



EXHIBIT C

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: SEPTEMBER 5, 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.