



EXHIBIT C

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A PROPOSAL TO PAY A FEE IN LIEU OF STORMWATER DETENTION FOR IMPROVEMENTS AT LIMITLESS CHURCH LOCATED AT 400 W NORTHVIEW RD

DATE: MARCH 3, 2026

SUBMITTED BY: LIMITLESS CHURCH

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The City of Nixa's adopted Technical Specifications Manual contains regulations pertaining to stormwater management on private property. Generally, the manual requires that stormwater runoff from development that adds impervious surface be detained for a period prior to being released. This detention of stormwater runoff helps to prevent downstream flooding by simulating the same rate of runoff that would have occurred otherwise.

However, in some cases, detaining stormwater runoff may not be practical nor the best solution for managing stormwater. When conditions exist that prove that stormwater detention would not be helpful or practical, the manual provides for an alternative solution in which the developer may pay the City an amount of money in lieu of constructing detention facilities. These funds are then held by the City until spent within the same drainage basin on stormwater improvements.

Analysis

Limitless Church along with Terracon Consultants Inc, have submitted plans to expand their parking lot to the South at 400 W Northview Rd. The overall site is approximately 3 acres. The development plans involve adding approximately 0.56 acres of impervious surface. The applicant has requested to provide payment in lieu of constructing a detention facility. Stormwater runoff from the subject property will surface flow both East and West. Westward, water will flow toward McKay Street where there is existing curb and gutter that leads toward stormwater infrastructure along Northview Rd. Eastward, water will flow toward an existing non-buildable floodplain reserved for stormwater. Limitless Church will pay the city \$4,004 ($7150 \times .56 = 4,004$) that will be held until expended on stormwater improvements in this same drainage basin.

Recommendation

The proposed fee in lieu of detention complies with Section 125(c)(2) of the Nixa Technical Specifications Manual. Staff recommend approval of this request.



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808 813
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804 805
N NORTHVIEW DR
N DABNEY AVE

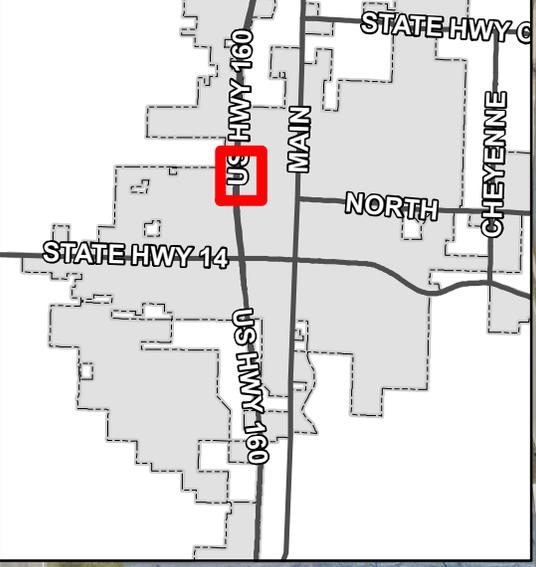
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W RAIN TREE ST
W NORTHVIEW RD

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N MASSEY BLVD
N MCCROSKEY ST

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701
N MCKAY ST

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712
707 708
705 706
704
702 307 305 303 301
W LORENE ST
N PATRICIA AVE

Proposed Stormwater Buyout



- General Commercial
- Highway Commercial
- Neighborhood Commercial
- Single-Family



3512 S. Shackelford Road,
Little Rock, AR 72205
(501) 221-7122
PMICO.com | Terracon.com

February 12, 2026

715 W. Mt. Vernon St.
P.O. Box 395
Nixa, MO 65714

Attention: Mr. Brendan Justin
Re: Limitless Church Nixa
Stormwater Detention Buyout Memo
Terracon Project No. L8257708

Dear Mr. Justin:

Limitless Church would like to request a buyout for the stormwater detention required for the construction of their new facility located at 400 Northview Road in Nixa. This document is meant to disclose the anticipated increase to impervious area at the site and calculate the corresponding detention fee related to this increased impervious area.

The proposed construction will result in an increase to the impervious area of 24,329 square feet (0.56 acres). A calculation for the cost of the corresponding buyout is included below:

$$\begin{aligned} \text{Fee} &= K * I_a \\ K &= 7150 \\ I_a &= 0.56 \text{ acres} \\ \text{Fee} &= 7150 * 0.56 \\ \text{Fee} &= \underline{\$4,004.00} \end{aligned}$$

We appreciate the opportunity to provide this analysis. If you have questions regarding the content of this report, please contact Dillon Madden by phone at (501) 687-1717 or by email at jdadden2@terracon.com.

Sincerely,
Terracon Consultants, Inc.

Dillon Madden, P.E.
Project Engineer

Brad Wingfield, P.E.
Department Manager



SITE NOTES

- CONTRACTOR IS RESPONSIBLE FOR CALLING THE MISSOURI ONE-CALL SYSTEM FOR UTILITY MARKING/LOCATION PRIOR TO PERFORMING GROUND DISTURBING ACTIVITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY/LOCATE ALL EXISTING UTILITIES LOCATED IN THE VICINITY OF ALL PROPOSED IMPROVEMENTS AND GROUND DISTURBING ACTIVITIES.
- COORDINATE WITH CITY TO MEET MINIMUM REQUIREMENTS FOR CONSTRUCTION OF PROPOSED CURB AND GUTTER AND ASPHALT PAVING.
- ADJUST CROSS-SECTION DIMENSIONS OF CURB AND GUTTER AS NECESSARY TO MATCH AND TIE-IN WITH ADJOINING ROADWAY CURB AND GUTTER.

INDEX OF SHEETS

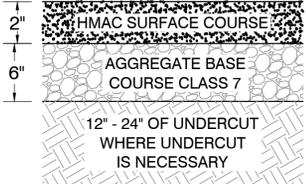
| SHEET | SHEET NO. |
|-----------------------------|-----------|
| SITE PLAN | 101 |
| DIMENSION AND STRIPING PLAN | 102 |
| EXISTING SITE PLAN | 201 |
| GRADING PLAN | 301 |
| SURVEYOR'S PLAT | N/A |

PARKING

| | |
|--|-----|
| EXISTING ADA/HANDICAP STALLS | 7 |
| EXISTING STALLS TO REMAIN (INCLUDES ADA/HANDICAP) | 42 |
| PROPOSED NEW SPACES | 91 |
| TOTAL | 133 |

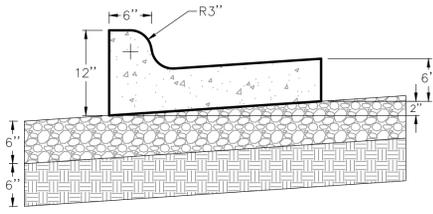
ABBREVIATION KEY

- EX. - EXISTING
- FINISHED FLOOR
- EOP - EDGE OF PAVEMENT
- EOA - EDGE OF ASPHALT
- EX. EOA - EXISTING EDGE OF ASPHALT



NOTES:

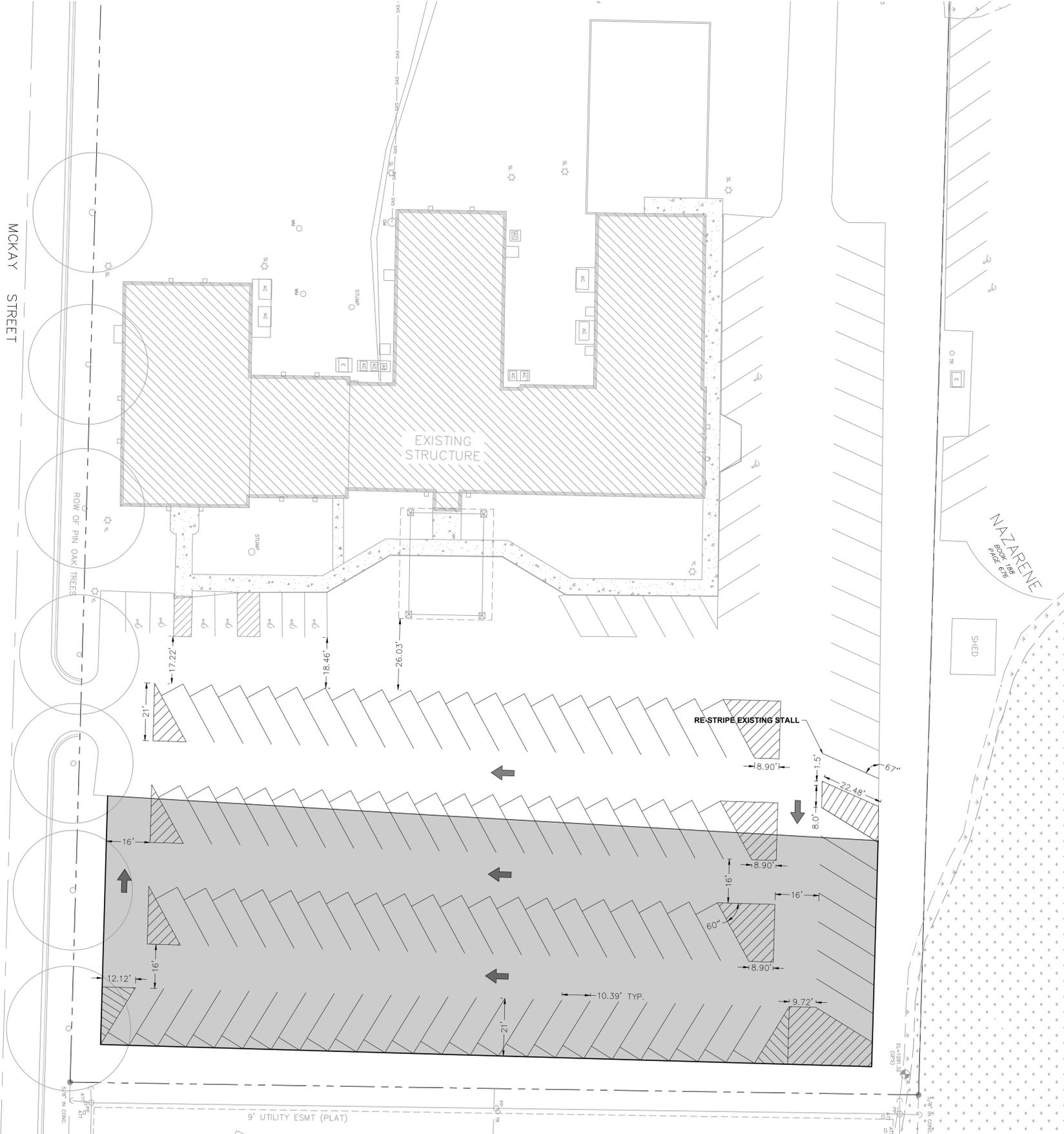
- COORDINATE WITH CITY TO ENSURE INSTALLED ASPHALT PAVEMENT MEETS ALL SUBGRADE, BASE COURSE(S), SURFACE COURSE(S), AND MIX DESIGN FOR ASPHALT PAVING OF COMMERCIAL PARKING LOTS.



NOTES:

- Keyway or #5 Dowel @ 2'-6" to be used on all Concrete Pavement. Keyway and Dowel may be omitted where Asphalt Pavement is used.
- 6" Type 1 compacted base rock shall be placed under curb and extended 1' behind curb.
- Subgrade & Type 1 Base Rock must be compacted to 95% standard Proctor.

* CURB DETAIL AND NOTES ABOVE PULLED FROM CITY OF NIXA TECH SPEC DRAWINGS DRAWING NO. D5
* ADJUST AS NECESSARY TO MATCH AND TIE INTO ADJOINING ROADWAY CURB AND GUTTER



| NO. | REVISION DESCRIPTION | DATE |
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Drawn By: **JNS** Date: **02/18/2026**
Checked By: **AHR** Scale: **AS NOTED**
Project Number: **L8257392**

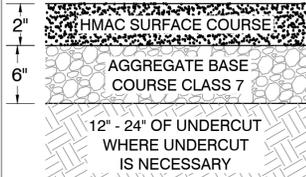
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SITE NOTES

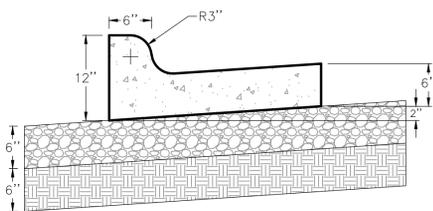
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3. COORDINATE WITH CITY TO MEET MINIMUM REQUIREMENTS FOR CONSTRUCTION OF PROPOSED CURB AND GUTTER AND ASPHALT PAVING.
4. ADJUST CROSS-SECTION DIMENSIONS OF CURB AND GUTTER AS NECESSARY TO MATCH AND TIE-IN WITH ADJOINING ROADWAY CURB AND GUTTER.



STANDARD ASPHALT PAVEMENT SECTION
NOT TO SCALE

NOTES:

1. COORDINATE WITH CITY TO ENSURE INSTALLED ASPHALT PAVEMENT MEETS ALL SUBGRADE, BASE COURSE(S), SURFACE COURSE(S), AND MIX DESIGN FOR ASPHALT PAVING OF COMMERCIAL PARKING LOTS.

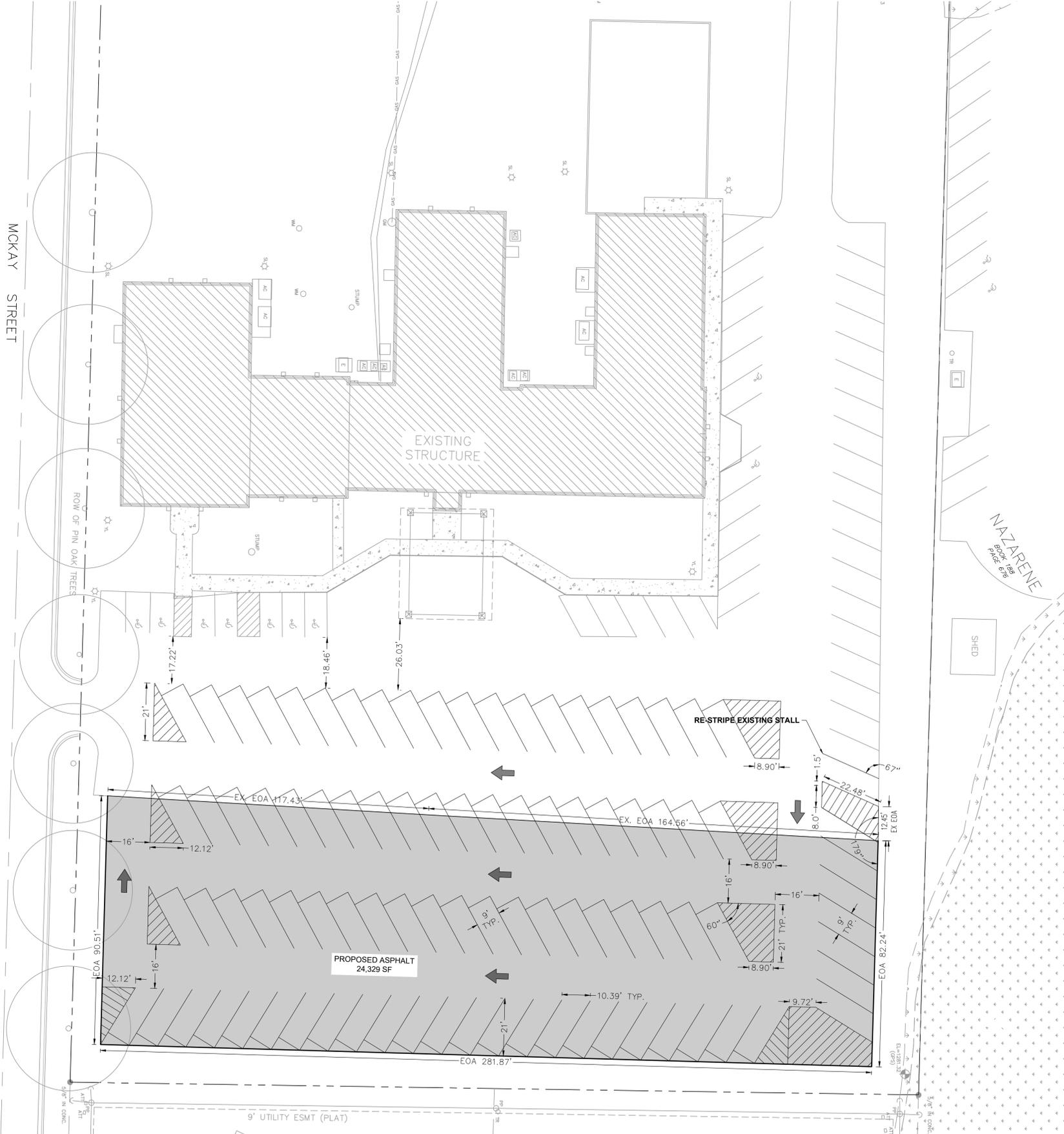


TYPICAL CURB AND GUTTER DETAILS
NOT TO SCALE

NOTES:

1. Keyway or #5 Dowel @ 2'-6" to be used on all Concrete Pavement. Keyway and Dowel may be omitted where Asphalt Pavement is used.
 2. 6" Type 1 compacted base rock shall be placed under curb and extended 1' behind curb.
 3. Subgrade & Type 1 Base Rock must be compacted to 95% standard Proctor.
- * CURB DETAIL AND NOTES ABOVE PULLED FROM CITY OF NIXA TECH SPEC DRAWINGS DRAWING NO. D5
* ADJUST AS NECESSARY TO MATCH AND TIE INTO ADJOINING ROADWAY CURB AND GUTTER

MCKAY STREET



SCALE: 1" = 20'



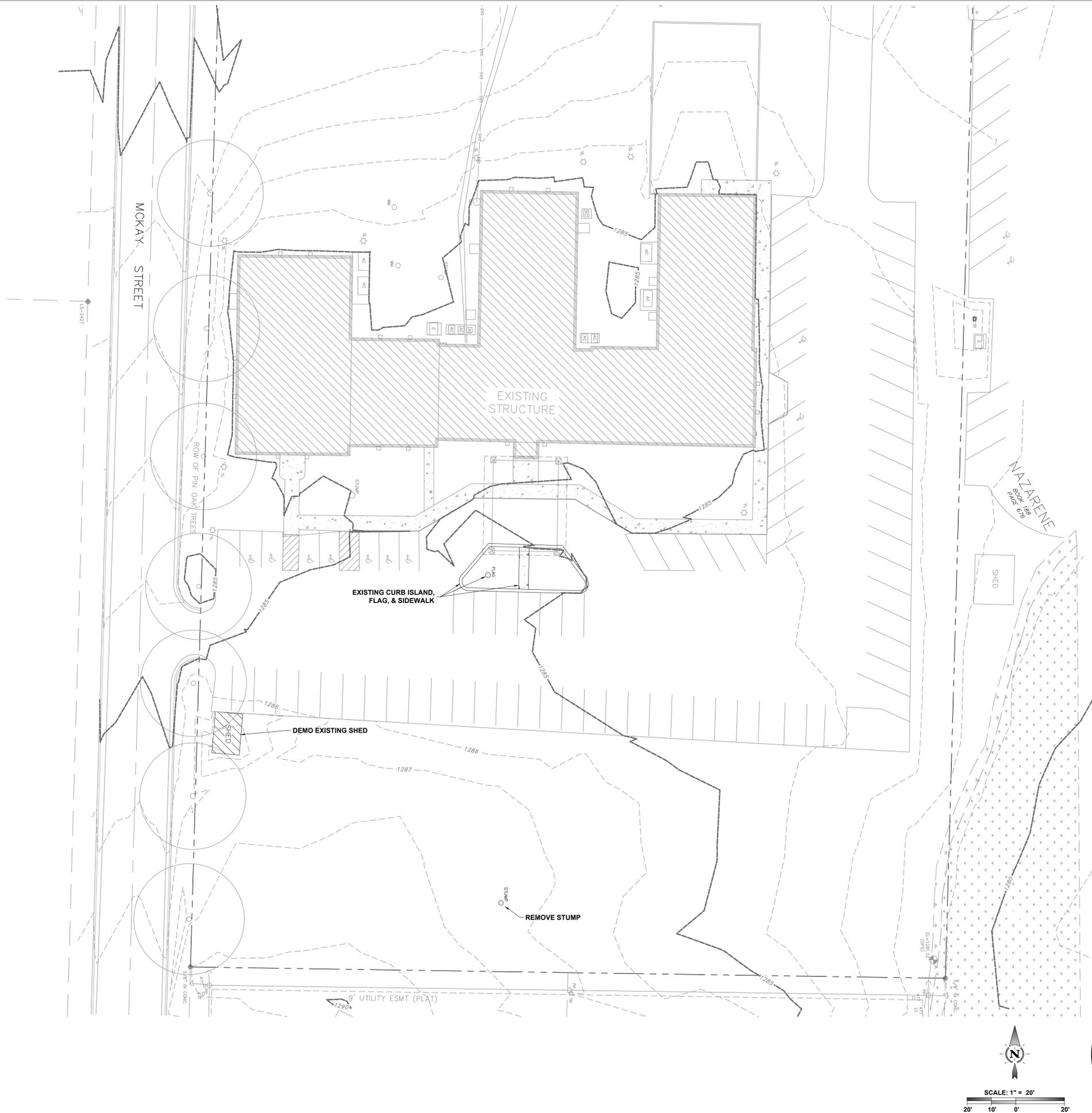
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Drawn By: **JNS** Date: **02/18/2026**
 Checked By: **AHR** Scale: **AS NOTED**
 Project Number: **L8257392**

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EXISTING SITE CONDITIONS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CALLING THE MISSOURI ONE-CALL SYSTEM FOR UTILITY MARKING/LOCATION PRIOR TO PERFORMING GROUND DISTURBING ACTIVITIES.
2. EXISTING SITE PLAN DISPLAYS A SIMPLIFIED VERSION OF THE EXISTING SITE LAYOUT DERIVED FROM PLAT DRAWING PROVIDED BY SURVEYOR. SEE PLAT DRAWING FOR SYMBOL DEFINITIONS FURTHER DETAIL ON SITE UTILITIES AND OTHER EXISTING SITE FEATURES.
3. EXISTING SITE PLAN DISPLAYS TOPOGRAPHY OF EXISTING SURFACE CREATED FROM EXISTING SITE LAYOUT AND SURVEY DATA PROVIDED BY SURVEYOR



CITY OF NIXA
LIMITLESS CHURCH PARKING LOT EXPANSION
 CITY OF NIXA
EXISTING SITE PLAN

| NO | REVISION DESCRIPTION | DATE |
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