



AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA APPROVING THE PRELIMINARY PLAT FOR OAKHURST PHASE 3

Background:

The preliminary plat for Oakhurst subdivision was approved in June of 2023 and was to be developed in five phases. Phases 1-3 are zoned R-1 for 155 single family residences, phase 4 is zoned R-3 for high density multi-family, and phase 5 is zoned for Neighborhood Commercial uses. The developer has proposed a rezone and preliminary plat composed of land from the R-1 & R-3 zonings totaling 5.63 acres to be rezoned to R-4 for duplexes.

Analysis:

Lots Created

The proposed preliminary plat for Oakhurst Phase 3 would create 10 buildable two-family residential lots. All lots are shown to be in compliance with code section 117-277 which requires a minimum lot size of 8000 square feet for two-family attached homes in R-4 zoning districts. The layout was designed to avoid sinkholes S2 and S6 which were identified in the geotechnical study for the entire Oakhurst development. The location of these sink holes made development of this acreage not feasible for R-3 use.

Municipal Utilities

All new lots are planned to be served by municipal electric, water, and sanitary sewer. The electric service will be designed by a 3rd party firm. Single phase overhead electric is readily available immediately to the North of the subject property.

A water main will be extended west from prior phases to serve Oakhurst phase 3 and will connect at a stubbed-out connection point at the South end of Timber Ridge Dr creating a new looping connection. Sanitary sewer service will be extended from the East as well. Appropriate utility easements have been granted for all municipal utility services.

Stormwater Management

The proposed development of the site will be required to conform to the City's adopted stormwater management regulations. A sinkhole evaluation was performed by PPI, Inc, dated March 1, 2023. The study identified 2 sinkholes on the subject property and 8 for the entire development. The presence of sinkholes require conformance to the city's regulations concerning development near karst topography. These regulations address both flooding and storm water quality concerns. Curb, gutter, and

storm water infrastructure will be installed in accordance with adopted technical specifications and outlet to Common Areas 4 & 5 which are designed for storm water detention.

Transportation

The subject property would be served by Timber Ridge Drive which is a local road. 50' of right-of-way would be granted for a new road which is appropriate for the local classification. The internal road width will be 27 feet, which allows for parking on one side. The two cul-de-sacs would be constructed to allow for emergency vehicle ingress and egress. Only one ingress/egress is required by the International Fire Code (2018 IFC d107.1) as the development is less than 30 dwelling units. Due to the local road classification of Timber Ridge Drive, no traffic impact study is required.

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 January 6, 2026 meeting of the Planning and Zoning Commission. A nearby resident approached the Commission to voice concerns about stormwater, wildlife, and child safety. With all things considered, the P&Z Commission voted 7-0 to recommend approval to City Council.

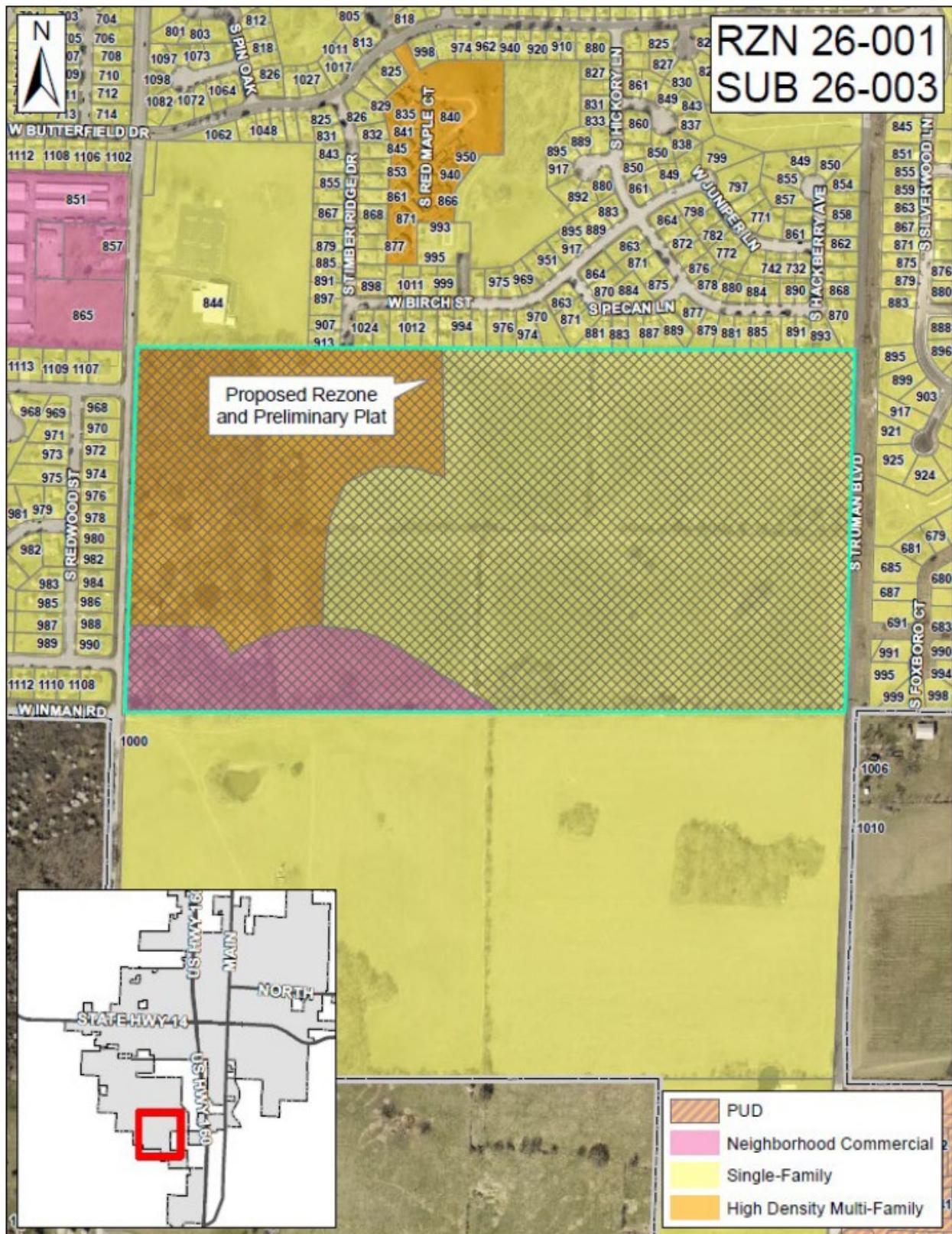
Recommendation:

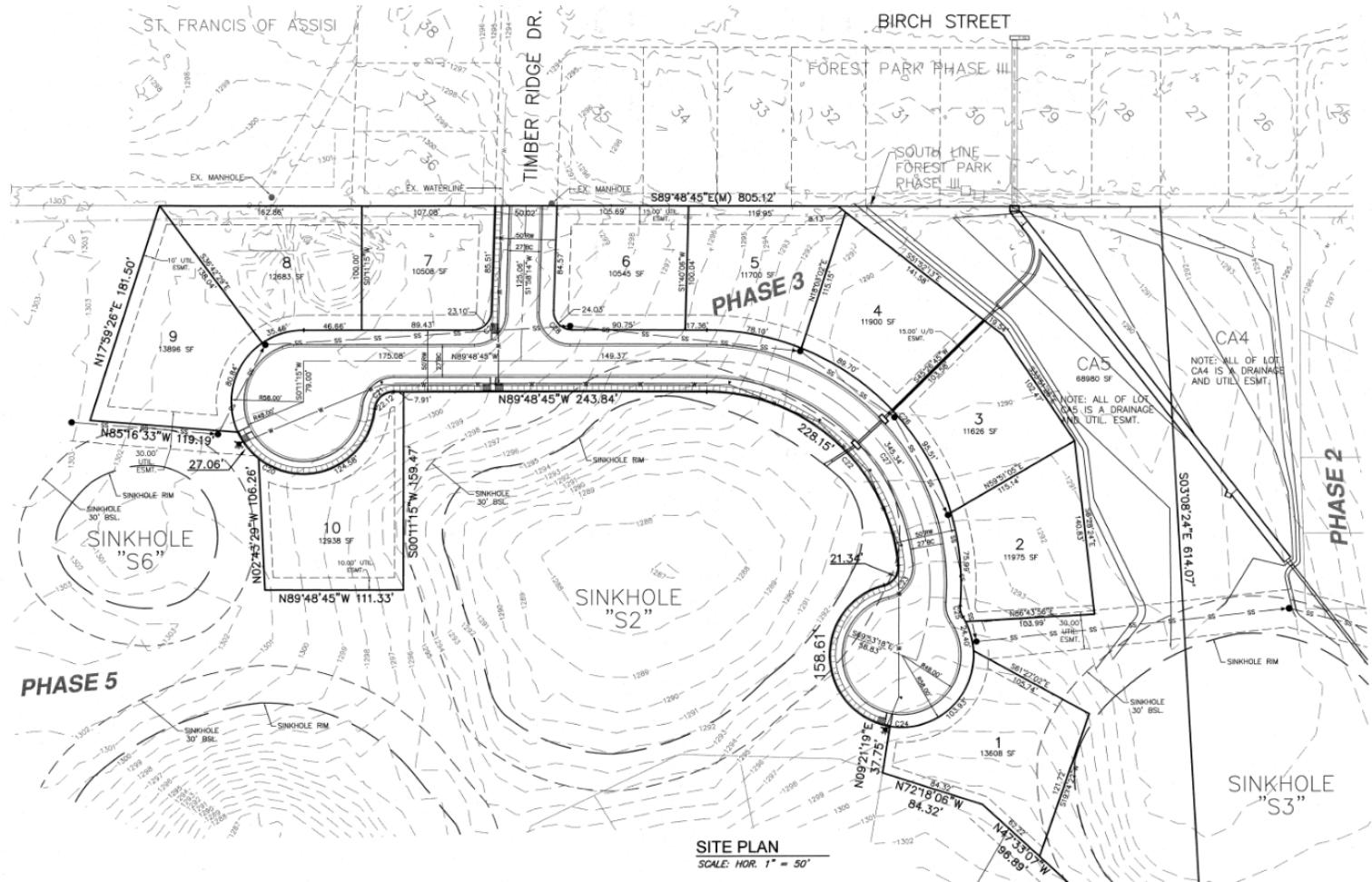
Staff has reviewed the Oakhurst Phase 3 preliminary Plat and has determined the document to be in conformance with the applicable regulations of the Nixa City Code concerning major subdivisions within an R-4 zoning district. Staff recommends approval.

MEMO SUBMITTED BY:

Brendan Justin | Planner II

bjustin@nixa.com | 417-725-5850





1 **AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA APPROVING THE**
2 **PRELIMINARY PLAT OF THE SUBDIVISION KNOWN AS OAKHURST PHASE 3**
3 **WHICH IS GENERALLY LOCATED ALONG TIMBER RIDGE DRIVE AND**
4 **AUTHORIZING CERTAIN CITY OFFICIALS TO TAKE CERTAIN ACTIONS UPON THE**
5 **FILING OF A FINAL PLAT.**

6

7 **WHEREAS** an original Preliminary Plat of the Oakhurst Phase 3 Subdivision dated
8 November 2025, is on file with the City's Department of Planning and Development
9 ("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 January 6, 2026; 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 Oakhurst
34 Phase 3 Subdivision which is generally located along Timber Ridge Drive. The original
35 preliminary plat is on file in the Department of Planning and Development, a reduced
36 version of which is attached hereto for general reference as "Council Bill Exhibit A." All
37 "Council Bill Exhibit A," including any referenced attachments, is hereby incorporated
38 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

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

51

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

63

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

69

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

73

74 **ADOPTED BY THE COUNCIL THIS _____ DAY OF _____ 2026.**

75

76 ATTEST:

77

78

79 PRESIDING OFFICER _____ CITY CLERK _____

80

81 **APPROVED BY THE MAYOR THIS _____ DAY OF _____ 2026.**

82

83 ATTEST:

84

85 MAYOR _____ CITY CLERK _____

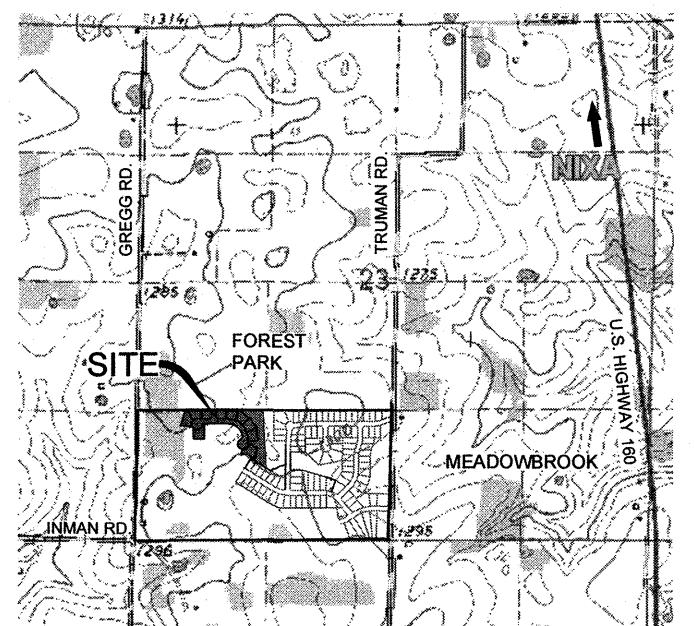
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87 APPROVED AS TO FORM:

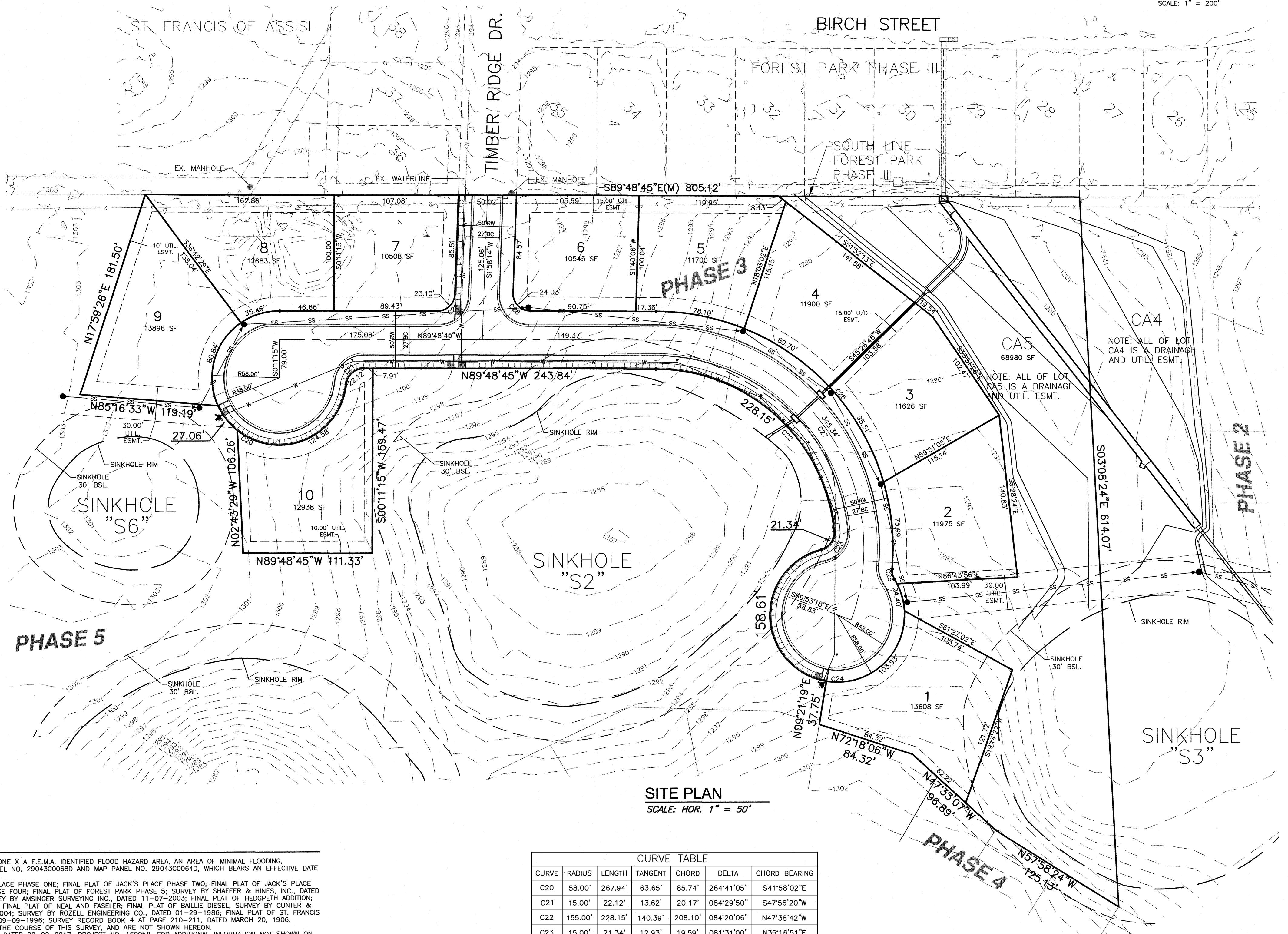
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89

90 CITY ATTORNEY _____



LOCATION MAP:
SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST
SCALE: 1" = 2000'



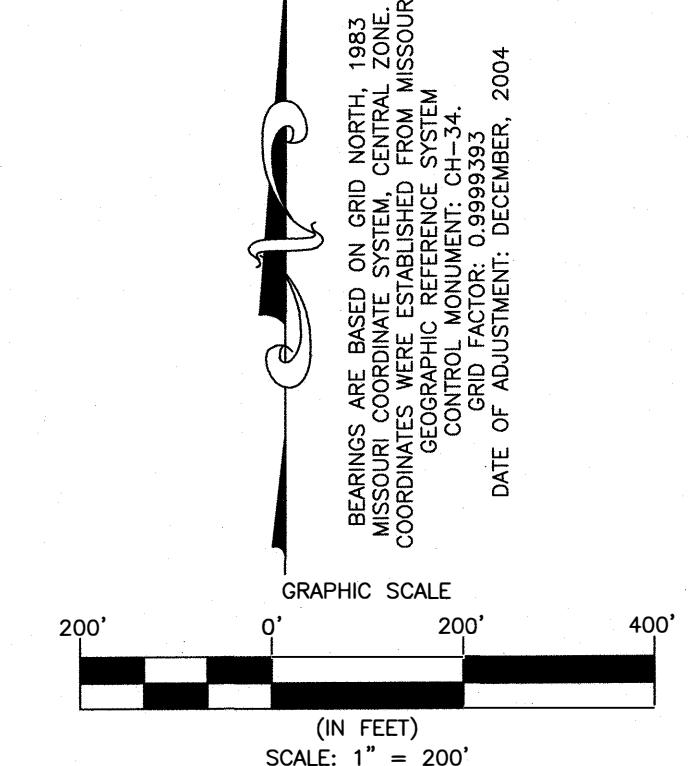
SITE PLAN

SCALE: HOR. 1" = 50'

NOTES:

- PROPERTY SHOWN HEREON LIES WITHIN ZONE X A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA, AN AREA OF MINIMAL FLOODING, ACCORDING TO PRELIMINARY COMMUNITY MAP PANEL NO. 29043C0068D AND MAP PANEL NO. 29043C0064D, WHICH BEARS AN EFFECTIVE DATE OF 11-02-2023.
- 2003 SURVEY: FINAL PLAT OF JACK'S PLACE, PHASE ONE; FINAL PLAT OF JACK'S PLACE, PHASE TWO; FINAL PLAT OF JACK'S PLACE, PHASE THREE; FINAL PLAT OF FOREST PARK, PHASE FOUR; FINAL PLAT OF FOREST PARK, PHASE 5; SURVEY BY AMSINGER SURVEYING, INC., DATED 11-07-2003; FINAL PLAT OF HEDGEPETH ADDITION; FINAL PLAT OF HEDGEPETH ESTATES 4TH ADDITION; FINAL PLAT OF NEAL AND FASLER; FINAL PLAT OF BULLIE DIESEL; SURVEY BY GUNTER & ASSOCIATES, INC., DATED 09-09-1996; SURVEY BY TODD SURVEYING DATED 09-09-1996; SURVEY RECORD BOOK 4 AT PAGE 210-211, DATED MARCH 20, 1996.
- NO INTERNAL FENCES WERE LOCATED DURING THE COURSE OF THIS SURVEY, AND ARE NOT SHOWN HEREON.
- REFER TO SURVEY BY SHAFFER & HINES, INC., DATED 02-02-2017, PROJECT NO. 160058, FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- BUILDING SETBACKS: FRONT 20', SIDEYARD 7', SIDEYARD WITH STREET FRONTOGE 12', REAR 15'.
- SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF ALL INTERNAL STREETS.
- LOTS CA1-CA5 ARE COMMON AREA AND ARE TO BE DEeded TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL STREETS, SANITARY SEWER, WATER, AND STORM WATER IMPROVEMENTS WILL BE PROVIDED PER CITY OF NIXA SPECIFICATIONS.
- STREETS WILL BE PROVIDED AS PAVED, EASEMENT PARALLEL, AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES EXCEPT AS NOTED.
- STREET RIGHT-OF-WAY LINES ARE PARALLEL WITH THE CENTERLINE DATA, EXCEPT AS NOTED.
- LARGEST LOT: LOT CA5 (68.98 SQ.FT.)
- SMALLEST LOT: LOT 7 (10,508 SQ.FT.)
- DEVELOPER: OAKHURST DEVELOPMENT, LLC
- FOR ADDITIONAL INFORMATION REFER TO THE SINKHOLE REPORT BY PALMERTON & PARRISH, INC., PROJECT # 242844, DATED 10-17-17 AND 12-08-22 AND THE LIMITED SUBSURFACE INVESTIGATION BY PALMERTON & PARRISH, INC., PROJECT # 285300, DATED 03-01-23.

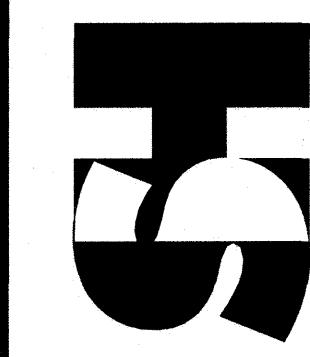
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTa
C20	58.00'	267.94'	63.65'	85.74'	264°41'05"
C21	15.00'	22.12'	13.62'	20.17'	084°29'50"
C22	155.00'	228.15'	140.39'	208.10'	084°20'06"
C23	15.00'	21.34'	12.93'	19.59'	081°31'00"
C24	58.00'	291.16'	42.43'	68.49'	287°37'37"
C25	15.00'	9.58'	4.96'	9.42'	036°36'20"
C26	205.00'	339.30'	223.05'	301.87'	094°49'49"
C27	180.00'	345.34'	256.70'	294.76'	109°55'27"
C28	15.00'	24.03'	15.47'	21.54'	091°46'59"
C29	15.00'	23.10'	14.54'	20.88'	088°13'01"
					N46°04'45"E



DESCRIPTION:
SOURCE OF DESCRIPTION: BOOK 297 AT PAGE 1439 IN THE CHRISTIAN RECORDER'S OFFICE.
R-4 ZONING:
THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTH ONE HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING BRASS MONUMENT AT THE SOUTHEAST CORNER OF SAID S1/2 OF THE SW1/4; THENCE N89°48'24"E, ALONG THE SOUTH LINE OF SAID S1/2 OF THE SW1/4, A DISTANCE OF 25.01 FEET; THENCE CONTINUING N89°48'24"E, ALONG SAID SOUTH LINE, A DISTANCE OF 2166.33 FEET TO AN IRON PIN SET; THENCE N01°57'50"E, A DISTANCE OF 332.24 FEET; THENCE AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 28, ST. FRANCIS OF ASSISI SUBDIVISION, CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, SAID POINT BEING ON THE NORTH LINE OF SAID S1/2 OF THE SW1/4; THENCE S89°48'45"E, ALONG SAID NORTH LINE, A DISTANCE OF 460.43 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING S89°48'45"E, ALONG SAID NORTH LINE, A DISTANCE OF 805.12 FEET; THENCE S03°08'24"E, A DISTANCE OF 614.07 FEET, THENCE N57°58'24"W, A DISTANCE OF 1401.13 FEET; THENCE N33°07'15"E, A DISTANCE OF 98.86 FEET; THENCE N72°18'06"W, A DISTANCE OF 84.32 FEET; THENCE N01°11'19"E, A DISTANCE OF 77.75 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 156°41'02", A CHORD BEARING OF N02°18'10"W, AN ARC LENGTH OF 158.61 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 81°31'00", A CHORD BEARING OF N39°16'53"W, AN ARC LENGTH OF 15.00 FEET; THENCE N02°18'10"W, A DISTANCE OF 84'20"06", A CHORD BEARING OF N47°38'42"W, AN ARC LENGTH OF 228.15 FEET; THENCE N89°48'45"W, A DISTANCE OF 243.84 FEET; THENCE S00°11'15"W, A DISTANCE OF 159.47 FEET; THENCE N89°48'45"W, A DISTANCE OF 111.33 FEET; THENCE N02°43'29"W, A DISTANCE OF 162.28 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 154°45'45", A CHORD BEARING OF N37°52'55"W, AN ARC LENGTH OF 27.06 FEET; THENCE N58°16'33"W, A DISTANCE OF 119.19 FEET; THENCE N1759°26'E, A DISTANCE OF 181.50 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.62 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD."/>

OAKHURST PHASE 3
A SUBDIVISION IN THE CITY OF NIXA,
CHRISTIAN COUNTY, MISSOURI
DEVELOPERS:
OAKHURST DEVELOPMENT, LLC

SHAFFER & HINES
CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS
DBE CERTIFIED COMPANY
P.O. Box 193, Nixa, Missouri, 65714
Email: ch@shafferhines.com



PRELIMINARY PLAT

DESIGN BY: JCHW
DRAWN BY: GSM
CHECKED BY: CHMW
DATE: NOV. 2025
SCALE: AS SHOWN

REVISIONS

250052

JOH NO.

250052

SHEET

1 OF 1