

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA APPROVING THE PRELIMINARY PLAT FOR THE VILLAGE OF CLOVERHILL AT WICKLOW LOCATED NEAR THE 800 BLOCK OF EAST TRACKER ROAD

Background:

The property owner of approximately 19.779 acres, located at the 800 block of East Tracker Road, has submitted a preliminary plat for the Village of Cloverhill at Wicklow (referred to as Cloverhill) subdivision. The subject property was annexed in September of 2003 with the north half zoned GC General Commercial and the south half zoned R-3 multi-family at that time.

In 2014 the subject property was consolidated and rezoned to R-1 single-family and platted as Wicklow School. According to Christian County Assessor's office Nixa Public Schools acquired the property that same year. Public schools are allowable in any zoning district, and the subject property has retained the R-1 zoning since February of 2014.

Analysis:

The subject property for this application is presently vacant and bound by developed R-1 single-family residences to the South, East, and West. To the North is East Tracker Road then developed R-1 single family homes. The property subject to the preliminary plat is properly zoned for the layout of the proposed Cloverhill subdivision.

The approval of the preliminary plat for Cloverhill subdivision would create 52 buildable single-family residential lots. All new lots are planned to be served by public streets, municipal water, municipal sanitary sewer, and municipal electric services. All municipal utilities are readily available in the immediate area.

The preliminary plat indicates two common area lots. These lots are associated with non-buildable areas which are to be dedicated to a homeowner's association for maintenance. Common Area one (CA1) was established as a general utility easement containing underground electric, sanitary sewer, water, storm water infrastructure, and a force main line. The corridor was preserved as it is regularly accessed by Nixa Public Works staff and cannot be obstructed or built upon.

The proposed subdivision has one main ingress / egress point on E Tracker Road. Common Area two (CA2) is a secondary emergency access to the proposed subdivision. It lies between lots 46 & 27 via an access easement which extends to E Tracker Road east of the primary access.

E Tracker Road is classified as a Secondary Arterial road and was designed to accommodate traffic resulting from the Wicklow development. A Secondary arterial road requires 80 feet of right of way which has been established.

The existing stormwater drainage area, which ties into the larger regional stormwater system which was engineered for all phases of the Wicklow development. If any additions to the stormwater system are required, they will be constructed to the adopted stormwater management code of the City of Nixa.

Other Public Services

The proposed preliminary plat may add traffic and patronage to the City's jurisdiction, which will impact on a variety of public services in proportion to these increases. Ideally, the impact of these additional 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. The land subject to the preliminary plat is within the current service areas for the Nixa Fire Protection District, Nixa Police Department, and Nixa Public Schools.

Planning and Zoning Commission:

A public hearing was held at the April 2nd meeting of the Planning and Zoning Commission. Community members approached the Commission to discuss a variety of concerns. Topics included the need for crosswalks, road signage, and better traffic enforcement in the area. With all things considered, the P&Z Commission voted 6-0 to recommend approval to City Council.

Recommendation:

Staff have 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 zoning district. Staff recommends approval.

MEMO SUBMITTED BY:

Brendan Justin | Planner I

bjustin@nixa.com | 417-725-5850

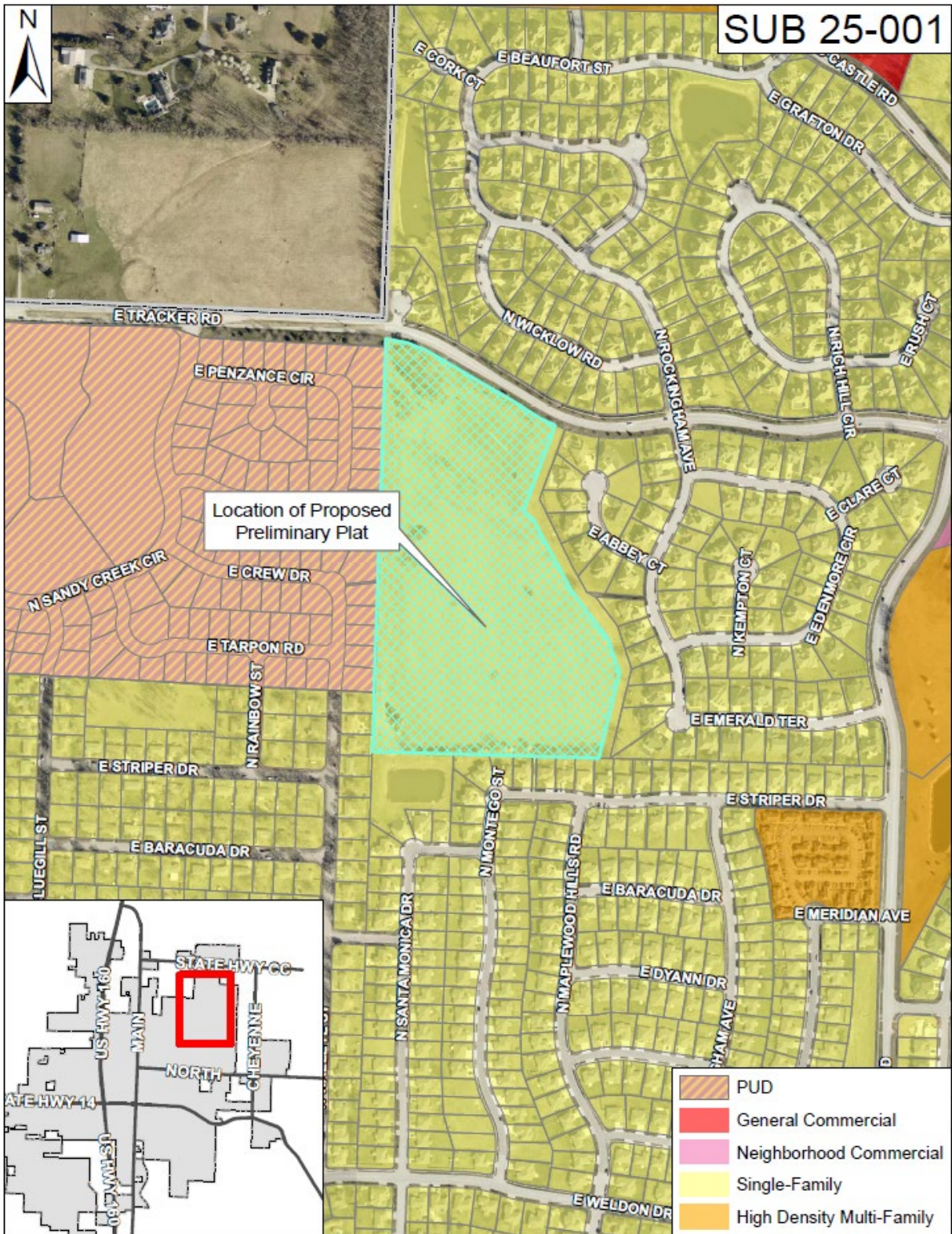


Figure 1 Location of proposed Preliminary Plat

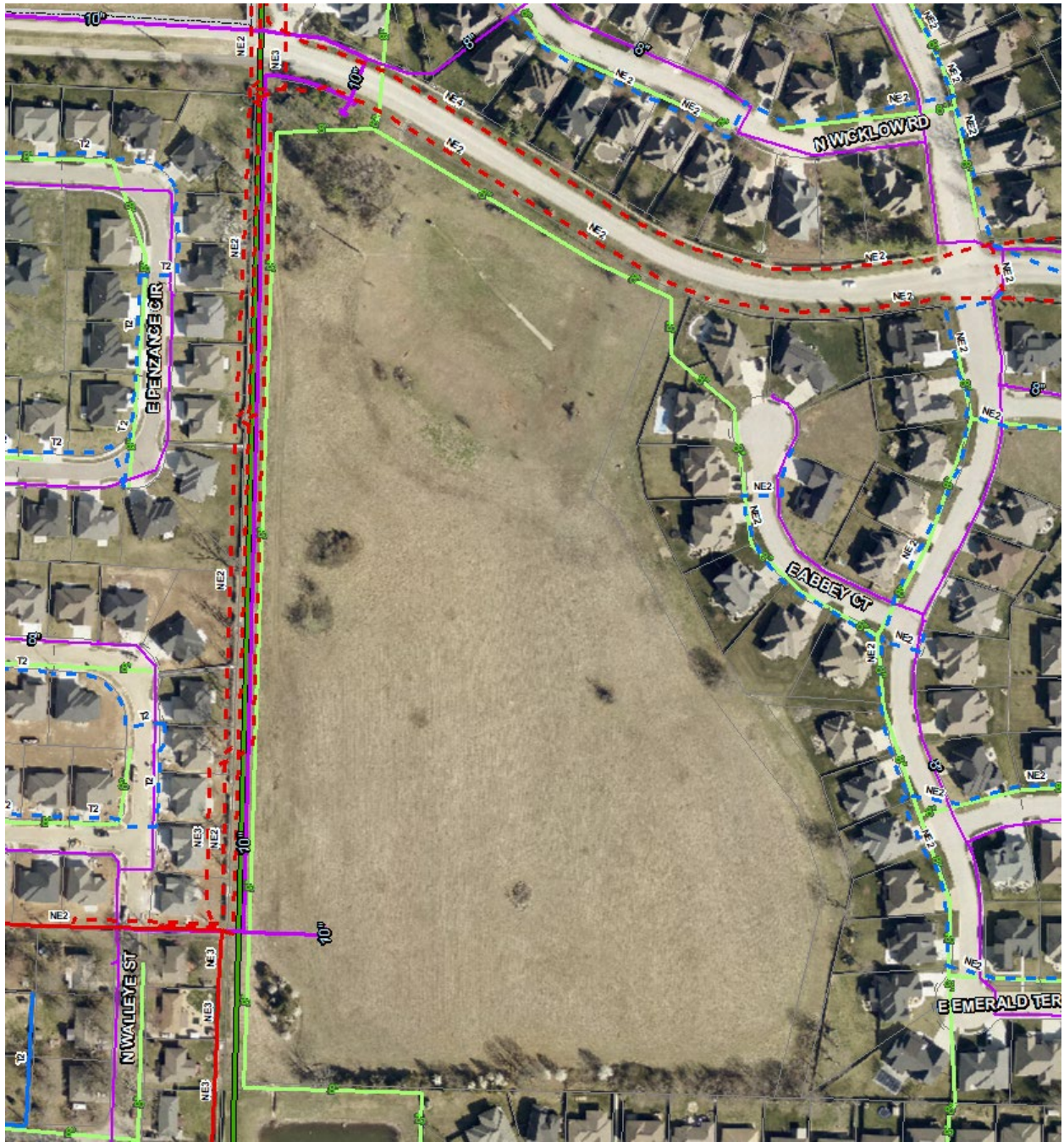


Figure 2 Utility map

1 **AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA APPROVING THE**
2 **PRELIMINARY PLAT OF THE SUBDIVISION KNOWN AS THE VILLAGE OF**
3 **CLOVERHILL AT WICKLOW WHICH IS GENERALLY LOCATED NEAR THE 800**
4 **BLOCK OF EAST TRACKER ROAD AND AUTHORIZING CERTAIN CITY OFFICIALS**
5 **TO TAKE CERTAIN ACTIONS UPON THE FILING OF A FINAL PLAT.**
6

7 **WHEREAS** an original Preliminary Plat of the Village of Cloverhill at Wicklow
8 Subdivision dated March 3, 2025, is on file with the City's Department of Planning and
9 Development ("Preliminary Plat"); and
10

11 **WHEREAS** the Department of Planning and Development has issued a staff report
12 finding the Preliminary Plat to be in substantial compliance with the requirements of the
13 Nixa City Code; and
14

15 **WHEREAS** the Planning and Zoning Commission considered the Preliminary Plat
16 at their meeting on April 2, 2025; and
17

18 **WHEREAS** the Commission, after considering the Preliminary Plat, staff's
19 recommendation regarding the Preliminary Plat, and after holding a public hearing on the
20 Application, issued a recommendation of approval of the Preliminary Plat; and
21

22 **WHEREAS** the City Council, now having considered the Preliminary Plat, staff's
23 recommendation regarding the Preliminary Plat, and after providing an opportunity for
24 public comment on the Preliminary Plat, now desires to approve the Preliminary Plat; and
25

26 **WHEREAS** the City Council desires to authorize the Director of Planning and
27 Development, the Director of Public Works, and the City Clerk to take certain actions
28 consistent with this Ordinance.
29

30 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
31 **NIXA, AS FOLLOWS, THAT:**
32

33 **SECTION 1:** City Council hereby approves the Preliminary Plat of the Village of
34 Cloverhill at Wicklow Subdivision which is generally located near the 800 block of East
35 Tracker Road. The original preliminary plat of the is on file in the Department of Planning
36 and Development, a reduced version of which is attached hereto for general reference as
37 "Council Bill Exhibit A." All "Council Bill Exhibit A," including any referenced attachments,
38 is hereby incorporated herein by this reference.
39

40 **SECTION 2:** The Director of Planning and Development, on behalf of the City, is
41 hereby authorized to accept the land, easements, and improvements dedicated to the
42 City, as shown on the Preliminary Plat upon: (1) the applicant filing and recording a final
43 plat which is in substantial accordance with this Ordinance, including any conditions
44 attached to and described in "Council Bill Exhibit A," the Subdivision Regulations of the
45 City, any applicable provisions of the Nixa City Code, and said final plat shall substantially
46 conform to the Preliminary Plat; and (2) upon the Director of Public Works certifying to

the Director of Planning and Development that any public improvements connected with this Subdivision have been made in accordance with adopted City standards and specifications. Said public improvements shall not be accepted until the occurrence of the above written conditions.

SECTION 3: The final plat shall not be recorded until: (1) the public improvements relating to the Subdivision have been constructed according to the specifications of the City, and are approved by the Director of Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in connection with the construction of said improvements have been paid to the City; or (2) in lieu of construction of the improvements, that the Developer has filed with the Planning and Development Director, according to the terms of the Subdivision Regulations of the City, the prescribed financial assurances in a form acceptable to the City to ensure the construction of the improvements and the payment to the City of all engineering fees, permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the construction of the improvements.

SECTION 4: Upon compliance with all the requirement of this Ordinance, including any conditions described in "Council Exhibit A", the City Clerk is hereby authorized to endorse the City's approval upon the final plat pursuant to Section 445.030 RSMo., and such endorsement shall constitute the acceptance of the Public Improvements contained therein.

SECTION 5: This Ordinance shall be in full force and effect from and after its final passage by the City Council and after its approval by the Mayor, subject to the provisions of section 3.11(g) of the City Charter.

ADOPTED BY THE COUNCIL THIS _____ DAY OF _____ 2025.

ATTEST:

PRESIDING OFFICER

CITY CLERK

APPROVED BY THE MAYOR THIS _____ DAY OF _____ 2025.

ATTEST:

MAYOR

CITY CLERK

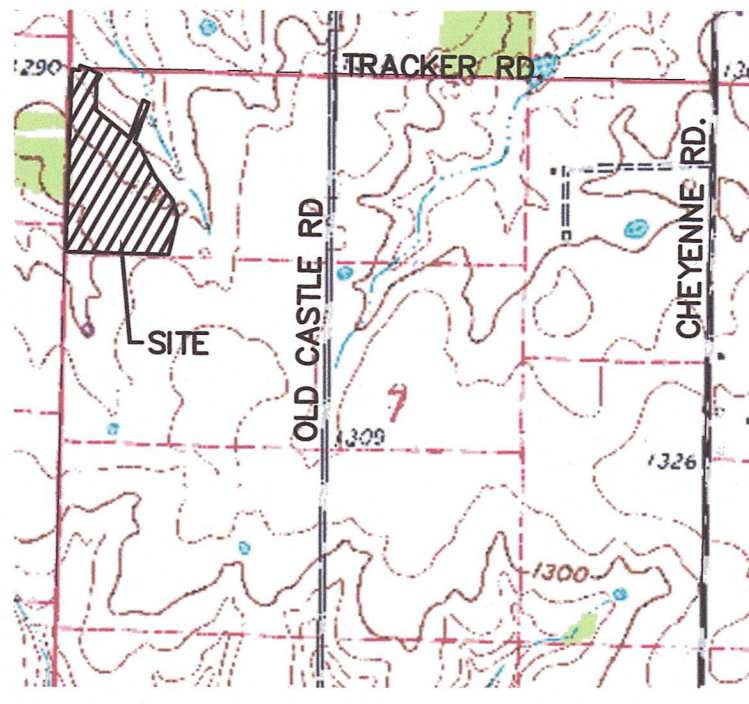
APPROVED AS TO FORM:

CITY ATTORNEY

COUNCIL BILL EXHIBIT A

PRELIMINARY PLAT
THE VILLAGE OF
CLOVERHILL AT WICKLOW

A SUBDIVISION IN THE CITY OF NXA,
CHRISTIAN COUNTY, MISSOURI
OWNER: NIXA PUBLIC SCHOOLS
DEVELOPER: FOUR LEAF INVESTMENTS, LLC



LOCATION MAP
SECTION 6&7, TOWNSHIP 27 NORTH, RANGE 21 WEST
NIXA, CHRISTIAN COUNTY, MISSOURI
NOT TO SCALE

| CURVE TABLE | | | | | |
|-------------|-------------|------------|------------|------------|---------------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA |
| C1 | 125.00'(M) | 64.85'(M) | 33.17'(M) | 64.13'(M) | 29°43'32"(M) |
| C2 | 150.00'(M) | 139.40'(M) | 75.19'(M) | 134.44'(M) | 53°14'48"(M) |
| C3 | 150.00'(M) | 134.67'(M) | 72.25'(M) | 130.19'(M) | 51°26'20"(M) |
| C4 | 300.00'(M) | 116.54'(M) | 59.02'(M) | 115.81'(M) | 22°15'30"(M) |
| C5 | 1000.00'(M) | 160.31'(M) | 80.33'(M) | 160.14'(M) | 9°11'07"(M) |
| C6 | 145.00'(M) | 339.92'(M) | 344.25'(M) | 267.26'(M) | 134°19'05"(M) |
| C7 | 1500.00'(M) | 256.66'(M) | 128.64'(M) | 256.35'(M) | 9°48'13"(M) |
| C8 | 100.00'(M) | 142.69'(M) | 86.56'(M) | 130.89'(M) | 81°45'28"(M) |
| C9 | 500.00'(M) | 112.28'(M) | 56.38'(M) | 112.04'(M) | 12°51'58"(M) |
| C10 | 125.00'(M) | 82.44'(M) | 42.78'(M) | 80.96'(M) | 37°47'20"(M) |
| C11 | 590.00'(M) | 50.23'(M) | 25.13'(M) | 50.21'(M) | 4°52'39"(M) |
| C12 | 560.00'(M) | 154.09'(M) | 77.53'(M) | 153.60'(M) | 15°45'56"(M) |

| Parcel Line Table | | |
|-------------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 15.22' | N48°29'54"E |
| L2 | 59.00' | N77°45'44"W |
| L3 | 40.09' | N15°09'28"E |
| L4 | 26.01' | S59°04'36"E |
| L5 | 69.89' | N30°55'38"E |

LEGEND:

- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
- = 5/8" IRON PIN SET, CAPPED
- = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
- = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
- = MEASURED DATA
- DEEDED DATA
- PLAT DATA
- BL— = BUILDING SETBACK LINE
- C— = EXISTING COMMUNICATION RISER
- W— = EXISTING WATER LINE
- UC— = EXISTING UNDERGROUND COMMUNICATION
- S— = EXISTING SIGN
- V— = EXISTING WATER VALVE
- M— = PROPOSED MAILBOX LOCATION
- W— = PROPOSED WATER LINE
- AE = ACCESS EASEMENT
- AUE = ACCESS & UTILITY EASEMENT
- UE = UTILITY & DRAINAGE EASEMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- X— = EXISTING WIRE FENCE
- C— = EXISTING UTILITY POLE
- OE— = EXISTING OVERHEAD ELECTRIC
- F— = EXISTING FIRE HYDRANT
- P— = PROPOSED FIRE HYDRANT
- SS— = PROPOSED SANITARY SEWER LINE
- FM— = PROPOSED FORCE MAIN
- SM— = PROPOSED SEWER MANHOLE
- DS— = PROPOSED DRAINAGE STRUCTURE
- UE = UTILITY EASEMENT

DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2014 AT PAGE 4224

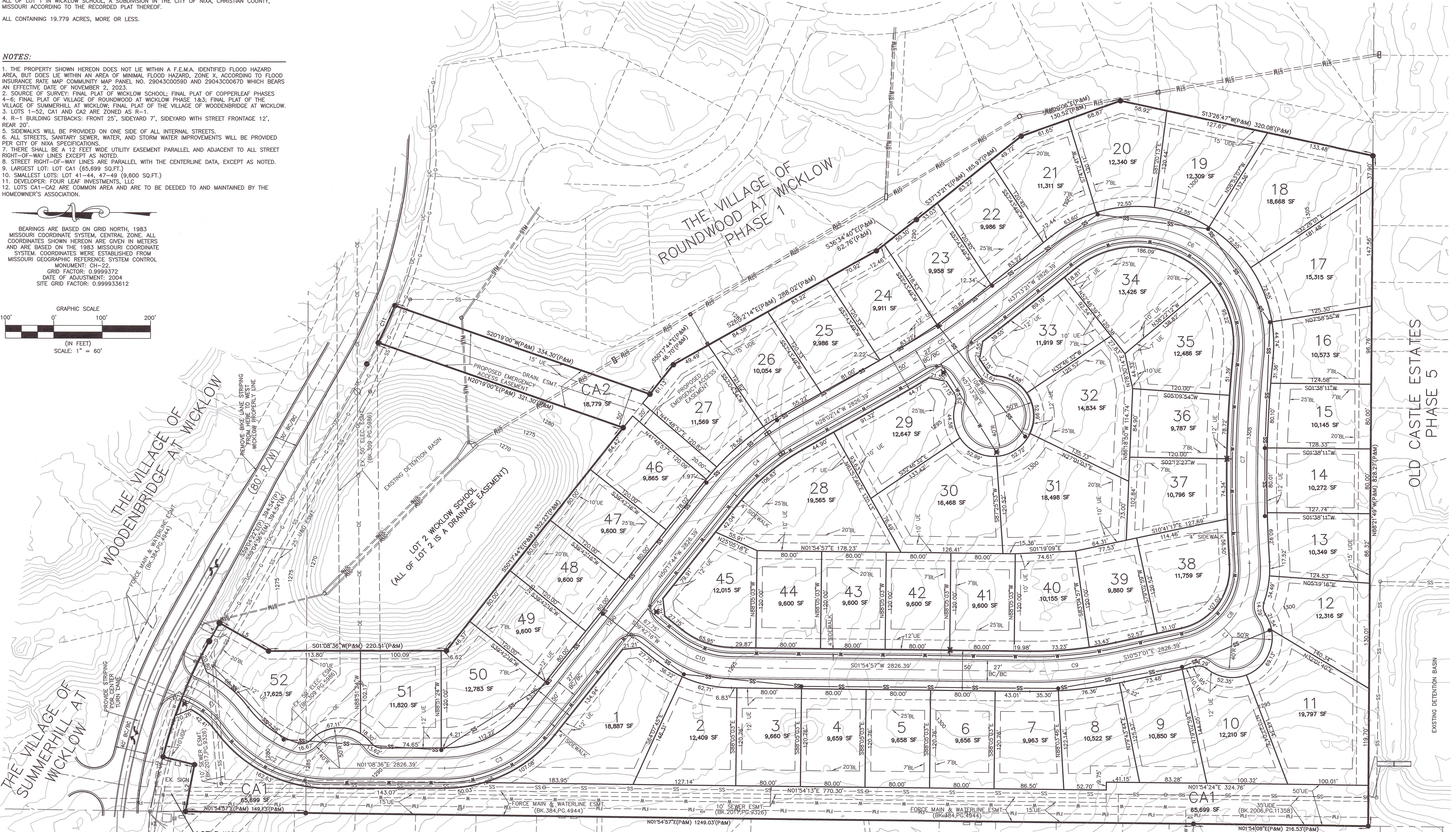
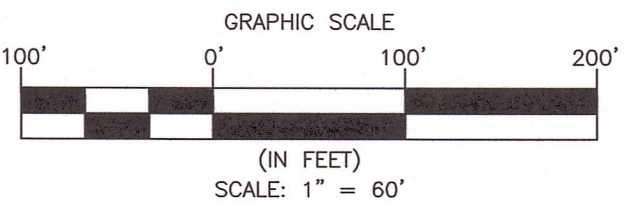
ALL OF LOT 1 IN WICKLOW SCHOOL, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

ALL CONTAINING 19.779 ACRES, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA, BUT DOES LIE WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY MAP PANEL NO. 29043C00059D AND 29043C00067D WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2023.
2. SOURCE OF SURVEY: FINAL PLAT OF WICKLOW SCHOOL; FINAL PLAT OF COPPERLEAF PHASES 4-6; FINAL PLAT OF VILLAGE OF ROUNDWOOD AT WICKLOW PHASE 1&3; FINAL PLAT OF THE VILLAGE OF SUMMERHILL AT WICKLOW; FINAL PLAT OF THE VILLAGE OF WOODENBRIDGE AT WICKLOW.
3. LOTS 1-52, CA1 AND CA2 ARE ZONED AS R-1.
4. R-1 BUILDING SETBACKS: FRONT 25', SIDEYARD 7', SIDEYARD WITH STREET FRONTAGE 12', REAR 20'.
5. SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF ALL INTERNAL STREETS.
6. ALL STREETS, SANITARY SEWER, WATER, AND STORM WATER IMPROVEMENTS WILL BE PROVIDED PER CITY OF NIXA SPECIFICATIONS.
7. THERE SHALL BE A 12 FEET WIDE UTILITY EASEMENT PARALLEL AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES EXCEPT AS NOTED.
8. STREET RIGHT-OF-WAY LINES ARE PARALLEL WITH THE CENTERLINE DATA, EXCEPT AS NOTED.
9. LARGEST LOT: LOT CA1 (65,899 SQ.FT.)
10. SMALLEST LOTS: LOT 41-44, 47-49 (9,600 SQ.FT.)
11. DEVELOPER: FOUR LEAF INVESTMENTS, LLC
12. LOTS CA1-CA2 ARE COMMON AREA AND ARE TO BE DEEDED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

BEARINGS ARE BASED ON GRID NORTH, 1983 MISSOURI COORDINATE SYSTEM, CENTRAL ZONE. ALL COORDINATES SHOWN HEREON ARE GIVEN IN METERS AND ARE BASED ON THE 1983 MISSOURI COORDINATE SYSTEM. COORDINATES WERE ESTABLISHED FROM MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENT: CH-22.
GRID FACTOR: 0.9999372
DATE OF ADJUSTMENT: 2004
SITE GRID FACTOR: 0.999933612



THE VILLAGE OF
CLOVERHILL AT WICKLOW
A SUBDIVISION IN THE CITY OF NIXA,
CHRISTIAN COUNTY, MISSOURI
DEVELOPERS:
FOUR LEAF INVESTMENTS, LLC



SHAFFER & HINES, INC.
CERTIFICATE OF AUTHORITY
LICENSE NO. E-1665-D

SHAFFER & HINES
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS
DBE CERTIFIED COMPANY
P.O. Box 493, Nixa, Missouri, 65714
Tel: (417) 725-4643 - Fax: (417) 725-5230
Email: ch@shafferhines.com



PRELIMINARY PLAT

DESIGN BY CH
DRAWN BY JS
CHECKED BY CH
DATE FEBRUARY 2025
SCALE AS SHOWN

REVISIONS

JOB NO.

240043

SHEET
1 OF 1