

NOTICE OF OPEN MEETING
AGENDA
PLANNING AND ZONING COMMISSION
City of Moberly
City Council Chambers – Moberly City Hall
101 West Reed Street
May 28, 2024
6:00 PM

Date/ time posted

I. Roll Call

II. Approval of Agenda

III. Approval of Minutes

1. Approval Of Minutes for the April 29, 2024 P&Z meeting.

IV. Public Hearing Items

2. Notice of Public Hearing for a site plan review application submitted by Devon Snodgrass with Outline & Associates on behalf of K Builders LLC for a Public Storage/Warehouse, Future Office located at 451 Sparks Avenue.

3. Notice of Public Hearing for a conditional use permit and a site plan review application submitted by Devon Snodgrass with Outline & Associates on behalf of Redeemer Church for a temporary occupancy for church use located at 1145 S Morley Street.

4. Notice of a Public Hearing for a re-plat application submitted by Anthony Derboven on behalf of Bryson & Bryson Holding LLC to re-plat Lot 5 of the Carl Haynes Subdivision into Lot 5 and Lot 5A located at 914 Sinnock Avenue.

V. Other Business

5. Appoint A Planning and Zoning Member To Historic Preservation Committee

VI. Adjournment

The public is invited to attend the Planning and Zoning and Work Session meetings. Representatives of the news media may obtain copies of this notice by contacting the City Clerk. If a special accommodation is needed as addressed by the Americans with Disabilities Act, please contact the City Clerk twenty-four (24) hours in advance of the meeting.

MINUTES OF PUBLIC HEARING
April 29, 2024
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, February 26, 2024, at 6:00 p.m. in the Council Chambers of City Hall. The meeting was called to order by Chairperson, Sam Tadrus.

Members Present: **Rich Duley**
 Mike Skubic
 Sam Tadrus
 Don Burton
 Bob Riley
 David Byland
 Austin Kyser
 Gary Duncan
 Brandon Lucas

Members Absent: **Lorna Miles**
 Connie Asbury

City Staff Attending: **Tom Sanders, Director of Community Development**
 Aaron Decker, Building Inspector
 Carla Beal, Administrative Assistant

Visitors: **Lanna Gatts**
 Kelly Gatts

A roll call was taken, and nine (9) members of the Commission were present, with two (2) members absent.

Sam Tadrus asked if everyone had reviewed the April 29, 2024, agenda. Austin Kyser made a motion to approve the agenda. Rich Duley seconded the motion. Agenda was approved.

Sam Tadrus asked if everyone had reviewed the February 26, 2024, minutes. Austin Kyser made a motion to approve the minutes. David Byland seconded the motion. Minutes were approved.

Sam Tadrus read the second item on the agenda; a conditional use permit submitted by Lanna Gatts on behalf of K&L Investments for a short-term housing rental located at 828 Concannon Street. This property is currently zoned R-2 (1 & 2 Family Residential District).

Sam asked if there was anyone present to answer questions on this item. Lanna and Kelly Gatts came to the podium and explained they have a rental house at 828 Concannon Street, and they wished to use this two-bedroom, one bath home as a short-term rental. Sam Tadrus stated he enjoyed the list of rules they provided for the members to look over. Gary Duncan asked why they decided to change this property from a rental house to a short-term housing rental. Kelly stated they had previously had a short-term rental before the rules were put in place for short-term housing. He also stated they go to Timberlake Church and often have missionaries that need a place to stay. Lanna stated she has a large family, and their home is not big enough to put everyone, so they could also use this house to have family stay. Tom asked if they plan to list it on AirBnB and VRBO. Lanna stated they plan to. There was a brief discussion.

Sam asked if there were any other questions or concerns and if there was anyone in the audience with any questions or concerns. There being none, Austin Kyser made a motion to approve the motion. Gary Duncan seconded the motion. Sam asked for a vote, all voted yes. The motion was approved.

Sam asked if there was any other business to come forward, there being none, Austin Kyser made a motion to adjourn. Gary Duncan seconded the motion. Sam asked for a vote, all voted yes. The motion was approved. The meeting was adjourned.

ARTICLE 12 SITE PLAN REVIEW

The Zoning Administrator shall require that all applications for building permits for new buildings or expansion of any existing buildings in multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations. Developments shall implement the applicable regulations and requirements specified in the Zoning Regulations, shall be encouraged to implement the objectives of the City's Comprehensive Plan and to foster compatibility among land uses in the City of Moberly.

The provisions specified for site plan applications within this manual are only intended to be a summary of the requirements specified in the adopted zoning regulations for the City of Moberly. Developers should consult the applicable zoning regulations for a complete list of submittal requirements for site plan applications.

An application fee and deposit shall be paid at the time the site plan application is submitted. The deposit shall be used to cover expenses incurred by the city in the processing and review of the application. If the city's processing and review costs exceed the amount of the initial deposit, the applicant shall be required to pay the additional amount.

In order to request approval of a site plan application:

1. The applicant shall first meet with the Zoning Administrator, the Director of Public Works, the Director of Utilities, the city's planning consultant, and all other applicable city staff members to receive a complete explanation of the zoning requirement in question, the site plan application procedure and the application form and to discuss all relevant issues relating to the site plan application.
2. The applicant shall submit a completed site plan application form along with 10 copies of the proposed site plan and payment of the appropriate application fee and deposit at least fifteen (15) days prior to the next regularly scheduled meeting of the Planning and Zoning Commission to allow adequate time for City Staff review. The Site Plan shall include data, details, and supporting plans, which are found relevant to the proposal as specified in Section 12 of the City of Moberly Zoning Regulations. The number of pages submitted will depend on the proposal's size and complexity. The applicant shall make notations explaining the reasons for any omissions. **An application shall not be processed unless it has been fully completed, the site plan submitted and the application fee and deposit paid.**
3. Site Plans shall be prepared by a registered professional engineer, architect, land surveyor or landscape architect at a scale of 1-inch equals 20 feet, on standard 24" x 36" sheets. In addition, the site plan is required to comply with all other applicable provisions of the zoning regulations. The additional provisions include, but are not limited to, Design Standards specified in Section ___ of the City of Moberly Zoning Regulations and the Landscape and Buffer Requirements specified in Section ___ of the City of Moberly Zoning Regulations.
4. Review of the site plan shall be performed by the Zoning Administrator or the city's planning consultant and submitted to the Planning and Zoning Commission for approval. The Planning and Zoning Commission shall perform their review of the site plan and staff findings at the next regularly scheduled meeting of the Planning and Zoning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

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**CITY OF MOBERLY, MISSOURI
SITE PLAN REVIEW**

Return Form To:
Zoning Administrator
City of Moberly
101 West Reed Street
Moberly, MO 65270-1551
(660) 263-4420
(660) 263-9398 (fax)

For Office Use Only

Filing Fee: _____
Deposit: _____
Dated Filed: _____

APPLICANT INFORMATION:

Applicant: Devin Snodgrass, Outline & Associates Phone: 660.998.4288
Address: PO Box 98 / 110 N 5th Street, Moberly Missouri Zip: 65270
Owner: K Builders LLC Phone: 660.651.2599
Address: PO Box 921, Moberly Missouri Zip: 65270

PROPERTY INFORMATION:

Address of Property: 451 Sparks Avenue
Legal Description: as described in Randolph County Book 947, Page 441

Present Zoning Classification: B-3 Acreage: 0.44 Acres

Present Use of Property: Vacant Lot

Proposed Use of Property: Private Storage/Warehouse, Future Office

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Self Storage Facility</u>	<u>B-3</u>
South	<u>Single Family Residence</u>	<u>M-1</u>
East	<u>Commercial Building</u>	<u>B-3</u>
West	<u>Commercial Building</u>	<u>M-1</u>

Does the proposed site plan meet the following criteria? If yes, attach a separate sheet explaining why (To be completed by the applicant).	Yes	No
1. Does the proposal conform with the provisions of the City's Zoning regulations?		
2. Will the development be compatible with the surrounding area?		
3. Does the proposal conform with the provisions of the City's Subdivision Regulations?		
4. Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?		
5. Does the proposal conform with the customary engineering standards used in the City?		
6. Are the streets, paths, walkways, and driveways located such that they enhance safety and minimize any adverse traffic impact on the surrounding area?		
7. Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any adverse flood impact, ensure that proposed structures are located on suitable soils, minimize any adverse environmental impact, and minimize any present or future cost to the City and private providers of utilities in order to adequately provide public utility services to the site.		

ATTACHMENTS REQUIRED:

- A. Site Plan Review Checklist
- B. 10 copies of site plan



 Applicant's Signature

April 20th, 2024

 Date

**CITY OF MOBERLY, MISSOURI
SITE PLAN CHECKLIST**

Return Form To:
Zoning Administrator
City of Moberly
101 West Reed Street
Moberly, MO 65270-1551
(660) 263-4420
(660) 263-9398 (fax)

For Office Use Only:
Date Filed: _____
Date of Meeting: _____
Filing Fee: _____
Deposit: _____

-
1. Name of Project: 451 Sparks Avenue
 2. Location of Project: 451 Sparks Avenue
 3. Name of Owner: K Builders LLC
 4. Name of Person who Prepared the Site Plan: Crockett Engineering Consultants / Outline & Associates
 5. Instructions:

The following checklist is to be completed by the Zoning Administrator. The Site Plan shall include the following data, details and supporting information, which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

A. Site Plan Content Requirements: Does the Site Plan comply with or show the following?		<u>Yes</u>	<u>No</u>
1.	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	_____	_____
2.	Name and address of all owners of record of abutting parcels.	_____	_____
3.	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	_____	_____
4.	The location and use of all existing and proposed buildings and structures within the development, including all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations, and typical elevations and building materials.	_____	_____

	<u>Yes</u>	<u>No</u>
5. The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.	_____	_____
6. The location of required parking areas including parking stalls, setbacks and loading and service areas.	_____	_____
7. The location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.	_____	_____
8. The location, height, size, materials, and design of all proposed signage.	_____	_____
9. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas.	_____	_____
10. The location of all existing and proposed utility systems including:		
a. Sewer lines and manholes;	_____	_____
b. Water lines and fire hydrants;	_____	_____
c. Telephone, cable and electrical systems; and	_____	_____
d. Storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swells.	_____	_____
11. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.	_____	_____
12. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. No building shall be located in the 100-year flood plain.	_____	_____

	<u>Yes</u>	<u>No</u>
13. Existing and proposed zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.	_____	_____
14. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site.	_____	_____
15. A detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas, if required by the Zoning Administrator, to include:		
a. The projected number of motor vehicle trips to enter or exit the site, estimated for daily and peak hour traffic level.	_____	_____
b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and	_____	_____
c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.	_____	_____
B. Design Standards:		
1. Does the building rooftop have at least two of the following features: Parapets concealing flat roofs and roof top equipment; overhanging eaves; sloped roofs; and three or more roof slope planes?	_____	_____
2. Are roof mounted equipment, including ventilators and satellite dishes, screened from view (100 percent opacity) or isolated so as to not be visible from ground level of any adjacent public thorough-fare or residentially-zoned area, up to a maximum of 300 feet away and is the appearance of the roof screens coordinated with the building to maintain a unified appearance?	_____	_____
3. Are all electrical and mechanical equipment located adjacent to the building and visible from any adjacent public thoroughfare or residentially-zoned area screened from view (100 percent opacity), up to a maximum of 300 feet away and are such screens and enclosures treated as integral elements of the buildings appearance?	_____	_____

	<u>Yes</u>	<u>No</u>
4. Except for meters, electric and telephone service pedestals, transformers, three-phase feeder lines, subtransmission and transmission lines (34.5kv and above), electrical substations and such other facilities as the utility may deem necessary to install utilizing "overhead" type construction, are all telephone and cable television lines, electrical services and distribution lines placed underground?	_____	_____
5. Are all gas meters in any front yards, located within three feet of the building foundation?	_____	_____
6. Is the form and proportion of buildings consistent or compatible with the scale, form and proportion of existing development in the immediate area?	_____	_____
7. Pedestrian access shall be an integral part of the overall design of each multifamily, commercial, and industrial development.		
a. Does the pedestrian access provide safe and convenient access to and from off-street parking areas?	_____	_____
b. Does the pedestrian access connect with abutting properties and developments so as to create an alternative means of transportation for residents of the city?	_____	_____
c. Are sidewalks at least 5 feet in width provided along all sides of a lot abutting a dedicated public or private street?	_____	_____
d. Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)?	_____	_____
e. Does the internal sidewalk feature landscaping, benches, and other such materials and facilities for no less than 50 percent of its length?	_____	_____
f. Are sidewalks provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting a public parking areas?	_____	_____

	<u>Yes</u>	<u>No</u>
g. Are sidewalks located at least five feet away from the building facade to provide planting areas for landscaping along the foundation of the building?	_____	_____
h. Are internal pedestrian sidewalks distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the sidewalks?	_____	_____
8. Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes.		
a. Will the buildings have a variation of detail, form, and siting to provide visual interest?	_____	_____
b. Are loading docks, trash enclosures, outdoor storage and similar facilities and functions incorporated into the over-all design of the building and the landscaping so that the visual and acoustic impacts of these functions are reduced to as great an extent as possible and are out of view from adjacent properties and public streets?	_____	_____
c. Do building facades 100 feet or greater in length incorporate recesses and projections along at least 20 percent of the length of the building facade?	_____	_____
d. Do windows, awnings, and arcades total at least 60 percent of the facade length abutting any public street?	_____	_____
e. Does any building facade 100 feet or greater in length abutting a residential district, have an earth berm of at least six feet in height installed between the building facade and the abutting residential district and is the earth berm landscaped with evergreen trees at intervals of at least 20 feet on center, or in clusters?	_____	_____
9. Minimum Exterior Building Material Standards: Does a minimum of 50% of each exterior wall consist of one or more of the following materials?:		
a. Masonry: Masonry construction, which includes solid cavity faced or veneered-wall construction, or similar materials.	_____	_____
b. Glass Walls: Glass walls shall include glass curtain walls or glass block construction.	_____	_____

	<u>Yes</u>	<u>No</u>
c. Wood other than exposed plywood paneling.	_____	_____
d. Concrete finish or pre-cast concrete panel (tilt wall) that has exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating.	_____	_____
e. Metal panels with a depth of one inch or more; or a thickness of U.S. Standard 26 gauge or more.	_____	_____

City of *Moberly!*

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *451 Sparks Ave Site Plan Review*

Meeting: *May 28, 2024*

Public Hearing to consider:

Notice of Public Hearing for a site plan review application submitted by Devon Snodgrass with Outline & Associates on behalf of K Builders LLC for a Public Storage/Warehouse, Future Office located at 451 Sparks Avenue. This property is currently zoned B-3 (General Commercial District).

Comments:

Location: 451 Sparks Ave

Zoning Compatibility: Use is compatible with the district.

Intended Use: Storage for business, little to no customer visits at site.

Landscaping design: Proposed plan accommodates necessary parking and reuse of existing landscaping design, however it will clean up existing perimeter brush.

Public areas: There is adequate off-street parking for vehicles and room for pulling in and out with future growth for an office space. Optional secondary entrance for north end of lot indicated on plans.

Pedestrian traffic: There are no existing public sidewalks in the area for either street frontage. No indication of intent to install public sidewalks. No indication of intent to do fee in lieu of? (Recommended)

Building type: Wood Framed Metal clad building with overhead doors and metal roof.

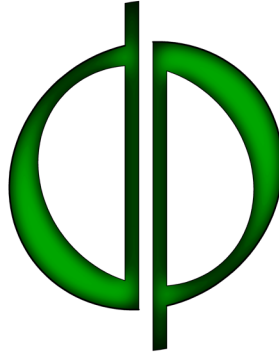
City Staff Review:

The City Staff Review did not yield any additional concerns with the Site Plan.

City staff recommend acceptance and approval of the Site Plan as presented with sidewalk fee in lieu of.

Site Plan approvals do not require additional approval by the City Council.

Respectfully Submitted
Aaron Decker



April 20th, 2024

Zoning Administrator
City of Moberly
101 West Reed Street
Moberly, Missouri 65270

Re: Submittal Letter for “451 Sparks Ave”

Site Plan Checklist Comments & Response:

A. Site Plan Content Requirements: Does Site Plan comply with or show Following?

A.1. Name and Address of the Owner of Record, Developer, and Seal of Engineer, Architect, or Landscape Architect.

Property Owner: K Builders LLC
PO Box 924
Moberly, Missouri 65270

Civil Engineer: Tim Crockett, Crockett Engineering Consultants
1000 W. Nifong Blvd., Bldg 1
Columbia, Missouri 65203

Design & Planning Consultant: Devin Snodgrass, Outline & Associates
PO Box 98
110 N 5th Street
Moberly, Missouri 65270

A.2. Name and Address of all Owners of Record of Abutting Parcels

Indicated on the Conceptual Site Plan

A.3. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.

Known Property Lines, Easements, and ROW are indicated on the Conceptual Site Plan. Exact Locations are to be verified/established with Survey / Documents of Record.

A.4. The location and use of all existing and proposed buildings and structures within the development, including all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations, and typical elevations and building materials.

Existing / Proposed Buildings & Structures along with relative Dimensions, Heights, Areas, and intended Entrances are indicated on the Conceptual Site Plan.

Building Exterior Color Elevations and Renderings to be included in Architectural Documents as part of Permitting Submittal Process.

A.5. The location of all present and proposed public and private driveways, sidewalks, ramps, curbs, and fences. Location Type and screening details for all waste disposal containers shall also be shown.

Proposed Driveways and Sidewalks are indicated on the Conceptual Site Plan.

Waste Containers shall be Compliant with City of Moberly is indicated on the Conceptual Site Plan and is to be included in Architectural Documents as part of the Permitting Submittal Process as necessary.

A.6. The location of required parking areas including parking stalls, setbacks, and loading and service areas.

Proposed Parking and Parking Calculations are indicated on the Conceptual Site Plan.

A.7. The location, height, intensity, and bulb type for all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.

It is the intent to utilize Wall Mounted Light Fixture(s) on the Building to illuminate the Drive and Parking Lot as necessary.

A.8. The location, height, size, materials, and design of proposed signage.

It is the intent to install Wall-Mounted Building Signage and Illuminate by Spot Lighting.

All Signage to be included in Architectural Documents or Installer Shop Drawings as part of the Permitting Submittal Process

A.9. A landscape plan showing all existing open space, trees, forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas.

It is the intent to leave areas outside of limits of construction as-is and undisturbed if possible.

Remaining Green Spaces as indicated on the Conceptual Site Plan to consist of Grass & Trees and/or Required Landscaping Drainage Areas consisting of at least 50% living materials.

- A.10. The location of all existing and proposed utility systems including:*
- a) sewer lines and manholes*
 - b) water lines and fire hydrants*
 - c) telephone, cable and electrical systems*
 - d) storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swells.*

All known utilities are indicated on the Conceptual Site Plan. Utilities, both Existing and Proposed, are to be Located/Documented/Coordinated and approved with Utility Service Provider and The City of Moberly prior to any work.

- A.11. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.*

Proposed Project to not contribute to pollution of water, erosion, run-off, change of water table, or flooding of other properties.

- A.12. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. No building shall be located within the 100-year flood plain.*

Topo generated from City of Moberly GIS Mapping data is indicated on Conceptual Site Plan. No part of this tract lies within the 100-year flood plain as indicated by National Flood Hazard FIRMette 29175CXXXXC effective 05/01/2020.

- A.13. Existing and proposed zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.*

Adjacent Property Owners, Addresses, and Zoning Classifications are indicated on the Conceptual Site Plan.

- A.14. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site.*

Indicated on the Conceptual Site Plan.

- A.15. A detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas, if required by the Zoning Administrator.*

Proposed Project does not intend to Negatively Affect current Traffic Conditions. A Traffic Study is not intended to be conducted and/or provided for this project unless required by the City of Moberly.

B. Design Standards

General Response: Design Specifics are not established at this time, all information to be included in Architectural and/or Engineering Design Documents as part of the Permitting Submittal Process in which all information has been designed, coordinated, and represented are made available.

B.1. Does the building rooftop have at least two of the following features: Parapets concealing flat roofs and roof top equipment; overhanging eaves; sloped roofs; and three or more roof slope planes?

General Response: Design Specifics are not established at this time, all information to be included in Architectural and/or Engineering Design Documents as part of the Permitting Submittal Process in which all information has been designed, coordinated, and represented are made available.

B.2. Are roof mounted equipment, including ventilators and satellite dishes, screened from view (100 percent opacity) or isolated so as to not be visible from ground level of any adjacent public thorough-fare or residentially zoned area, up to a maximum of 300 feet away and is the appearance of the roof screens coordinated with the building to maintain a unified appearance?

Proposed Building(s) to be free of any Roof Mounted.

B.3. Are all electrical and mechanical equipment located adjacent to the building and visible from any adjacent public thoroughfare or residentially zoned area screened from view (100 percent opacity), up to a maximum of 300 feet away and are such screens and enclosures treated as integral elements of the building's appearance.

Electrical and Mechanical Equipment Locations and any Screening to be included in Architectural, Civil, and/or MEP Design Documents as part of the Permitting Submittal Process.

B.4. Except for meters, electric and telephone service pedestals, transformers, three-phase feeder lines, sub transmission and transmission lines (34.5kv and above), electrical substations and such other facilities as the utility may deem necessary to install utilizing "overhead" type construction, are all telephone and cable television lines, electrical services and distribution lines placed underground?

It is the intent to maintain all Existing Underground Utilities and any Proposed New Utilities route Underground where applicable.

B.5. Are all gas meters in any font yards, located within three feet of the building foundation?

It is the intent to use the Existing Gas Service and extend to new Building if possible.

B.6. Is the form and proportion buildings consistent or compatible with the scale, form and proportion of existing development in the immediate area?

It is the intent to be compatible with and correspond with those of the area. Exterior Elevations/Renderings to be included in Architectural Documents as part of the Permitting Submittal Process.

7. Pedestrian access shall be an integral part of the overall design of each multifamily, commercial, and industrial development.

- a. Does the pedestrian access provide safe and convenient access to and from off-street parking areas? Not Applicable.*
- b. Does the pedestrian access connect with abutting properties and developments so as to create an alternative means of transportation for residents of the city? Existing Adjacent Properties/Streets currently do not have Sidewalks. Intent is to extend Internal Sidewalks to connect once they become available.*
- c. Are sidewalks at least 5 feet in width provided along all sides of a lot abutting a dedicated public or private street? No Public Sidewalks are intended for this Project at this time.*
- d. Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)? Planned for Future Install.*
- e. Does the internal sidewalk feature landscaping, benches, and other such materials and facilities for no less than 50 percent of it's length? Yes.*
- f. Are sidewalks provided along the full length of the building along any façade featuring a customer entrance and along any façade abutting public parking areas? Yes*
- g. Are sidewalks located at least five feet away from the building facade to provide planting areas for landscaping along the foundation of the building? Currently planning 3ft min.*
- h. Are internal pedestrian sidewalks distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the sidewalks? Notification/Stripping along Drive Curbs/Sidewalks are intended to be installed per Code.*

8. Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes.

General Response: It is the intent to comply with applicable requirements of this section.

Design Specifics are not established at this time, all information to be included in Architectural and/or Engineering Design Documents as part of the Permitting Submittal Process in which all information has been designed, coordinated, and represented are made available.

9. *Minimum Exterior Building Material Standards: Does a minimum of 50% of each exterior wall consist of one or more of the following materials?*

General Response: It is the intent to comply with applicable requirements of this section. Design Specifics are not established at this time, all information to be included in Architectural and/or Engineering Design Documents as part of the Permitting Submittal Process in which all information has been designed, coordinated, and represented are made available.

Please include this response as part of our submittal and in consideration during the review process. Don't hesitate to contact myself or other members of the Design Team if you have any further questions, comments, or concerns. I'd be happy to schedule a meeting as necessary.

Sincerely,



Devin W. Snodgrass

Outline & Associates

PO Box 98

110 North 5th Street

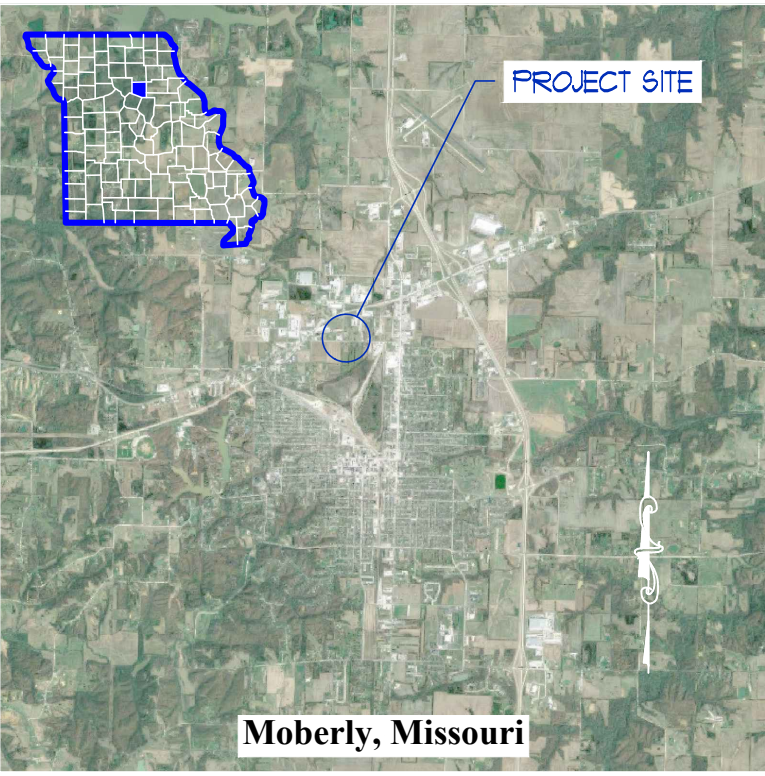
Moberly, Missouri 65270

(660) 998-4288 phone

www.outlinedp.com

Conceptual Site Plan for 451 Sparks Avenue

Moberly, Randolph County, Missouri
April 2024

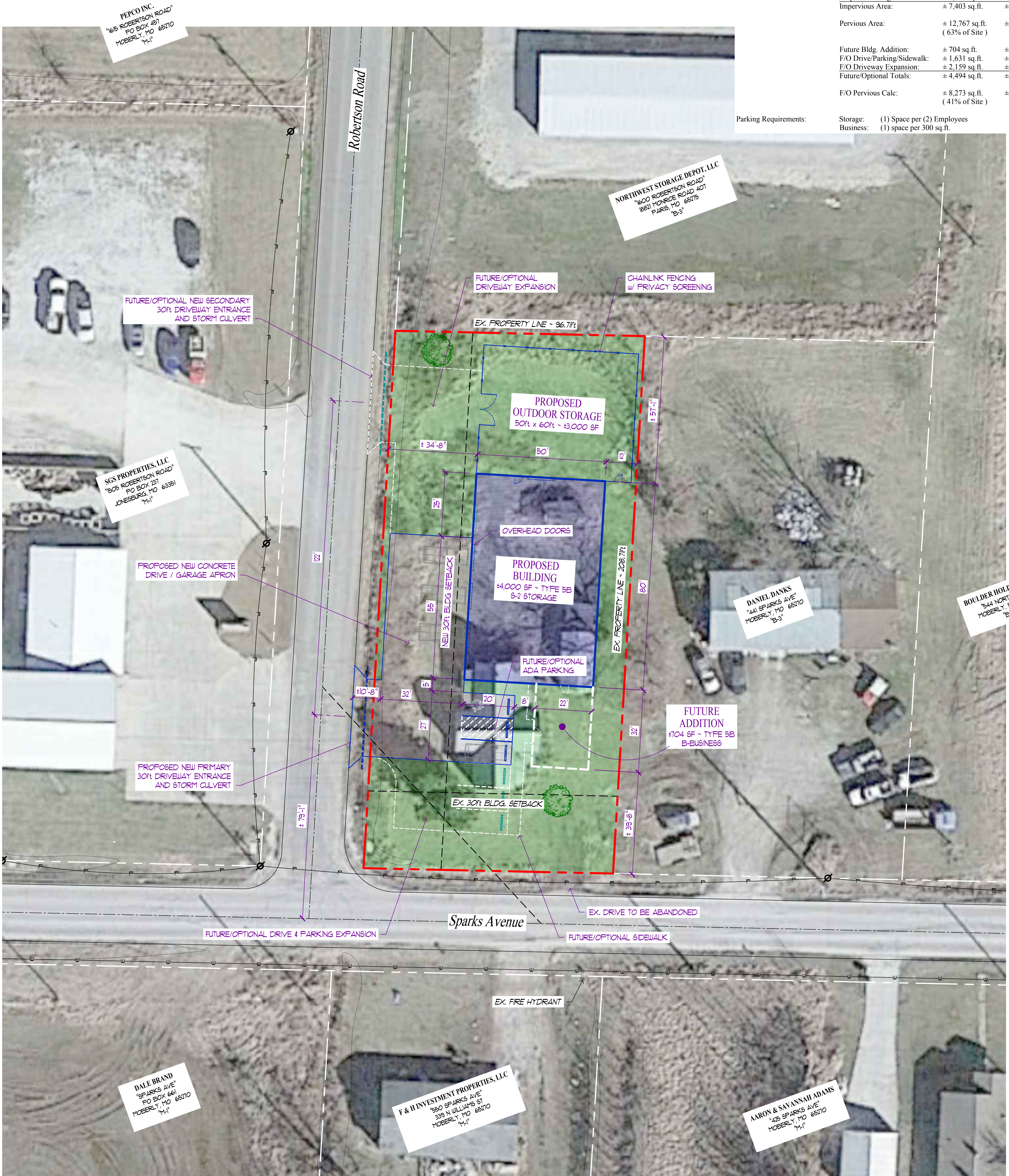


Site Plan Notes:

- For reference only, refer to survey(s) filed for record in Randolph County, Missouri prepared by a registered professional land surveyor for all property boundary, easements, utilities, and restrictions. All information shown on this drawing was based off such represented by City of Moberly's Digital Mapping System. All items, whether shown or not, to be field verified, coordinated, and approved by the City of Moberly and/or Utility Provider prior to any improvements.
- Currently the property consists of Vacant Lot (mostly remains of Demolished/Removed House). Property has very little to no change in elevation in any direction and currently sheet drains towards drainage ditches along perimeter adjacent ROW's. These sections of Sparks Avenue and Robertson Road do not currently have Curb & Gutter and Stormwater is currently controlled via Drainage Ditchline and Culverts/Area Inlets.
- Adjacent properties do not currently have sidewalks along within 300 feet of this property.
- Owner's intent is to use Exterior Commercial Trash Containers and store out of sight.
- Owner's intent is to install new Power Supply from adjacent Pole(s) underground to Building as directed by Ameren Missouri and The City of Moberly.
- Owner's intent is to install new Water Service from adjacent Main as shown and is to be coordinated/approved by the City of Moberly.
- Owner's intent is to not install Sanitary Sewer at this time and connect new a Sanitary Sewer Service once Public Sewer is available and coordinated/approved by the City of Moberly.
- Building to discharge roof drainage at surface. Proposed New Paving to sheet drain towards adjacent Existing Streets and/or dedicated Drainage Greenspaces/Landscaping.
- Proposed Building to be a Symmetrical Building with 14 Foot Eave Heights and 3:12 min. Roof Pitch. Masonry/Metal Walls, Shingled/Metal Roofing, and Aluminum Gutters & Downspouts.
- Owner's intent is to install wall-mounted LED Light Fixtures to illuminate Drive & Parking.
- Owner's intent is to install Building Signage and illuminate with Spot Lighting.

Site Information:

Property Address:	451 Sparks Avenue Moberly, Randolph County, Missouri	
Property Owner:	K Builders LLC PO Box 924 Moberly, Missouri 65270	
Code in Effect:	IBC 2021, City of Moberly	
Zoning:	B-3, General Commercial District	
Lot Area:	±0.44 Acres	
Setbacks:	Front Yard:	30 Feet
	Side Yard:	None (5 Feet if abutting Residential District)
	Rear Yard:	None (15 Feet if abutting Residential District)
Intensity Regulations:	Min. Lot Area:	6,000 sq.ft.
	Min. Lot Width:	60 feet
	Lot Coverage:	None
Height Regulations:	50 Feet (Zoning)	
Proposed Building:	±4,704 sq.ft. Single Story Bldg. / Type 5B, Non-Sprinklered	
Proposed Use & Occupancy:	Commercial: Mixed Use, Unseparated S-2 Storage & B-Business	
Allowable Heights & Areas:	2 Stories (40 feet) / 9,000 sq.ft. Floor Area	
Design Loading:	Business:	1 Occupant / 150 sq.ft.
	Storage/Warehouse:	1 Occupant / 500 sq.ft.
	Design Occupant Load:	14 Occupants
Exits Required:	2 Exits Required from Storage, 1 Exit from Business	
Plumbing Facilities Req'd:	WC's = (1) Uni-Sex Min. (OL-<25) Lav's = (1) Uni-Sex Min. (OL-<25) (to be installed with Future Addition)	
Lot Area Calculations:	Total Lot Area:	±20,170 sq.ft. ±0.46 acres
	Proposed Building:	±4,000 sq.ft. ±0.09 acres
	Proposed Paving:	±3,403 sq.ft. ±0.08 acres
	Impervious Area:	±7,403 sq.ft. ±0.17 acres
	Pervious Area:	±12,767 sq.ft. (63% of Site) ±0.29 acres
	Future Bldg. Addition:	±704 sq.ft. ±0.02 acres
	F/O Drive/Parking/Sidewalk:	±1,631 sq.ft. ±0.04 acres
	F/O Driveway Expansion:	±2,159 sq.ft. ±0.05 acres
	Future/Optional Totals:	±4,494 sq.ft. ±0.11 acres
	F/O Pervious Calc:	±8,273 sq.ft. (41% of Site) ±0.18 acres
Parking Requirements:	Storage:	(1) Space per (2) Employees
	Business:	(1) space per 300 sq.ft.



**CITY OF MOBERLY
CONDITIONAL USE PERMIT APPLICATION**

Return Form To:
Zoning Administrator
City of Moberly
101 West Reed Street
Moberly, MO 65270-1551
(660) 263-4420
(660) 263-9398 (fax)

For Office Use Only

Deposit: _____
Date Filed: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____

APPLICANT INFORMATION:

Applicant: Devin Snodgrass, Outline & Associates Phone: 660.998.4288
Address: PO Box 98 / 110 N 5th St. Moberly MO Zip: 65270
Owner: Redeemer Church Moberly, Inc. Phone: 660.263.5051
Address: PO Box 1012, Moberly MO Zip: 65270

PROPERTY INFORMATION:

Location of Property: 1145 South Morley Street
Legal Description: as described in Randolph County Book 941, Page 872

Present Zoning Classification: B-3 Acreage: 9 Acres
Present Use of Property: Temporary Occupancy for Church Use

Proposed Land Use Activity: Religious Assembly and Future Educational Use

Article, Section and sub-section (if applicable) allowing for said special use to be applied for: _____

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Undeveloped / Commercial Bldg</u>	<u>B-3</u>
South	<u>Vacant Lot</u>	<u>B-3</u>
East	<u>South Morley Street</u>	<u>B-3</u>
West	<u>Undeveloped / Commercial / RR ROW</u>	<u>B-3</u>

Should this special use be valid only for a specific time period? Yes _____ No

If Yes, what length of time? _____

DOES THE PROPOSED CONDITIONAL USE MEET THE FOLLOWING STANDARDS? IF YES, ATTACH A SEPARATE SHEET EXPLAINING WHY.	Yes	No
The proposed conditional use complies with all applicable provisions of the regulations, including intensity of use regulations, yard regulations and use limitations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The location and size of the conditional use, the nature and intensity of the operation involved or conducted in connection with it, and the location of the site with respect to streets giving access to it have been planned so that the conditional use will not dominate the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adequate utility, drainage, and other such necessary facilities will be provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adequate access roads or entrance and exit drives will be provided and designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining properties and the general public will be adequately protected from any hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors or unnecessarily intrusive noises?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ATTACHMENTS REQUIRED:

- 1. A site plan as specified in Section of the Zoning Regulations as well as any other information, which would be helpful to the Planning and Zoning Commission in consideration of the application.
- 2. List of property owners located within:
 - A. 185 feet of the property if the proposed Special Use is located within the city’s corporate limits;
 - B. 1,000 feet of the property if the proposed Special Use is adjacent to the city’s corporate limits.



Applicant's Signature

April 20th, 2024

Date

ARTICLE 12 SITE PLAN REVIEW

The Zoning Administrator shall require that all applications for building permits for new buildings or expansion of any existing buildings in multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations. Developments shall implement the applicable regulations and requirements specified in the Zoning Regulations, shall be encouraged to implement the objectives of the City's Comprehensive Plan and to foster compatibility among land uses in the City of Moberly.

The provisions specified for site plan applications within this manual are only intended to be a summary of the requirements specified in the adopted zoning regulations for the City of Moberly. Developers should consult the applicable zoning regulations for a complete list of submittal requirements for site plan applications.

An application fee and deposit shall be paid at the time the site plan application is submitted. The deposit shall be used to cover expenses incurred by the city in the processing and review of the application. If the city's processing and review costs exceed the amount of the initial deposit, the applicant shall be required to pay the additional amount.

In order to request approval of a site plan application:

1. The applicant shall first meet with the Zoning Administrator, the Director of Public Works, the Director of Utilities, the city's planning consultant, and all other applicable city staff members to receive a complete explanation of the zoning requirement in question, the site plan application procedure and the application form and to discuss all relevant issues relating to the site plan application.
2. The applicant shall submit a completed site plan application form along with 10 copies of the proposed site plan and payment of the appropriate application fee and deposit at least fifteen (15) days prior to the next regularly scheduled meeting of the Planning and Zoning Commission to allow adequate time for City Staff review. The Site Plan shall include data, details, and supporting plans, which are found relevant to the proposal as specified in Section 12 of the City of Moberly Zoning Regulations. The number of pages submitted will depend on the proposal's size and complexity. The applicant shall make notations explaining the reasons for any omissions. **An application shall not be processed unless it has been fully completed, the site plan submitted and the application fee and deposit paid.**
3. Site Plans shall be prepared by a registered professional engineer, architect, land surveyor or landscape architect at a scale of 1-inch equals 20 feet, on standard 24" x 36" sheets. In addition, the site plan is required to comply with all other applicable provisions of the zoning regulations. The additional provisions include, but are not limited to, Design Standards specified in Section ___ of the City of Moberly Zoning Regulations and the Landscape and Buffer Requirements specified in Section ___ of the City of Moberly Zoning Regulations.
4. Review of the site plan shall be performed by the Zoning Administrator or the city's planning consultant and submitted to the Planning and Zoning Commission for approval. The Planning and Zoning Commission shall perform their review of the site plan and staff findings at the next regularly scheduled meeting of the Planning and Zoning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

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**CITY OF MOBERLY, MISSOURI
SITE PLAN REVIEW**

Return Form To:
Zoning Administrator
City of Moberly
101 West Reed Street
Moberly, MO 65270-1551
(660) 263-4420
(660) 263-9398 (fax)

For Office Use Only

Filing Fee: _____
Deposit: _____
Dated Filed: _____

APPLICANT INFORMATION:

Applicant: Devin Snodgrass, Outline & Associates Phone: 660.998.4288
Address: PO Box 98 / 110 N 5th Street, Moberly Missouri Zip: 65270
Owner: Redeemer Church Moberly, Inc. Phone: 660.263.5051
Address: PO Box 1012, Moberly Missouri Zip: 65270

PROPERTY INFORMATION:

Address of Property: 1145 South Morley Street
Legal Description: as described in Randolph County Book 941, Page 872

Present Zoning Classification: B-3 Acreage: 9 Acres
Present Use of Property: Temporary Occupancy for Church Use

Proposed Use of Property: Permanent Occupancy for Church and Future Educational
both of which are Conditional Uses in B-3

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Undeveloped / Commercial Bldg</u>	<u>B-3</u>
South	<u>Vacant Lot</u>	<u>B-3</u>
East	<u>S Morley Street</u>	<u>B-3</u>
West	<u>Undeveloped / Commercial / RR ROW</u>	<u>B-3</u>

Does the proposed site plan meet the following criteria? If yes, attach a separate sheet explaining why (To be completed by the applicant).	Yes	No
1. Does the proposal conform with the provisions of the City's Zoning regulations?		
2. Will the development be compatible with the surrounding area?		
3. Does the proposal conform with the provisions of the City's Subdivision Regulations?		
4. Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?		
5. Does the proposal conform with the customary engineering standards used in the City?		
6. Are the streets, paths, walkways, and driveways located such that they enhance safety and minimize any adverse traffic impact on the surrounding area?		
7. Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any adverse flood impact, ensure that proposed structures are located on suitable soils, minimize any adverse environmental impact, and minimize any present or future cost to the City and private providers of utilities in order to adequately provide public utility services to the site.		

ATTACHMENTS REQUIRED:

- A. Site Plan Review Checklist
- B. 10 copies of site plan



Applicant's Signature

April 20th, 2024

Date

**CITY OF MOBERLY, MISSOURI
SITE PLAN CHECKLIST**

Return Form To:
Zoning Administrator
City of Moberly
101 West Reed Street
Moberly, MO 65270-1551
(660) 263-4420
(660) 263-9398 (fax)

For Office Use Only:
Date Filed: _____
Date of Meeting: _____
Filing Fee: _____
Deposit: _____

-
1. Name of Project: 1145 S Morley Street
 2. Location of Project: 1145 S Morley Street
 3. Name of Owner: Redeemer Church Moberly, Inc.
 4. Name of Person who Prepared the Site Plan: Crockett Engineering Consultants / Outline & Associates
 5. Instructions:

The following checklist is to be completed by the Zoning Administrator. The Site Plan shall include the following data, details and supporting information, which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

A.	Site Plan Content Requirements: Does the Site Plan comply with or show the following?	<u>Yes</u>	<u>No</u>
1.	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	_____	_____
2.	Name and address of all owners of record of abutting parcels.	_____	_____
3.	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	_____	_____
4.	The location and use of all existing and proposed buildings and structures within the development, including all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations, and typical elevations and building materials.	_____	_____

	<u>Yes</u>	<u>No</u>
5. The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.	_____	_____
6. The location of required parking areas including parking stalls, setbacks and loading and service areas.	_____	_____
7. The location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.	_____	_____
8. The location, height, size, materials, and design of all proposed signage.	_____	_____
9. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas.	_____	_____
10. The location of all existing and proposed utility systems including:		
a. Sewer lines and manholes;	_____	_____
b. Water lines and fire hydrants;	_____	_____
c. Telephone, cable and electrical systems; and	_____	_____
d. Storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swells.	_____	_____
11. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.	_____	_____
12. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. No building shall be located in the 100-year flood plain.	_____	_____

Yes No

- 13. Existing and proposed zoning district boundaries adjacent to the site’s perimeter shall be drawn and identified on the plan. _____ _____

- 14. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. _____ _____

- 15. A detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas, if required by the Zoning Administrator, to include:
 - a. The projected number of motor vehicle trips to enter or exit the site, estimated for daily and peak hour traffic level. _____ _____

 - b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and _____ _____

 - c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given. _____ _____

B. Design Standards:

- 1. Does the building rooftop have at least two of the following features: Parapets concealing flat roofs and roof top equipment; overhanging eaves; sloped roofs; and three or more roof slope planes? _____ _____

- 2. Are roof mounted equipment, including ventilators and satellite dishes, screened from view (100 percent opacity) or isolated so as to not be visible from ground level of any adjacent public thorough-fare or residentially-zoned area, up to a maximum of 300 feet away and is the appearance of the roof screens coordinated with the building to maintain a unified appearance? _____ _____

- 3. Are all electrical and mechanical equipment located adjacent to the building and visible from any adjacent public thoroughfare or residentially-zoned area screened from view (100 percent opacity), up to a maximum of 300 feet away and are such screens and enclosures treated as integral elements of the buildings appearance? _____ _____

	<u>Yes</u>	<u>No</u>
4. Except for meters, electric and telephone service pedestals, transformers, three-phase feeder lines, subtransmission and transmission lines (34.5kv and above), electrical substations and such other facilities as the utility may deem necessary to install utilizing "overhead" type construction, are all telephone and cable television lines, electrical services and distribution lines placed underground?	_____	_____
5. Are all gas meters in any front yards, located within three feet of the building foundation?	_____	_____
6. Is the form and proportion of buildings consistent or compatible with the scale, form and proportion of existing development in the immediate area?	_____	_____
7. Pedestrian access shall be an integral part of the overall design of each multifamily, commercial, and industrial development.		
a. Does the pedestrian access provide safe and convenient access to and from off-street parking areas?	_____	_____
b. Does the pedestrian access connect with abutting properties and developments so as to create an alternative means of transportation for residents of the city?	_____	_____
c. Are sidewalks at least 5 feet in width provided along all sides of a lot abutting a dedicated public or private street?	_____	_____
d. Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)?	_____	_____
e. Does the internal sidewalk feature landscaping, benches, and other such materials and facilities for no less than 50 percent of its length?	_____	_____
f. Are sidewalks provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting a public parking areas?	_____	_____

	<u>Yes</u>	<u>No</u>
g. Are sidewalks located at least five feet away from the building facade to provide planting areas for landscaping along the foundation of the building?	_____	_____
h. Are internal pedestrian sidewalks distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the sidewalks?	_____	_____
8. Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes.		
a. Will the buildings have a variation of detail, form, and siting to provide visual interest?	_____	_____
b. Are loading docks, trash enclosures, outdoor storage and similar facilities and functions incorporated into the over-all design of the building and the landscaping so that the visual and acoustic impacts of these functions are reduced to as great an extent as possible and are out of view from adjacent properties and public streets?	_____	_____
c. Do building facades 100 feet or greater in length incorporate recesses and projections along at least 20 percent of the length of the building facade?	_____	_____
d. Do windows, awnings, and arcades total at least 60 percent of the facade length abutting any public street?	_____	_____
e. Does any building facade 100 feet or greater in length abutting a residential district, have an earth berm of at least six feet in height installed between the building facade and the abutting residential district and is the earth berm landscaped with evergreen trees at intervals of at least 20 feet on center, or in clusters?	_____	_____
9. Minimum Exterior Building Material Standards: Does a minimum of 50% of each exterior wall consist of one or more of the following materials?:		
a. Masonry: Masonry construction, which includes solid cavity faced or veneered-wall construction, or similar materials.	_____	_____
b. Glass Walls: Glass walls shall include glass curtain walls or glass block construction.	_____	_____

	<u>Yes</u>	<u>No</u>
c. Wood other than exposed plywood paneling.	_____	_____
d. Concrete finish or pre-cast concrete panel (tilt wall) that has exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating.	_____	_____
e. Metal panels with a depth of one inch or more; or a thickness of U.S. Standard 26 gauge or more.	_____	_____

City of *Moberly!*

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *1145 S Morley St Site Plan Review*

Meeting: *May 28, 2024*

Public Hearing to consider:

Notice of Public Hearing for a conditional use permit and a site plan review application submitted by Devon Snodgrass with Outline & Associates on behalf of Redeemer Church for a temporary occupancy for church use located at 1145 S Morley Street. This property is currently zone B-3 (General Commercial District).

Comments:

Location: 1145 South Morley St

Zoning Compatibility: Use is compatible with the district. Requires Conditional Use for future education/church operations.

Intended Use: This master plan is designed to phase in the use of the property by Redeemer church. Starting with Sunday school and Worship Hall. Future development and parking to be added for future educational building at time of growth.

Landscaping design: Property plans are in current compliance with parking and landscaping ordinances. Changes indicated will bring the site into compliance at completion.

Public areas: Indications show that the north entrance will be enter and the south egress to be exit only. This should help with flow of traffic due to increased activity on select days. Adequate paths, from parking to the building entrances, are provided.

Pedestrian traffic: There are no existing public sidewalks in the area for street frontage. Plan is to install public sidewalks and sidewalks to the buildings and structures along perimeter of parking lot when sidewalks are installed along S Morley St.

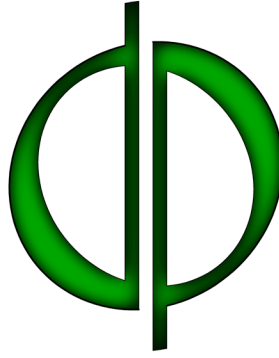
City Staff Review:

The City Staff Review did not yield any additional concerns with the proposed master plan and development for Redeemer Church.

City staff recommend acceptance and approval of the Site Plan for the property associated with 1145 S Morley St.

Site Plan approvals do not require additional approval by the City Council.

Respectfully Submitted
Aaron Decker



April 20th, 2024

Zoning Administrator
City of Moberly
101 West Reed Street
Moberly, Missouri 65270

Re: Submittal Letter for “1145 S Morley St”

Site Plan Checklist Comments & Response:

A. Site Plan Content Requirements: Does Site Plan comply with or show Following?

A.1. Name and Address of the Owner of Record, Developer, and Seal of Engineer, Architect, or Landscape Architect.

Property Owner: Redeemer Church Moberly, Inc.
PO Box 1012
Moberly, Missouri 65270

Civil Engineer: Tim Crockett, Crockett Engineering Consultants
1000 W. Nifong Blvd., Bldg 1
Columbia, Missouri 65203

Design & Planning Consultant: Devin Snodgrass, Outline & Associates
PO Box 98
110 N 5th Street
Moberly, Missouri 65270

A.2. Name and Address of all Owners of Record of Abutting Parcels

Indicated on the Conceptual Site Plan

A.3. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.

Known Property Lines, Easements, and ROW are indicated on the Conceptual Site Plan. Exact Locations are to be verified/established with Survey / Documents of Record.

A.4. The location and use of all existing and proposed buildings and structures within the development, including all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations, and typical elevations and building materials.

Existing / Proposed Buildings & Structures along with relative Dimensions, Heights, Areas, and intended Entrances are indicated on the Conceptual Site Plan.

Building Exterior Color Elevations and Renderings to be included in Architectural Documents as part of Permitting Submittal Process.

A.5. The location of all present and proposed public and private driveways, sidewalks, ramps, curbs, and fences. Location Type and screening details for all waste disposal containers shall also be shown.

Proposed Driveways and Sidewalks are indicated on the Conceptual Site Plan.

A Dumpster & Screening Enclosure Compliant with City of Moberly is indicated on the Conceptual Site Plan and is to be included in Architectural Documents as part of the Permitting Submittal Process.

A.6. The location of required parking areas including parking stalls, setbacks, and loading and service areas.

Proposed Parking and Parking Calculations are indicated on the Conceptual Site Plan.

A.7. The location, height, intensity, and bulb type for all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.

It is the intent to utilize Wall Mounted Light Fixture(s) on the Building to illuminate the Perimeter of the Building and Install Pole Lighting for Parking Lot as necessary.

Proposed Exterior Lighting to be included in Mechanical-Electrical-Plumbing Engineering Documents as part of the Permitting Submittal Process.

A.8. The location, height, size, materials, and design of proposed signage.

It is the intent to renovate the existing Monument & Pylon Signage along S Morley Street.

All Signage to be included in Architectural Documents or Installer Shop Drawings as part of the Permitting Submittal Process

A.9. A landscape plan showing all existing open space, trees, forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas.

It is the intent to leave areas outside of limits of construction as-is and undisturbed if possible. Remaining Green Spaces as indicated on the Conceptual Site Plan to consist of Grass & Trees and/or Required Landscaping Drainage Areas consisting of at least 50% living materials.

- A.10. The location of all existing and proposed utility systems including:*
- a) sewer lines and manholes*
 - b) water lines and fire hydrants*
 - c) telephone, cable and electrical systems*
 - d) storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swells.*

All known utilities are indicated on the Conceptual Site Plan. Utilities, both Existing and Proposed, are to be Located/Documented/Coordinated and approved with Utility Service Provider and The City of Moberly prior to any work.

- A.11. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.*

Proposed Improvements for this project to be included in Civil Engineering Documents as part of the Permitting Submittal Process. Proposed Project to not contribute to pollution of water, erosion, run-off, change of water table, or flooding of other properties.

- A.12. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. No building shall be located within the 100-year flood plain.*

Topo generated from City of Moberly GIS Mapping data is indicated on Conceptual Site Plan. No part of this tract lies within the 100-year flood plain as indicated by National Flood Hazard FIRMettes 29175C0166C & 29175C0170C effective 05/01/2020.

- A.13. Existing and proposed zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.*

Adjacent Property Owners, Addresses, and Zoning Classifications are indicated on the Conceptual Site Plan.

- A.14. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site.*

Indicated on the Conceptual Site Plan.

- A.15. A detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas, if required by the Zoning Administrator.*

Proposed Project does not intend to Negatively Affect current Traffic Conditions. A Traffic Study is not intended to be conducted and/or provided for this project unless required by the City of Moberly.

B. Design Standards

General Response: Design Specifics are not established at this time, all information to be included in Architectural and/or Engineering Design Documents as part of the Permitting Submittal Process in which all information has been designed, coordinated, and represented are made available.

B.1. Does the building rooftop have at least two of the following features: Parapets concealing flat roofs and roof top equipment; overhanging eaves; sloped roofs; and three or more roof slope planes?

General Response: Design Specifics are not established at this time, all information to be included in Architectural and/or Engineering Design Documents as part of the Permitting Submittal Process in which all information has been designed, coordinated, and represented are made available.

B.2. Are roof mounted equipment, including ventilators and satellite dishes, screened from view (100 percent opacity) or isolated so as to not be visible from ground level of any adjacent public thorough-fare or residentially zoned area, up to a maximum of 300 feet away and is the appearance of the roof screens coordinated with the building to maintain a unified appearance?

Proposed Buildings to be free of any Roof Mounted Equipment when possible, however in the event Future Buildings require such equipment they will be provided with Curb Mounted Screening Systems to match Building Materials.

B.3. Are all electrical and mechanical equipment located adjacent to the building and visible from any adjacent public thoroughfare or residentially zoned area screened from view (100 percent opacity), up to a maximum of 300 feet away and are such screens and enclosures treated as integral elements of the building's appearance.

Electrical and Mechanical Equipment Locations and any Screening to be included in Architectural, Civil, and MEP Design Documents as part of the Permitting Submittal Process.

B.4. Except for meters, electric and telephone service pedestals, transformers, three-phase feeder lines, sub transmission and transmission lines (34.5kv and above), electrical substations and such other facilities as the utility may deem necessary to install utilizing "overhead" type construction, are all telephone and cable television lines, electrical services and distribution lines placed underground?

It is the intent to maintain all Existing Underground Utilities and any Proposed New Utilities route Underground where applicable.

B.5. Are all gas meters in any font yards, located within three feet of the building foundation?

It is the intent to use the Existing Gas Service and extend to new Building if possible.

B.6. Is the form and proportion buildings consistent or compatible with the scale, form and proportion of existing development in the immediate area?

It is the intent to be compatible with and correspond with those of the area. Exterior Elevations/Renderings to be included in Architectural Documents as part of the Permitting Submittal Process.

7. Pedestrian access shall be an integral part of the overall design of each multifamily, commercial, and industrial development.

- a. Does the pedestrian access provide safe and convenient access to and from off-street parking areas? Yes.*
- b. Does the pedestrian access connect with abutting properties and developments so as to create an alternative means of transportation for residents of the city? Existing Adjacent Properties/Streets currently do not have Sidewalks. Intent is to extend Internal Sidewalks to connect once they become available.*
- c. Are sidewalks at least 5 feet in width provided along all sides of a lot abutting a dedicated public or private street? No Public Sidewalks are intended for this Project at this time.*
- d. Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)? Planned for Future Install.*
- e. Does the internal sidewalk feature landscaping, benches, and other such materials and facilities for no less than 50 percent of it's length? Yes.*
- f. Are sidewalks provided along the full length of the building along any façade featuring a customer entrance and along any façade abutting public parking areas? Yes*
- g. Are sidewalks located at least five feet away from the building facade to provide planting areas for landscaping along the foundation of the building? Currently planning 3ft min.*
- h. Are internal pedestrian sidewalks distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the sidewalks? Notification/Stripping along Drive Curbs/Sidewalks are intended to be installed per Code.*

8. Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes.

General Response: It is the intent to comply with applicable requirements of this section.

Design Specifics are not established at this time, all information to be included in Architectural and/or Engineering Design Documents as part of the Permitting Submittal Process in which all information has been designed, coordinated, and represented are made available.

9. *Minimum Exterior Building Material Standards: Does a minimum of 50% of each exterior wall consist of one or more of the following materials?*

General Response: It is the intent to comply with applicable requirements of this section. Design Specifics are not established at this time, all information to be included in Architectural and/or Engineering Design Documents as part of the Permitting Submittal Process in which all information has been designed, coordinated, and represented are made available.

Please include this response as part of our submittal and in consideration during the review process. Don't hesitate to contact myself or other members of the Design Team if you have any further questions, comments, or concerns. I'd be happy to schedule a meeting as necessary.

Sincerely,

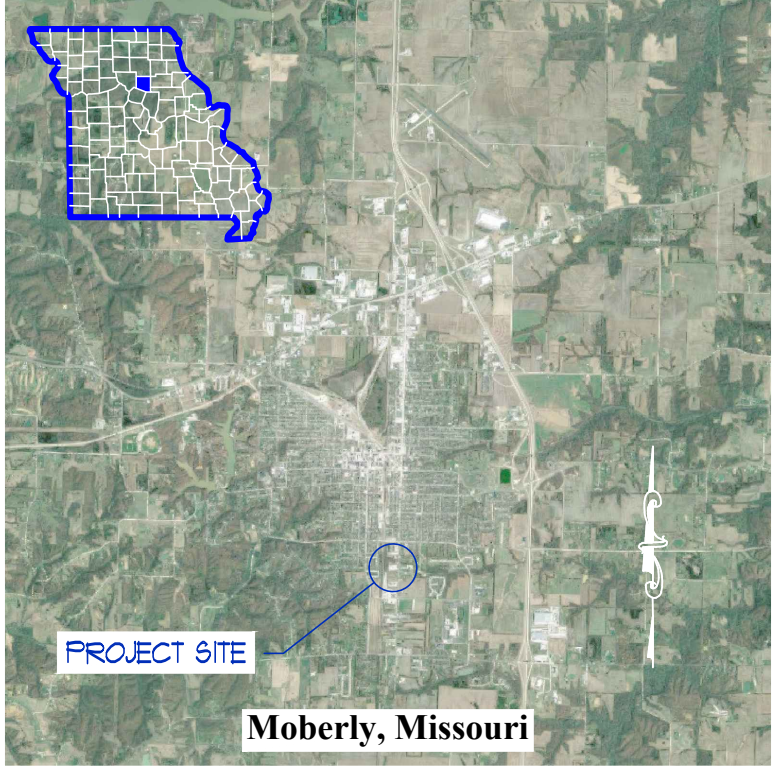


Devin W. Snodgrass
Outline & Associates

PO Box 98
110 North 5th Street
Moberly, Missouri 65270
(660) 998-4288 phone
www.outlinedp.com

Conceptual Master Site Plan for Redeemer Church

1145 South Morley Street
Moberly, Randolph County, Missouri
April 2024



Site Plan Notes:

- For reference only, refer to survey(s) filed for record in Randolph County, Missouri prepared by a registered professional land surveyor for all property boundary, easements, utilities, and restrictions. All information shown on this drawing was based off such represented by City of Moberly's Digital Mapping System. All items, whether shown or not, to be field verified, coordinated, and approved by the City of Moberly and/or Utility Provider prior to any improvements.
- Currently the property consists of an Existing Single Story Building, Paved & Gravel Parking Lots, and Two (2) Driveway Entrances on South Morley Street. Property has approximately Six Feet (6ft) change in elevation and currently sheet drains towards drainage ditches along South Morley Street and Existing Drainage Ditches along both North & South Boundaries.
- This section of South Morley Street does not currently have Curb & Gutter and Stormwater is currently controlled via Drainage Ditchline and Culverts/Area Inlets.
- Adjacent properties do not currently have sidewalks along within 300 feet of this property. A Future Proposed Sidewalk along South Morley is represented and Interior Sidewalks to be extended to connect once Sidewalk is in place.
- Owner's intent is to use Commercial Trash Containers / Dumpster(s) with Enclosure(s) meeting screening requirements as shown.
- Owner's intent is to Improve / Install New Power Supply from adjacent Pole(s) behind existing building underground as directed by Ameren Missouri and The City of Moberly.
- Owner's intent is to Improve / Install New Gas Service and to be coordinated / approved by Ameren Missouri and The City of Moberly.
- Owner's intent is to Improve / Install new Water Service from adjacent Main as shown and is to be coordinated / approved by the City of Moberly.
- Owner's intent is to connect new Sanitary Sewer Service to the Existing Private Sanitary Service on Site OR extend to future/optional City Sewer Extension as shown and coordinated/approved by the City of Moberly.
- Building to discharge roof drainage at surface. Proposed New Paving to sheet drain towards adjacent Existing Streets and/or dedicated Storm Water Management Areas.
- Proposed Addition Buildings to be a Pre-Engineered Metal Buildings with 12-30 Foot Eave Heights and 1:12 min. Roof Pitch. Masonry & Metal Panel Exterior Walls, Metal Roofing, and Aluminum Gutters & Downspouts.
- Owner's intent is to install wall-mounted LED Light Fixtures to illuminate Lot at perimeter of building and Install New Pole Lights for Parking Area.
- Owner's intent is to Renovate Existing Monument Sign along Street and Replace Pylon Enter/Exit Signs accordingly.

Site Information:

Property Address:	1145 South Morley Street Moberly, Randolph County, Missouri
Property Owner:	Redeemer Church Moberly, Inc. 1145 South Morley Street Moberly, Missouri 65270
Code in Effect:	IBC 2021, City of Moberly
Zoning:	B-3, General Commercial District
Lot Area:	9 Acres as described in Book 941 / Page 872
Setbacks:	Front Yard: 30 Feet Side Yard: None (5 Feet if abutting Residential District) Rear Yard: None (15 Feet if abutting Residential District)
Intensity Regulations:	Min. Lot Area: 6,000 sq.ft. Min. Lot Width: 60 feet Lot Coverage: None
Height Regulations:	50 Feet (Zoning)

Building Info:

Existing Building #1	=12,835 sq.ft. Single Story Building Type 5B, Non-Sprinklered, A-3 Assembly Use (Church) Pre-Engineered Metal Building w/ Wood Framed Int. Partitions
Addition Building #2	=9,380 sq.ft. Single Story Building Type 2B, Sprinklered/Non-Sprinklered, A-3 Assembly (Church) Pre-Engineered Metal Building / Conventional Steel Framed
Addition Building #3	=11,200 sq.ft. Single Story Building Type 2B, Sprinklered/Non-Sprinklered, E-Educational (School) Pre-Engineered Metal Building / Conventional Steel Framed

Lot Area Calculations:

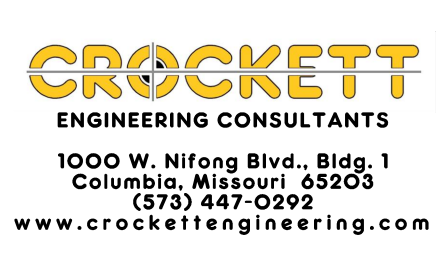
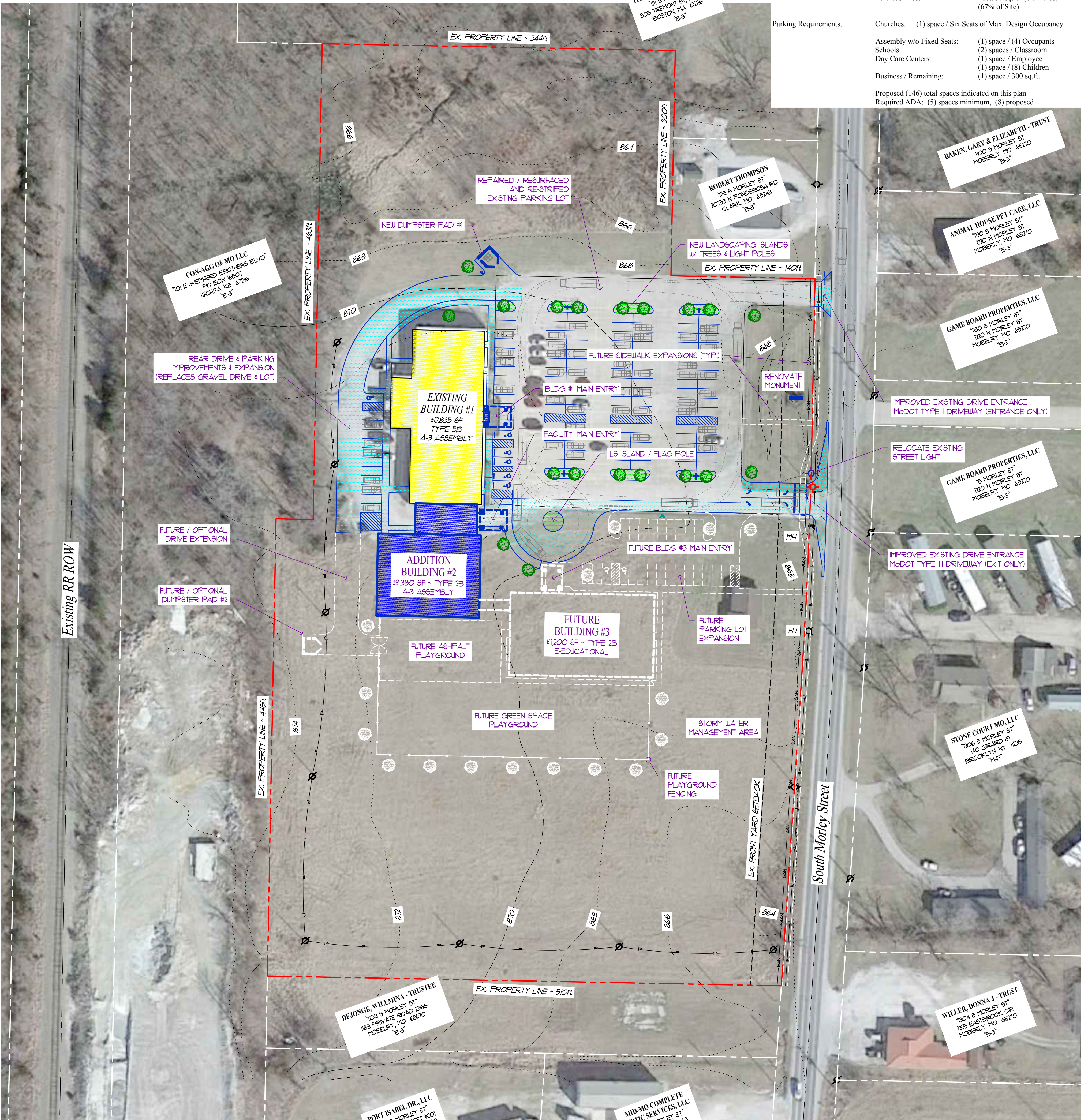
Total Lot Area:	± 419,450 sq.ft. (9.6 Acres)
Existing Building:	± 12,835 sq.ft.
Existing Paving:	± 57,650 sq.ft.
±	70,485 sq.ft. (1.6 Acres)

Proposed Additions:	± 20,580 sq.ft.
Proposed Add. Paving:	± 40,435 sq.ft. (Adjusted Calc)
±	61,015 sq.ft. (1.4 Acres)
Impervious Area:	± 131,500 sq.ft. (3.0 Acres)
Pervious Area:	± 287,950 sq.ft. (6.6 Acres) (67% of Site)

Parking Requirements:

Churches:	(1) space / Six Seats of Max. Design Occupancy
Assembly w/o Fixed Seats:	(1) space / (4) Occupants
Schools:	(2) spaces / Classroom
Day Care Centers:	(1) space / Employee
Business / Remaining:	(1) space / (8) Children (1) space / 300 sq.ft.

Proposed (146) total spaces indicated on this plan
Required ADA: (5) spaces minimum, (8) proposed



**CITY OF MOBERLY, MISSOURI
PROCEDURES MANUAL**

**CITY OF MOBERLY, MISSOURI
FINAL PLAT APPLICATION**

Return Form To:
Zoning Administrator
City of Moberly
101 West Reed Street
Moberly, MO 65270-1551
(660) 263-4420
(660) 263-9398 (fax)

For Office Use Only
Date Filed: _____
Date of Meeting: _____
Filing Fee: _____
Deposit: _____

APPLICANT INFORMATION:

Lot 5 into 5 & 5A

Name of Subdivision: Carl Haynes Subdivision *914. Sinnock*

Applicant: Anthony Derboven (OWN Engineering) Phone: (660) 728-5028
Address: 401. South Cleveland St Fayette mo Zip: 65248

Owner: Bryson & Bryson Holdings LLC Phone: (573) 891-8000
Address: 10089 Highway E, Centralia Mo Zip: 65240

Name of Subdivider: Jeff Bryson

Name of Person who prepared the Plat: Anthony Derboven

City of *Moberly!*

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *914 Sinnock Ave Re-Plat*

Meeting: *May 28, 2024*

Public Hearing to consider:

Notice of a Public Hearing for a re-plat application submitted by Anthony Derboven on behalf of Bryson & Bryson Holding LLC to re-plat Lot 5 of the Carl Haynes Subdivision into Lot 5 and Lot 5A located at 914 Sinnock Avenue. This property is currently zoned MP (Manufactured Home Park Residential District).

Comments:

Location: 914 Sinnock Ave

Zoning Compatibility: Lot 5A would not be compatible with current MP zoning designation.

Intended Use: Splitting the single-family home at the front of the property from the remaining mobile home park.

Utilities: Water and sewer are accessible as well as Sinnock Ave for the lots that are being split apart from each other. In addition, a sewer easement on lot 5A is being provided as part of the re-plat as well as an easement to be granted for the sewer line along the west side of the remaining lot 5.

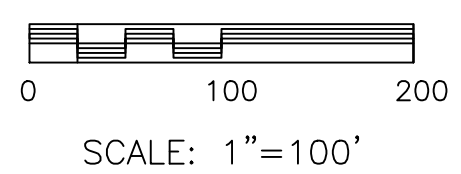
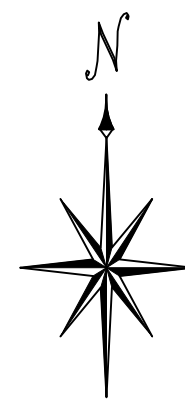
City Staff Review:

The City Staff Review recommends that the Planning and Zoning Commission consider requirement that the Re-plat also rezones the property to R-1 for Lot 5A to align with the surrounding zoning district. This shall be an amendment from the Planning and Zoning Commission and attached to the Re-plat as it is forwarded to the City Council.

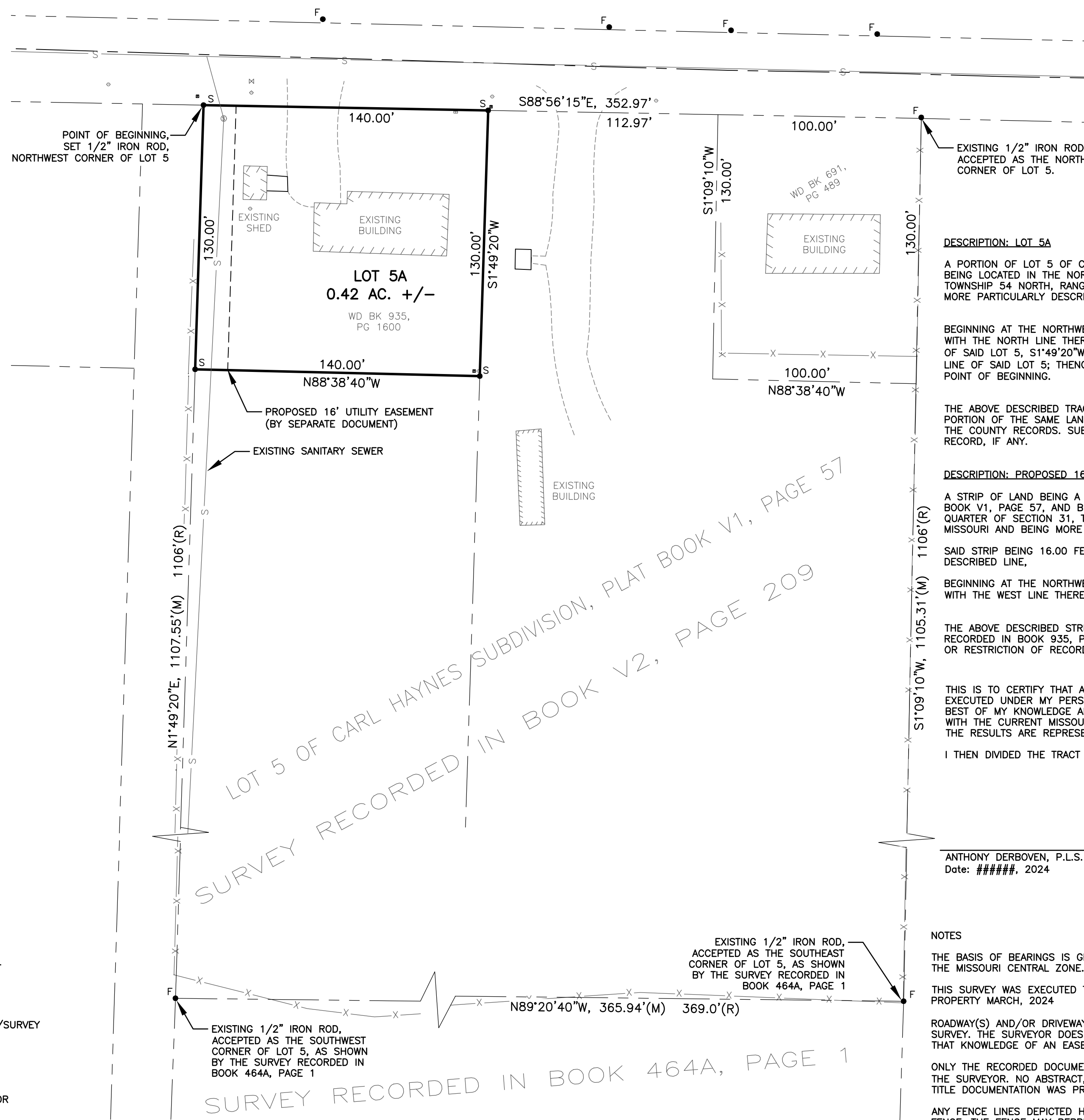
City staff recommend acceptance and approval of the Re-Plat for Lot 5 and 5A in Carl Haynes Subdivision.

Re-Plat approvals do require additional approval by the City Council for acceptance as an ordinance into the Code of Ordinances in Moberly, MO.

Respectfully Submitted
Aaron Decker



REPLAT OF CARL HAYNES SUBDIVISION FOR
BRYSON & BRYSON HOLDINGS LLC
A PORTION OF LOT 5 OF CARL HAYNES SUBDIVISION,
LOCATED IN THE NW 1/4 OF SW 1/4
OF SECTION 31, TOWNSHIP 54, RANGE 13
MOBERLY, RANDOLPH COUNTY, MISSOURI



POINT OF BEGINNING,
SET 1/2" IRON ROD,
NORTHWEST CORNER OF LOT 5

EXISTING 1/2" IRON ROD,
ACCEPTED AS THE NORTHEAST
CORNER OF LOT 5.

DESCRIPTION: LOT 5A

A PORTION OF LOT 5 OF CARL HAYNES SUBDIVISION, RECORDED IN BOOK V1, PAGE 57, AND BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 13 WEST, MOBERLY, RANDOLPH COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF SAID CARL HAYNES SUBDIVISION, AND WITH THE NORTH LINE THEREOF, S88°56'15"E, 140.00 FEET; THENCE LEAVING THE NORTH LINE OF SAID LOT 5, S1°49'20"W, 130.00 FEET; THENCE N88°38'40"W, 140.00 FEET TO THE WEST LINE OF SAID LOT 5; THENCE WITH THE WEST LINE THEREOF, N1°49'20"E, 130.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.42 ACRES MORE OR LESS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 935, PAGE 1600, OF THE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

DESCRIPTION: PROPOSED 16' UTILITY EASEMENT

A STRIP OF LAND BEING A PORTION OF LOT 5 OF CARL HAYNES SUBDIVISION, RECORDED IN BOOK V1, PAGE 57, AND BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 13 WEST, MOBERLY, RANDOLPH COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID STRIP BEING 16.00 FEET WIDE AND LYING LEFT OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE,

BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF SAID CARL HAYNES SUBDIVISION, AND WITH THE WEST LINE THEREOF, S1°49'20"W, 130.00 FEET TO THE END IF THIS DESCRIBED LINE.

THE ABOVE DESCRIBED STRIP OF LAND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 935, PAGE 1600, OF THE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

THIS IS TO CERTIFY THAT AT THE REQUEST OF JEFF BRYSON, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

I THEN DIVIDED THE TRACT AS SHOWN ON THIS PLAT.

ANTHONY DERBOVEN, P.L.S. 2016019005
Date: #####, 2024

NOTES

THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION. REFERENCED TO THE MISSOURI CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY MARCH, 2024

ROADWAY(S) AND/OR DRIVEWAY(S) SHOWN HEREON ARE SHOWN AS LOCATED AT THE TIME OF THE SURVEY. THE SURVEYOR DOES NOT REPRESENT THAT THIS IS PUBLICLY MAINTAINED ROAD NOR THAT KNOWLEDGE OF AN EASEMENT FOR USE OF ACCESS EXISTS UNLESS PUBLISHED HEREON.

ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.

- LEGEND**
- S SET
 - F FOUND
 - DH DRILL HOLE
 - PM PERMANENT MONUMENT
 - 1/2" IRON ROD OR PIPE
 - 5/8" OR LARGER IRON
 - + DRILL HOLE OR CHISEL +
 - △ RIGHT OF WAY MARKER
 - STONE MONUMENT
 - CORNER POST
 - x FENCE LINE
 - (91/387) BK/PG OF RECORD PLAT/SURVEY
 - M MEASURED DISTANCE
 - R RECORD DISTANCE
 - OHE OVERHEAD ELECTRIC
 - G GAS LINE
 - S SEWER LINE
 - ① LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS

LOT 5 OF CARL HAYNES SUBDIVISION, PLAT BOOK V1, PAGE 57
SURVEY RECORDED IN BOOK V2, PAGE 209

SURVEY RECORDED IN BOOK 464A, PAGE 1



Engineering beyond.

401 S. Cleveland St
Fayette, MO 65248
660.728.5028
weareown.com

Missouri Certificate of Authority
000062 Expires 12/31/25

914 SINNOCK AVE.

Moberly, Randolph County, MO

SHT. 1 OF 01