminary plat illustrating the proposed arrangement of new lots and the public infrastructure required to serve them.

Preliminary plats are a means to provide subdivision developers with an initial approval concerning compliance of the 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 Cardinal's Gate subdivision proposes to create 6 two-family residential lots, 5 of the lots are planned to be served by public streets, municipal water, municipal sanitary sewer, and municipal electric services, the 6th lot will be undeveloped and left for open space or possible future trail connection. The undeveloped lot (lot 6) is primarily a natural gully that is contained in a FEMA Floodplain. The 6 lots are zoned for two-family dwelling units (duplexes).

There is municipal water and electric service to the site that is of sufficient capacity to serve a residential development of this size. The developer will be installing a sewer line south of lots 1-5. This line will run west to east and connect to an existing sewer line adjacent to Old Riverdale Road.

The overhead electric lines that run North / South across the property does not belong to the City of Nixa and is contained within a 20-foot electric easement.

All lots will be served by East Mills Roads. Lots 1 will not have direct vehicular access to South Main Street. Lot 5 will not have direct vehicular access to Old Riverdale Road. Lot 6 does not have access to South Main Street or Old Riverdale Road, access will come from East Mills Road in a 30-foot ingress and egress easement that runs between lots 4 and 5.



The pre-plat indicates that there will be 5 new structures with 10 new dwelling units created. Current density standards for the R-4 district is 5.45 dwelling units per acre. The overall acreage for this site is 5.03 acres. (5.03 X 5.45 = 27.4 max dwelling units)

Recommendation

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

SUB 23-001



WPINE HILL CT

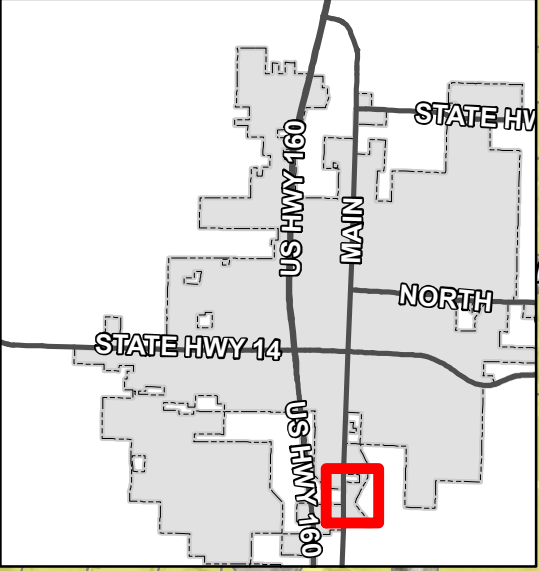
EMILLS RD

Proposed Preliminary Plat

SOLD RIVERDALE RD

S MAIN ST

SCREEKSIDE PL



Lots

Zoning

Single-Family

High Density Multi-Family

Two-Family

PRELIMINARY PLAT OF CARDINAL'S GATE

A SUBDIVISION BEING A PART OF THE NE¼ OF THE SW¼
SECTION 24, T27N, R22W,
NIXA, CHRISTIAN COUNTY, MISSOURI

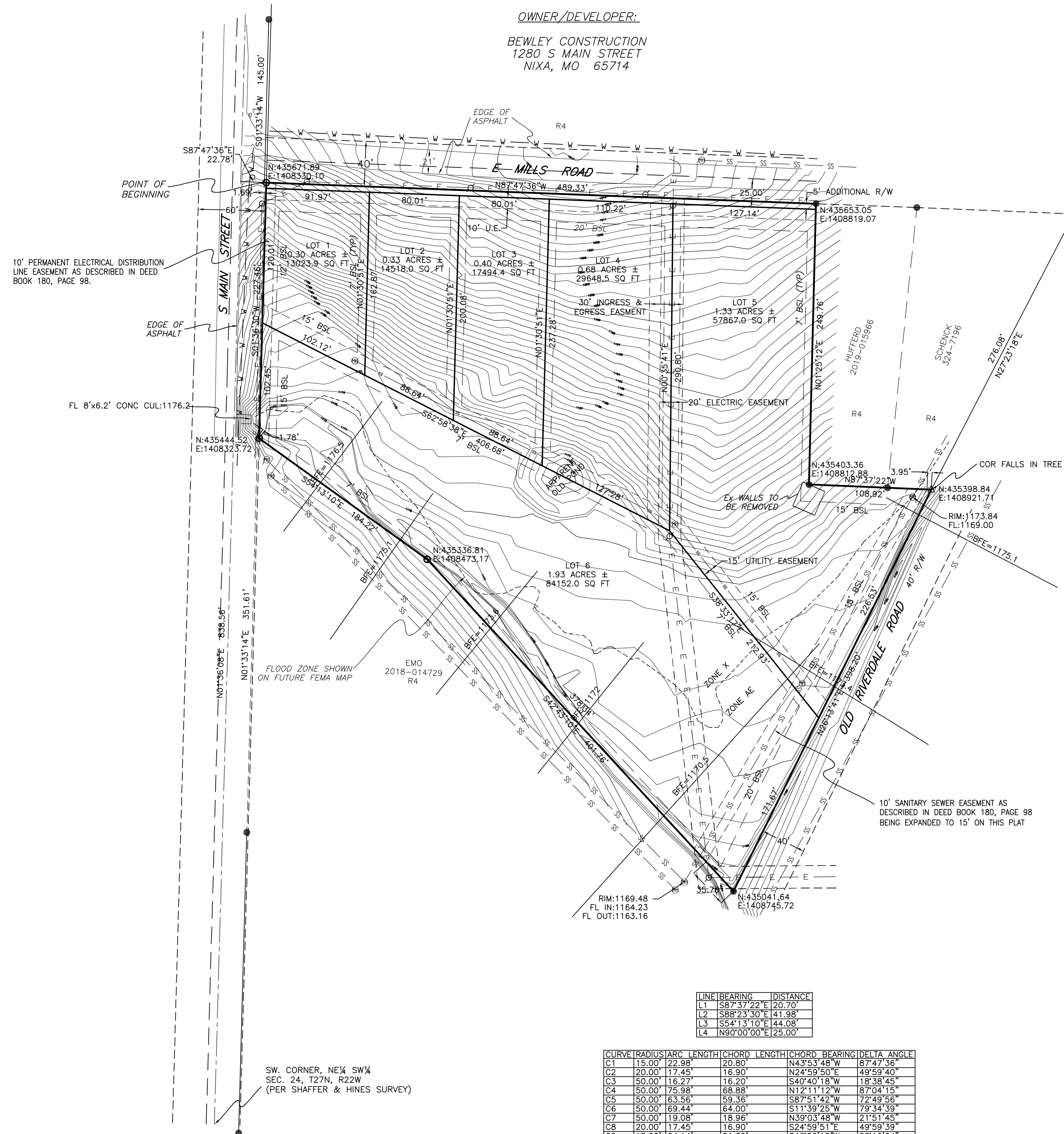
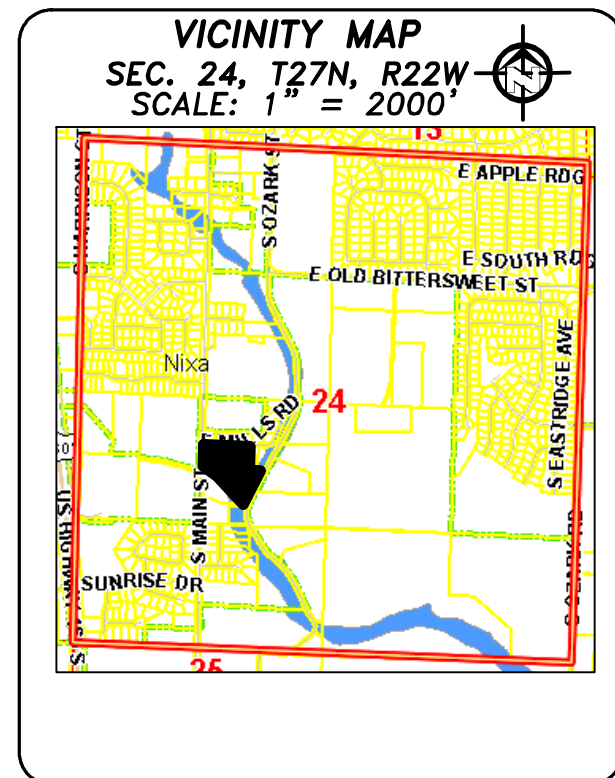
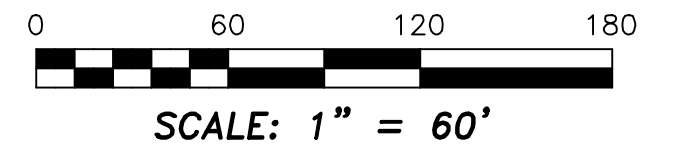
OWNER/DEVELOPER:

BEWLEY CONSTRUCTION
1280 S MAIN STREET
NIXA, MO 65714

GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON
GPS OBSERVATIONS IN THIS PROJECT
MO CENTRAL ZONE

LEGEND		
△	= CALCULATED POINT	
●	= FOUND EXISTING IRON PIN OR PIPE.	
○	= SET IRON PIN (PLS-2007017965 CAP)	
⊙	= POWER POLE ⊕ = SEWER MANHOLE	
U.E.	= UTILITY EASEMENT BSL = BUILDING SETBACK	
G	= GAS LINE W	= WATER LINE
E	= OVERHEAD ELECTRIC SERVICE LINE	
SS	= SANITARY SEWER LINE	



PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 22 WEST OF THE 5TH P.M. IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST CORNER OF SAID NE¼ OF THE SW¼, THENCE N01°36'08"E, ALONG THE WEST LINE OF SAID NE¼ OF THE SW¼, 838.56 FEET; THENCE S87°47'36"E, 22.78 FEET TO AN IRON PIN SET ON THE EAST LINE OF MAIN STREET; THENCE S01°36'30"W, ALONG SAID EAST LINE OF MAIN STREET, 227.46 FEET TO AN IRON PIN; THENCE S54°13'10"E, 184.22 FEET TO AN IRON PIN; THENCE S42°43'10"E, 401.76 FEET TO AN IRON PIN; THENCE N26°13'41"E, ALONG THE WEST BANK OF A GULLY, 398.20 FEET; THENCE N87°37'22"W, 108.92 FEET TO AN IRON PIN; THENCE N01°25'12"E, 249.76 FEET TO AN IRON PIN; THENCE N87°47'36"W, 489.33 FEET TO THE POINT OF BEGINNING. SUBJECT TO THAT PART TAKEN, DEEDED OR USED FOR ROAD PURPOSES ACROSS THE NORTH AND WEST SIDE THEREOF. ALSO, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

NOTES :

- ZONING: R-4
- R-4 BUILDING SETBACKS, UNLESS NOTES OTHERWISE, ARE AS FOLLOWS:
FRONT SETBACK: 20'
SIDE SETBACK: 7'
REAR SETBACK: 15'
SIDE SETBACK WITH STREET FRONTAGE: 12'
- OWNER/DEVELOPER: BEWLEY CONSTRUCTION, LLC
- TOTAL ACREAGE: 219,152 SQ.FT. (5.03 ACRES±)
- A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE IN A F.E.M.A. IDENTIFIED FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO.: 29043C0070C, EFFECTIVE 12/17/2010
- RECORD SOURCE DEED: BK 2022, PG 013305
- SMALLEST LOT: LOT 1 (13023.9 SQ.FT.) LARGEST LOT: LOT 6 (84152 SQ.FT.)
- EXISTING ELECTRIC LINE EASEMENT AND SANITARY SEWER EASEMENT AS SHOWN IN DEED BOOK 180, PAGE 98.
- FENCES SHALL NOT BE PERMITTED WITHIN THE SEWER EASEMENTS
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO OLD RIVERDALE ROAD FROM LOTS 1 AND 6

LINE	BEARING	DISTANCE
L1	S87°37'22"E	20.70'
L2	S88°23'30"E	41.98'
L3	S54°13'10"E	44.08'
L4	N60°00'00"E	25.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	22.98'	20.80'	N43°53'48"W	87°47'36"
C2	20.00'	17.45'	16.90'	N24°59'50"E	49°59'40"
C3	50.00'	16.27'	16.20'	S40°40'18"W	18°38'45"
C4	50.00'	75.98'	68.88'	N12°11'12"W	87°04'15"
C5	50.00'	63.56'	59.36'	S87°51'42"W	72°49'56"
C6	50.00'	69.44'	64.00'	S11°39'29"W	79°34'39"
C7	50.00'	19.08'	18.96'	N39°03'48"W	21°51'45"
C8	20.00'	17.45'	16.90'	S24°59'51"E	49°59'39"
C9	15.00'	24.14'	21.62'	S46°06'12"W	92°12'24"

SW CORNER, NE¼ SW¼
SEC. 24, T27N, R22W
(PER SHAFFER & HINES SURVEY)

DECLARATION BY SURVEYOR

I HEREBY DECLARE TO BEWLEY CONSTRUCTION, THAT THE INFORMATION CONTAINED HEREIN IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE JOINT STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS DATED JUNE 30, 2017 AND BASED ON INFORMATION PROVIDED BY THE CLIENT. MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY REVIEW AND SUPERVISION. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE. THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

TYPE OF SURVEY: URBAN

 O&M SURVEYING LLC (417) 832-1405 (417) 830-1171	LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING 472 TROUT ROAD OZARK, MISSOURI 65721	PROFESSIONAL LAND SURVEYOR REG. NUMBER: PLS-2007017965 CORPORATION# 2022004477
	CLIENT: BEWLEY CONSTRUCTION DESCRIPTION: BOUNDARY/TOPO SURVEY LOCATION: SW¼, SEC. 24, T27N, R22W NIXA, CHRISTIAN COUNTY, MO ORDERED BY: DUSTY BEWLEY	JOB No.: 22874 DATE: 09-09-2022 SCALE: 1" = 60' DRAWN BY: JES CHECKED BY: BDM DWG. No.: 22874-1

NOTE:

ADJOINING LAND OWNERS AND THEIR DEED BOOK AND PAGES WERE BASED ON INFORMATION OBTAINED FROM THE CHRISTIAN COUNTY ON-LINE WEBSITE SERVICES. (PROVIDED BY OTHERS)



ENGINEERS REPORT FOR
PRELIMINARY PLAT

FOR

CARDINALS GATE SUBDIVISION

EAST MILLS ROAD

NIXA, MISSOURI

A PART OF THE NW ¼ OF THE SW ¼ OF SECTION 24, TOWNSHIP 27 N

RANGE 22 W

PREPARED BY:
PINNACLE DESIGN CONSULTANTS, LLC

304B WEST ERIE ST.,
SPRINGFIELD, MO 65807



12-22-22

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

A. Stormwater Drainage

1. The site generally drains with steep grades from north to south, and then through a natural gully to the southeast to a channel running parallel to Old Riverdale Road.

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

$Q = C \times I \times A$ (using a predeveloped C of .20 and a developed C of .30)
Total Area = 5.03 acres – 6 lots.

<u>Return Frequency</u>	<u>Pre Developed</u>	<u>Developed</u>
1 yr.	3.5 c.f.s.	5.3 c.f.s.
10 yr.	6.5 c.f.s.	9.8 c.f.s.
100 yr.	10.2 c.f.s.	15.4 c.f.s.

3. Due to the modest increase in runoff, we will be proposing a fee in lieu of detention for this project.

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.

B. Sewer will be provided by the City of Nixa, and run to the east along the south end of the proposed lots, connecting to an existing manhole adjacent to Old Riverdale Road.

C. Water will be provided by City of Nixa, and will be bored under E. Mills Road with a 2" service to each lot.

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: 50 (10 per lot)
2. The types of traffic expected will be typical residential traffic.
3. The proposed development of 5 lots will have a minimal increase to the surrounding road capacity.
4. There are no proposed new streets from this subdivision. All lots will access East Mills 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: 0 acres
2. Development density excluding right-of-way: 0.84 lots / acre
4. Area of the smallest lot; Lot 1 – 0.30 ac.
5. Area of the largest lot; Lot 6 – 1.93 ac.
6. There are no significant natural features on the site.