



## **EXHIBIT C**

**ISSUE STATEMENT:** PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING AN APPLICATION TO REZONE APPROXIMATELY 8.49-ACRES OF GENERAL COMMERCIAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORTH MAIN STREET AND STATE HIGHWAY CC TO A PLANNED UNIT DEVELOPMENT COMMERCIAL (PUD-C) ZONING DISTRICT

**DATE:** APRIL 2, 2025

**SUBMITTED BY:** DEREK LEE, LEE ENGINEERING

**PRESENTED BY:** PLANNING AND DEVELOPMENT DEPARTMENT

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### **Background**

Merchants Field LLC owns approximately 8.49-acres of mostly developed land located on the northeast corner of North Main Street and State Highway CC. This property was annexed and zoned General Commercial in September of 2020. The applicant is requesting a Planned Unit Development Commercial (PUD-C) district to allow for a variety of land uses to include light industrial land uses. The property owner wants to construct a new building on site and intends to provide flex space for commercial or light industrial land uses.

### **Analysis**

#### **Land Use**

The property subject to the applications currently has 4 commercial buildings. These buildings were constructed and occupied prior to annexation. The long-term land uses found onsite include a mix of commercial and light industrial uses.

The adjacent properties to the West and South are mostly developed for commercial use. The property to the North is a single-family land use located in the County. To the East there is undeveloped property in the County.

The adopted Future Land Use Map shows the property in question to be properly zoned as General Commercial. The map also shows the property to the east to potentially have a future land use of industrial.

#### **Transportation**

The property in question will be heavily impacted by the planned roundabout at State Highway CC and Main Street. MoDOT will be removing one of the current access points onto Highway CC. As part of the roundabout construction, two access points will be



realigned to meet MoDOT standards. There are no new connections to Highway CC planned as part of the proposed new building construction.

### **Public Utilities (Water, Wastewater, Electric)**

The subject property has immediate access to municipal water and wastewater facilities. These facilities have adequate capacity to serve the proposed new building. The wastewater on the property is currently served by a sand filtration system. This system will be replaced by connecting to existing City sewer infrastructure on site. The wastewater from this site will flow to the Northwest Regional Lift station. Before connection can be made, the developer might have to purchase additional capacity into the regional lift station.

City of Nixa Electric is not currently in the area. The current electric provider, Liberty Utilities, will be allowed to serve the new building.

### **Stormwater Management**

The subject property generally drains to the Northwest into an existing detention basin. The detention basin will be redesigned by MoDOT to accommodate their improvements, as well as the full build out of Merchants Field.

### **Modifications from Current City Code**

A PUD-C allows all nonresidential land uses found in the City Center (CC), Neighborhood Commercial (NC), General Commercial (GC), Highway Commercial (HC) and Office (O) zoning districts. The property owner is requesting to include light industrial land uses found in the City's M-1 zoning district.

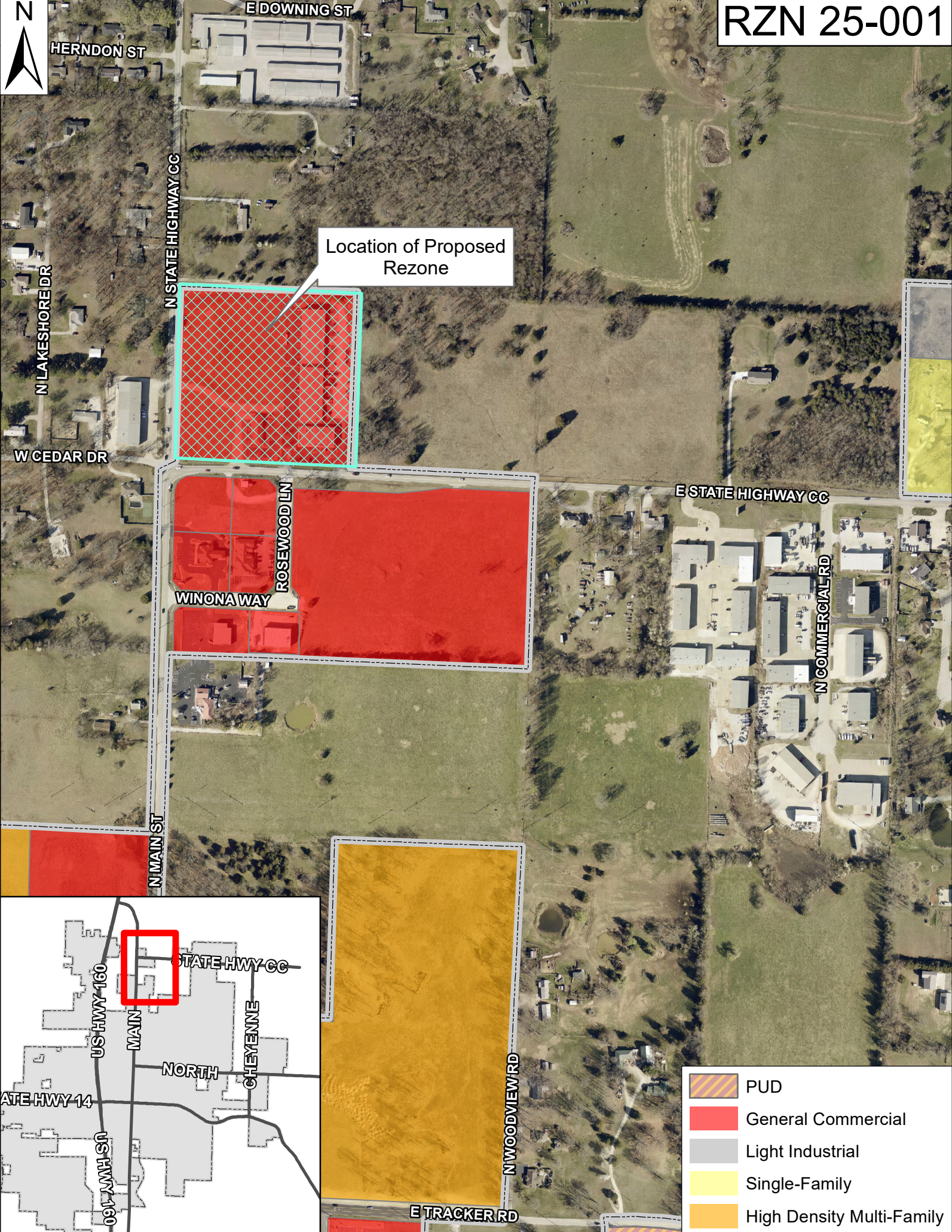
The development will follow all current city codes as it relates to physical developments in the General Commercial zoning district.

### **Other Public Services**






The proposed zoning change and development will add traffic, commercial activity, and population to the City's jurisdiction, which will impact a variety of public services in proportion to those increases. Ideally, the impact of these additional businesses and 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.

### **Recommendation**

Staff have reviewed this PUD-C proposal and find it to be in substantial conformance with Sec. 117-215 - Review criteria for PUDs. Staff recommend the approval of this application as it allows GC and M-1 land use to occur on the same property and is a continuation of what is currently occurring on the property.

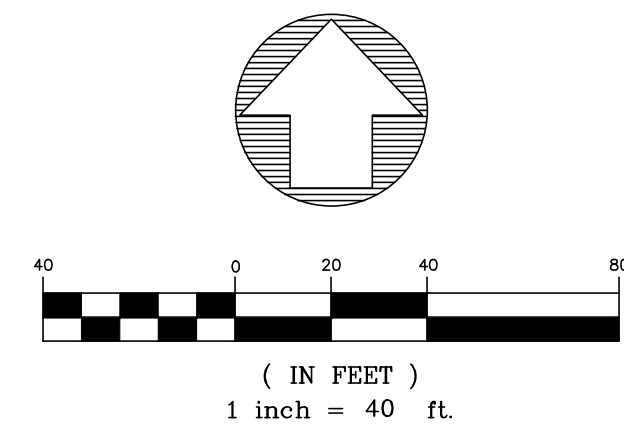


Location of Proposed Rezone

-  PUD
-  General Commercial
-  Light Industrial
-  Single-Family
-  High Density Multi-Family

**PLANNED UNIT DEVELOPMENT - COMMERCIAL  
MERCHANT'S FIELD**

PLUMMER  
BK 360 PG 2333  
ZONING: RR-1



**SURVEY DESCRIPTION**

All of the West Half of the South Half of the Southeast Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 22 West of the Fifth Principal Meridian, Christian County, Missouri, being more particularly described as follows: BEGINNING at an existing iron pin at the Northeast corner of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 1; thence, South 01°53'45" West, along and with the East line of said West Half, a distance of 599.29 feet to the relocated North right-of-way line of State Route "CC"; thence, West and North, along and with said relocated right-of-way line, the following ten (10) courses:

South 69°53'06" West, a distance of 69.10 feet; thence, North 87°07'55" West, a distance of 98.61 feet; thence, North 86°14'41" West, a distance of 200.55 feet; thence, North 89°15'43" West, a distance of 40.64 feet; thence, North 78°26'59" West, a distance of 82.40 feet; thence, North 48°53'46" West, a distance of 58.70 feet; thence, North 26°04'00" West, a distance of 64.32 feet; thence, North 08°52'56" West, a distance of 361.09 feet; thence, North 01°09'43" West, a distance of 134.84 feet; thence, North 01°27'23" East, a distance of 33.59 feet

to the North line of the South Half of the Southeast Quarter of the Northwest Quarter of said Section One; thence, South 86°56'05" East, along and with said North line, a distance of 635.45 feet to the POINT OF BEGINNING, containing 8.49 acres and being subject to easements, restrictions or rights-of-way, if any.

**LAND USE DATA**

EXISTING LAND USE -	GR	PLD - COMMERCIAL
PROPOSED LAND USE -	GR	PLD - COMMERCIAL

THE PUD ALLOWS USES FROM GR AND M-1. SEE WRITTEN NARRATIVE FOR A LIST OF EXCLUDED USES.

TOTAL ACREAGE:	369,770 SF	100%
BUILDINGS:	67,403 SF	19%
PARKING/DRIVES	171,385 SF	46%
GREEN SPACE	130,982 SF	35%

MAXIMUM BUILDING HEIGHT - ONE STORY

**DETENTION/STORMWATER:**  
SEE MDDOT PLANS (EXHIBIT "B") FOR DETENTION BASIN DESIGN AND LAYOUT. THE REVISED BASIN WILL BE DESIGNED FOR FULL BUILD-OUT OF THE DEVELOPMENT. STORMWATER ACROSS DEVELOPMENT WILL BE CARRIED TO THE DETENTION BASIN THROUGH PRIVATE STORMWATER FACILITIES.

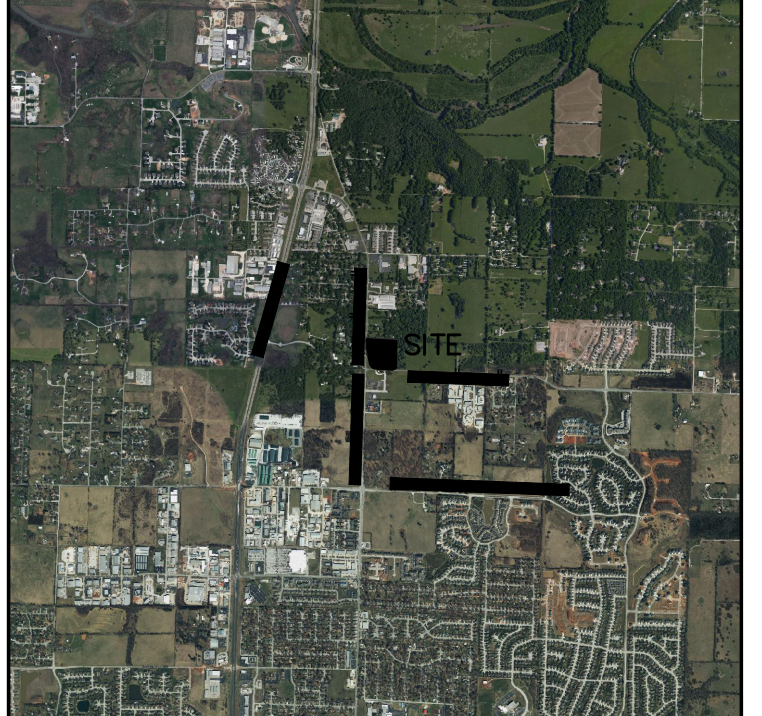
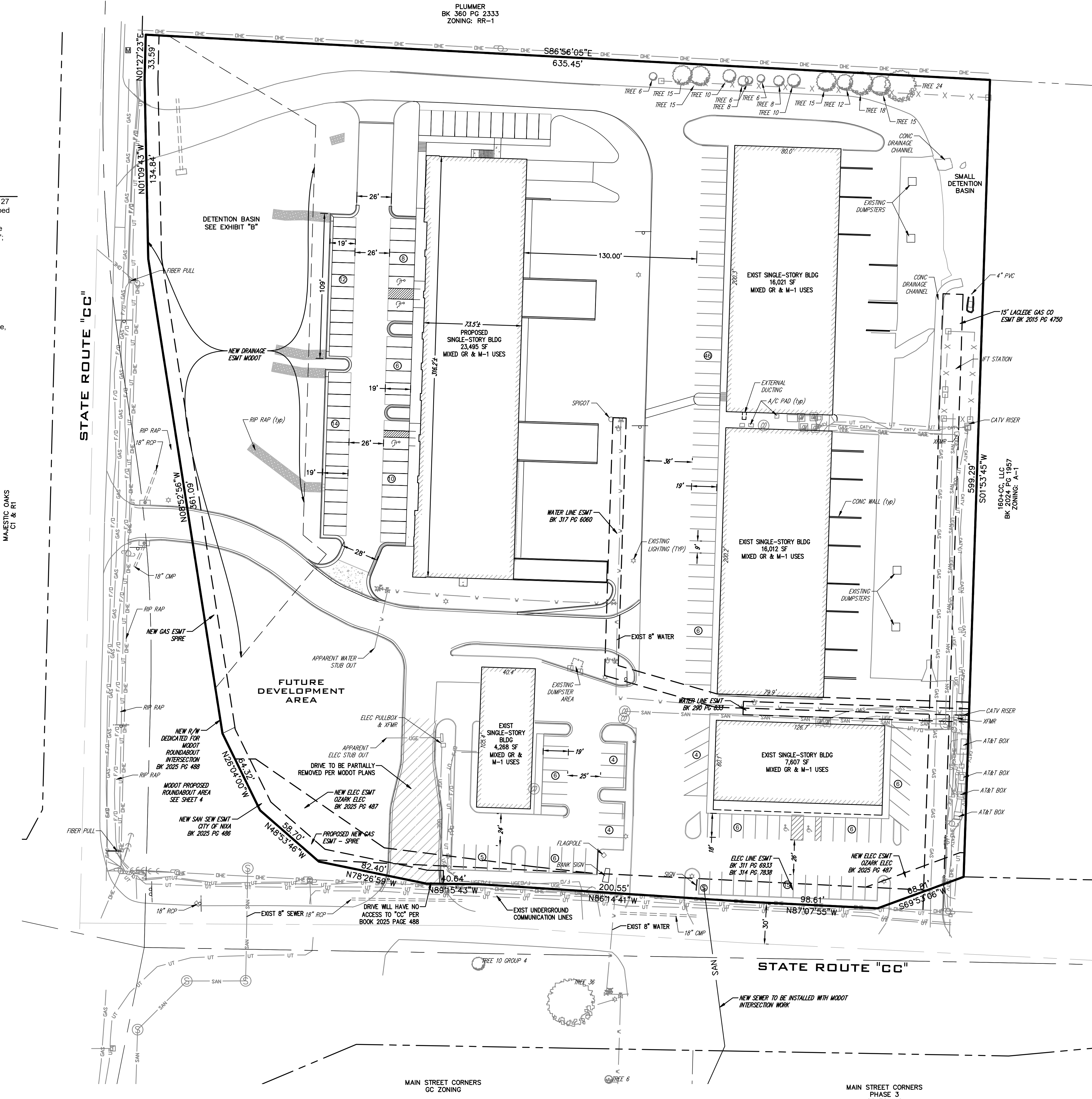
**PARKING:**  
PARKING SHALL BE PROVIDED PER THE OFF-STREET PARKING REQUIREMENTS IN THE MUNICIPAL CODE

**LIGHTING:**  
EXISTING LIGHTING SHOW FOR CURRENT BUILDINGS. NEW BUILDING(S) WILL INCLUDE LIGHTING CONFORMING TO THE NIXA MUNICIPAL CODE REQUIREMENTS.

**FUTURE DEVELOPMENT:**  
THE AREA DESIGNATED AS FUTURE DEVELOPMENT, INCLUDING THE DRIVE AREA TO BE REMOVED, WILL BE CLASSIFIED AS GR AND WILL CONFORM TO GR REGULATIONS.

**SHEET SCHEDULE:**

SHEET 1 - PUD OVERALL LAYOUT  
SHEET 2 - LANDSCAPE PLAN  
SHEET 3 - PHASING PLAN  
SHEET 4 - MDDOT ROUNDABOUT PLAN



**VICINITY MAP**  
1" = 5000'

- LEGEND**
- FOUND IRON PIN
  - PERMANENT MONUMENT
  - SET IRON PIN OR MARKER AS NOTED
  - △ R/W MARKER
  - BOUNDARY LINE
  - - - R/W LINE
  - · - · - EASEMENT LINE
  - · - · - SETBACK LINE
  - (M) MEASURED PLAT
  - (D) DEED RECORD
  - ☆ LIGHT POLE
  - MAILBOX
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - SANITARY SEWER LINE
  - UTILITY POLE
  - ELECTRIC METER
  - OVERHEAD ELECTRIC
  - UNDERGROUND ELECTRIC
  - GUY WIRE
  - PHONE/COMMUNICATION MANHOLE
  - PHONE PEDESTAL
  - CABLE TV RISER
  - CABLE TV LINE
  - UNDERGROUND PHONE
  - OVERHEAD PHONE
  - FIBER OPTIC LINE
  - WATER VALVE
  - WATER METER
  - WATER LINE
  - FIRE HYDRANT
  - STORM MANHOLE
  - GAS VALVE
  - GAS METER
  - GAS LINE
  - x FENCE LINE (AS NOTED)
  - ROAD SIGN (STOP, SPEED LIMIT, ETC)

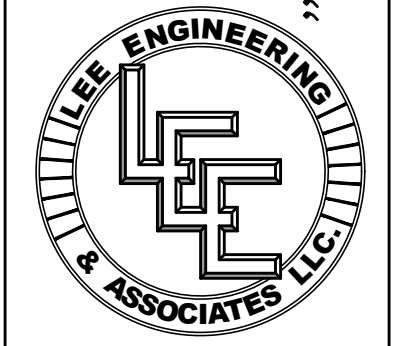
- ABBREVIATIONS:**
- |       |                          |
|-------|--------------------------|
| XFMR  | TRANSFORMER              |
| ICV   | IRRIGATION CONTROL VALVE |
| CI    | STORMWATER CURB INLET    |
| SBUFF | STREAM BUFFER EASEMENT   |

BY:	
DATE:	
REVISIONS:	
SCALE: 1" = 40'	
FIELD BY: JS, AL	
DRAWN BY: DRB	
CHECKED BY: DRB	

**PUD Master Plan Exhibit  
MERCHANT'S FIELD  
Nixa, Christian County, Missouri**

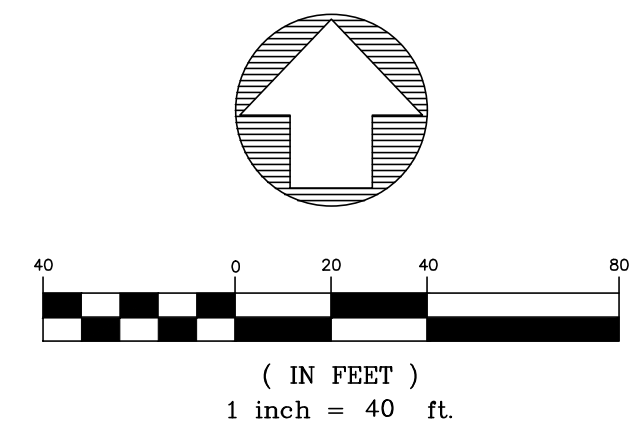
Missouri State Certificate of Authority  
Engineering #2005015504  
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.  
1200 E. Woodhurst Dr., Suite D200  
Springfield, Missouri 65804  
417-886-9100 (phone)  
417-886-9336 (fax)  
lee@leeengineering.biz



**PLANNED UNIT DEVELOPMENT - COMMERCIAL  
LANDSCAPE PLAN**

PLUMMER  
BK 360 PG 2333  
ZONING: RR-1



**PLANTING LEGEND**

- PROPOSED SHADE TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

**LANDSCAPING NOTES:**

THE CONTRACTOR IS RESPONSIBLE FOR SPREADING TOPSOIL AND SEEDING ALL AREAS DEDICATED FOR GREENSPACE AS NECESSARY TO ESTABLISH GRASS.

QUALITY: ALL TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED LEADERS AND TOPS, AND ROOT CHARACTERISTIC OF THE SPECIES, CULTIVAR OR VARIETY AND SHALL SHOW EVIDENCE OF PROPER NURSERY PRUNING. ALL PLANT MATERIALS MUST BE FREE OF INSECTS, DISEASE, MECHANICAL INJURIES AND OTHER OBJECTIONABLE FEATURES AT THE TIME OF PLANTING.

COVERAGE: GRASS, GROUND COVER, SHRUBS AND OTHER LIVING LANDSCAPE MATERIALS SHALL BE USED TO COVER ALL OPEN GROUND.

TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

CANOPY TREES SHALL BE DECIDUOUS TREES THAT HAVE A MINIMUM HEIGHT OF THIRTY FEET AT MATURITY. ALL CANOPY TREES SHALL HAVE A CALIPER WIDTH OF ONE AND ONE HALF INCH AT THE TIME OF PLANTING.

UNDER-STORY TREES SHALL BE DECIDUOUS TREES THAT HAVE A MAXIMUM HEIGHT OF LESS THAN THIRTY FEET AT MATURITY. ALL UNDER-STORY TREES SHALL HAVE A CALIPER WIDTH OF ONE INCH AT TIME OF PLANTING.

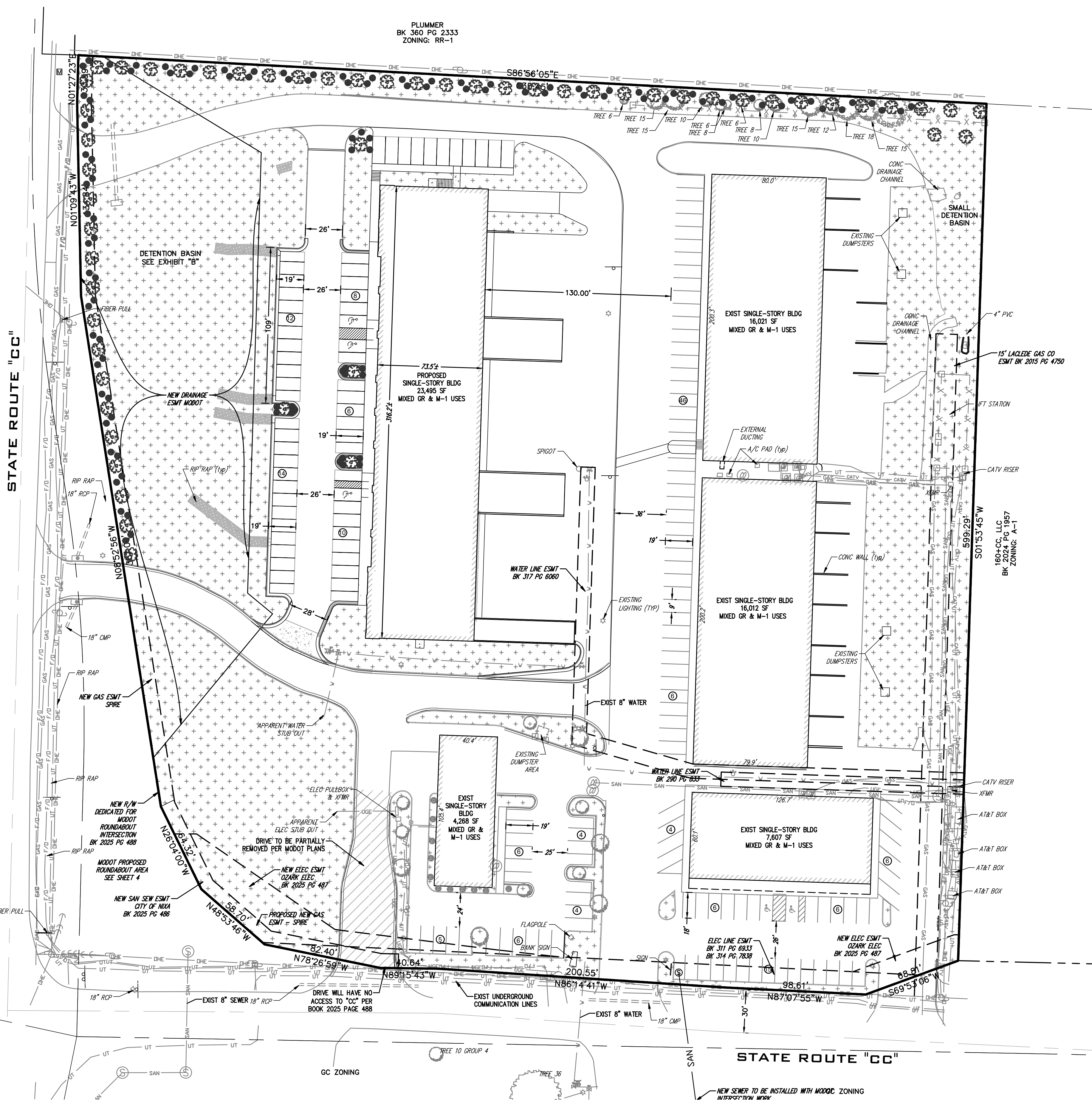
ORNAMENTAL TREES SHALL BE FLOWERING DECIDUOUS TREES. ALL ORNAMENTAL TREES SHALL HAVE A CALIPER WIDTH OF ONE INCH AT TIME OF PLANTING.

EVERGREEN OR CONIFER TREES SHALL HAVE A MINIMUM HEIGHT OF TWENTY FEET AT MATURITY. ALL EVERGREEN OR CONIFER TREES SHALL BE AT LEAST SIX FEET HIGH AT TIME OF PLANTING.

SHRUBS AND HEDGES: SHRUBS SHALL BE A MINIMUM OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE AT LEAST THREE FEET HIGH WITHIN ONE YEAR AFTER TIME OF PLANTING.

THERE SHALL BE THREE SHADE TREES & 6 SHRUBS PLANTED PER 1,000 SQ. FT. OF BUFFER YARD AREA (1 REQUIRED, 1 PROVIDED)

THERE SHALL BE ONE SHADE TREE & FIVE SHRUBS PLANTED PER ISLAND



**LEGEND**

- FOUND IRON PIN
- PERMANENT MONUMENT
- SET IRON PIN OR MARKER AS NOTED
- R/W MARKER
- BOUNDARY LINE
- R/W LINE
- EASEMENT LINE
- SETBACK LINE
- MEASURED PLAT DEED RECORD
- LIGHT POLE
- MAILBOX
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**ABBREVIATIONS:**

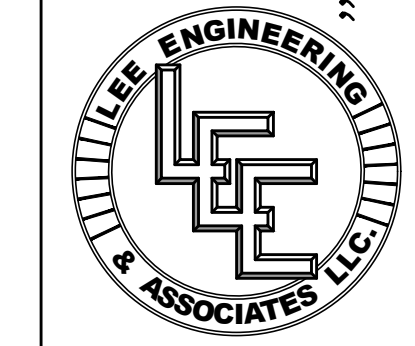
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Nixa, Christian County, Missouri

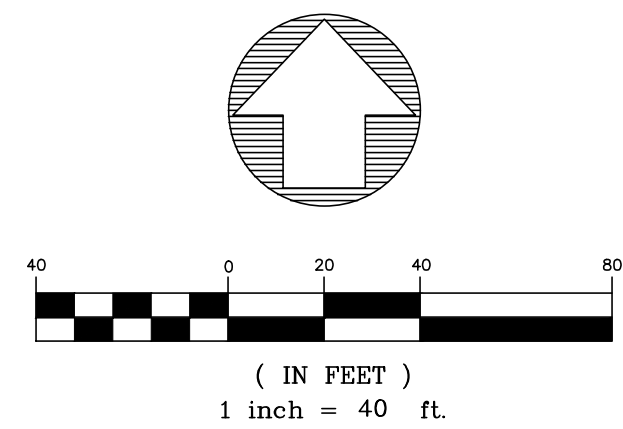
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**PLANNED UNIT DEVELOPMENT - COMMERCIAL  
PHASING PLAN**

PLUMMER  
BK 360 PG 2333  
ZONING: RR-1



**PLANTING LEGEND**

- PHASE ONE - EXISTING FACILITIES & BUILDINGS
- PHASE TWO - NEW BUILDING & PARKING
- PHASE THREE - UNDEVELOPED PROPERTY



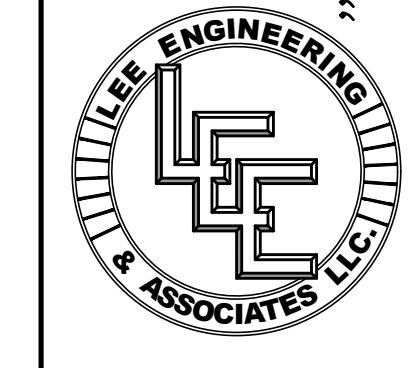
REVISIONS:	DATE:	BY:

SCALE: 1" = 40'  
FIELD BY: JS, AL  
DRAWN BY: DRB  
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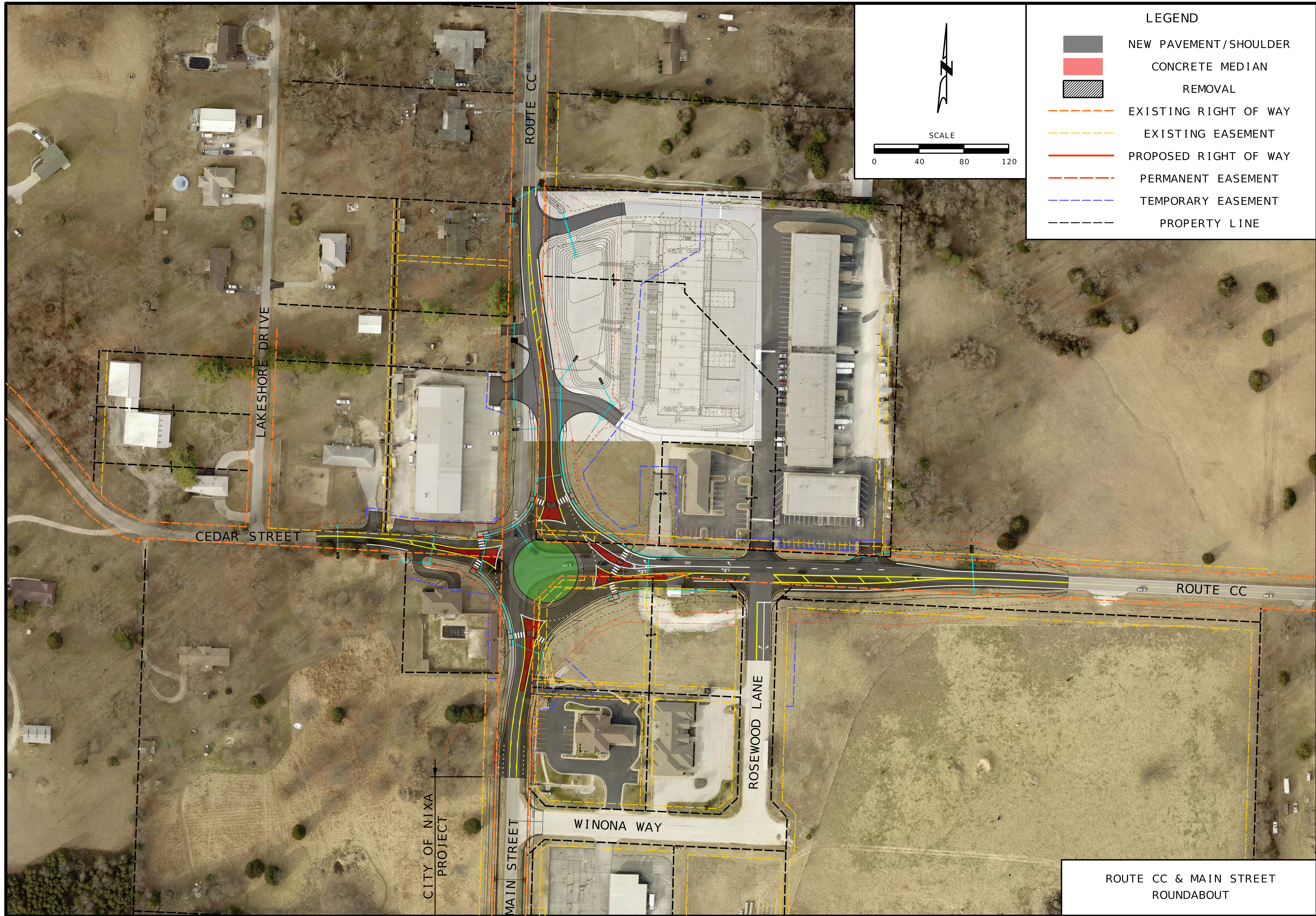
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Engineering with Integrity



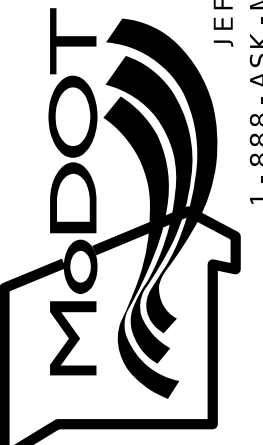
**LEGEND**

- NEW PAVEMENT/SHOULDER
- CONCRETE MEDIAN
- REMOVAL
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- PROPOSED RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- PROPERTY LINE

PRELIMINARY PLANS NOT FOR CONSTRUCTION	
DATE PREPARED 4/25/2024	
ROUTE CC	STATE MO
DISTRICT SW	SHEET NO. 1
COUNTY CHRISTIAN	
JOB NO. J850736F	
CONTRACT ID.	
PROJECT NO.	
BRIDGE NO.	

DATE	DESCRIPTION

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION



105 WEST CAPITOL  
JEFFERSON CITY, MO 65102  
1-888-ASK-MODOT (1-888-275-6636)

**olsson**  
550 ST. LOUIS STREET  
SPRINGFIELD, MO 65806  
CERTIFICATE OF AUTHORITY NO. 001592

ROUTE CC & MAIN STREET  
ROUNDBOUT

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.