



EXHIBIT D

ISSUE STATEMENT: PUBLIC HEARING AND POTENTIAL RECOMMENDATION TO
NIXA CITY COUNCIL CONCERNING THE PRELIMINARY PLAT OF
OAKHURST PHASE 3

DATE: JANUARY 6, 2026

SUBMITTED BY: OAKHURST DEVELOPMENT, LLC

PRESENTED BY: NIXA PLANNING & DEVELOPMENT

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

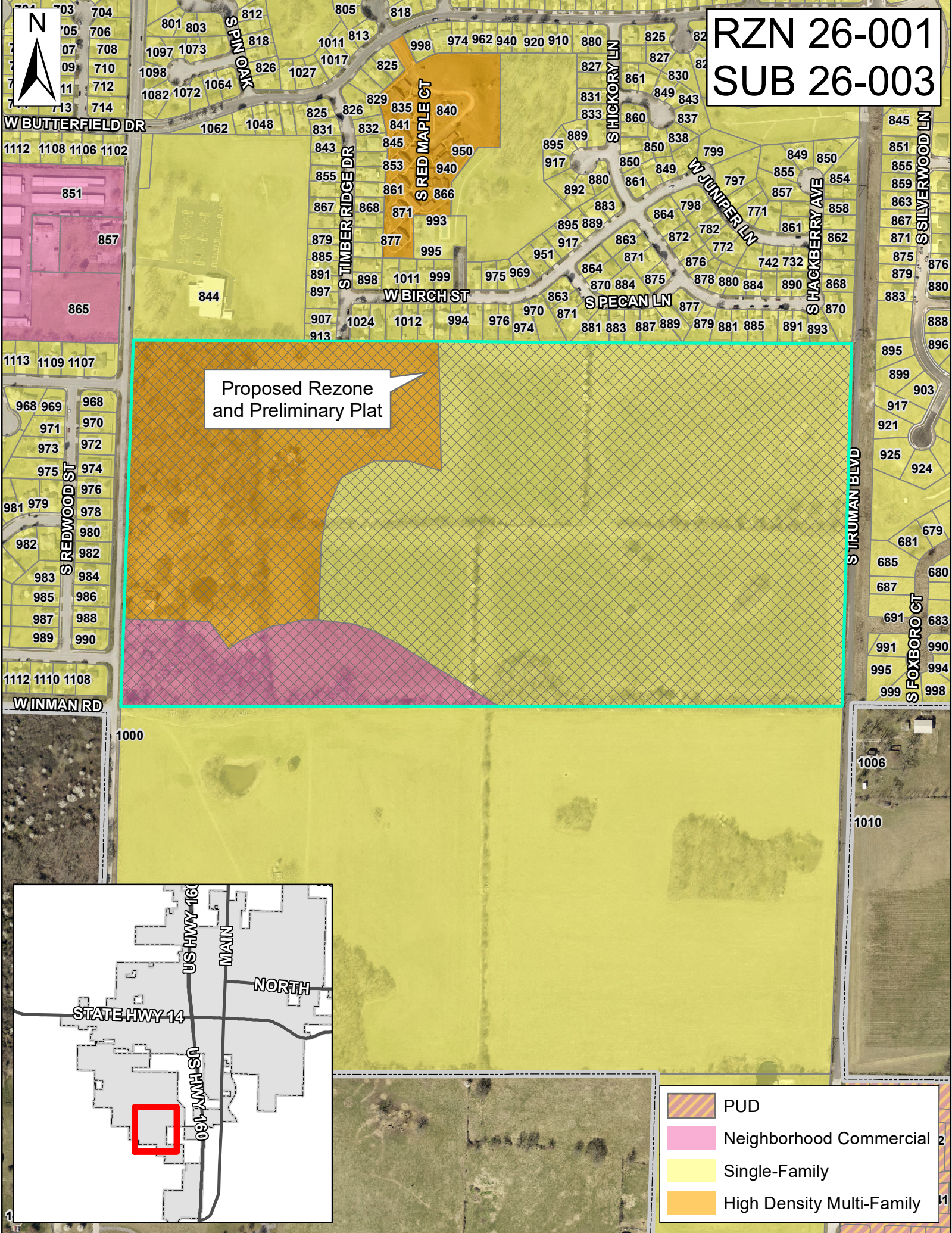
The proposed development of the site will be required to conform to the City's adopted stormwater management regulations. A sinkhole evaluation was performed by PPI, Inc, dated March 1, 2023. The study identified 2 sinkholes on the subject property and 8 for the entire development. The presence of sinkholes 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.

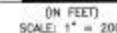
Transportation

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.

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.





CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
G20	58.00'	267.94'	63.65'	85.74'	264°41'05"	S41°38'02"E
G21	15.00'	22.12'	13.62'	20.17'	054°28'50"	S47°56'20"W

ZONE X A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA, AN AREA OF MINIMAL FLOODING.
 PANEL NO. 29043C00680 AND MAP PANEL NO. 29043C00640, WHICH BEARS AN EFFECTIVE DATE
 OF 11-07-2003.
 PLACE PHASE ONE; FINAL PLAT OF JACK'S PLACE TWO; FINAL PLAT OF JACK'S PLACE
 THREE; FINAL PLAT OF FOREST PARK PLACE 5; SURVEY BY SHAFER & HINES, INC., DATED
 11-07-2003; SURVEY BY AMSINGER SURVEYING INC., DATED 11-07-2003; FINAL PLAT OF HEDGPETH ADDITION;
 FINAL PLAT OF NEAL AND FASLER; FINAL PLAT OF BALLIE DIESEL; SURVEY BY GUNTER &