

WOODFIELD VILLAS
A Planned Unit Development
City of Nixa, Missouri

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Section I – Site Conditions and Development Impact

1.01 Legal Description

The parcel of land that is proposed to be subject to the Woodfield Villas Planned Unit Development (PUD), is legally described as all of Lot 50, Woodfield Subdivision, City of Nixa, Christian County, Missouri

1.02 Total Acreage

The total acreage subject to the Woodfield Villas Planned Unit Development is 3.09 acres, or 134,600 SF.

1.03 Shape and Topography

The subject site is generally level with a gradual slope to the southeast. The site is located at street grade with Truman Boulevard. The subject site is irregular in shape and best resembles a triangular shape.

1.04 Description of Surrounding Area

The subject property is located along the east side of Truman Boulevard, approximately ¼ mile south of Highway 14 in the central portion of the City of Nixa. The subject's location enjoys convenient access to the major thoroughfares of the city including Highway 14 (Mt. Vernon) and Highway 160 (Massey Boulevard). To the north is the Nixa City Center Phase I Subdivision which is fully developed with two-family dwellings. To the northeast is Grey Hawk Place which is fully developed with single family dwellings. To the northwest is unplatted vacant land zoned for General Commercial uses. To the west is the remaining portion of Woodfield Subdivision, which is nearly fully developed with single family homes. To the south is vacant, unplatted land.

1.05 Current Zoning

The subject is currently Zoned R-3 by the City of Nixa. The property to the south, west and east is zoned R-7, Single Family by the City of Nixa. The property to the immediate north is zoned R-4 Two Family by the City of Nixa.

1.06 Existing Utilities and Utility Easements

The subject is part of the Woodfield Subdivision and all public utilities are available to the site. Truman Boulevard is a 60-foot wide, undivided roadway with curb and gutters. A sidewalk is located on the west side of Truman Boulevard and was constructed as part of the Woodfield Subdivision.

A 15-foot utility easement extends along the entire north and east boundaries of the site. A 10-foot utility and drainage easement extends along the entire Truman Boulevard frontage. An existing fire hydrant is located directly west of the subject site on the west side of Truman Boulevard.

1.07 Existing Structures

There are no structures located on the subject property.

1.08 Existing Vegetation

The property has some treed vegetation which is planned to preserve when possible.

1.09 Other Physical Conditions

A drainage easement encumbers the east portion of the subject site. Consistent with the Woodfield Subdivision plat, no building is permitted within this drainage easement.

Section II – Planned Unit Development District (PUD) Land Use Regulations

2.01 Land Use Plan and Development Intent

The Woodfield Villas PUD will allow a multiple dwelling, gated community designed to appeal to an independent senior resident, commonly referred to as a 55 years and over community. This land use is consistent with the Nixa Comprehensive Land Use Plan, and the attached site plan is incorporated as part of the Woodfield Villas PUD. The subject property is unique in terms of its shape and existing drainage easement that encumbers over 25 percent of the site. These physical challenges, combined with the subject site's convenient location and current zoning district, suggest that the public at large and the property developer are better served by tailoring development to fit the special characteristics of the subject site and its specific locational setting.

The Woodfield Villas PUD is intended to provide a more efficient use of the land, thereby resulting in a greater return to the public infrastructure and services while providing an attractive and superior community for its residents. The Woodfield Villas PUD is proposed to preserve to the greatest extent possible the existing features of the land and allow residents to utilize the open space in an inviting and active way by providing natural walking paths and raised gardens.

2.02 Local Codes and Ordinances

In addition to any standards set forth in these regulations, all construction within the Woodfield Villas PUD is subject to all local codes and ordinances of the City of Nixa.

2.03 Zoning

The Woodfield Villas PUD is an overlay district. The subject site is zoned as an R-3 district by the City of Nixa and the zoning regulations for the City of Nixa shall apply for specific items not covered in these regulations.

2.04 Public Infrastructure

Because the subject site is part of a platted subdivision that was developed and approved consistent with the regulations of the City of Nixa, the current public infrastructure is adequate to serve the proposed use and would not have negative impacts to the surrounding area. Therefore, the Woodfield Villas PUD does not propose any new public infrastructure or facilities, except that two new fire hydrants are proposed to be located on the site to serve the needs of the subject site. All on-site utility connections will be placed underground.

2.05 Lot Sizes

The subject lot size is 3.09 acres. The Woodfield Villas PUD does not propose any change to the current lot size; the lot size is large enough to allow development as an identifiable unit.

2.06 Setbacks

Due to the curved alignment of Truman Boulevard and the irregular shape of the subject site, the Woodfield Villas PUD has a 20-foot setback along Truman Boulevard which is consistent with the minimum set back requirements of the R-3 zoning district. The north property line has a set back of 20 feet which permits the existing trees to remain, where possible, in that area of the site.

2.07 Building Height

The building height allowed under the Woodfield Villas PUD is 55 feet, so as to provide for the planned three-story villa dwelling units and the overall intent of the project. Prior to the issuance of any building permit in the Woodfield Villas PUD, the City of Nixa Fire Chief shall certify to the permit issuing authority that such building is designed to provide adequate access for fire fighting personnel, or the building inspector shall certify that the building is otherwise designed or equipped to provide adequate protection against the dangers of fire.

The set back standards that have been created within the Woodfield Villas PUD, the proposed building layout, the existing alignment of Truman Boulevard, the existing non-buildable drainage easement at the east portion of the subject site, and the proposed landscaping plan minimize any adverse effect on surrounding properties due to the permitted building height on the subject site.

2.08 Residential Dwelling Density

The Woodfield Villas PUD allows for up to 48 dwelling units. The R-3 zoning district permits one dwelling unit for each 3,000 SF of land area, or 45 dwelling units in the subject's case. The addition of three dwelling units is a density increase of seven percent from the underlying allowed density in an R-3 district.

2.09 Open Space and Landscape Areas

The Woodfield Villas PUD is subject to the current adopted City of Nixa Landscaping and Open Space requirements. Various open space areas are provided under the Woodfield Villas PUD. The overall planned open space accounts for 56 percent of the total project, well above the 20 percent minimum requirement of an R-3 district. The open space is uniquely and specifically designed to allow for use by residents of the project. Further, the open space will

be enhanced with an aggressive landscaping plan which provides significant landscape buffering. The landscape plan is made part of the attached site plan.

2.10 Traffic Circulation

Two gated access points are proposed along Truman Boulevard to allow access to the subject property for residents and guests. The access points are designed to provide for effective internal circulation, and emergency access standards will be coordinated with the fire chief and police chief.

Access to the designated walking paths located with the drainage easement area are situated away from vehicular access and circulation.

2.11 On Site Parking

The Woodfield Villas PUD provides for both open surface and garage parking for the use of its residents and guests. The parking type and location provides for security and convenience of the residents. The 71 parking spaces provided under the project is similar to the parking standards found in the R-3 zoning district and is sufficient, given the expected needs of the resident type at the project.

2.12 Proposed Building Layout Features and Phasing

Two buildings are proposed to be constructed as part of the Woodfield Villas PUD, and the layout is intended to minimize visual interference to the surrounding area and enhance the internal circulation and privacy for the residents of the project. The project is proposed to be constructed in two phases to minimize the inconvenience and impact during the construction period to the surrounding properties.

The building features will include elevators, a security system, backup generators and a storm shelter. These features are beyond typical standards and are being done to enhance the desirability of the project.

PUD Application Plan for Lot 50, Woodfield Final Plat

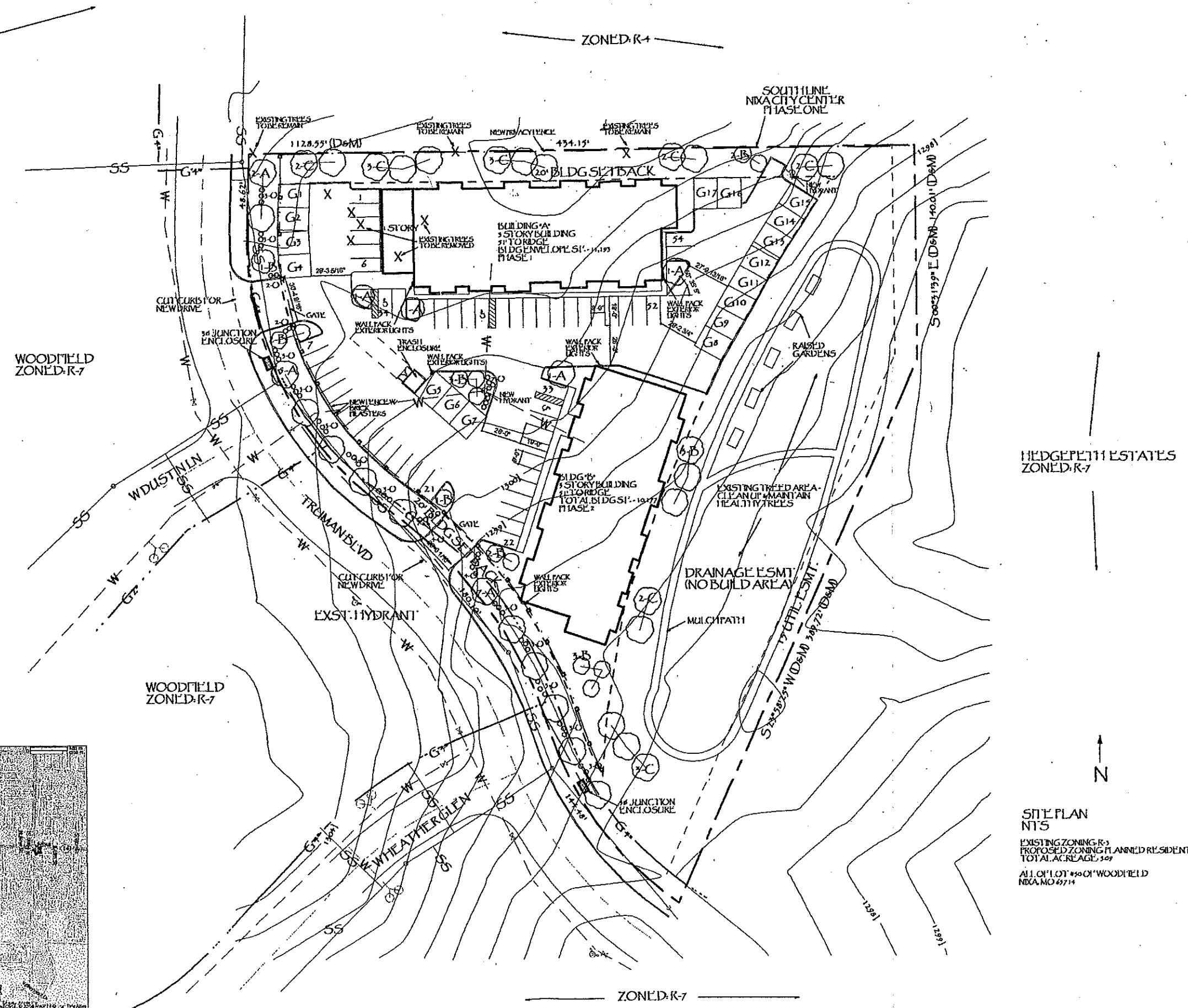
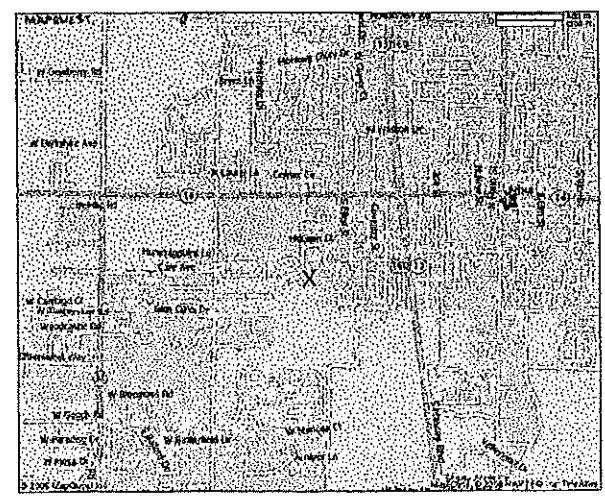
Quantitative Data		
Building A		
First Floor:	11,398 s.f.	
Second Floor:	10,298 s.f.	
Third Floor:	10,298 s.f.	
Building Total (3 stories):	31,994 s.f.	
Apartment Units Building A		
Large 2-Bedroom:	1,159 s.f.	6 total
Regular 2-Bedroom:	1,081 s.f.	18 total
Building Height (to ridge):	61 feet	
Building B		
First Floor:	10,298 s.f.	
Second Floor:	10,298 s.f.	
Third Floor:	10,298 s.f.	
Building Total (3 stories):	30,894 s.f.	
Apartment Units Building B		
Large 2-Bedroom:	1,159 s.f.	6 total
Regular 2-Bedroom:	1,061 s.f.	18 total
Building Height (to ridge):	61 feet	
Land Use and Density		
Existing Land Use	R-3	
Proposed Land Use	Planned Residential (PUD)	
Total Lot	134,477 s.f.	
Proposed Dwelling Units per Acre	15	
Square Feet of Lot/Dwelling Unit	2,802	
Buildings (A and B bldg envelope)	21,690 s.f.	16%
Parking/Drives	37,864 s.f.	28%
Green Space (common open space)	75,117 s.f.	56%

Drainage Plan
 All building rainwater will be piped through gutters and downspouts to underground collection piping which will be directed toward the drainage easement. Parking areas will be graded to release rainwater slowly onto the drainage easement. The areas behind building "B" and garages G8-G15 will be swaled to slow rainwater released toward the drainage easement.

Landscaping Legend

Trees	
Type A	Shade Tree
Type B	Ornamental Tree
Type C	Evergreen Tree
O	Shrub
X	Existing 18" d. Tree

VICINITY MAP



SITE PLAN NOTES
 EXISTING ZONING R-3
 PROPOSED ZONING PLANNED RESIDENTIAL (PUD)
 TOTAL ACREAGE 3.07
 ALL OF LOT #50 OF WOODFIELD
 NIXA MO 67714

DEAN FAMILY COMPANIES
 WOODFIELD VILLAS (ALL OF LOT #50 OF WOODFIELD)
 5. TRUMAN BLVD. NIXA, MISSOURI

MARCH 20, 2008

