

NOTICE OF OPEN MEETING
AGENDA
PLANNING AND ZONING COMMISSION
City of Moberly
City Council Chambers – Moberly City Hall
101 West Reed Street
January 30, 2023
6:00 PM

Date/ time posted

I. Roll Call

II. Approval of Agenda

III. Approval of Minutes

[1.](#) Approval Of The November 28, 2022, Planning and Zoning Commission Meeting Minutes.

IV. Public Hearing Items

[2.](#) Notice of a Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a zoning change from an R-3 (Multi-family Dwelling District) to an N-1/PD (Nonurban/Planned District) for a proposed Private Stable facility on the property located at 201 W Hinton Ave.

[3.](#) Notice of Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a preliminary development plan for a Private Stable facility if item number 1 is approved.

[4.](#) Notice of Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a site plan review for a Private Stable facility if item number 1 and 2 are approved.

V. Other Business

[5.](#) Discussion of allowing AirBnB in an R-2 District.

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
November 28, 2022
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, November 28, 2022 at 6:00 p.m. in the Council Chambers of City Hall. The meeting was called to order by Chairperson, Sam Tadrus.

Members Present: **Bob Riley**
 Gary Duncan
 Sam Tadrus
 Connie Asbury
 Lisa Vanderburg
 Austin Kyser
 Howard Miedler

Members Absent: **Rich Duley**
 Don Burton
 Lorna Miles
 Jerry Jeffrey

City Staff Attending: **Tom Sanders, Director of Comm Dev/Public Works**
 Aaron Decker, Building Inspector
 Carla Beal, Administrative Assistant

Visitors: **Cody Smith**
 Trevor Smith

A roll call was taken, and seven (7) members of the Commission were present, with four (4) members absent.

Sam Tadrus asked if everyone had reviewed the November 28, 2022 agenda. Bob Riley made a motion to approve the agenda. Austin Kyser seconded the motion. Agenda was approved.

Sam Tadrus asked if everyone had reviewed the October 28, 2022 minutes. Bob Riley made a motion to approve the minutes. Austin Kyser seconded the motion. Minutes were approved.

Sam Tadrus read the first item on the agenda; an application for a site plan review submitted by Steve Nuhn on behalf of CTS Motorsports LLC for a site plan review on the property located at 224 Sparks Ave. This location is currently zoned B-3 (General Commercial District).

Sam asked if there was anyone present to answer questions on this item. Cody Smith came to the podium and explained that they want to use the building as a used car lot. Cars would be parked down the side of the building and the back. Sam Tadrus asked if there was

adequate paving. Aaron Decker stated there is adequate paving and that no sidewalks are required. There was a brief discussion.

Sam asked if there was anyone in the audience with questions, there being none, Lisa Vanderburg made a motion to approve this request. Gary Duncan seconded the motion. The motion was approved.

Sam asked if there was any further business to discuss, Tom Sanders stated there would be no meeting in December. a couple of things coming up in the future (January). He stated there was talk about an indoor shooting range and the re-zoning of a parcel from R-2 to N-1/PD for horses and stable (for up to five (5) horses). There was a brief discussion.

Sam Tadrus asked if there was any other business to discuss at this time, there being none the meeting was adjourned.

City of *Moberly!*

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *Agenda item 1-3, Hinton Ave Planned Development*

Meeting: *January 30, 2023*

Public Hearing to consider:

Notice of a Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a zoning change from an R-3 (Multi-family Dwelling District) to an N-1/PD (Nonurban/Planned District) for a proposed ~~Private~~ Commercial Stable facility on the property located at 201 W Hinton Ave.

Comments:

The proposed site is located at 201 W Hinton Ave. The proposed zoning change is in conjunction with a change of use for the property and a site plan submittal to follow if necessary. The current zoning of the property is R-3 (Multi-family Dwelling District). The future land use map for this property has it identified as R-3 (Multi-family Dwelling District). The applicant is proposing Planned Development with Zoning Change to an N-1/Planned Development.

The first item on the agenda is the zoning change to an N-1/Planned Development district. If this is approved, the following two items will need to be reviewed.

2. Preliminary Development Plan
3. Site Plan

As an N-1/Planned Development District, the base requirements for the district would require underlying criteria to align with the N-1 District regulations found in Chapter 46-3, 46-78, 46-87, and 46-118. N-1 Agricultural district regulations require a minimum of 5 acres. A commercial stable is not listed in the use table (46-118), however 46-78 states that *Permitted uses*. Generally, agricultural and rural residential uses are permitted on parcels greater than five acres. The definition of a commercial stable in Chapter 46-3 means any building for the keeping of horses, mules, or ponies for remuneration, hire, or sale. The other definitions of which may be applicable to the use of land in this application is Animal Care, General as defined in 46-3. Animal Care, General per chapter 46-118 is a conditional use in B-2, B-3 districts and permitted use in M-1 districts. It is not listed in the N-1 district.

City staff:

The requested zoning change does not align with the future land use plan. Historically, the intention and limitations on N-1 districts were to locate livestock and agricultural use of land to the outer edges of the city limits and to retain the use of land that is newly annexed into the city limits at that time. There are other restrictions within the code book (Chapter 8) that limit animals kept within the city limits. The developer has also requested the following

specific details with respect to the City Code of Ordinances as they have applied for a planned development:

1. They request to raise a specific number of horses and horses only on the property.
2. They request to only use the 6 acre tract for the horses.
3. They request to erect a commercial stable for business use on site.
4. They are requesting an exemption to the limitations of Chapter 8 on animals kept in city limits.

The granting of a planned development on the property would greatly restrict and detail the use of the property for the owner of the land. This includes if the land were sold or transferred to the new owner of the property. It will detail and limit the type of use and purpose of the land specifically as defined in the planned development plan. This is not restrictive to the current owner and is transferable with the sale of the land. The implementation of a planned development plan is more restrictive and detailed compared to a conditional use applied to the zoning change.

#2 Public Hearing to consider:

Notice of Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a preliminary development plan for a Private Commercial Stable facility if item number 1 is approved.

#3 Public Hearing to consider:

Notice of Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a site plan review for a Private Commercial Stable facility if item number 1 and 2 are approved.

Comments:

The proposed site is located at 201 W Hinton Ave. The proposed preliminary development plan is in conjunction with a change of zoning for the property and a site plan submittal to follow if necessary. The current zoning of the property is R-3 (Multi-family Dwelling District). The future land use map for this property has it identified as R-3 (Multi-family Dwelling District). The proposed Planned Development and Zoning Change to N-1/Planned Development requires a preliminary development plan submission.

The preliminary development plan has indicated the construction of a commercial stable for the keeping of up to 5 horses on property. This includes fencing (5ft tall and 3 rail style) around the perimeter of the property and internally to keep the horses within the 6 acre tract of land, the construction of a stable (2,304 sq ft) to house and care for the horses, and newly constructed paved drive entry on to the property with two points of egress. The building will be designed with stables and restroom facilities. Planned connection to Ameren UE utilities as well as City Utilities at this time. Perimeter fencing is currently planned to setback 20 ft from the property lines on all sides and remain behind the stable in the southwest corner of the property.

The following elements of a Commercial Preliminary Development Plan are being requested as part of the submission:

1. Exemption for installation of sidewalks as the sidewalks of the area are in disrepair.

2. Use of residential trash containers on site instead of commercial dumpster with screening.
3. Stormwater drainage to be directed to landscaped areas of the lot.

Proposed Use and Operations: Owner intends to Construct and Occupy a Commercial Stable Facility as defined in Moberly Code of Ordinances.

Facility will not consist of any permanent residence or provide lodging of any kind.

Facility to be maintained and operated daily for Business by Cavalier Holding Company, LLC

Business intends to offer Services that may include but not limited to Rental/Leasing, Boarding, Training, Grooming, and Riding Lessons.

Facility to have over 5 Acres Total of Fenced Pasture Harboring up to Five Horses on site.

City Staff:

Upon review the preliminary development plan meets the requirements for submission pending the items listed above for which they are asking for exemption. As a commercial business location, the sidewalks, dumpster, and the requirements need to be reviewed. Installation of sidewalks will be an improvement to the area as well as having adequate dumpster facilities.

N-1 Rezoning/Planned Development and Preliminary Development Plan shall both require approval through City Council at the next available meeting.

Respectfully Submitted
Aaron Decker

**CITY OF MOBERLY, MISSOURI
REZONING 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 Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____

APPLICANT INFORMATION:

Applicant: Devin Snodgrass, Outline & Associates Phone: 660.998.4288
Address: 110 N 5th Street, Moberly, Missouri Zip: 65270
Owner: Kal Cleavinger Phone: 660.349.7100
Address: 1 Holman Road, Moberly, Missouri Zip: 65270

PROPERTY INFORMATION:

Street Address or General Location of Property: 201 W Hinton Avenue
Property is Located In (Legal Description): "see attached Submittal Letter"

Present Zoning: R-3 Requested Zoning: N-1-PD Acreage: 6.11

Present Use of Property: Vacant Lot

Character of the Neighborhood: Residential

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Vacant Lot</u>	<u>B-3 General Commercial District</u>
South	<u>Hinton Ave / Manufactured Home Park / Vacant Lot</u>	<u>M-P Manufactured Home Park / R-2 Two-Family</u>
East	<u>Single Family Residences</u>	<u>R-2 Two-Family District</u>
West	<u>Tedford St / Single Family / Vacant Lot</u>	<u>R-2 Two-Family District</u>

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would the proposed change create a small, isolated district unrelated to surrounding districts?
 Yes No

If yes, explain: "see attached exhibit"

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning?
 Yes No

If yes, explain: "see attached Submittal Letter"

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan?
 Yes No

2. Is the proposed change consistent with the Future Land Use Map?
 Yes No

TRAFFIC CONDITIONS:

1. Identify the street(s) with access to the property: West Hinton Avenue & Tedford Street

2. Identify the classification of those street(s) as Arterial, Collector or Local and each Right-of-Way width:

Street Name	Classification	Right-of-Way Width
<u>West Hinton Avenue, Local Street, 40 ft ROW</u>		
<u>Tedford Street, Local Street, 30ft ROW</u>		

3. Will turning movements caused by the proposed use create an undue traffic hazard?
 Yes No

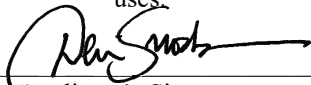
IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

- 1. Appropriately Sized Lots? Yes _____ No
- 2. Properly Sized Street Right-of-Way? Yes _____ No
- 3. Drainage Easements? Yes _____ No
- 4. Utility Easements:
 - Electricity? Yes _____ No
 - Gas? Yes _____ No
 - Sewers? Yes _____ No
 - Water? Yes _____ No
- 5. Additional Comments: _____

UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

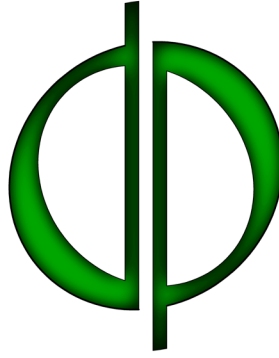
- 1. One copy of a legal description of the property proposed to be rezoned.
- 2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Moberly.
- 3. Certified list of property owners within:
 - A. 185 feet of the property if the proposed PD is located within the city's municipal boundaries;
 - B. 1,000 feet of the property if the proposed PD is adjacent to the city's corporate limits.
- 4. If the proposed zoning requires a special use permit, the rezoning application shall be accompanied by a special use permit application defining the specifically requested use or list of uses.



 Applicant's Signature

12 / 29 / 2022

 Date



December 29th, 2022

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

Re: Submittal Letter for “**201 W Hinton Ave Project**”

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: Kal Cleavinger
1 Holman Road
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
110 N 5th Street
Moberly, Missouri 65270

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

Indicated on Preliminary Development 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 Preliminary Development 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.

Proposed Buildings & Structures along with relative Dimensions, Heights, Areas, and intended Entrances are indicated on Preliminary Development 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 Preliminary Development Plan.
Residential Waste Disposal Containers are intended to be used and stored out of view.

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 Preliminary Development Plan.

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

It is the intent to utilized Existing Steet Lights/Lamps and Wall Mounted Light on Proposed Building to illuminate adjacent Entrances/Sidewalks/Drives & Parking.
Proposed Exterior Lighting to be included in Architectural 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 NOT have any exterior signage such as Monuments, Pylons, or Pole Signage for this project.

Exterior Building Signage to be included in Architectural Documents 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 construct a Landscape buffer at Perimeter of Building containing Landscape Rock and Shrubs/Bushes/Flowers. Remaining Green Spaces as indicated on Preliminary Development 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 Preliminary Development Plan. Utilities, both Existing and Proposed, are to be Located/Documented/Coordinated and approved with Utility Service Provider and The City of Moberly.

- 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.*

Disturbance for Proposed Building, Drive, Sidewalks, and Parking to be less than 1 acre. 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 Preliminary Development Plan.

No part of this tract lies within the 100-year flood plain as indicated by National Flood Hazard FIRMetete 29175C0162C 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 Preliminary Development 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 Preliminary Development 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 affect Traffic Conditions in any way.

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?

Proposed Building to a Symmetrical Gable End Roof with Overhangs and a Lean-to Covered Area and to be included in Architectural Documents as part of the Permitting Submittal Process

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 to be free of any Roof Mounted Equipment

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 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 have all utilities route Underground where applicable.

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

Proposed Project does not intend to have Gas Service

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? Pedestrian Access is not available to current Site or intended.*
- 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? Much of Existing Adjacent Properties/Streets do not have Sidewalks or are in disrepair/noncompliant.*
- c. Are sidewalks at least 5 feet in width provided along all sides of a lot abutting a dedicated public or private street? No Sidewalks are intended for this Project.*
- d. Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)? Not applicable for this project.*
- e. Does the internal sidewalk feature landscaping, benches, and other such materials and facilities for no less than 50 percent of it's length? Not applicable for this project.*
- 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? No*
- 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? Not applicable for this project.*
- 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? Not applicable for this project.*

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.

Rezoning and Preliminary Development Plan Application Comments & Response:

Property Information: Legal Description

All of Block One (1); all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, in Block Two (2); and all of 1, 2, 3, 4, 5, 6, and 7, in Block Three (3), of Gerard Sparks First Addition to Moberly, Missouri. Also begin at the Northwest corner of Lot Three (3), Block Three (3), Gerard Sparks First Addition to Moberly, Missouri, and run west 90 feet to the Northeast corner of Lot Four (4), Block Three (3), Gerard Sparks First Addition, thence South along East line of said Lot Four (4), 120 feet to the Southeast corner of said Lot Four (4), thence East 90 feet to the Southwest corner of said Lot Three (3), thence North 120 feet to point of beginning, being part of Block Four (4), Buchanan's Second Addition to Moberly, Missouri. Also begin at the Northwest corner of Lot Five (5), Block Three (3), Gerard Sparks First Addition to Moberly, Missouri, thence West 135 feet to the East line of Tedford Street, thence South 120 feet to the North line of Hinton Avenue, thence East 135 feet to the Southwest corner of said Lot Five (5), thence North 120 feet to point of beginning, being a part of Block Four (4), of Buchanan's Second Addition to Moberly, Missouri, EXCEPT the West 45 feet thereof.

All of a certain tract of land 45 feet in width East and West by 160 feet approximately North and South, which will run back to where an alley will come through at North end of said tract of land. In the Southwest corner of the following described tract, to-wit: Begin 454 feet North of the Northeast corner of Lot 7, Block 1 of Buchanan's Second Addition to Moberly, Missouri, and run West 48 feet, North 595 feet, East 447 feet, South 595 feet, West 399 feet to the place of beginning, and being part of Block 4 of Buchanan's Second Addition to Moberly, all being in Section 35, Township 54, Range 14, Randolph County, Missouri. It is the intention to describe a Lot 45 feet wide East and West by whatever length is back to a line just North of the barn and where alley will come through on the line with the alley in West View Subdivision between Hurley Avenue and Hinton Avenue.

Relationship to Existing Zoning Pattern:

Rezoning Application #2.) Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Proposed Use is not Permitted in Current Zoning of Property (R-3) and is only Permitted in the Proposed Rezoning (N-1) and/or as a Conditional Use (R-1)

Preliminary Development Plan Application #2.) Describe how the proposed Planned Development will not have a Substantial adverse affect on the neighboring area.

See Impact Statement below:

Impact Statement

Proposed Development will transform the existing property from Vacant Lots, Vacated Streets/Alleyways, and Wild Vegetation into a well maintained Property consisting of an Architecturally Appealing Stable Facility, Fenced Pastures, and Landscape enhancing the Visual Appeal, Evolvement, and Security of the Existing Area and Neighborhood.

Proposed Development does not intend to have any impact on current Traffic Conditions in the area nor present any fire hazard.

Proposed Development will be a Unique and Visually Appealing addition to the City of Moberly in an area that is in great need of improvement with hopes to help initiate the improvement of Adjacent Properties of Disrepair or Abandonment.

Proposed Use and Operations:

Owner intends to Construct and Occupy a Commercial Stable Facility as defined in Moberly Code of Ordinances.

Facility will not consist of any permanent residence or provide lodging of any kind.

Facility to be maintained and operated daily for Business by Cavalier Holding Company, LLC

Business intends to offer Services that may include but not limited to Rental/Leasing, Boarding, Training, Grooming, and Riding Lessons.

Facility to have over 5 Acres Total of Fenced Pasture Harboring up to Five Horses on site.

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

201 West Hinton Ave Project

Moberly, Randolph County, Missouri
December 2022

Site Information:

Property Address: 201 West Hinton Ave
Moberly, Randolph County, Missouri

Property Owner: Kai Clearinger
1 Holman Road
Moberly, Missouri 65270

Code in Effect: IRC 2021, City of Moberly

Zoning: Current: R-3, Multifamily Dwelling District
Proposed Change: N-1-PD, Nonurban Planned Development District

Lot Area: Current = 6.11 Acres (447,78 x 595ft)

Setbacks: Front Yard: R-3: 25 feet N-1: 30 feet
Side Yard: R-3: 57 feet 15ft N-1: 10% of Lot Width
Rear Yard: R-3: 25ft, 20% Depth N-1: 30 feet

Lot Area Regulations: R-3 Single Family = 6,000 sq ft
Two-Family = 10,000 sq ft
Multifamily = 217,800 sq ft
N-1: Five Acres (217,800 sq ft)

Minimum Lot Width: R-3: Single Family = 60 feet 75 feet Corner Lots
Two-Family = 60 feet 80 feet Corner Lots
Multifamily = 75 feet 80 feet Corner Lots
N-1: 70 feet for Residential Uses, 90 feet for Non-Residential Uses

Height Regulations: R-3: 35 feet N-1: 35 feet

Proposed Building: 42,384 sq ft, Single Story Building
Silo-structure, Wood Framed
Type 3B, Non-Sprinklered

Proposed Use & Occupancy: Commercial - Utility & Miscellaneous Group U (Stables)
Allowable Bldg Heights & Acre: 1 Story (40 feet) 5,500 sq ft Floor Area

Design Loading: 1 Occupant / 300 sq ft = 8 Occupants

Exit Required: 1 Exit Required (<50 Ours, <75ft Travel Distance)

Plumbing Facilities: Commercial Required:
WCS = (1) Required / (1) Proposed
LWS = (1) Required / (1) Proposed
(1) Drinking Fountain,
(1) Drinking Water
or Water Dispenser/Bottled Water

Lot Area Calculations:	Total Lot Area:	±	206,152 sq ft.	6.11 Acres
Proposed Building:	±	2,304 sq ft.	0.05 Acres	
Proposed Parking:	±	5,880 sq ft.	0.13 Acres	
Impervious Area:	±	8,184 sq ft.	0.18 Acres	
PerVIOUS Area:	±	257,968 sq ft.	5.92 Acres	(97% of Site)

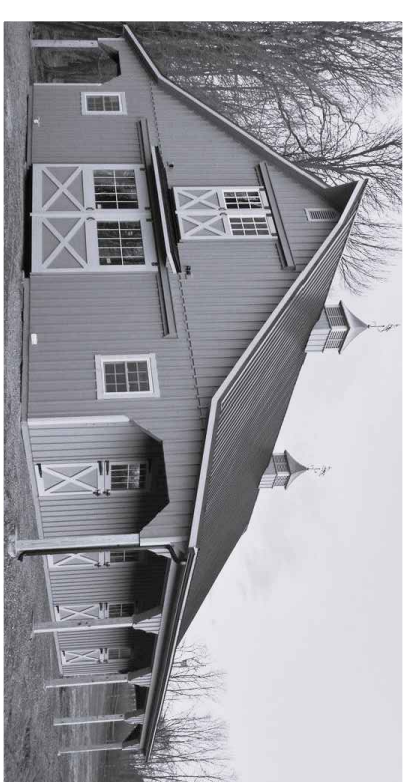
Proposed Parking: (1) Space for Employee, (1) Space for Visitor, (1) ADA Compliant Space

Site Plan Notes:

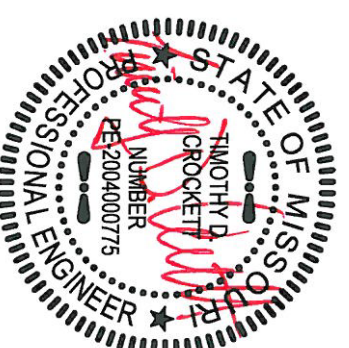
- For reference only, refer to survey(s) filed for record in Randolph County, Missouri prepared by a registered professional land surveyor for all property boundary, easements, utilities, and restrictions. All information shown on this drawing was based on such representations by City of Moberly's Digital 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 work.
- Currently the property consists of Vacant Lots and slopes slightly from South to North with roughly 8ft in elevation change. Property currently sheet drains North-Northeast. No City Storm Water Control (Curb/Gutter, Inlets, Piping, etc.) is currently adjacent to this property. Streets are aligned with Drainage Ditches and Drive/Street Cuts.
- Streets subject to Property do not currently have Sidewalks. Parallel Sidewalks do exist in adjacent streets and this project will comply with City Standards. It is the intent to install sidewalks on this project to match existing sidewalks in the area.
- Owner's intent is to install paved Drive Finances with Curb/ets connected to adjacent West Hinton Avenue and Tedford Streets as shown.
- Owner's intent is to have Residential Trash Containers on site behind Proposed Building.
- Owner's intent is to install new Power Supply from adjacent Pole underground to Building as directed by Ameren Missouri and The City of Moberly.
- Any new Gas Service to be coordinated and approved by Ameren Missouri and The City of Moberly.
- Owner's intent is to install new Water Service from adjacent water main as directed by The City of Moberly.
- Owner's intent is to connect new Sanitary Sewer Service to adjacent City Sewer as directed by The City of Moberly.
- Building to discharge roof drainage at surface in perimeter Landscaping Areas, onto Proposed Drive, and/or into Rainwater Collection Devices. Proposed New Drive & Parking to drain towards designated Landscaping Drainage Areas and existing Drainage Ditches along both West Hinton & Tedford Streets.
- Proposed Building to be a Single Story Wood Framed Building with Symmetrical Gable End Roof and Lean-to Roofing over Stable/Paddock Area.
- Owner's intent is to install wall-mounted LED Light Fixtures to illuminate Drive/Parking Walk as necessary/suggested and Tinned LED Pole Lights in Court/Parking as shown. Proposed lighting plans to be provided to City of Moberly for review and approval.
- Owner's intent is to install Illuminated Signage on the Building or to construct Monument, Plaque, or Post Sign on property.
- Owner's intent is to install 5ft tall 3-rail Fencing at Perimeter of Property and designated Pastures, Corral, Paddocks, etc.

Key Notes

- Existing Power Pole
- Existing Fire Hydrant
- Existing Sanitary Sewer Manhole
- Proposed New Electrical Service (Coordinate w/ Provider & City of Moberly)
- Proposed New Water Service (Coordinate w/ Provider & City of Moberly)
- Proposed New Sanitary Service (Coordinate w/ Provider & City of Moberly)
- Proposed On-Site Parking Location
- Proposed Pole Light Location

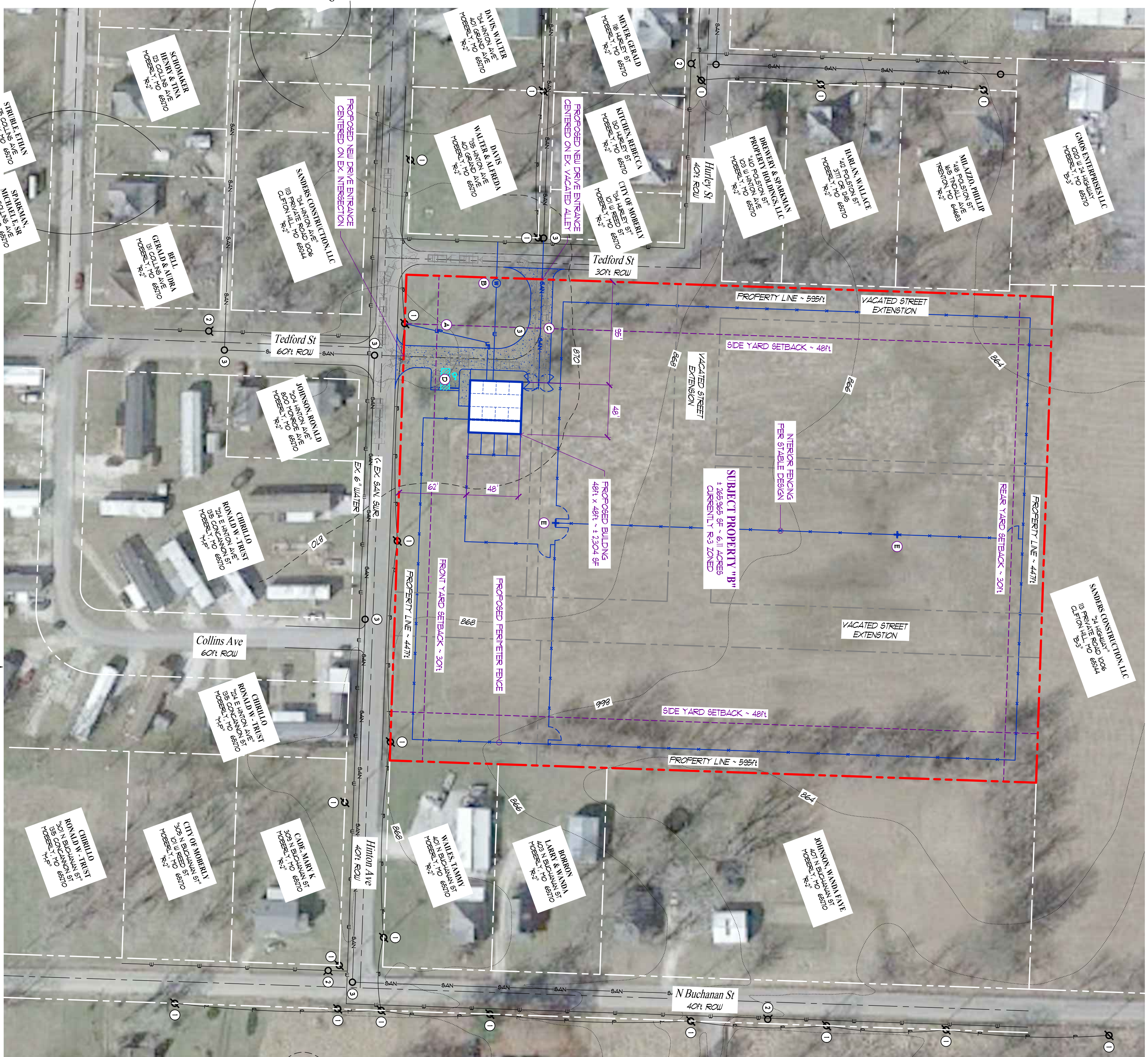
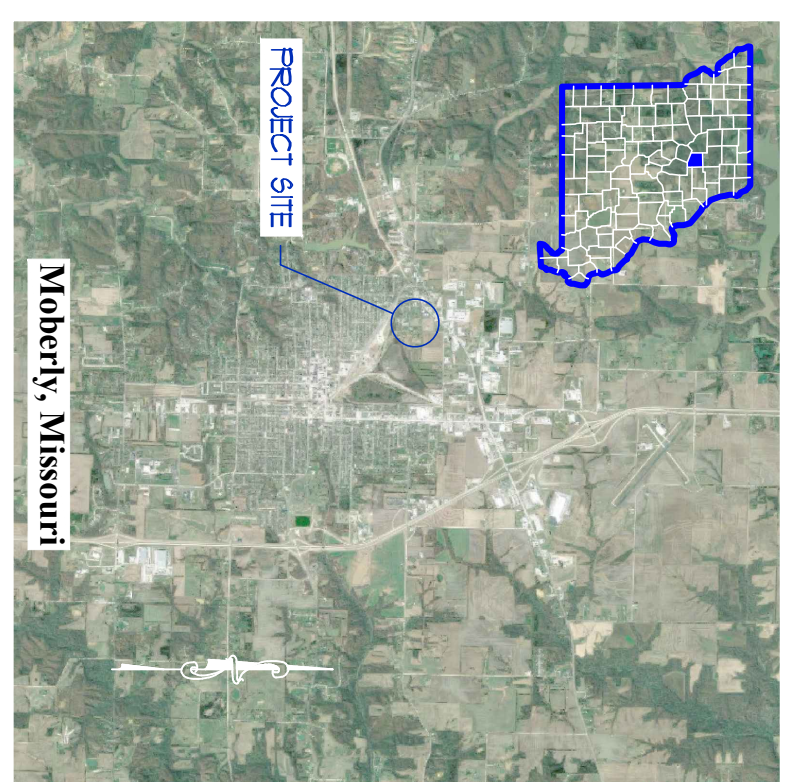


Building Concept



CROCKETT
ENGINEERING CONSULTANTS

OUTLINE & ASSOCIATES
1000 W. Hinton Blvd, Suite 1
Columbia, Missouri 65201
www.crockett-engineering.com
Crockett Engineering Consultants, LLC
Missouri Professional Engineer No. 10000



CSP CONCEPTUAL SITE PLAN
SCALE: 1" = 50ft

City of *Moberly!*

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *Agenda item 1-3, Hinton Ave Planned Development*

Meeting: *January 30, 2023*

Public Hearing to consider:

Notice of a Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a zoning change from an R-3 (Multi-family Dwelling District) to an N-1/PD (Nonurban/Planned District) for a proposed ~~Private~~ Commercial Stable facility on the property located at 201 W Hinton Ave.

Comments:

The proposed site is located at 201 W Hinton Ave. The proposed zoning change is in conjunction with a change of use for the property and a site plan submittal to follow if necessary. The current zoning of the property is R-3 (Multi-family Dwelling District). The future land use map for this property has it identified as R-3 (Multi-family Dwelling District). The applicant is proposing Planned Development with Zoning Change to an N-1/Planned Development.

The first item on the agenda is the zoning change to an N-1/Planned Development district. If this is approved, the following two items will need to be reviewed.

2. Preliminary Development Plan
3. Site Plan

As an N-1/Planned Development District, the base requirements for the district would require underlying criteria to align with the N-1 District regulations found in Chapter 46-3, 46-78, 46-87, and 46-118. N-1 Agricultural district regulations require a minimum of 5 acres. A commercial stable is not listed in the use table (46-118), however 46-78 states that *Permitted uses*. Generally, agricultural and rural residential uses are permitted on parcels greater than five acres. The definition of a commercial stable in Chapter 46-3 means any building for the keeping of horses, mules, or ponies for remuneration, hire, or sale. The other definitions of which may be applicable to the use of land in this application is Animal Care, General as defined in 46-3. Animal Care, General per chapter 46-118 is a conditional use in B-2, B-3 districts and permitted use in M-1 districts. It is not listed in the N-1 district.

City staff:

The requested zoning change does not align with the future land use plan. Historically, the intention and limitations on N-1 districts were to locate livestock and agricultural use of land to the outer edges of the city limits and to retain the use of land that is newly annexed into the city limits at that time. There are other restrictions within the code book (Chapter 8) that limit animals kept within the city limits. The developer has also requested the following

specific details with respect to the City Code of Ordinances as they have applied for a planned development:

1. They request to raise a specific number of horses and horses only on the property.
2. They request to only use the 6 acre tract for the horses.
3. They request to erect a commercial stable for business use on site.
4. They are requesting an exemption to the limitations of Chapter 8 on animals kept in city limits.

The granting of a planned development on the property would greatly restrict and detail the use of the property for the owner of the land. This includes if the land were sold or transferred to the new owner of the property. It will detail and limit the type of use and purpose of the land specifically as defined in the planned development plan. This is not restrictive to the current owner and is transferable with the sale of the land. The implementation of a planned development plan is more restrictive and detailed compared to a conditional use applied to the zoning change.

#2 Public Hearing to consider:

Notice of Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a preliminary development plan for a Private Commercial Stable facility if item number 1 is approved.

#3 Public Hearing to consider:

Notice of Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a site plan review for a Private Commercial Stable facility if item number 1 and 2 are approved.

Comments:

The proposed site is located at 201 W Hinton Ave. The proposed preliminary development plan is in conjunction with a change of zoning for the property and a site plan submittal to follow if necessary. The current zoning of the property is R-3 (Multi-family Dwelling District). The future land use map for this property has it identified as R-3 (Multi-family Dwelling District). The proposed Planned Development and Zoning Change to N-1/Planned Development requires a preliminary development plan submission.

The preliminary development plan has indicated the construction of a commercial stable for the keeping of up to 5 horses on property. This includes fencing (5ft tall and 3 rail style) around the perimeter of the property and internally to keep the horses within the 6 acre tract of land, the construction of a stable (2,304 sq ft) to house and care for the horses, and newly constructed paved drive entry on to the property with two points of egress. The building will be designed with stables and restroom facilities. Planned connection to Ameren UE utilities as well as City Utilities at this time. Perimeter fencing is currently planned to setback 20 ft from the property lines on all sides and remain behind the stable in the southwest corner of the property.

The following elements of a Commercial Preliminary Development Plan are being requested as part of the submission:

1. Exemption for installation of sidewalks as the sidewalks of the area are in disrepair.

2. Use of residential trash containers on site instead of commercial dumpster with screening.
3. Stormwater drainage to be directed to landscaped areas of the lot.

Proposed Use and Operations: Owner intends to Construct and Occupy a Commercial Stable Facility as defined in Moberly Code of Ordinances.

Facility will not consist of any permanent residence or provide lodging of any kind.

Facility to be maintained and operated daily for Business by Cavalier Holding Company, LLC

Business intends to offer Services that may include but not limited to Rental/Leasing, Boarding, Training, Grooming, and Riding Lessons.

Facility to have over 5 Acres Total of Fenced Pasture Harboring up to Five Horses on site.

City Staff:

Upon review the preliminary development plan meets the requirements for submission pending the items listed above for which they are asking for exemption. As a commercial business location, the sidewalks, dumpster, and the requirements need to be reviewed. Installation of sidewalks will be an improvement to the area as well as having adequate dumpster facilities.

N-1 Rezoning/Planned Development and Preliminary Development Plan shall both require approval through City Council at the next available meeting.

Respectfully Submitted
Aaron Decker

CITY OF MOBERLY, MISSOURI
PROCEDURES MANUAL

CITY OF MOBERLY, MISSOURI
PRELIMINARY DEVELOPMENT PLAN 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 Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____

APPLICANT INFORMATION:

Applicant: Devin Snodgrass, Outline & Associates Phone: 660.998.4288
Address: 1 Holman Road, Moberly, Missouri Zip: 65270
Owner: Kal Cleavinger Phone: 660.349.7100
Address: 1 Holman Road, Moberly, Missouri Zip: 65270

PROPERTY INFORMATION:

Street Address or General Location of Property: 201 W Hinton Avenue
Property is Located In (Legal Description) (If additional space is needed, please attach on additional sheet):

"see attached exhibit"

Present Zoning R-3 Present Use of Property: Vacant Lot

Proposed Use(s) (All uses are permitted in the Planned Development District; however, each use included in a particular "PD" must be specified below as well as on the Preliminary and Final Development Plans). _____

What is the acreage for each of the following types of use within the Planed Unit Development?

Residential _____ Commercial ✓ Industrial _____

CITY OF MOBERLY, MISSOURI
PROCEDURES MANUAL

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Vacant Lot</u>	<u>B-3 General Commercial District</u>
South	<u>Hinton Ave / Manufactured Home Park / Vacant Lot</u>	<u>M-P Manufactured Home Park / R-2 Two-Family</u>
East	<u>Single Family Residences</u>	<u>R-2 Two-Family District</u>
West	<u>Tedford Street / Single Family / Vacant Lot</u>	<u>R-2 Two-Family District</u>

RELATIONSHIP TO EXISTING ZONING PATTERN AND NEIGHBORING AREA:

- Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes No
If yes, explain: "see attached Submittal Letter"
- Describe how the proposed Planned Development will not have a substantial adverse affect on the neighboring area. _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

- Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? If yes, on a separate sheet of paper please explain how.
Yes No
- Is the proposed Planned Development consistent with the types of land uses indicated on the Future Land Use Map for the applicable tract of land? If yes, on separate sheet of paper please explain how.
Yes No

TRAFFIC CONDITIONS:

- Identify the street(s) with access to the property: West Hinton Avenue & Tedford Street
- Identify the classification of those street(s) as Arterial, Collector or Local and each Right-of-Way width:

Street Name	Classification	Right-of-Way Width
<u>West Hinton Avenue,</u>	<u>Local Street,</u>	<u>40ft ROW</u>
<u>Tedford Street,</u>	<u>Local Street,</u>	<u>30ft ROW</u>

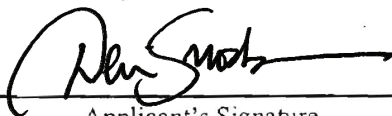
CITY OF MOBERLY, MISSOURI
PROCEDURES MANUAL

- 3. Will turning movements caused by the proposed use create an undue traffic hazard?
Yes _____ No ✓

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENTS:

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

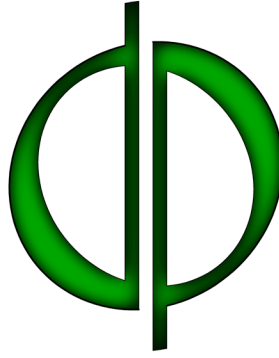
- 1. One copy of a legal description of the property proposed to be rezoned.
- 2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Moberly.
- 3. Certified list of property owners located within:
 - A. 185 feet of the property if the proposed PD is located within the City's municipal boundaries;
 - B. 1,000 feet of the property if the proposed PD is adjacent to the city's corporate limits.
- 4. Fifteen (15) copies of the preliminary development plan for review and approval by the Planning and Zoning Commission, which said plan shall include the information as specified in the Zoning Regulations.



Applicant's Signature

12 / 29 / 2022

Date



December 29th, 2022

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

Re: Submittal Letter for “**201 W Hinton Ave Project**”

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: Kal Cleavinger
1 Holman Road
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
110 N 5th Street
Moberly, Missouri 65270

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

Indicated on Preliminary Development 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 Preliminary Development 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.

Proposed Buildings & Structures along with relative Dimensions, Heights, Areas, and intended Entrances are indicated on Preliminary Development 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 Preliminary Development Plan.
Residential Waste Disposal Containers are intended to be used and stored out of view.

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 Preliminary Development Plan.

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

It is the intent to utilized Existing Steet Lights/Lamps and Wall Mounted Light on Proposed Building to illuminate adjacent Entrances/Sidewalks/Drives & Parking.
Proposed Exterior Lighting to be included in Architectural 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 NOT have any exterior signage such as Monuments, Pylons, or Pole Signage for this project.

Exterior Building Signage to be included in Architectural Documents 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 construct a Landscape buffer at Perimeter of Building containing Landscape Rock and Shrubs/Bushes/Flowers. Remaining Green Spaces as indicated on Preliminary Development 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 Preliminary Development Plan. Utilities, both Existing and Proposed, are to be Located/Documented/Coordinated and approved with Utility Service Provider and The City of Moberly.

- 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.*

Disturbance for Proposed Building, Drive, Sidewalks, and Parking to be less than 1 acre. 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 Preliminary Development Plan.

No part of this tract lies within the 100-year flood plain as indicated by National Flood Hazard FIRMetete 29175C0162C 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 Preliminary Development 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 Preliminary Development 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 affect Traffic Conditions in any way.

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?

Proposed Building to a Symmetrical Gable End Roof with Overhangs and a Lean-to Covered Area and to be included in Architectural Documents as part of the Permitting Submittal Process

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 to be free of any Roof Mounted Equipment

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 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 have all utilities route Underground where applicable.

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

Proposed Project does not intend to have Gas Service

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? Pedestrian Access is not available to current Site or intended.*
- 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? Much of Existing Adjacent Properties/Streets do not have Sidewalks or are in disrepair/noncompliant.*
- c. Are sidewalks at least 5 feet in width provided along all sides of a lot abutting a dedicated public or private street? No Sidewalks are intended for this Project.*
- d. Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)? Not applicable for this project.*
- e. Does the internal sidewalk feature landscaping, benches, and other such materials and facilities for no less than 50 percent of it's length? Not applicable for this project.*
- 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? No*
- 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? Not applicable for this project.*
- 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? Not applicable for this project.*

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.

Rezoning and Preliminary Development Plan Application Comments & Response:

Property Information: Legal Description

All of Block One (1); all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, in Block Two (2); and all of 1, 2, 3, 4, 5, 6, and 7, in Block Three (3), of Gerard Sparks First Addition to Moberly, Missouri. Also begin at the Northwest corner of Lot Three (3), Block Three (3), Gerard Sparks First Addition to Moberly, Missouri, and run west 90 feet to the Northeast corner of Lot Four (4), Block Three (3), Gerard Sparks First Addition, thence South along East line of said Lot Four (4), 120 feet to the Southeast corner of said Lot Four (4), thence East 90 feet to the Southwest corner of said Lot Three (3), thence North 120 feet to point of beginning, being part of Block Four (4), Buchanan's Second Addition to Moberly, Missouri. Also begin at the Northwest corner of Lot Five (5), Block Three (3), Gerard Sparks First Addition to Moberly, Missouri, thence West 135 feet to the East line of Tedford Street, thence South 120 feet to the North line of Hinton Avenue, thence East 135 feet to the Southwest corner of said Lot Five (5), thence North 120 feet to point of beginning, being a part of Block Four (4), of Buchanan's Second Addition to Moberly, Missouri, EXCEPT the West 45 feet thereof.

All of a certain tract of land 45 feet in width East and West by 160 feet approximately North and South, which will run back to where an alley will come through at North end of said tract of land. In the Southwest corner of the following described tract, to-wit: Begin 454 feet North of the Northeast corner of Lot 7, Block 1 of Buchanan's Second Addition to Moberly, Missouri, and run West 48 feet, North 595 feet, East 447 feet, South 595 feet, West 399 feet to the place of beginning, and being part of Block 4 of Buchanan's Second Addition to Moberly, all being in Section 35, Township 54, Range 14, Randolph County, Missouri. It is the intention to describe a Lot 45 feet wide East and West by whatever length is back to a line just North of the barn and where alley will come through on the line with the alley in West View Subdivision between Hurley Avenue and Hinton Avenue.

Relationship to Existing Zoning Pattern:

Rezoning Application #2.) Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Proposed Use is not Permitted in Current Zoning of Property (R-3) and is only Permitted in the Proposed Rezoning (N-1) and/or as a Conditional Use (R-1)

Preliminary Development Plan Application #2.) Describe how the proposed Planned Development will not have a Substantial adverse affect on the neighboring area.

See Impact Statement below:

Impact Statement

Proposed Development will transform the existing property from Vacant Lots, Vacated Streets/Alleyways, and Wild Vegetation into a well maintained Property consisting of an Architecturally Appealing Stable Facility, Fenced Pastures, and Landscape enhancing the Visual Appeal, Evolvement, and Security of the Existing Area and Neighborhood.

Proposed Development does not intend to have any impact on current Traffic Conditions in the area nor present any fire hazard.

Proposed Development will be a Unique and Visually Appealing addition to the City of Moberly in an area that is in great need of improvement with hopes to help initiate the improvement of Adjacent Properties of Disrepair or Abandonment.

Proposed Use and Operations:

Owner intends to Construct and Occupy a Commercial Stable Facility as defined in Moberly Code of Ordinances.

Facility will not consist of any permanent residence or provide lodging of any kind.

Facility to be maintained and operated daily for Business by Cavalier Holding Company, LLC

Business intends to offer Services that may include but not limited to Rental/Leasing, Boarding, Training, Grooming, and Riding Lessons.

Facility to have over 5 Acres Total of Fenced Pasture Harboring up to Five Horses on site.

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

201 West Hinton Ave Project

Moberly, Randolph County, Missouri
December 2022

Site Information:

Property Address: 201 West Hinton Ave
Moberly, Randolph County, Missouri

Property Owner:

Kal Clearinger
1 Holman Road
Moberly, Missouri 65270

Code in Effect:

IBC 2021, City of Moberly

Zoning:

Current: R-3, Multifamily Dwelling District
Proposed Change: N-1-PD, Nonurban Planned Development District

Lot Area:

Current = 6.11 Acres (447,78 x 595ft)

Setbacks:

Front Yard: R-3: 25 feet N-1: 30 feet
Side Yard: R-3: 57 feet 18ft N-1: 10% of Lot Width
Rear Yard: R-3: 25ft/20% Depth N-1: 30 feet

Lot Area Regulations:

R-3: Single Family = 6,000 sq ft
Multi-Family = 10,000 sq ft
N-1: Five Acres (217,800 sq ft)

Minimum Lot Width:

R-3: Single Family = 60 feet 75 feet Corner Lots
Two-Family = 60 feet 80 feet Corner Lots
Multi-Family = 75 feet 80 feet Corner Lots
N-1: 70 feet for Residential Uses, 90 feet for Non-Residential Uses

Height Regulations:

R-3: 35 feet N-1: 35 feet

Proposed Building:

~2,304 sq ft, Single Story Building
Silo-encore, Wood Framed
Type 3B, Non-Sprinklered

Proposed Use & Occupancy:

Commercial - Utility & Miscellaneous Group U (Stables)

Allowable Bldg Heights & Acre:

1 Story (40 feet) 5,500 sq ft Floor Area

Design Loading:

1 Occupant / 300 sq ft = 8 Occupants

Exit Required:

1 Exit Required (<50 Ours, <75ft Travel Distance)

Plumbing Facilities:

Commercial Required:
WCS = (1) Required / (1) Proposed
LWS = (1) Required / (1) Proposed
(1) Drinking Fountain,
(1) Drinking Water
or Water Dispenser/Bottled Water

Lot Area Calculations:

Total Lot Area:	± 206,152 sq ft.	6.11 Acres
Proposed Building:	± 2,304 sq ft.	0.05 Acres
Proposed Parking:	± 5,880 sq ft.	0.13 Acres
Impervious Area:	± 8,184 sq ft.	0.18 Acres
PerVIOUS Area:	± 257,968 sq ft.	5.92 Acres (97% of Site)

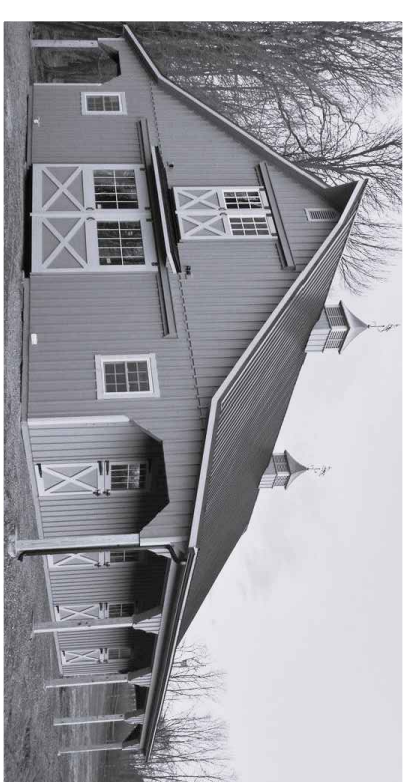
(1) Space for Employee, (1) Space for Visitor, (1) ADA Compliant Space

Site Plan Notes:

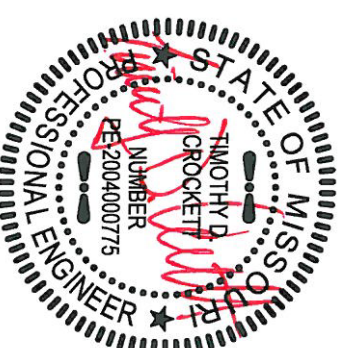
- For reference only, refer to survey(s) filed for record in Randolph County, Missouri prepared by a registered professional land surveyor for all property boundary, easements, utilities, and restrictions. All information shown on this drawing was based on such representation by City of Moberly's Digital 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 work.
- Currently the property consists of Vacant Lots and slopes slightly from South to North with roughly 8ft in elevation change. Property currently sheet drains North-Northeast. No City Storm Water Control (Curb/Gutter, Inlets, Piping, etc.) is currently adjacent to this property. Streets are aligned with Drainage Ditches and Drive/Street Cuts.
- Streets subject to Property do not currently have Sidewalks. Partial Sidewalks do exist in adjacent streets and this project is to complete them in compliance with City Standards. It is the intent to install sidewalks on this project and this project is to be coordinated with adjacent streets.
- Owner's intent is to install paved Drive Finances with Curbets connected to adjacent West Hinton Avenue and Tedford Streets as shown.
- Owner's intent is to have Residential Trash Containers on site behind Proposed Building.
- Owner's intent is to install new Power Supply from adjacent Pole underground to Building as directed by Ameren Missouri and The City of Moberly.
- Any new Gas Service to be coordinated and approved by Ameren Missouri and The City of Moberly.
- Owner's intent is to install new Water Service from adjacent water main as directed by The City of Moberly.
- Owner's intent is to connect new Sanitary Sewer Service to adjacent City Sewer as directed by The City of Moberly.
- Building to discharge roof drainage at surface in perimeter Landscaping Areas, onto Proposed Drive, and/or into Rainwater Collection Devices. Proposed New Drive & Parking to drain towards designated Landscaping Drainage Areas and existing Drainage Ditches along both West Hinton & Tedford Streets.
- Proposed Building to be a Single Story Wood Framed Building with Symmetrical Gable End Roof and Lean-to Roofing over Stable/Paddock Area.
- Owner's intent is to install wall-mounted LED Light Fixtures to illuminate Drive/Parking Walk as necessary/suggested and Tinned LED Pole Lights in Corner Pressure as shown. Proposed lighting plans for project are to be coordinated with City Standards.
- Owner's intent is to install Illuminated Signage on the Building or to construct Monument, Plaque, or Post Sign on property.
- Owner's intent is to install 5ft Tall 3-Rail Fencing at Perimeter of Property and designated Pastures, Corrals, Paddocks, etc.

Key Notes

- Existing Power Pole
- Existing Fire Hydrant
- Existing Sanitary Sewer Manhole
- Proposed New Electrical Service (Coordinate w/ Provider & City of Moberly)
- Proposed New Water Service (Coordinate w/ Provider & City of Moberly)
- Proposed New Sanitary Service (Coordinate w/ Provider & City of Moberly)
- Proposed On-Site Parking Location
- Proposed Pole Light Location

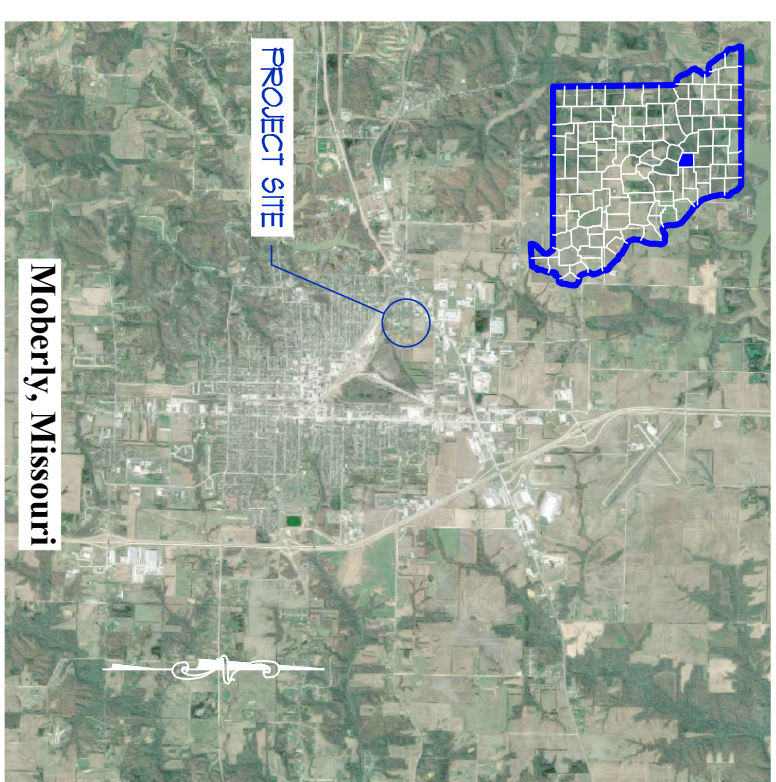


Building Concept



CROCKETT
ENGINEERING CONSULTANTS

OUTLINE & ASSOCIATES
1000 W. Hinton Blvd, Suite 1
Columbia, Missouri 65201
www.crockett-engineering.com
Crockett Engineering Consultants, LLC
Missouri #00001510



CONCEPTUAL SITE PLAN
SCALE: 1" = 50ft

City of *Moberly!*

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *Agenda item 1-3, Hinton Ave Planned Development*

Meeting: *January 30, 2023*

Public Hearing to consider:

Notice of a Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a zoning change from an R-3 (Multi-family Dwelling District) to an N-1/PD (Nonurban/Planned District) for a proposed ~~Private~~ Commercial Stable facility on the property located at 201 W Hinton Ave.

Comments:

The proposed site is located at 201 W Hinton Ave. The proposed zoning change is in conjunction with a change of use for the property and a site plan submittal to follow if necessary. The current zoning of the property is R-3 (Multi-family Dwelling District). The future land use map for this property has it identified as R-3 (Multi-family Dwelling District). The applicant is proposing Planned Development with Zoning Change to an N-1/Planned Development.

The first item on the agenda is the zoning change to an N-1/Planned Development district. If this is approved, the following two items will need to be reviewed.

2. Preliminary Development Plan
3. Site Plan

As an N-1/Planned Development District, the base requirements for the district would require underlying criteria to align with the N-1 District regulations found in Chapter 46-3, 46-78, 46-87, and 46-118. N-1 Agricultural district regulations require a minimum of 5 acres. A commercial stable is not listed in the use table (46-118), however 46-78 states that *Permitted uses*. Generally, agricultural and rural residential uses are permitted on parcels greater than five acres. The definition of a commercial stable in Chapter 46-3 means any building for the keeping of horses, mules, or ponies for remuneration, hire, or sale. The other definitions of which may be applicable to the use of land in this application is Animal Care, General as defined in 46-3. Animal Care, General per chapter 46-118 is a conditional use in B-2, B-3 districts and permitted use in M-1 districts. It is not listed in the N-1 district.

City staff:

The requested zoning change does not align with the future land use plan. Historically, the intention and limitations on N-1 districts were to locate livestock and agricultural use of land to the outer edges of the city limits and to retain the use of land that is newly annexed into the city limits at that time. There are other restrictions within the code book (Chapter 8) that limit animals kept within the city limits. The developer has also requested the following

specific details with respect to the City Code of Ordinances as they have applied for a planned development:

1. They request to raise a specific number of horses and horses only on the property.
2. They request to only use the 6 acre tract for the horses.
3. They request to erect a commercial stable for business use on site.
4. They are requesting an exemption to the limitations of Chapter 8 on animals kept in city limits.

The granting of a planned development on the property would greatly restrict and detail the use of the property for the owner of the land. This includes if the land were sold or transferred to the new owner of the property. It will detail and limit the type of use and purpose of the land specifically as defined in the planned development plan. This is not restrictive to the current owner and is transferable with the sale of the land. The implementation of a planned development plan is more restrictive and detailed compared to a conditional use applied to the zoning change.

#2 Public Hearing to consider:

Notice of Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a preliminary development plan for a Private Commercial Stable facility if item number 1 is approved.

#3 Public Hearing to consider:

Notice of Public Hearing for an application submitted by Devin Snodgrass on behalf of Kal Cleavinger for a site plan review for a Private Commercial Stable facility if item number 1 and 2 are approved.

Comments:

The proposed site is located at 201 W Hinton Ave. The proposed preliminary development plan is in conjunction with a change of zoning for the property and a site plan submittal to follow if necessary. The current zoning of the property is R-3 (Multi-family Dwelling District). The future land use map for this property has it identified as R-3 (Multi-family Dwelling District). The proposed Planned Development and Zoning Change to N-1/Planned Development requires a preliminary development plan submission.

The preliminary development plan has indicated the construction of a commercial stable for the keeping of up to 5 horses on property. This includes fencing (5ft tall and 3 rail style) around the perimeter of the property and internally to keep the horses within the 6 acre tract of land, the construction of a stable (2,304 sq ft) to house and care for the horses, and newly constructed paved drive entry on to the property with two points of egress. The building will be designed with stables and restroom facilities. Planned connection to Ameren UE utilities as well as City Utilities at this time. Perimeter fencing is currently planned to setback 20 ft from the property lines on all sides and remain behind the stable in the southwest corner of the property.

The following elements of a Commercial Preliminary Development Plan are being requested as part of the submission:

1. Exemption for installation of sidewalks as the sidewalks of the area are in disrepair.

2. Use of residential trash containers on site instead of commercial dumpster with screening.
3. Stormwater drainage to be directed to landscaped areas of the lot.

Proposed Use and Operations: Owner intends to Construct and Occupy a Commercial Stable Facility as defined in Moberly Code of Ordinances.

Facility will not consist of any permanent residence or provide lodging of any kind.

Facility to be maintained and operated daily for Business by Cavalier Holding Company, LLC

Business intends to offer Services that may include but not limited to Rental/Leasing, Boarding, Training, Grooming, and Riding Lessons.

Facility to have over 5 Acres Total of Fenced Pasture Harboring up to Five Horses on site.

City Staff:

Upon review the preliminary development plan meets the requirements for submission pending the items listed above for which they are asking for exemption. As a commercial business location, the sidewalks, dumpster, and the requirements need to be reviewed. Installation of sidewalks will be an improvement to the area as well as having adequate dumpster facilities.

N-1 Rezoning/Planned Development and Preliminary Development Plan shall both require approval through City Council at the next available meeting.

Respectfully Submitted
Aaron Decker

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: 110 N 5th Street, Moberly, Missouri Zip: 65270
Owner: Kal Cleavinger Phone: 660.349.7100
Address: 1 Holman Road, Moberly, Missouri Zip: 65270

PROPERTY INFORMATION:

Address of Property: 201 W Hinton Avenue
Legal Description: "see attached Submittal Letter"

Present Zoning Classification: R-3 Acreage: 6.11

Present Use of Property: Vacant Lot

Proposed Use of Property: Zoning Change to N-1-PD for Commercial / Private Stable Facility

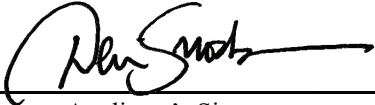
ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Vacant Lot</u>	<u>B-3</u>
South	<u>Hinton Ave / Manufactured Home Park / Vacant Lot</u>	<u>M-P / R-2</u>
East	<u>Single Family Residences</u>	<u>R-2</u>
West	<u>Tedford St / Single Family / Vacant Lot</u>	<u>R-2</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

12 / 29 / 2022

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: 201 W Hinton Ave Project
 2. Location of Project: 201 W Hinton Ave Project
 3. Name of Owner: Kal Cleavinger
 4. Name of Person who Prepared the Site Plan: Timothy D Crockett, Crockett Engineering Consultants
 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.	_____	_____

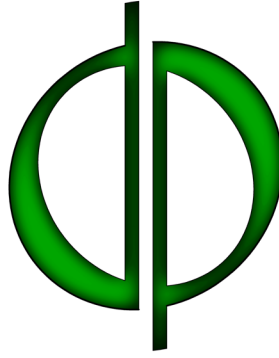
	<u>Yes</u>	<u>No</u>
5. The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.	_____	_____
6. The location of required parking areas including parking stalls, 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.	_____	_____



December 29th, 2022

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

Re: Submittal Letter for “**201 W Hinton Ave Project**”

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: Kal Cleavinger
1 Holman Road
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
110 N 5th Street
Moberly, Missouri 65270

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

Indicated on Preliminary Development 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 Preliminary Development 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.

Proposed Buildings & Structures along with relative Dimensions, Heights, Areas, and intended Entrances are indicated on Preliminary Development 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 Preliminary Development Plan.
Residential Waste Disposal Containers are intended to be used and stored out of view.

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 Preliminary Development Plan.

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

It is the intent to utilized Existing Steet Lights/Lamps and Wall Mounted Light on Proposed Building to illuminate adjacent Entrances/Sidewalks/Drives & Parking.
Proposed Exterior Lighting to be included in Architectural 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 NOT have any exterior signage such as Monuments, Pylons, or Pole Signage for this project.

Exterior Building Signage to be included in Architectural Documents 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 construct a Landscape buffer at Perimeter of Building containing Landscape Rock and Shrubs/Bushes/Flowers. Remaining Green Spaces as indicated on Preliminary Development 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 Preliminary Development Plan. Utilities, both Existing and Proposed, are to be Located/Documented/Coordinated and approved with Utility Service Provider and The City of Moberly.

- 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.*

Disturbance for Proposed Building, Drive, Sidewalks, and Parking to be less than 1 acre. 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 Preliminary Development Plan.

No part of this tract lies within the 100-year flood plain as indicated by National Flood Hazard FIRMetete 29175C0162C 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 Preliminary Development 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 Preliminary Development 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 affect Traffic Conditions in any way.

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?

Proposed Building to a Symmetrical Gable End Roof with Overhangs and a Lean-to Covered Area and to be included in Architectural Documents as part of the Permitting Submittal Process

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 to be free of any Roof Mounted Equipment

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 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 have all utilities route Underground where applicable.

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

Proposed Project does not intend to have Gas Service

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? Pedestrian Access is not available to current Site or intended.*
- 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? Much of Existing Adjacent Properties/Streets do not have Sidewalks or are in disrepair/noncompliant.*
- c. Are sidewalks at least 5 feet in width provided along all sides of a lot abutting a dedicated public or private street? No Sidewalks are intended for this Project.*
- d. Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)? Not applicable for this project.*
- e. Does the internal sidewalk feature landscaping, benches, and other such materials and facilities for no less than 50 percent of it's length? Not applicable for this project.*
- 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? No*
- 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? Not applicable for this project.*
- 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? Not applicable for this project.*

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.

Rezoning and Preliminary Development Plan Application Comments & Response:

Property Information: Legal Description

All of Block One (1); all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, in Block Two (2); and all of 1, 2, 3, 4, 5, 6, and 7, in Block Three (3), of Gerard Sparks First Addition to Moberly, Missouri. Also begin at the Northwest corner of Lot Three (3), Block Three (3), Gerard Sparks First Addition to Moberly, Missouri, and run west 90 feet to the Northeast corner of Lot Four (4), Block Three (3), Gerard Sparks First Addition, thence South along East line of said Lot Four (4), 120 feet to the Southeast corner of said Lot Four (4), thence East 90 feet to the Southwest corner of said Lot Three (3), thence North 120 feet to point of beginning, being part of Block Four (4), Buchanan's Second Addition to Moberly, Missouri. Also begin at the Northwest corner of Lot Five (5), Block Three (3), Gerard Sparks First Addition to Moberly, Missouri, thence West 135 feet to the East line of Tedford Street, thence South 120 feet to the North line of Hinton Avenue, thence East 135 feet to the Southwest corner of said Lot Five (5), thence North 120 feet to point of beginning, being a part of Block Four (4), of Buchanan's Second Addition to Moberly, Missouri, EXCEPT the West 45 feet thereof.

All of a certain tract of land 45 feet in width East and West by 160 feet approximately North and South, which will run back to where an alley will come through at North end of said tract of land. In the Southwest corner of the following described tract, to-wit: Begin 454 feet North of the Northeast corner of Lot 7, Block 1 of Buchanan's Second Addition to Moberly, Missouri, and run West 48 feet, North 595 feet, East 447 feet, South 595 feet, West 399 feet to the place of beginning, and being part of Block 4 of Buchanan's Second Addition to Moberly, all being in Section 35, Township 54, Range 14, Randolph County, Missouri. It is the intention to describe a Lot 45 feet wide East and West by whatever length is back to a line just North of the barn and where alley will come through on the line with the alley in West View Subdivision between Hurley Avenue and Hinton Avenue.

Relationship to Existing Zoning Pattern:

Rezoning Application #2.) Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Proposed Use is not Permitted in Current Zoning of Property (R-3) and is only Permitted in the Proposed Rezoning (N-1) and/or as a Conditional Use (R-1)

Preliminary Development Plan Application #2.) Describe how the proposed Planned Development will not have a Substantial adverse affect on the neighboring area.

See Impact Statement below:

Impact Statement

Proposed Development will transform the existing property from Vacant Lots, Vacated Streets/Alleyways, and Wild Vegetation into a well maintained Property consisting of an Architecturally Appealing Stable Facility, Fenced Pastures, and Landscape enhancing the Visual Appeal, Evolvement, and Security of the Existing Area and Neighborhood.

Proposed Development does not intend to have any impact on current Traffic Conditions in the area nor present any fire hazard.

Proposed Development will be a Unique and Visually Appealing addition to the City of Moberly in an area that is in great need of improvement with hopes to help initiate the improvement of Adjacent Properties of Disrepair or Abandonment.

Proposed Use and Operations:

Owner intends to Construct and Occupy a Commercial Stable Facility as defined in Moberly Code of Ordinances.

Facility will not consist of any permanent residence or provide lodging of any kind.

Facility to be maintained and operated daily for Business by Cavalier Holding Company, LLC

Business intends to offer Services that may include but not limited to Rental/Leasing, Boarding, Training, Grooming, and Riding Lessons.

Facility to have over 5 Acres Total of Fenced Pasture Harboring up to Five Horses on site.

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

201 West Hinton Ave Project

Moberly, Randolph County, Missouri
December 2022

Site Information:

Property Address: 201 West Hinton Ave
Moberly, Randolph County, Missouri

Property Owner: Kai Clearinger
1 Holman Road
Moberly, Missouri 65270

Code in Effect: IRC 2021, City of Moberly

Zoning:

Current: R-3, Multifamily Dwelling District
Proposed Change: N-1-PD, Nonurban Planned Development District

Lot Area: Current = 6.11 Acres (447,78 x 595ft)

Setbacks: Front Yard: R-3: 25 feet N-1: 30 feet
Side Yard: R-3: 57 feet 15ft N-1: 10% of Lot Width
Rear Yard: R-3: 25ft, 20% Depth N-1: 30 feet

Lot Area Regulations: R-3: Single Family = 6,000 sq ft
Multifamily = 10,000 sq ft
N-1: Five Acres (217,800 sq ft)

Minimum Lot Width:

R-3: Single Family = 60 feet 75 feet Corner Lots
Two-family = 60 feet 80 feet Corner Lots
Multifamily = 75 feet 80 feet Corner Lots

Height Regulations:

R-3: 35 feet N-1: 35 feet

Proposed Building:

42,384 sq ft, Single Story Building
Silo-encore, Wood Framed
Type 3B, Non-sprinklered

Proposed Use & Occupancy: Commercial - Utility & Miscellaneous Group U (Stables)

Allowable Bldg Heights & Acre: 1 Story (40 feet) 5,500 sq ft Floor Area

Design Loading: 1 Occupant / 300 sq ft = 8 Occupants

Exit Required: 1 Exit Required (<=90 Ours, <=75ft Travel Distance)

Plumbing Facilities: Commercial Required:
WCS = (1) Required / (1) Proposed
LWS = (1) Required / (1) Proposed
(1) Drinking Fountain,
(1) Drinking Water Dispenser/Bottled Water

Lot Area Calculations: Total Lot Area: ± 266,152 sq ft, 6.11 Acres

Proposed Building: ± 2,304 sq ft, 0.05 Acres

Proposed Parking: ± 5,880 sq ft, 0.13 Acres

Impervious Area: ± 8,184 sq ft, 0.18 Acres

Previous Area: ± 257,968 sq ft, 5.92 Acres (97% of Site)

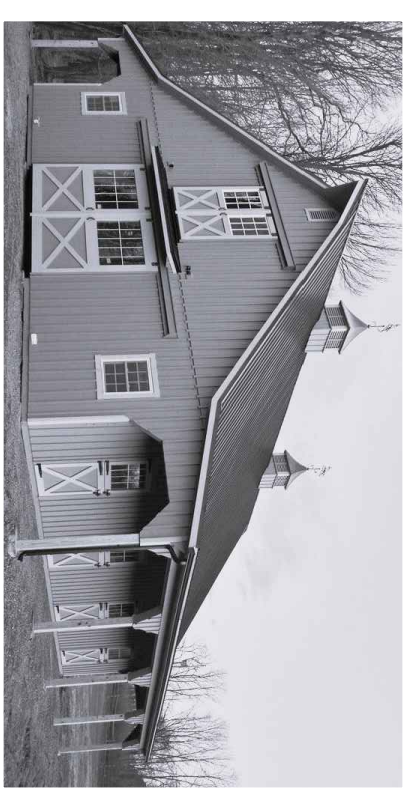
Proposed Parking: (1) Space for Employee, (1) Space for Visitor, (1) ADA Compliant Space

Site Plan Notes:

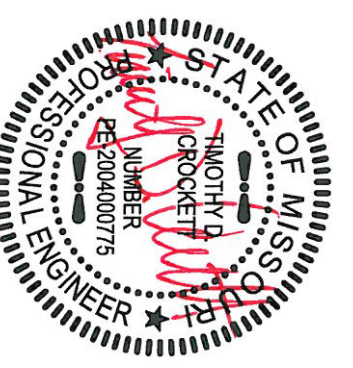
- For reference only, refer to survey(s) filed for record in Randolph County, Missouri prepared by a registered professional land surveyor for all property boundary, easements, utilities, and restrictions. All information shown on this drawing was based on such represented by City of Moberly's Digital 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 work.
- Currently the property consists of Vacant Lots and slopes slightly from South to North with roughly 8ft in elevation change. Property currently sheet drains North-Northeast. No City Storm Water Control (Curb/Gutter, Inlets, Piping, etc.) is currently adjacent to this property. Streets are aligned with Drainage Ditches and Drive/Street Closures.
- Streets subject to Property do not currently have Sidewalks. Partial Sidewalks do exist in adjacent streets and this project will be in compliance with City Standards. It is the intent to install sidewalks on this project in compliance with City Standards. It is the intent to install paved Drive Driveways with Curb/Cher's connected to adjacent West Hinton Avenue and Tedford Streets as shown.
- Owner's intent is to have Residential Trash Containers on site behind Proposed Building.
- Owner's intent is to install new Power Supply from adjacent Pole underproposed Building as directed by Ameren Missouri and The City of Moberly.
- Any new Gas Service to be coordinated and approved by Ameren Missouri and The City of Moberly.
- Owner's intent is to install new Water Service from adjacent water main as directed by The City of Moberly.
- Owner's intent is to connect new Sanitary Sewer Service to adjacent City Sewer as directed by The City of Moberly.
- Building to discharge roof drainage at surface in perimeter Landscaping Areas, onto Proposed Drive, and/or into Rainwater Collection Devices. Proposed New Drive & Parking to drain towards designated Landscaping Drainage Areas and existing Drainage Ditches along both West Hinton & Tedford Streets.
- Proposed Building to be a Single Story Wood Framed Building with Symmetrical Gable End Roof and Lean-to Roofing over Stable/Paddock Area.
- Owner's intent is to install wall-mounted LED Light Fixtures to illuminate Drive/Parking Walk as necessary/suggested and Tinned LED Pole Lights in Corner Pressure as shown. Proposed lighting plans for project are subject to City approval.
- Owner's intent is to install illuminated signage on the building or to construct Monument, Plaque, or Post Sign on property.
- Owner's intent is to install 5ft tall 3-rail Fencing at Perimeter of Property and designated Pastures, Corral's, Paddocks, etc.

Key Notes

- Existing Power Pole
- Existing Fire Hydrant
- Existing Sanitary Sewer Manhole
- Proposed New Electrical Service (Coordinate w/ Provider & City of Moberly)
- Proposed New Water Service (Coordinate w/ Provider & City of Moberly)
- Proposed New Sanitary Service (Coordinate w/ Provider & City of Moberly)
- Proposed On-Site Parking Location
- Proposed Pole Light Location

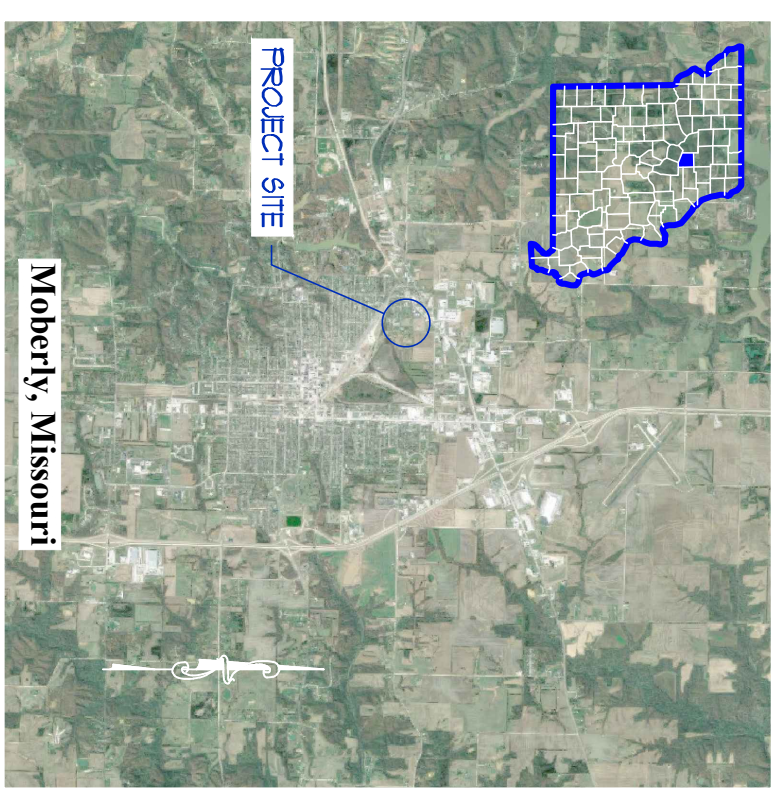


Building Concept



CROCKETT
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CONCEPTUAL SITE PLAN
SCALE: 1" = 50ft

Short Summary For AirBnB Zoning

Due to recent inquiries and the history of Short-Term Housing Rentals being dismissed in the R-2 Residential District. The City of Moberly is wanting to discuss the possibility of making Short Term Housing Rental a permitted use in the R-2 Residential District. Short Term Housing Rentals have a tendency to be better well-kept properties as compared to long term rental properties. There is more time and effort invested by the owners to maintain and care for their properties to maintain a good rating and continue to rent the properties.