

architecture
animation
group, llc

November 20, 2003

Mr. Travis Cossey
Development Department
City of Nixa
715 W. Mt. Vernon P.O. Box 395
Nixa Mo. 65714

RE: Planned Unit Development- Mixed Use Proposal located on Southwest corner of Main & Tracker road.

Dear Mr. Cossey:

H Design Group LLC and Shaeffer & Hines Engineering have teamed to assist Triple S Properties with this request to develop and facilitate a new PUD. The entire property within the planned development boundaries is in the process of being purchased by a single developer; Triple S Properties.

This Planned Unit Development consists of approximately 5.7 acres located off the southwest corner of Main Street and Tracker Road. The project area is boundaried by Commercial Zoning on the east, and by Duplex / Townhouse zoning to the west and south. We feel that the multi-family zoning creates a beneficial transition between the two surrounding zoning classifications.

Our intent for this development is to create a multi-family development on Tract 1C through a P.U.D. We have met several times with you and your colleagues on this project, and as you are aware, it is our intended goal to slightly increase the density restrictions of standard R-3 zoning, in exchange for several site and aesthetic amenities not typically found in the City. The density increase, as explained in the P.U.D. documentation, increases the total number of units by 15. In exchange, we have provided such amenities as additional landscaping, additional park amenities, additional parking, additional R.O.W., additional landscaping, additional open space, as well as design covenants for the exterior appearance of the buildings.

By pursuing the above mentioned as a PUD, it is our intended goal to create a consistent development that efficiently utilizes and provides consistency within the environment. The PUD allows the developer to more efficiently utilize the land, while the City of Nixa is ensured a development that enhances the quality of life. Establishing guidelines and defining architecture will help insure the project as a whole is cautiously thought out and developed.

Respectfully Submitted,

H DESIGN GROUP, LLC

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Principal / Architect
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- B. Exhibit 1: Requirements and Standards Applicable to Planned Unit Development-

- C. Exhibit 2: 11" x 17" Site Plan
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- E. Exhibit 4: 24" x 36" Site Plan

EXHIBIT 1

Requirements and Standards Applicable to
Planned Unit Development- # _____

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No building or other permits may be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Nixa Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

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APPLICANT'S OVERALL CONCEPT OF PLANNED DEVELOPMENT:

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

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 the 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.

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

Impervious Surface: Any part of a lot that is covered by buildings, structures, parking areas, driveways and any other surfaces which reduce or prevent absorption of storm 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 of circulation areas, loading and unloading areas, and parking areas.

USES PERMITTED: The following uses shall be permitted on Lot 1C:

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 (1000) square feet, carports, garages, maintenance buildings, and gate houses.
3. Community and recreational facilities incidental to residential development designed for and available to residents but not open to the public on a commercial basis. Typical uses include community centers, swimming pools, tennis and basketball courts, health clubs, etc.

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:

$$\begin{aligned} \text{Total site area (acres)} = & \frac{\text{Number of dwelling units (du's) proposed}}{\text{Maximum net residential density allowed (du's/acre)}} \\ & + \frac{\text{Gross floor area proposed (square feet)}}{\text{Floor area ratio (FAR) X 43,560 square feet/acre}} \end{aligned}$$

BULK, AREA AND HEIGHT REQUIREMENTS: Development shall adhere to the following:

1. The bulk regulations and open space requirements provisions of the R3 Districts of the *Nixa Zoning Ordinance* in effect at the time of development shall apply on each buildable lot.
2. All structures, vehicular use areas, open space and pedestrian facilities shall be situated in substantial conformance with Exhibit A.
3. For Multi-family development, no structure shall exceed the height of either 3 stories above grade or 45 feet, whichever is less restrictive.
4. The maximum impervious surface ratio on each buildable lot shall not exceed 80%.

EXTERIOR BUILDING FINISHES: Development shall adhere to the following:

1. Architectural exterior building materials covering outside walls may consist of brick veneer, pre-cast elements, architectural style vinyl siding, and/or EIFS. Buildings shall have a minimum of 40% of brick, stone or equivalent on exterior walls. All roofs shall contain shadow line type (or equivalent) architectural shingles. (See Exhibit B)

DESIGN STANDARDS: Density increases in the multi family 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 (pool, playground, open play space)
1 percent	Additional off street parking
3 percent	Dedicating land for public easement / right of way

3 percent	Landscaping / Berm instead of fencing.
5 percent	Five percent additional improved open space
3 percent	Five percent additional unimproved open space

ACCESS TO PUBLIC THOROUGHFARES: Development shall adhere to the following:

1. Access to the adjoining public thoroughfares shall be situated in substantial conformance with Exhibit A.

PARKING STANDARDS: Development shall adhere to the following:

1. The City's off-street parking requirements, off-street loading requirements as well as the off-street parking and loading area design standards, Article XVIII from the *City of Nixa's Land Development Code* in effect at the time of development shall apply.

PERIMETER TREATMENT: Development shall adhere to the following:

1. The landscape and bufferyard provisions of Article XIII of the *Nixa Land Development Code* in effect at the time of development shall apply around the perimeter of the Planned Development.

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 the 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.

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

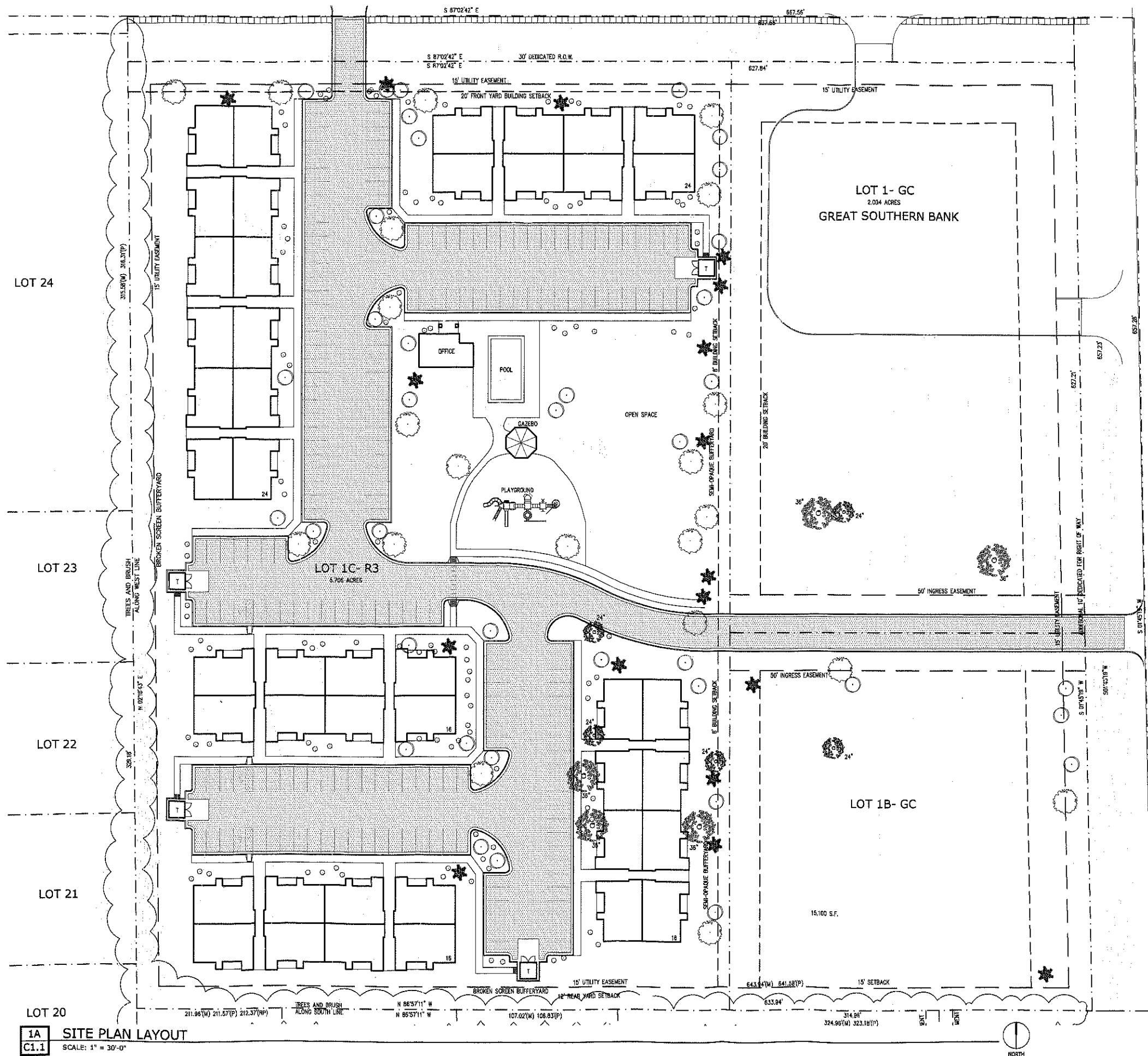
1. The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or by current owner of the entire property.

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 & Zoning department is hereby authorized to, acting jointly, approve the final development plan(s) provided such plan substantially conforms to the provisions of the ordinance.
3. The Planning & 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:
 - a. Any uses within the district other than those specifically prescribed by the ordinance.
 - b. Any increase in the intensity of use permitted within the district.
 - c. Any deviation from the height and setback standards prescribed by the ordinance.
 - d. Any reduction in the required parking prescribed by the ordinance.



1A C1.1 SITE PLAN LAYOUT
SCALE: 1" = 30'-0"

BUFFERYARD/SCREENING SCHEDULE:

BROKEN SCREEN, TYPE C: REQUIRED ON ENTIRE WEST AND SOUTH SIDE OF PROPERTY ALONG ADJACENT DUPLEX, TOWNHOUSE ZONING. PROVIDE EARTH BERM AND DECIDUOUS PLANTS EXISTING VEGETATION MAY BE CALCULATED IN BUFFERYARD REQUIREMENTS.

SEMI-OPAQUE SCREEN, TYPE B: REQUIRED ON ENTIRE EAST SIDE OF PROPERTY ALONG ADJACENT COMMERCIAL ZONING. PROVIDE EARTH BERM AND LANDSCAPING 3' HIGH WITH INTERMITTENT VISUAL OBSTRUCTION FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF 20 FEET.

INTERIOR LANDSCAPING: MIN. OF 1 CANOPY TREE AND 5 SHRUBS PLANTED PER ISLAND.

SCREENING IN FRONT OF CONDENSING UNITS. PROVIDE AN EVERGREEN HEDGE AT LEAST 2 2/3'S THE MINIMUM HEIGHT REQUIRED AT THE TIME OF PLANTING AND SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH SHALL BE AT LEAST THE MINIMUM HEIGHT REQUIRED WITHIN TWO YEARS AFTER TIME OF PLANTING.

SITE LEGEND:

- DECIDUOUS CANOPY TREE: 1.5" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE. REFER TO 1A/C1.2 FOR PLANTING DETAIL.
 - DECIDUOUS UNDERSTORY TREE: 1" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD. REFER TO 1A/C1.2 FOR PLANTING DETAIL.
 - EVERGREEN TREE: MIN. 6' HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE.
 - DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT > 3'. SPECIES SHALL BE BURNING BUSH. REFER TO 4C/C1.2 FOR PLANTING DETAIL.
- NOTE: ALL LANDSCAPING SHOWN ON SITE PLAN INDICATES MINIMUM REQUIREMENTS PER CITY OF NIXA ZONING ORDINANCE. THE OWNER MAY ADD VEGETATION TO ENHANCE THE APPEARANCE OF THE SITE AT THEIR OWN DISCRETION.
- 2" ASPHALT OVER 6" GRAVEL BASE OVER PREPARED COMPACTED FILL.
 - CONCRETE SIDEWALK OR PAVEMENT AS DETAILED ON SHEET C1.2. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 25'-0" O.C. MAX. REFER TO 6B & 6C/C1.2.
 - ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED & STRAW)

PARKING REQUIREMENTS:

LOT 1C
TOTAL NUMBER OF UNITS PROPOSED: 97 UNITS
1.5 SPACES REQUIRED PER UNIT: 1.5 x 96 = 144 SPACES REQUIRED.
SPACES PROVIDED: 197 SPACES PROVIDED

ZONING REQUIREMENTS:

BUILDING CODE: IBC 2000
ZONING OF PROPERTY: R-3
BUILDING USE GROUP: R2- MULTI FAMILY DWELLINGS
TOTAL SITE AREA (LOT 1C): 249,653 S.F. (5.706 ACRES)
INTENSITY OF DEVELOPMENT: 14.52 UNITS PER ACRE MAX. 14.52 x 5.705 ACRES = 82.8 UNITS ALLOWED

PROPOSED DENSITY INCREASES (PD):
5% - 10% ADDITIONAL LANDSCAPING
3% - ADDITIONAL STREETSCAPE
1% - ADDITIONAL OFF-STREET PARKING
3% - DEDICATING LAND FOR PUBLIC EASEMENT OR RIGHT OF WAY.
5% - 5% ADDITIONAL IMPROVED OPEN SPACE
3% - 5% ADDITIONAL UNIMPROVED OPEN SPACE
16% TOTAL PROPOSED INCREASE

PROPOSED # OF UNITS: 82.8 ALLOWED x 15% INCREASE = 95.22 UNITS
96 UNITS PROPOSED

MAXIMUM STRUCTURE HEIGHT: 3 STORES OR 45 FEET
BUILDING FOOTPRINTS:
BUILDING 1: 14785 S.F.
BUILDING 2: 8856 S.F.
BUILDING 3: 8856 S.F.
BUILDING 4: 8856 S.F.
BUILDING 5: 8856 S.F.
CLUBHOUSE: 1000 S.F.
TOTAL: 55209 S.F.

DRIVES & WALKS: 77049 S.F.
TOTAL IMPERVIOUS SURFACE: 132258 S.F.
MAX IMPERVIOUS SURFACE RATIO: .080 MAX
IMPERVIOUS SURFACE RATIO CALC.: 132258 / 248553 = .053

MAXIMUM BUILDING COVERAGE: 40%
BUILDING COVERAGE CALC.: 55209 / 248553 = 22%
MINIMUM OPEN SPACE: 20%
OPEN SPACE PROVIDED: 47%



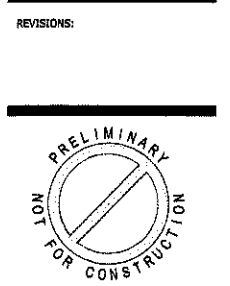
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CONSULTANTS:
STRUCTURAL ENGINEER:

MEP ENGINEER:
CIVIL ENGINEER:



PROJECT:
SITE FEASIBILITY STUDY for:
Southwest Corner of Tracker Road & Main Street Nixa, Missouri
Triple S Properties



DATE: Nov. 20, 2003
PROJECT NO.: 03-075
DRAWN: bms
APPROVED: bms

SHEET TITLE:
SITE PLAN LAYOUT

SHEET NUMBER:
C1.1