



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO NIXA CITY COUNCIL CONCERNING A PRELIMINARY PLAT FOR APPROXIMATELY 19.779 ACRES LOCATED NEAR THE 800 BLOCK OF EAST TRACKER ROAD KNOWN AS THE VILLAGE OF CLOVERHILL AT WICKLOW

DATE: APRIL 2, 2025

SUBMITTED BY: NIXA PUBLIC SCHOOLS ON BEHALF OF FOUR-LEAF INVESTMENTS, LLC

PRESENTED BY: NIXA PLANNING & DEVELOPMENT

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 Assessors 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

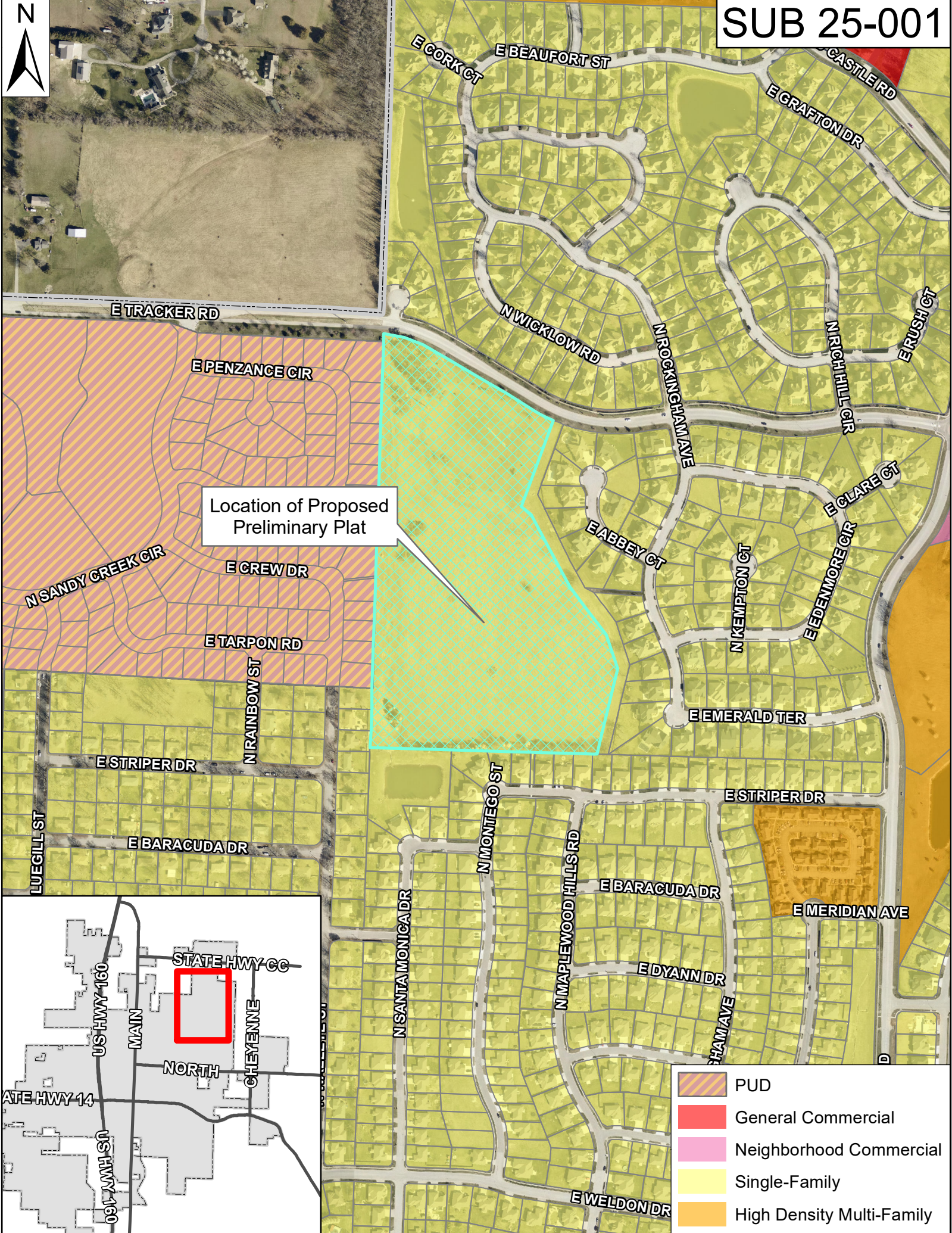


maintenance. Common Area one (CA1) was established as a general utility easement containing underground electric, sanitary sewer, water, storm water infrastructure, and a force main line. The corridor was preserved as it is regularly accessed by Nixa Public Works staff and cannot be obstructed or built upon. Common Area two (CA2) was established as a stormwater drainage area, which ties into the larger regional stormwater system which was engineered for all phases of the Wicklow development.






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 proposed subdivision has one main ingress / egress point on E Tracker Road. The secondary emergency access to Cloverhill lies between lots 46 & 47 via an access easement which extends to E Tracker Road north of the primary access.

Recommendation

Staff has 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.



Location of Proposed Preliminary Plat

-  PUD
-  General Commercial
-  Neighborhood Commercial
-  Single-Family
-  High Density Multi-Family

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	125.00'(M)	64.85'(M)	33.17'(M)	64.13'(M)	29°43'32"(M)	N39°31'38"E(M)
C2	150.00'(M)	139.40'(M)	75.19'(M)	134.44'(M)	53°14'48"(M)	N27°46'00"E(M)
C3	150.00'(M)	134.67'(M)	72.25'(M)	130.19'(M)	51°26'20"(M)	N24°34'34"W(M)
C4	300.00'(M)	116.54'(M)	59.02'(M)	115.81'(M)	22°15'30"(M)	N39°09'59"W(M)
C5	1000.00'(M)	160.31'(M)	80.33'(M)	160.14'(M)	9°11'07"(M)	N32°37'47"W(M)
C6	145.00'(M)	339.92'(M)	344.25'(M)	267.26'(M)	134°19'05"(M)	N29°56'12"E(M)
C7	1500.00'(M)	256.66'(M)	128.64'(M)	256.35'(M)	9°48'13"(M)	S87°48'23"E(M)
C8	100.00'(M)	142.69'(M)	86.56'(M)	130.89'(M)	81°45'28"(M)	S51°49'45"E(M)
C9	500.00'(M)	112.28'(M)	56.38'(M)	112.04'(M)	12°51'58"(M)	S04°31'02"E(M)
C10	125.00'(M)	82.44'(M)	42.78'(M)	80.96'(M)	37°47'20"(M)	S20°48'37"W(M)
C11	590.00'(M)	50.23'(M)	25.13'(M)	50.21'(M)	4°52'39"(M)	S64°25'30"E(M)
C12	560.00'(M)	154.09'(M)	77.53'(M)	153.60'(M)	15°45'56"(M)	N66°57'34"W(M)

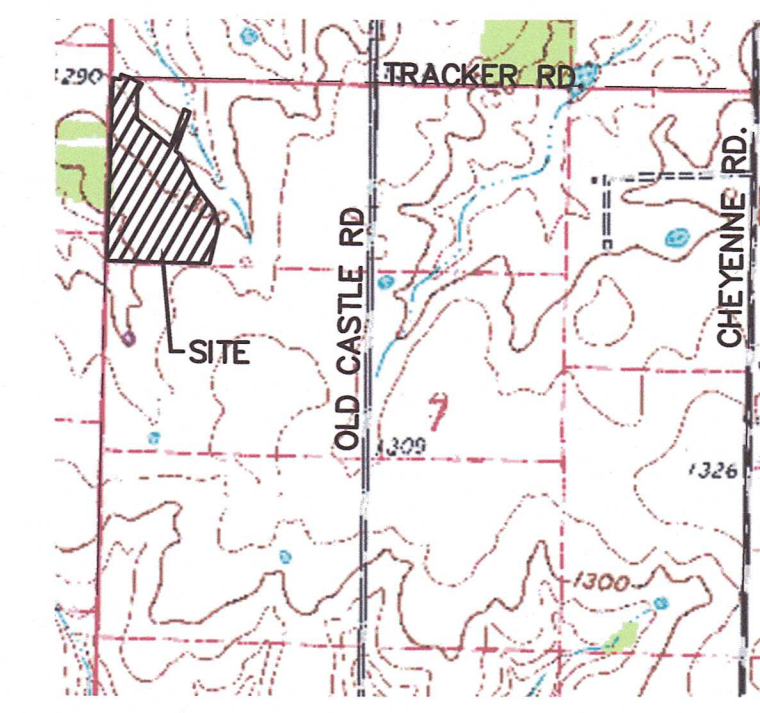
Parcel Line Table		
LINE	LENGTH	BEARING
L1	15.22'	N48°29'54"E
L2	59.00'	N77°45'44"W
L3	40.09'	N15°09'28"E
L4	26.01'	S59°04'36"E
L5	69.89'	N30°55'38"E

LEGEND:

- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
- = 5/8" IRON PIN SET, CAPPED TO 3/8" (EXCEPT AS NOTED)
- = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
- = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
- = MEASURED DATA
- = DEEDED DATA
- = PLAT DATA
- = BUILDING SETBACK LINE
- = EXISTING COMMUNICATION RISER
- = EXISTING WATER LINE
- = EXISTING UNDERGROUND COMMUNICATION
- = EXISTING SIGN
- = EXISTING WATER VALVE
- = PROPOSED MAILBOX LOCATION
- = PROPOSED WATER LINE
- AE = ACCESS EASEMENT
- AUE = ACCESS & UTILITY EASEMENT
- UDE = UTILITY & DRAINAGE EASEMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- = EXISTING WIRE
- = EXISTING UTILITY POLE
- = EXISTING OVERHEAD ELECTRIC
- = EXISTING FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER LINE
- = PROPOSED FORCE MAIN
- = PROPOSED SEWER MANHOLE
- = PROPOSED DRAINAGE STRUCTURE
- UE = UTILITY EASEMENT

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

DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2014 AT PAGE 4224

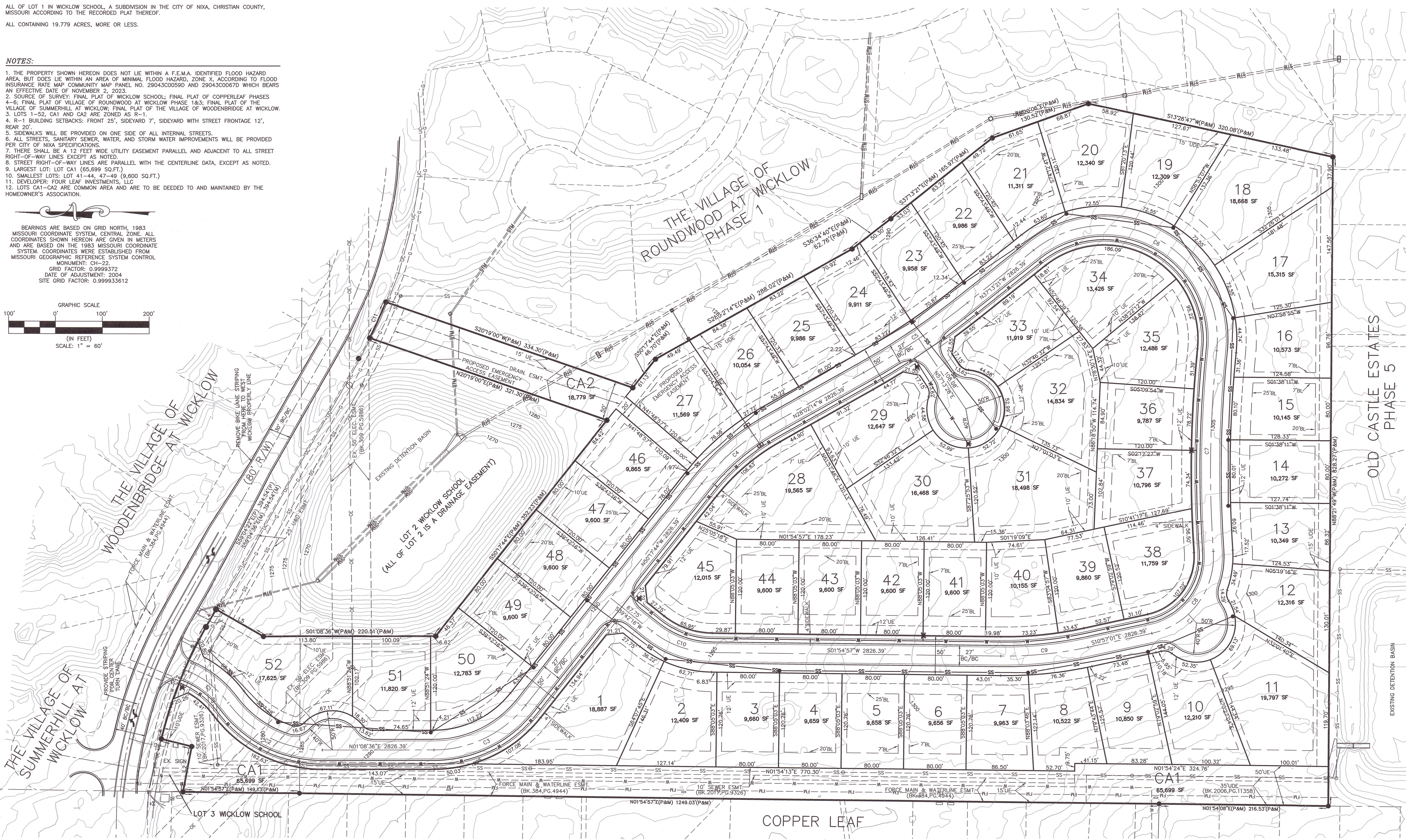
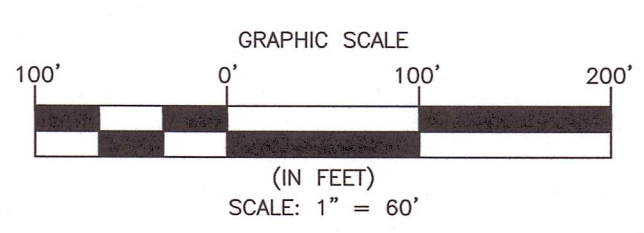
ALL OF LOT 1 IN WICKLOW SCHOOL, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

ALL CONTAINING 19.779 ACRES, MORE OR LESS.

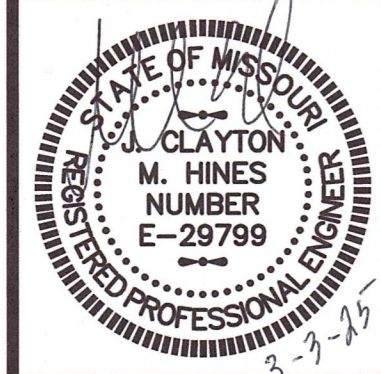
NOTES:

- 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.
- 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.
- LOTS 1-52, CA1 AND CA2 ARE ZONED AS R-1.
- R-1 BUILDING SETBACKS: FRONT 25', SIDEYARD 7', SIDEYARD WITH STREET FRONTAGE 12', REAR 20'.
- SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF ALL INTERNAL STREETS.
- ALL STREETS, SANITARY SEWER, WATER, AND STORM WATER IMPROVEMENTS WILL BE PROVIDED PER CITY OF NIXA SPECIFICATIONS.
- THERE SHALL BE A 12 FEET WIDE UTILITY 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 CA1 (65,899 SQ.FT.)
- SMALLEST LOTS: LOT 41-44, 47-49 (9,600 SQ.FT.)
- DEVELOPER: FOUR LEAF INVESTMENTS, LLC
- 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: 0.999372
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	JH
CHECKED BY	CH
DATE	FEBRUARY 2025
SCALE	AS SHOWN
REVISIONS	
JOB NO.	

240043
SHEET
1 OF 1