



EXHIBIT C

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING AN APPLICATION TO REZONE APPROXIMATELY .92 ACRES OF R-3 PROPERTY LOCATED AT THE SOUTHWEST CORNER OF SOUTH GREGG ROAD AND WEST CARE AVENUE TO A PLANNED UNIT DEVELOPMENT MIXED USE (PUD-MU) ZONING DISTRICT

DATE: NOVEMBER 6, 2023

SUBMITTED BY: RICH CONYERS, BOTI STUDIO

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

Promise Care Associates LLC owns approximately .92 acres of vacant land located on the Southwest corner Gregg Road and Care Avenue. This property is currently zoned R-3 High-Density Multi-Family Residential. The property subject to the rezone is Lot 1 of the Life Enhancement Village of the Ozarks. The property was annexed in June of 1998 and designated with R-3 zoning at that time. The applicant is requesting a Planned Unit Development Mixed Use (PUD-MU) to allow for a mixed-use development.

Analysis

Land Use

The property subject to the applications is currently vacant and contains no buildings or structures. The adjacent properties to the North and West are developed high-density housing zoned R-3. The properties to the South are single-family structures in R-1 zoning. To the East is South Gregg Road.

The proposed land use change is consistent with the pattern of development in the vicinity.

Transportation

The proposed development will access Care Avenue, which is categorized as a Local Road. The transportation facilities serving the subject property for collection and arterial purposes have sufficient capacity to support the residential and commercial traffic likely to be generated from the proposed zoning change.

Public Utilities (Water, Wastewater, Electric)

The subject property has immediate access to municipal water, wastewater facilities, and electric service. These facilities have adequate capacity to serve the proposed



residential development. There are 2 possible sewer connection locations on this site. Connection along Gregg Road would be encouraged to prevent additional load being added to the Oakmont lift station which is near capacity.

Stormwater Management

The subject property is not served by regional detention facilities and does not appear to be affected by flood hazard area or karst topography. Development of the site must conform to the City's regulations concerning stormwater management.

Density

The property owner is requesting a slight increase in max density over what would typically be allowed in the R-3 zoning district. Current density standards for the R-3 zoning district is 14.52 dwelling units per acre allowing for 13.36 dwelling units for this site. The developer has proposed an increase in max density according to Sec. 117-215(h)(i). See Architectural Site Plan for breakdown of allowed density increases.

The applicant is proposing to construct two buildings with 15 dwelling units in total. The building on the west side of the site will be a row of 5 townhomes. The building on the east side of the site will consist of commercial use on the ground floor and 2 floors of multi-family dwelling units for a total of 10 dwelling units.

Other Modifications from Current City Code

The applicant is requesting an increase in maximum building height. Building height shall not exceed 3 stories above grade or 40 feet, whichever is less restrictive. The current city standard for maximum building height is 35 feet. The Nixa Fire Protection District has the proper equipment to provide service to the structures. The buildings will be reviewed for compliance with adopted building regulations.

The applicant is limiting the approved commercial uses to the following types:

- Retail sales and rentals, personal services shops.
- Office, professional, medical, and the like.
- Animal services.


Other Public Services

The proposed zoning change will add traffic, commercial activity, and population to the City's jurisdiction, which will impact a variety of public services in proportion to those increases. Ideally, the impact of these additional residents and patrons will produce economies sufficient to cover additional costs. The City's development regulations will require standards to be met to ensure sufficient access to the site for emergency response, rescue, and fire suppression.

Recommendation

Staff has reviewed this PUD-MU proposal and finds it to be in conformance with Sec. 117-215-Review criteria for PUDs. Staff recommends the approval of this application.

REZONE APPLICATION

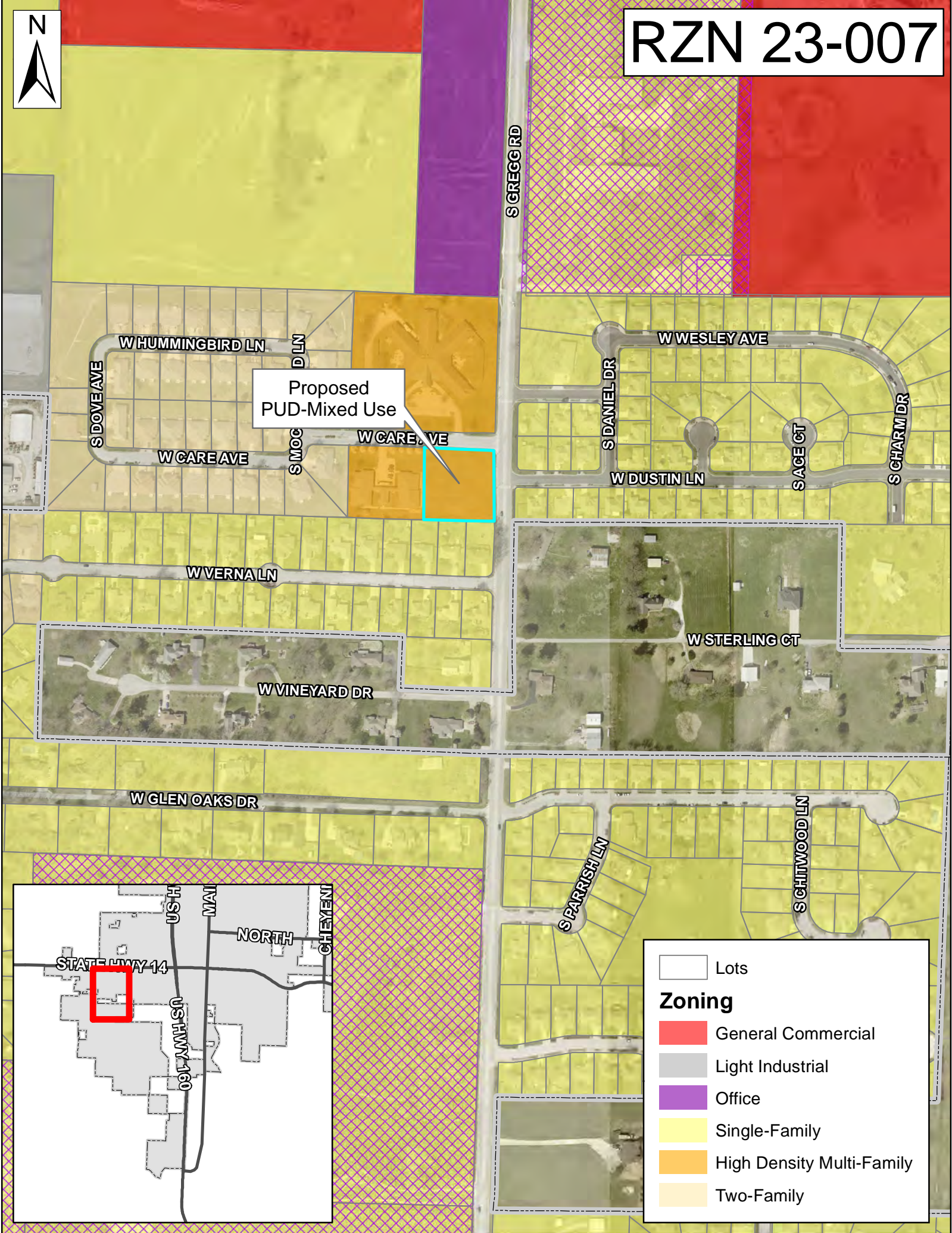
Date of Application 8/14/23		File No.	
Applicant Name Rich Conyers			
Mailing Address - Street Name/Number (Applicant) 504 W College		City Springfield	State MO
		Zip Code 65806	
Applicant Phone Number 417-693-6358		Applicant Email Address RICH@BOTI.STUDIO	
General Location of Site Subject to this Application (street address preferred) CARE AVE AND GREGG RD			
Current Zoning District R-3		Current Use of Property VACANT	
REQUESTED ZONING DISTRICT (if multiple, legal descriptions must be provided for each)			
<input type="checkbox"/> Agricultural (AG)	<input type="checkbox"/> Single-Family Residential (R-1)	<input type="checkbox"/> Two-Family Residential (R-4)	<input type="checkbox"/> Low-Density Multi-Family (R-5)
<input type="checkbox"/> High-Density Multi-Family (R-3)	<input type="checkbox"/> Neighborhood Commercial (NC)	<input type="checkbox"/> Center City (CC)	<input type="checkbox"/> Transitional Office (O)
<input type="checkbox"/> General Commercial (GC)	<input type="checkbox"/> Highway Commercial (HC)	<input type="checkbox"/> Light Industrial (MI)	<input type="checkbox"/> Heavy Industrial (M-2)
<input type="checkbox"/> Modular Home Sub. (R-MHS)	<input type="checkbox"/> Manufactured Home Comm. (R-MHC)	<input checked="" type="checkbox"/> Planned Unit Development (PUD)*	<i>*if PUD, complete separate PUD application form</i>
CERTIFICATION OF APPLICATION			
<p>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.</p>			
Applicant Signature 		Date 8/14/23	
Received by		Date	
Fees Collected	Date Paid	Receipt No.	

SEE REVERSE FOR CHECKLIST OF OTHER REQUIRED DOCUMENTS THAT MUST ACCOMPANY THIS APPLICATION FORM.





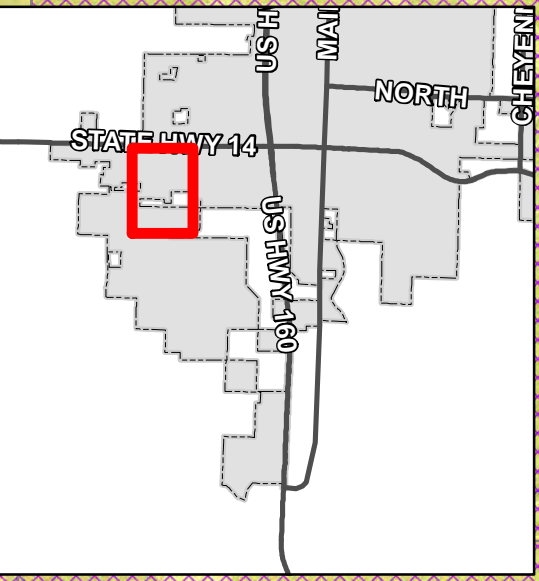
RZN 23-007



Proposed
PUD-Mixed Use

Legend for Zoning:

- Lots
- General Commercial
- Light Industrial
- Office
- Single-Family
- High Density Multi-Family
- Two-Family



NIXA MIXED-USE

LIFE ENHANCEMENT OF THE OZARKS, LOT #3
CITY OF NIXA, MO 65714

B O T I



ARCHITECTURE

August 10, 2023

Mr. Scott Godbey
Planning and Development Department
City of Nixa
715 W. Mt. Vernon St.
P.O. Box 395
Nixa, MO 65714

RE: Nixa Mixed-Use, PUD Pre-Submittal

Dear Mr. Godbey,

This Planned Unit Development (P.U.D.) consists of 0.92 acres (40,024 S.F.) located off the corner of Gregg Road and Care Avenue. The current project area is zoned for R-3, residential, and is adjacent to single-family (R-1) homes east and south of our site, an apartment building (R-3) to the west, and an assisted living facility (R-3) to the north. Epsy Elementary School resides north of our site within one thousand feet while Mathews Elementary and Nixa High School reside to our south. Given our site's context, we feel that the multifamily zoning combined with commercial use creates a unique and beneficial transition between all of these community elements.

Our intent for this development is to create a cohesive area that brings small scale commercial space to a residential community surrounding multiple grade schools. The development is proposed to provide units needed in a growing city, convenient amenities to those in the area and the semi-urban development that encourages community and growth while respecting the suburban scale of the neighborhoods surrounding. The garden style design promotes commercial amenity and density without creating a "parking island" caused by larger scale developments. In addition to fifteen (15) dwelling units, this development will provide approximately 5,000 sq ft of commercial office servicing the area and providing local jobs.

Our objective is to create an impactful development that leverages an unused site for the benefit of those living in the area and those joining soon. To achieve this, we are pursuing a Planned Unit Development (P.U.D.). This request will allow the land to be utilized more efficiently while delivering a project that benefits the area as a whole.

Thank you,
BOTI Architecture

Rich Conyers, AIA NCARB
Principal / Architect
7253 Watson Rd. #1206
St. Louis, MO 65810
417.693.6358

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EXHIBIT #1

REQUIREMENTS AND STANDARDS APPLICABLE TO PLANNED UNIT DEVELOPMENTS - #__

APPLICANT'S OVERALL CONCEPT OF PLANNED UNIT DEVELOPMENT:

DEFINITIONS: For purposes of this ordinance, the following definitions shall apply:

Building Height: The height of a building measured to the bottom of the highest roof's eave, not the top of the gable.

Density: The number of dwelling units per unit of land normally expressed as dwelling units per acre. Gross density includes all the land within the boundaries of the particular area including land that may eventually be devoted to streets, public lands and common area.

Dwelling, Multifamily: Attached dwellings, involving no horizontal subdivision of land, shall be treated as multifamily dwellings.

Floor Area, Gross: The sum of the gross horizontal areas of the several floors of a building measured from exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including parking or loading spaces for motor vehicles. The gross floor area shall include public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, lobbies or mall areas, whether closed or enclosed and shall also include all outdoor areas devoted to retail sales, storage, or other activities incidental to the building.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area.

$$\text{FAR} = \frac{\text{Gross Floor Area}}{\text{Total site Area}}$$

Impervious Surface: Any part of a lot that is covered by buildings, structures, parking areas, driveways, and any other surface which reduces or prevents the absorption of water.

Impervious Surface Ratio (ISR): The proportion of the site covered by impervious surfaces, and shall be determined as follows:

$$\text{ISR} = \frac{\text{Area covered by impervious surfaces}}{\text{Total site area}}$$

Open Space: Any occupied space on a lot that is unobstructed to the sky except for the ordinary projection of cornices and eaves. Open space shall not include areas covered by structures, decks, porches, parking areas, driveways, internal streets and other forms of impervious surface.

Open Space Ratio (OSR): The proportion of a site covered by open space which shall be determined as follows:

$$\text{OSR} = \frac{\text{Area covered by open space}}{\text{Total site area}}$$

Vehicular Use Area: That portion of a lot that is used by vehicles for access, circulation, parking and loading and unloading. It comprises the total circulation areas, loading and unloading areas, and parking areas.

A.) USES PERMITTED: The following uses shall be permitted on Lot #3:

1. Residential Uses: Multifamily dwellings.
2. Accessory uses incidental to residential development designed for and available to residents but not open to the public on a common basis. Typical uses include management offices not exceeding one thousand (1,000) square feet, garages, and/or maintenance buildings.
3. Commercial Sales and Service limited to the following types:
 - Retail sales and rentals, personal services shops.
 - Office, professional, medical, and the like
 - Animal services

B.) INTENSITY OF DEVELOPMENT: Development shall adhere to the following:

1. The maximum residential gross density shall not exceed standard R-3 density regulations as set forth in the City of Nixa Land Development Code, unless additional amenities as detailed in the “Design Standards” portion below are met.
2. Development intensity for mixed-use projects, i.e. developments involving combinations of residential and nonresidential uses, shall be calculated by the following formula:

$$\begin{aligned} \bullet \text{ Total Site Area (Acres)} = & \frac{\text{Number of Dwelling Units (DUs) proposed}}{\text{Maximum net residential density allowed (DUs/Acre)}} \\ & + \frac{\text{Gross floor area proposed (square feet)}}{\text{Floor area ratio (FAR) X 43,560 square feet/acre}} \end{aligned}$$

C.) MINIMUM DIMENSIONAL STANDARDS: Development shall adhere to the following:

1. The minimum dimensional standards shall not exceed the standard R-3 district (multifamily) except as follows.
2. The maximum impervious surface ratio on the building lot shall not exceed 80%.
3. Building height shall not exceed 3 stories above grade or 40 feet, whichever is less restrictive.
4. Setback requirements shall not deviate from *Nixa Code of Ordinances*. The development is requesting the consideration that Gregg Road be treated as the front yard to provide adequate setbacks from the main thoroughfare as the site is almost perfectly square (determining factor of the setback side).

D.) DESIGN STANDARDS: Density increases in the multifamily area shall be allowed above the standard allowable density as defined in the Nixa Land Development Code:

Maximum Density Increase	Amenity or Public Improvement in Excess of What is Typically Required
5 percent	Ten percent additional landscaping
3 percent	Additional streetscape (landscaping/furniture)
3 percent	Rear (alley) access
3 percent	Sidewalk/trail to parks and public use areas
1 percent	Additional off-street parking
3 percent	Landscaping/berm instead of fencing
1 percent	Joint use parking in PUD-MU
3 percent	Removing unsafe structures
5 percent	Rehabilitation substandard structures
3 percent	Constructing pedestrian over-/under-pass
5 percent	Substructure parking
5 percent	Creation of new jobs
3 percent	Dedication of City park land
3 percent	Dedicating land for public easement/right-of-way
5 percent	Five percent additional improved open space
3 percent	Five percent additional unimproved open space
1 percent	If dwelling is within 1,500 feet of a school
1 percent	Additional fire protection techniques

E.)Parking Standards: Development shall adhere to the following:

1. Multifamily required parking can be reduced by a total of 1 space or 5% (whichever is greater) for apartments if the following requirements are met:
 - Multifamily uses outside that of apartments provide twice as many private spaces than is required by *Nixa’s Code of Ordinances*.
 - Bicycle parking is provided over which is specified by *Nixa’s Code of Ordinances* by 50%.
2. The City’s off-street parking requirements, as defined by Article V of *Nixa’s Code of Ordinances*, unless noted above:

Table of Required Parking

Multifamily	1.5 spaces per dwelling unit. Multifamily limited to senior citizens require only one space per unit.
Retail sales and rentals	One space per 300 square feet of gross floor area
Animal Services	One space per 300 square feet of gross floor area
Office, Professional, medical, etc.	One space per 400 square feet of gross floor area

Accessible Parking Spaces for Physically Disabled Persons

Total Parking Spaces Provided	Required Minimum Number of Accessible Spaces
1 to 25	1 space
26-50	2 spaces

Required Widths of Parking Aisles

Aisle Width	0 Degrees	30 Degrees	45 Degrees	60 Degrees	90 Degrees
One-way Traffic	13'	11'	13'	18'	24'
Two-way Traffic	19'	20'	21'	23'	24'

Nixa Code of Ordinances **Section 111-203**

1. The first ten spaces and 80 percent of the spaces over and above the first ten must be nine-foot by 19-foot full-size spaces
2. If so desired, 20 percent of the required off-street parking spaces over and above the first ten required spaces can be provided in eight-foot by 16-foot compact spaces
3. All compact spaces must be permanently marked for “compacts only.”
4. Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking areas shall not be less than 22 feet by nine feet.
5. Handicapped parking space dimensions shall be nine-foot by 19-foot containing a four-foot access aisle; van-accessible spaces must include an eight-foot-wide access aisle adjacent and parallel to the space.

F.) Landscaping and Open Space Requirements: Development shall adhere to the following:

1. The screening and buffer yards provision defined in Sec. 105-58 General Screening Standard shall be in effect for all neighboring site uses, however, screening shall not be required between uses within the development area of this proposed document.
2. Shading shall be provided as defined by the *Nixa Code of Ordinances*.

G.) Exterior Lighting: Development shall adhere to the following:

1. Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and/or a general increase in lighting intensity within the adjoining existing or proposed residential areas.
2. The developer(s) shall submit a lighting plan with the final development plan demonstrating compliance with this section.

H.) MAINTENANCE OF COMMON AREAS AND FACILITIES: Development shall adhere to the following:

1. The maintenance of common areas and facilities within the District shall remain the

responsibility of the developer(s) or by current owner of the entire property.

I.) FINAL DEVELOPMENT PLAN.

1. The final development plan shall consist of a site plan showing the structure(s), parking, points of access, buffering and other requirements of the Exhibit showing conformance with these regulations and standards to be submitted. If the final development plan is in substantial conformance with this exhibit the uses permitted and the intensity of development as prescribed by this ordinance shall not be subject to review during the final development plan.
2. The Planning and Zoning department is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
 1. Any uses within the district other than those specifically prescribed by the ordinance.
 2. Any increase in the intensity of use permitted within the district.
 3. Any deviation from the height and setback standards prescribed by the ordinance.
 4. Any increase in the required parking prescribed by the ordinance.

END OF EXHIBIT #1

REZONE APPLICATION

Date of Application		File No.		
Applicant Name				
Mailing Address - Street Name/Number (Applicant)		City	State	Zip Code
Applicant Phone Number		Applicant Email Address		
General Location of Site Subject to this Application (street address preferred)				
Current Zoning District		Current Use of Property		
REQUESTED ZONING DISTRICT (if multiple, legal descriptions must be provided for each)				
<input type="checkbox"/> Agricultural (AG)	<input type="checkbox"/> Single-Family Residential (R-1)	<input type="checkbox"/> Two-Family Residential (R-4)	<input type="checkbox"/> Low-Density Multi-Family (R-5)	
<input type="checkbox"/> High-Density Multi-Family (R-3)	<input type="checkbox"/> Neighborhood Commercial (NC)	<input type="checkbox"/> Center City (CC)	<input type="checkbox"/> Transitional Office (O)	
<input type="checkbox"/> General Commercial (GC)	<input type="checkbox"/> Highway Commercial (HC)	<input type="checkbox"/> Light Industrial (MI)	<input type="checkbox"/> Heavy Industrial (M-2)	
<input type="checkbox"/> Modular Home Sub. (R-MHS)	<input type="checkbox"/> Manufactured Home Comm. (R-MHC)	<input type="checkbox"/> Planned Unit Development (PUD)*	<i>*if PUD, complete separate PUD application form</i>	
CERTIFICATION OF APPLICATION				
<p>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.</p>				
Applicant Signature			Date	
Received by			Date	
Fees Collected		Date Paid	Receipt No.	

SEE REVERSE FOR CHECKLIST OF OTHER REQUIRED DOCUMENTS THAT MUST ACCOMPANY THIS APPLICATION FORM.



REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION	
<i>(all digital submittals sent to planningnixa.com)</i>	
<input type="checkbox"/>	Ownership Report (certified by a Title Company) identifying owner(s) of all fee interests of record
<input type="checkbox"/>	Legal Description(s) for all area(s) to be rezoned (Microsoft Word format)
<input type="checkbox"/>	Payment of application fee in amount of \$250.00

TYPICAL PROCESS AND TIMELINE		
Preparati on Phase	Application received for staff review and preparation for hearings.	~30 days
	Provide notice of hearing for publication in a local newspaper at least 15	
	Provide notice of hearing to all owners of real estate within 185 of subject	
	Posting of notice of public hearing sign on the subject property.	
Hearing Phase	Public held before Planning & Zoning Commission.	~20 days
	Planning & Zoning Commission makes Finding of Facts and recommendation	
	First Reading of Ordinance by City Council.	
	Second Reading of Ordinance and Final Passage by City Council.	

For questions concerning this application or the process described above, please contact the

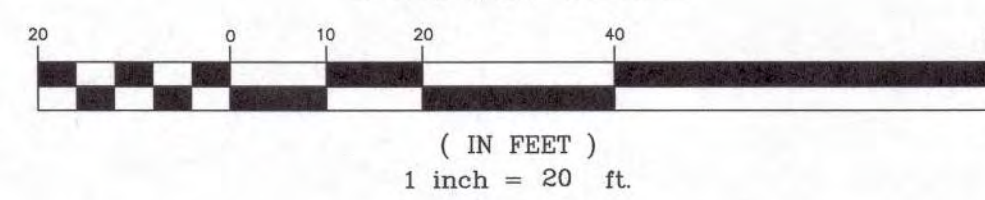
NIXA.COM



Last updated: March 2021



GRAPHIC SCALE



LOCATION SKETCH
SEC. 15, T27N, R22W
NOT TO SCALE

LEGEND

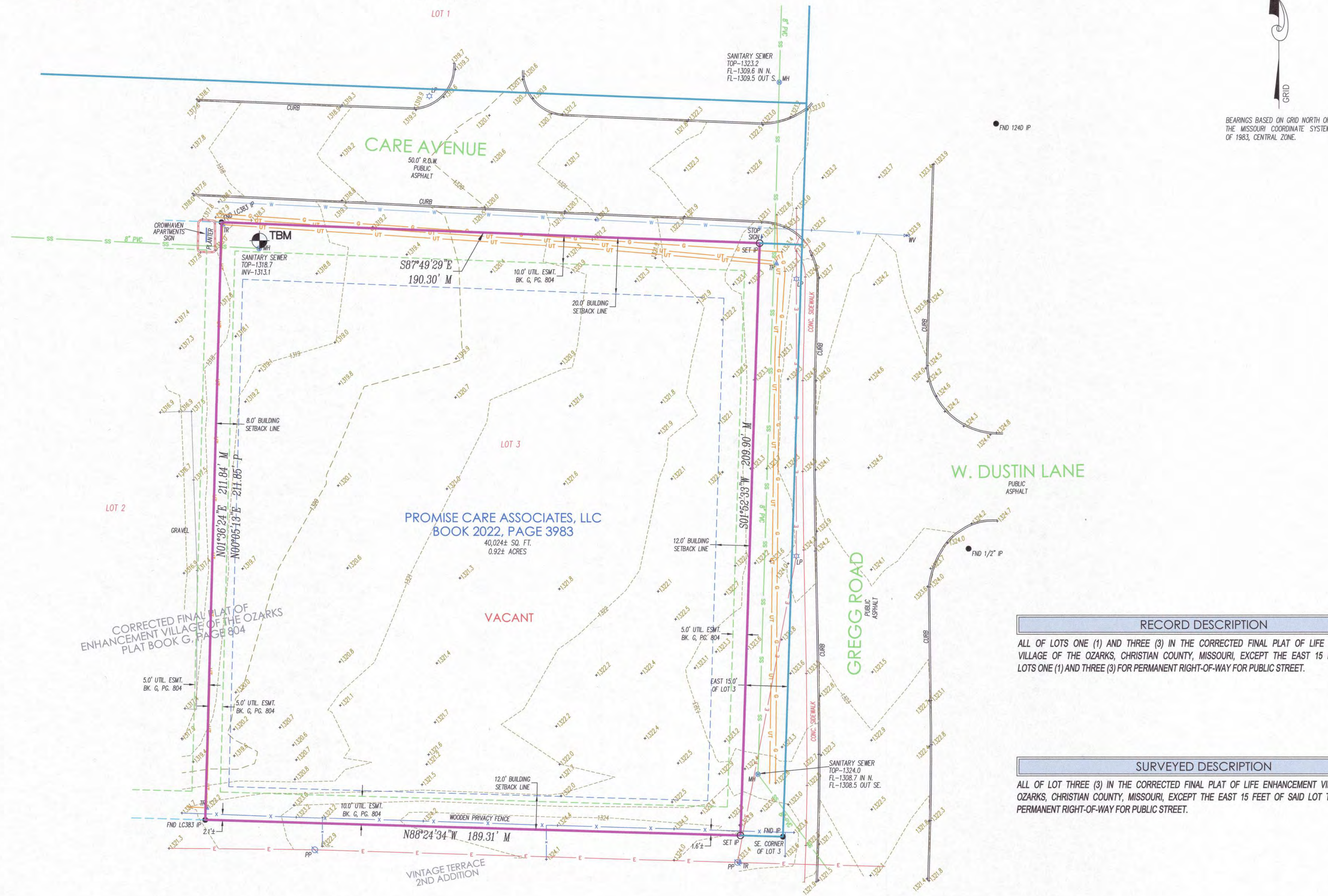
- CP CONTROL POINT
- FND IP FOUND IRON PIN
- SET IP SET IRON PIN
- △ RWM RIGHT-OF-WAY MARKER
- GP POWER POLE W/ GUY
- MH MANHOLE
- SCO SEWER CLEANOUT
- GM GAS METER
- LP LIGHT POLE
- S SIGN
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- FH FIRE HYDRANT
- TR TELEPHONE RISER
- BP BUMPER POST
- GI GRATE INLET
- TL TREE LINE
- B BUSH
- ER ELECTRICAL RISER
- TS TRAFFIC SIGNAL BOX
- EM ELECTRIC METER
- MB MAIL BOX
- BH BOREHOLE
- ICV IRRIGATION CONTROL VALVE

PROPERTY LINE

- SS SANITARY SEWER
- SW STORM SEWER
- T TELEPHONE LINE
- UT UNDERGROUND TELEPHONE
- G GAS LINE
- W WATER LINE
- E OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC
- X FENCE LINE

RETAINING WALL

- MEASURED 100' M
- DEED 100' D
- MEASURED 100' M
- PLAT 100' P



BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

OWN
Engineering beyond.™
3213 S. West Bypass
Springfield, MO 65807
417.866.2741
weareown.com
FORMERLY ANDERSON ENGINEERING

BOTI ARCHITECTURE
1111 W. CARE AVENUE
NIXA, MO. 65714

REVISIONS

NO.	DESCRIPTION	DATE

RECORD DESCRIPTION

ALL OF LOTS ONE (1) AND THREE (3) IN THE CORRECTED FINAL PLAT OF LIFE ENHANCEMENT VILLAGE OF THE OZARKS, CHRISTIAN COUNTY, MISSOURI, EXCEPT THE EAST 15 FEET OF SAID LOTS ONE (1) AND THREE (3) FOR PERMANENT RIGHT-OF-WAY FOR PUBLIC STREET.

SURVEYED DESCRIPTION

ALL OF LOT THREE (3) IN THE CORRECTED FINAL PLAT OF LIFE ENHANCEMENT VILLAGE OF THE OZARKS, CHRISTIAN COUNTY, MISSOURI, EXCEPT THE EAST 15 FEET OF SAID LOT THREE (3) FOR PERMANENT RIGHT-OF-WAY FOR PUBLIC STREET.

DRAWING INFORMATION

PROJECT NO: 23SP20095
DRAWING NO: 111806.DWG
DRAWN BY: BAC
CHECK BY: KLN
FIELD BOOK: -
FIELD BY: CB
ISSUED DATE: 06/27/2023

ISSUED BY: SURVEYOR
LICENSE NO: PLS 2017040269
A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER
1/1

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230432265C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2019, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

SURVEYORS NOTE:
WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

UTILITY NOTE:
THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NUMBER 231704540.

ZONING DATA

SUBJECT PROPERTY IS R-3 (MULTIFAMILY DISTRICT).
SETBACK REQUIREMENTS:
FRONT YARD SETBACK: 30 FEET
REAR YARD SETBACK: 12 FEET
SIDE YARD SETBACK: 8 FEET
SIDE YARD ADJACENT TO STREET: 12 FEET

BENCHMARK
TBM IS THE NORTH RIM OF SANITARY SEWER MANHOLE AT THE NORTHWEST CORNER OF SUBJECT PROPERTY WITH AN ELEVATION OF 1318.67. VERTICAL DATUM = NAVD 1988.

SURVEYORS DECLARATION

I, THE UNDERSIGNED, DO HEREBY DECLARE THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THE INFORMATION IS AS SHOWN AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR BOUNDARY PROPERTY SURVEYS, DRAWING LAST REVISED ON JUNE 28, 2023.

OWN, INC.
BY:

Kevin L. Nelson
KEVIN L. NELSON, P.L.S. 2017040269



6-28-2023
DATE

PROJECT DATA

Codes Adopted
 (a) ICC International Building Code, 2018 edition Nixa, MO Code of Ordinances Sec. 103-1

Basic Project Data
 Existing Site Zoning: R-3
 Proposed Site Rezoning: PUD-MU
 Maximum Dwelling Units (Per Sec. 117-277): 14.52 Dwelling Units / Acre
 Project Site Area: 40,024 S.F. (0.92 Acres)
 Base Max. Dwelling Units for Project Site: 0.92 Acres * 14.52 Dwelling Units / Acre = 13.36 Dwelling Units
 Provided Dwelling Units (See Density Increase below): 15 Total (5) Walk-up 3BR, 3.5 Bath Townhomes, (10) +/- 1,200 SF 2BR Apartments
 Provided Commercial Space: 4,993 Gross SF

Density Increase per Nixa, MO Code of Ordinances [Sec. 117-215(h)(1)]
 Applicable Density Increases per Table 117-215(h)(1):
 3 percent Additional streetscape (landscaping/furniture)
 3 percent Landscaping/berm instead of fencing
 1 percent Joint use parking in PUD-MU
 5 percent Creation of new Jobs
 1 percent If dwelling is within 1,500 feet of a school
13 percent Total density increase

Maximum Dwelling Units (w/ Increases) 13.36 Base Dwelling Units + (13.36 Base Dwelling Units * 13%)
 13.36 Base Dwelling Units + (1.74)
15.1 Dwelling Units Total

Parking Spots Provided on-site
 Public Parking Lot spaces: 26 Total (4 ADA)
 Private Residential Spaces: 20 Total (Garage & Driveway Capacity)
Total Siteside: 46 Total Spaces

Site Required Parking Spaces per Sec. 111-201

Site Use and Quantity	Parking Calculation	Required Spaces	Actual Provided
Multifamily Dwelling Units, Apartments (10)	10 * 1.5 = 15 spaces	15 Spaces	14 Spaces
Multifamily Dwelling Units, Townhomes (5)	5 * 1.5 = 7.5 spaces	7.5 Spaces	20 Spaces
Commercial Office, Professional, Medical (2,496.5 SF GROSS)	4,993 SF / 400 SF = 12.5 spaces	12.5 Spaces	12 Spaces
Totals		34 Spaces	46 Spaces
		(22 Multifamily)	(34 Multifamily)
		(12 Commercial)	(12 Commercial)

ADA Required Parking
 Total Siteside Parking: 46 Spaces
 Per Sec. 111-204 - Accessible parking spaces for physically disabled persons: **2 Spaces Minimum Required**

Landscaping and Open Yard Requirements (Sec. 105-26 thru Sec. 105-34)

Buffer Yard Requirements:
 GC (General Commercial):
 12' Street Buffer Yard
 5' Perimeter Buffer Yard
 R-3:
 10' Street Buffer Yard
 5' Perimeter Buffer Yard

Landscaping Installation Requirements:
 GC (General Commercial):
 Three shade trees & 6 shrubs planted per 1,000 S.F. of buffer yard area
 One shade tree & five shrubs planted per parking lot island.

On-Sight Residential Planting Requirements

Townhome	(5) Dwelling Units on Site
1.5 Shade Trees per Dwelling	(8) Shade Trees Required
1 Ornamental/Evergreen Tree per Dwelling	(5) Ornamental/Evergreen Trees Required

Multifamily Dwellings	(10) Dwelling Units on Site
2 Shade Trees per Dwelling	(20) Shade Trees Required
2 Ornamental/Evergreen Trees per Dwelling	(20) Ornamental/Evergreen Trees Required

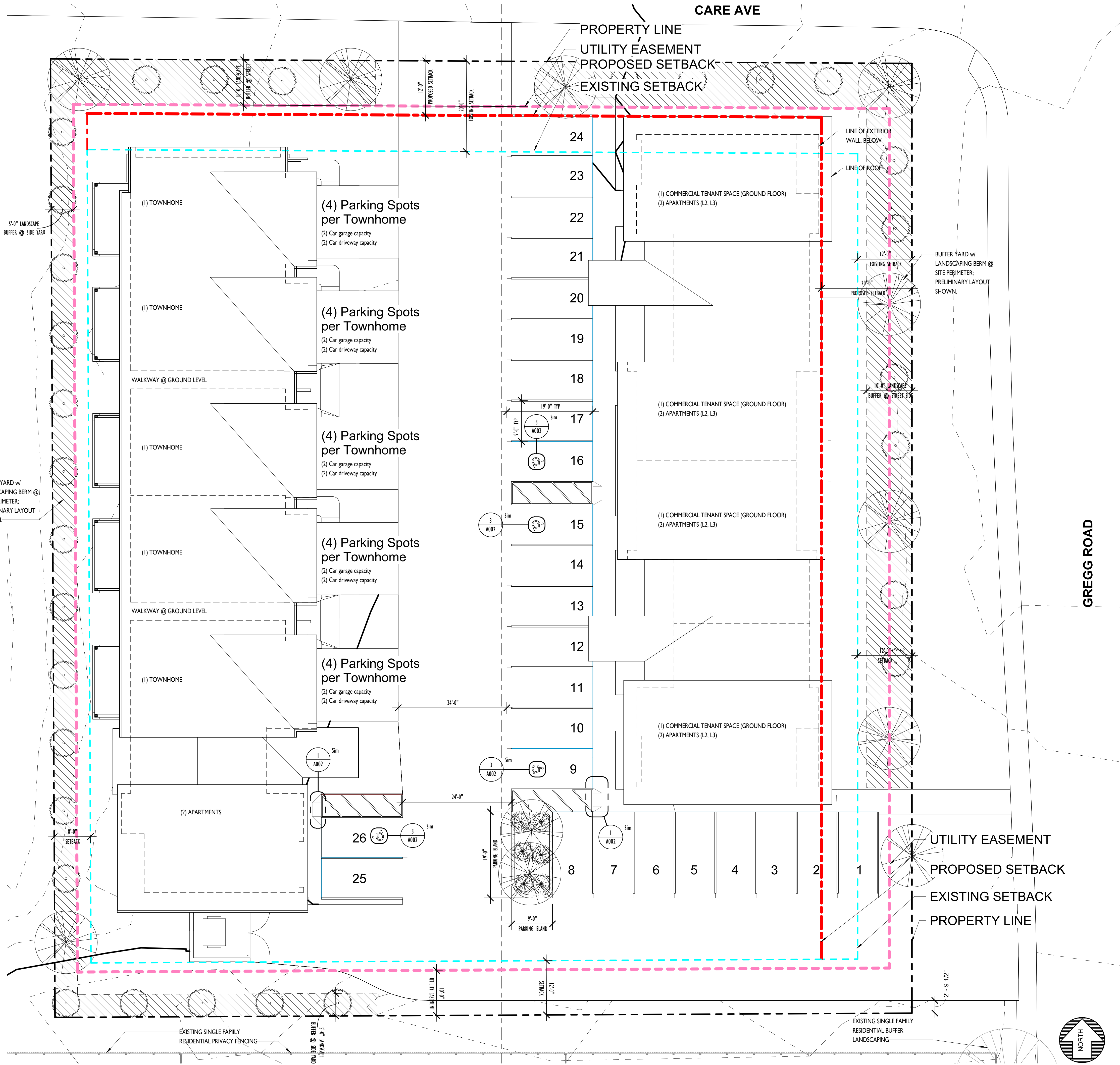
Total Shade Trees Required: (28) Shade Trees
Total Ornamental/Evergreen Trees Required: (25) Ornamental Trees

PUD Variance Request (See EXHIBIT #1 for additional information)

- EXHIBIT #1 - E:** Parking decrease for Apartment Use by (1) space with consideration for overparked townhomes and bicycle parking provided onsite.
- EXHIBIT #1 - C:** Adjusting Gregg Rd to "Front Yard" setback given the square nature of the site and creating a more significant buffer to the higher traffic street.
- EXHIBIT #1 - A:** Providing Commercial Sales and Service in addition to Residential (R-3) zoning.



SITE LOCATION MAP



1 ARCHITECTURAL SITE PLAN
 3/32" = 1'-0"

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

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CLIENT INFORMATION:
 CLIENT STREET ADDRESS
 CITY, STATE, ZIP CODE
 PHONE NUMBER
 EMAIL ADDRESS

PROJECT NAME:
NIXA MIXED-USE
 LIFE ENHANCEMENT OF THE OZARKS,
 LOT #3
 CITY OF NIXA, CHRISTIAN COUNTY
 MISSOURI, 65714

SHEET NAME:
ARCHITECTURAL SITE PLAN



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REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 23-020
 RELEASE DATE: 08.10.2023

A001