

NOTICE OF OPEN MEETING
AGENDA
PLANNING AND ZONING COMMISSION
City of Moberly
City Council Chambers – Moberly City Hall
101 West Reed Street
April 24, 2023
6:00 PM

Date/ time posted

I. Roll Call

II. Approval of Agenda

III. Approval of Minutes

IV. 1. Approval of the March 27, 2023 Planning and Zoning meeting minutes.
Public Hearing Items

2. An Application for a site plan review submitted by Devin Snodgrass on behalf of Nichols Ross to build a CDL Training Facility located at 110 West Carpenter St.

3. An application for a preliminary plat submitted by Nate Kohl on behalf of 3 Brothers Construction to re-plat for a new planned development subdivision in the 400 Block of North 5th St.

V. Other Business

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
March 27, 2023
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, March 27, 2023 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**
 Rich Duley
 Sam Tadrus
 Don Burton
 Austin Kyser
 Howard Miedler
 Jerry Jeffrey

Members Absent: **Lisa Vanderburg**
 Gary Duncan
 Connie Asbury
 Lorna Miles

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

Visitors: **Devin Snodgrass**
 Robert Haug

A roll call was taken, and six (6) members of the Commission were present, with five (5) members absent. Jerry Jeffrey came in at 6:20 p.m.

Sam Tadrus asked if everyone had reviewed the March 27, 2023 agenda. Austin Kyser made a motion to approve the agenda. Howard Miedler seconded the motion. Agenda was approved.

Sam Tadrus asked if everyone had reviewed the February 27, 2023 minutes. There were no changes. Don Burton made a motion to approve the minutes. Austin Kyser seconded the motion. Minutes were approved.

Sam Tadrus read the second item on the agenda; a zoning change application submitted by Devin Snodgrass on behalf of Robert Haug from an R-2 (1&2 Family Residential District) to An R-3 (Multi-family Dwelling District) for property located at 900 N. Moulton St.

Sam asked if there was anyone present to answer questions on this item. Devin Snodgrass came to the podium and explained that they were asking for a zoning change from an R-2 (Two Family Residential District) to an R-3 (Multi-family Dwelling District). Sam Tadrus

asked if this type of development would meet the code regulations. Tom Sanders stated it was 250 feet short of the requirements. There was a brief discussion.

Sam asked if there was anyone in the audience with questions, there being none, Austin Kyser made a motion to take it back to staff for clarification. Howard Miedler seconded the motion. The motion was approved.

Sam Tadrus read the third item on the agenda; a site plan review submitted by Devin Snodgrass on behalf of Robert Haug to build a Tri-Plex Apartment building located at 900 N. Moulton St. Sam asked if there was anyone present to answer questions on this item. Devin Snodgrass came to the podium and explained this would be a three-unit building, with two levels, and that the front yard setbacks were met. Tom Sanders stated the street was not centered due to the railroad tracks to the west of this property and that the street is only eighteen feet wide. Don Burton asked how many parking spaces there would be. Devin stated there would be two off street parking spaces for each apartment. Tom Sanders stated they would need to put sidewalks in on the Franklin Ave side of the property. Devin asked about the low spot to the east of the property. Tom stated they could put a fee in lieu of the sidewalks. Austin asked if the property owner to the east would be required to put sidewalks in as well. Tom stated they would not be required to and Austin didn't think that would be fair. Tom explained in the living streets section of the code, when new development went in it is required. Bob Riley stated that whatever is in the code needed to be followed. Bob then suggested a contract between the owner and the City that sidewalks would be put in place. Jerry Jeffrey asked how that would be enforced. Sam Tadrus asked about them putting up a bond for the sidewalk. Tom stated it would be too small of an amount to do a bond. There was a brief discussion.

Sam asked if there was anyone in the audience with questions, there being none, Jerry Jeffrey made a motion to require a fee in lieu of sidewalks. Bob Riley seconded the motion. The motion was approved.

Sam read the fourth item on the agenda; a text amendment application submitted by City of Moberly in Article III, Section 118 on permitted use of Shipping Containers. Aaron Decker stated There would be revisions made in the definition section. Austin Kyser asked if storage pods would be allowed. Aaron stated they would be considered as temporary containers. There was a brief discussion.

Sam asked if there was anyone in the audience with questions, there being none, Austin Kyser made a motion to take it back to staff for clarification. Howard Miedler seconded the motion. The motion was approved.

Sam read the fifth item on the agenda; a text amendment application submitted by City of Moberly in Article III, Section 46-118 on Shooting Range. Sam asked if there was anyone present to answer questions on this item. Aaron Decker took the mic and explained that shooting ranges would only be allowed indoors with a conditional use permit in an M-1 (Industrial District) and B-3 (General Commercial District). Austin asked if this would keep the Parks and Recreation from coming to Planning & Zoning and asked for an exception. Aaron stated that they would not be allowed. There was a brief discussion.

Sam asked if there was anyone in the audience with questions, there being none, Jerry Jeffrey made a motion to approve this request. Rich Duley seconded the motion. Austin Kyser abstained. The motion was approved.

Sam asked about the arcades that opened on Morley Street. Tom stated they are not casinos and the City cannot do anything about them opening. Bob Riley stated he would like the staff to look into AirBnB's. He thinks if they are registered with the AirBnB organization that we should allow them. Jerry Jeffrey thinks they could cause more noise than just regular rental property. There was a brief discussion.

Sam Tadrus asked if there was any other business to discuss at this time, there being none, Austin Kyser made a motion to adjourn. Howard Miedler seconded the motion. The meeting was adjourned.

DRAFT

City of *Moberly!*

Memorandum

To: Planning and Zoning Commission

From: Planning Staff

Subject: Zoning Application 110 W Carpenter St (Agenda Items 2)

Meeting: April 24, 2023

Public Hearing to consider:

Notice of Public Hearing for a Site Plan Review application submitted by Devin Snodgrass on behalf of Ross Enterprises, LLC for the property located at 110 W Carpenter St.

Comments:

The current location of 110 W Carpenter St is currently zoned as B-3 General Commercial District. The proposed use of the property as a CDL Training Facility is a permitted use in the zoning district. The current lot primarily consists of hard surfacing with minor repairs necessary and no current structures on site. There are existing sidewalks along Carpenter Street with no other sidewalks adjacent on the adjacent streets of Gilman or Sturgeon St to the lot. Due to elevation changes along Sturgeon St, a review of the existing bank and surfacing Right of Way space has led to a conversation of creating a safer bank to eliminate drop off where the height is taller than the curb along Carpenter for consistency on the site. The proposed owner has agreed to explore this element of safety during construction. Current code changes have also changed the buffering requirements along the alleyway to not require screening along the west property line.

City Staff Review:

After visiting with staff and the applicant with respect to the property and improvements, the City of Moberly agrees that all proposed elements with respect to setbacks, fencing, entrances, and surfacing requirements are being met. They are requesting a wider entrance along Sturgeon St than normal and with the narrowness of that roadway, it is necessary for tractor-trailers to enter the site for training. They are also asking for parking along Gilman St and the alleyway for the building which will have enough spots for employees and visitors. The parking area off Gilman will be designed to allow for future ADA sidewalk installation, when those connecting sidewalks are installed. The new structure will meet all IBC Codes and ADA regulations following construction. The amount of green space retained outside of parking compared to the existing on site meets the new landscaping regulations.

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

Respectfully Submitted
Aaron Decker

CITY OF MOBERLY, MISSOURI
SITE PLAN REVIEW

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

For Office Use Only

Filing Fee: _____
Deposit: _____
Dated Filed: _____

APPLICANT INFORMATION:

Applicant: Devin Snodgrass, Outline & Associates Phone: 660.998.4288
Address: PO Box 98, 110 N 5th St, Moberly MO Zip: 65270
Owner: Nicholas Ross, Ross Enterprises LLC Phone: 573.682.0075
Address: 25170 Business U.S. 24, Paris MO Zip: 65275

PROPERTY INFORMATION:

Address of Property: 110 West Carpenter Street
Legal Description: Lots 9 thru 16, Block 15 Christians Sub of Hunt & Godfrey's Add to Moberly

Present Zoning Classification: B-3, General Commercial Acreage: 1.48 Acres

Present Use of Property: Vacant Lot / Remains of Former Industrial Slab/Foundation

Proposed Use of Property: Business Use, CDL Training Facility

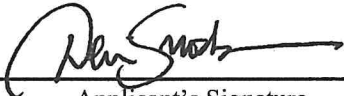
ADJACENT ZONING AND LAND USE:

| | <u>Land Use</u> | <u>Zoning</u> |
|-------|--------------------------------------|---------------|
| North | <u>Carpenter St ROW / Business</u> | <u>B-3</u> |
| South | <u>Gillman St ROW / Business</u> | <u>M-1</u> |
| East | <u>Sturgeon St ROW / Rail Line</u> | <u>M-1</u> |
| West | <u>Active Alleyway / Residential</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

March 27th, 2023

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: 110 West Carpenter Street
 2. Location of Project: 110 West Carpenter Street
 3. Name of Owner: Ross Enterprises, LLC
 4. Name of Person who Prepared the Site Plan: Crockett Engineering Consultants / Outline & Associates
 5. Instructions:

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

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

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

- | | <u>Yes</u> | <u>No</u> |
|---|------------|-----------|
| 13. Existing and proposed zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan. | _____ | _____ |
| 14. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. | _____ | _____ |
| 15. A detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas, if required by the Zoning Administrator, to include: | | |
| a. The projected number of motor vehicle trips to enter or exit the site, estimated for daily and peak hour traffic level. | _____ | _____ |
| b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and | _____ | _____ |
| c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given. | _____ | _____ |

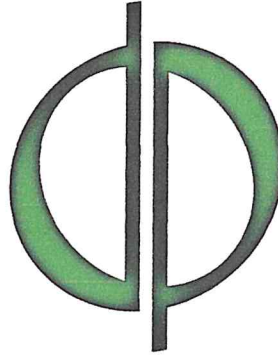
B. Design Standards:

- | | | |
|--|-------|-------|
| 1. Does the building rooftop have at least two of the following features: Parapets concealing flat roofs and roof top equipment; overhanging eaves; sloped roofs; and three or more roof slope planes? | _____ | _____ |
| 2. Are roof mounted equipment, including ventilators and satellite dishes, screened from view (100 percent opacity) or isolated so as to not be visible from ground level of any adjacent public thorough-fare or residentially-zoned area, up to a maximum of 300 feet away and is the appearance of the roof screens coordinated with the building to maintain a unified appearance? | _____ | _____ |
| 3. Are all electrical and mechanical equipment located adjacent to the building and visible from any adjacent public thoroughfare or residentially-zoned area screened from view (100 percent opacity), up to a maximum of 300 feet away and are such screens and enclosures treated as integral elements of the buildings appearance? | _____ | _____ |

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

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

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



March 27th, 2023

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

Re: Submittal Letter for “110 W Carpenter St”

Site Plan Checklist Comments & Response:

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

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

Property Owner: Ross Enterprises, LLC
18748 Monroe Road 971
Holliday, Missouri 65258

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 the Conceptual Site Plan

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

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

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

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

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

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

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

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 the Conceptual Site Plan.

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

It is the intent to utilize Wall Mounted Light Fixture(s) on the Proposed Building to illuminate proposed 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 the Conceptual Site Plan to consist of Grass & Trees and/or Required Landscaping Drainage Areas consisting of at least 50% living materials.

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

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

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

Proposed Improvements for this project are intended to have little to no change in Existing Pervious/Impervious Area Calculations. 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 FIRMette 29175C0166C & 29175C0166C effective 05/01/2020.

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

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

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

Indicated on the Conceptual Site Plan.

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

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

B. Design Standards

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

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

Proposed Building to a Symmetrical Gable End Roof 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?* A Sidewalk at Building & Parking Perimeter is proposed.
 - 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. Proposed/Potential Future Improvements are indicated on the Conceptual Site Plan.
 - c. *Are sidewalks at least 5 feet in width provided along all sides of a lot abutting a dedicated public or private street?* No Public Sidewalks are intended for this Project at this time, however Proposed/Potential Future Improvements are indicated on the Conceptual Site Plan.
 - 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?* Yes
 - g. *Are sidewalks located at least five feet away from the building facade to provide planting areas for landscaping along the foundation of the building?* Proposing a minimum of 3ft Landscape Buffer between Building and adjacent Sidewalks.
 - 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.

Additional Application Comments:

- A. Requesting a variance for an enlarged Drive Entrance (60ft) off Sturgeon Street to be used for Training Lot Access only.
- B. Requesting a variance for an enlarged Drive Entrance (80ft) off Gilman Street to be used for Future Sidewalk and Pull-in Parking for Building.

This Proposed Facility will be a Secondary Location to Ross Enterprises, LLC Headquarters of Paris, Missouri. The primary purpose of this Facility is for CDL Testing including Class A, B, Passenger, and School Bus Testing. Intent is to have an Employee or Representative on site a minimum of 4 days per week, all appointments are booked ahead of time and scheduled accordingly. Proposed Building to house Offices, Toilet Facilities, Break Areas, Meeting Room(s), and Storage Areas. A Future Secondary/Accessory Building is intended to be used as Vehicle Storage, Inspections, etc. The Entire Training Lot is proposed to have a Barrier Fence to discourage Unauthorized Vehicle access onto lot.

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

Moberly, MO



1 in. = 72ft.

143.4 0 71.68 143.4 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Roads
- Corporate Limit
- Parcel
- Original Lot
- Stream
- Subdivision
- Lots
- South Ridge Lot Line
- City Easement

Notes

Item 2.

City of *Moberly!*

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *Preliminary Development Plat (Agenda Items 3)*

Meeting: *April 24, 2023*

Public Hearing to consider:

Notice of Public Hearing for a Preliminary Development Plat and Planned Development submitted by Nate Kohl on behalf of Tony Stuart for a re-platting of property lines in the 400 block of N 5th St and 400 block of N 4th St.

Comments:

The properties involved in the Preliminary Development Plat and Planned Development are 402 N 5th St through 412 N 5th St and the adjacent lot that is at the corner of Franklin St and N 5th St. This application also considers the lot at N 4th St and Franklin St that was previously a Sub Station for Ameren UE. The existing platted lots that are impacted by this application include Lots 10, 11, 18, 19, 20, 21, and 22 of Block 9 of Williams 2nd Addition.

Lots 10 and 11 face 4th Street and are currently zoned as B-3 General Commercial District and require Re-zoning as part of the re-platting process to conform to the requested base zoning requirements of R-3 Multifamily Residential for the proposed use.

Lots 18, 19, 20, 21, and 22 face 5th Street and were recently re-zoned by City of Moberly to R-3 Multifamily Residential District to promote and seek development of Multifamily Residential Development adjacent to the Downtown District. These will require re-zoning and re-platting to meet the proposed layout and setbacks for the intended use.

R-3 Residential District Standards can be found in our Zoning Regulations in Chapter 46-81. The zoning standards of the R-3 District allow for Single Family, Two Family, and Multi-family structures; each of which have slightly different requirements for setbacks, livable square footage, etc.

The proposed application is a re-platting and re-zoning application for the existing lots of Williams 2nd Addition that are mentioned above.

City Staff Review:

City Staff has reviewed the application and the code sections that apply. The existing proposed design for the re-plat and re-zoning of the lots is requesting to change the existing 5 lots on N 5th Street to become 7 lots on N 5th St. The 2 existing lots on N 4th Street will remain as 2 lots but shift property lines to accommodate the planned

development single family homes proposed for the area. The proposed layout is to build 9 Single Family Homes in the area for rental or resale use.

The Zoning Standards for Single Family Homes in the R-3 Multifamily Zoning District includes a minimum lot size of 6,000 sq ft with 60 ft of frontage. The proposed development will create lots with roughly 4400 sq ft of lot size (5200 sq ft on corners) and 37 ft of frontage. The landscaping ordinance and zoning standards for this district also allow for up to 50% coverage of impervious surface and structures on the lots, the proposed development includes 60% impervious surfaces.

After reviewing the proposed planned development requests, the developer is requesting a reduction in lot square footage from 6,000 sq ft to 4400 sq ft, a reduction in lot frontage from 60 ft to 37 ft, and an increase in lot coverage from 50% to 60%.

The development shows an increase in additional visitor parking in addition to the garages on the north side for additional (13 spaces) parking. Also, existing infrastructure in the form of streets, water, sewer, electrical, fire hydrants, and lighting are already in place for these lots. There are not intended to be any additional construction plans to submit for infrastructure development following this proposed platting / planned development.

City Staff recommends that if there are no additional changes or recommendations by the Planning and Zoning Commission, that they forward the Plat/Planned Development applications to City Council with consideration as a Final Plat as there is no infrastructure development to occur that would require dedication to City of Moberly.

Preliminary Development Plan/ Planned Developments/ Re-zoning applications do require additional approval by the City Council for acceptance in Moberly, MO.

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: Tony Stuart Phone: 573-819-3643
Address: 846 C.R. 2650 Clark MO 65243 Zip: _____
Owner: Tony Stuart / City of Moberly Phone: _____
Address: ~~Clark~~ Zip: _____

PROPERTY INFORMATION:

Street Address or General Location of Property: North 5th & Franklin
Property is Located In (Legal Description): Lots 10, 11, 19, 20, 21, 22, Block 9, Williams
Second Addition to the City of Moberly

Present Zoning R-3 Requested Zoning: R-3 PD Acreage: 37,195 sq ft
Present Use of Property: Vacant
Character of the Neighborhood: Churches about - but struggling

SURROUNDING LAND USE AND ZONING:

| | <u>Land Use</u> | <u>Zoning</u> |
|-------|----------------------|---------------|
| North | American | |
| South | 2nd Baptist | |
| East | Parking Lot | |
| West | Church AME/Residence | |

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would the proposed change create a small, isolated district unrelated to surrounding districts?
Yes ___ No X
If yes, explain: _____
2. Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes X No ___
If yes, explain: Housing Arrangement.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan?
Yes X No ___
2. Is the proposed change consistent with the Future Land Use Map?
Yes X No ___

TRAFFIC CONDITIONS:

1. Identify the street(s) with access to the property: 5th Street, Franklin
4th Street, Alley
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>5th</u> | <u>Local</u> | <u>40'</u> |
| <u>Franklin</u> | <u>Collector</u> | <u>60 - 90 ? Varies</u> |
| <u>4th</u> | <u>Local</u> | <u>60'</u> |

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

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

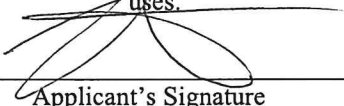
- 1. Appropriately Sized Lots? Yes X No
- 2. Properly Sized Street Right-of-Way? Yes No X
- 3. Drainage Easements? Yes No X
- 4. Utility Easements:
 - Electricity? Yes No X
 - Gas? Yes No X
 - Sewers? Yes No X
 - Water? Yes No X
- 5. Additional Comments: _____

UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

This is the Director of Public Works vision
of bringing new life to downtown.
J.J

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

3-31-23
 Date

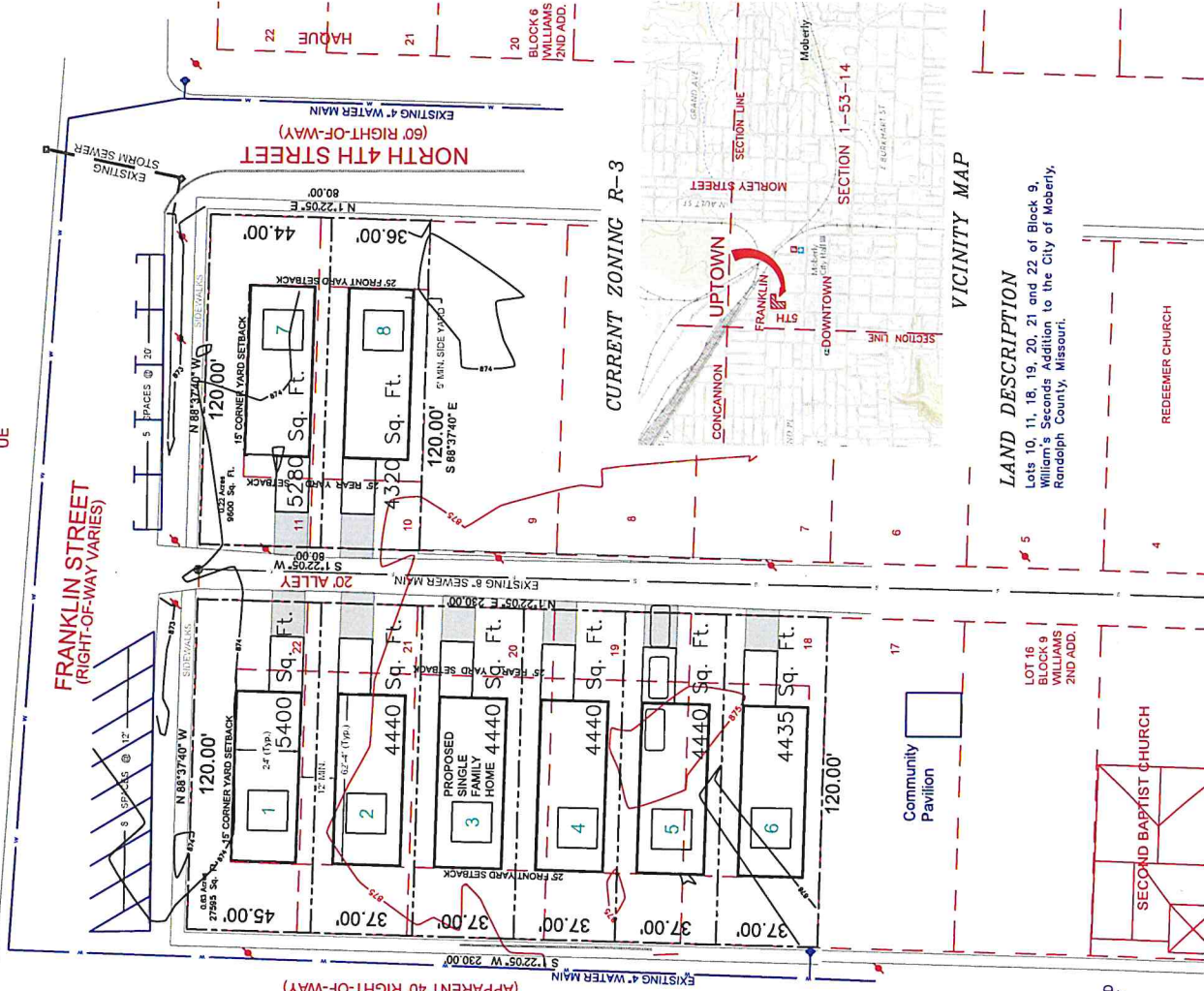
MARCH 30, 2023

UPTOWN HOMES

PRELIMINARY PLAT
PRELIMINARY / FINAL DEVELOPMENT PLAN

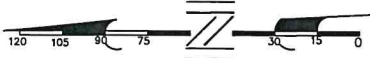
AMEREN
UE

FRANKLIN STREET
(RIGHT-OF-WAY VARIES)



LEGEND

- 1 PROPOSED LOT/UNIT NUMBER
- 100.00' LOT DIMENSION
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- PLATTED LOT LINE
- SANITARY SEWER LINE
- WATER MAIN
- STORM SEWER LINE
- DRAINAGE AREA BOUNDARY
- ELECTRIC LINE
- GAS MAIN
- SEWER MANHOLE
- FIRE HYDRANT
- CURB INLET
- STREET LIGHT
- ELECTRIC/UTILITY POLE
- PROPOSED PLANTINGS



SCALE 1" = 30'

PROPOSED DEVELOPMENT SUMMARY

THIS PRELIMINARY PLAT/PLAN REPRESENTS A NEW APPROACH TO MOBERLY UPTOWN LIVING. SINGLE FAMILY HOMES ARE SHOWN IN A PART OF TOWN THAT HAS BECOME VACANT LOTS. THE CITY TO CLEANUP AND MAINTAIN. THE PROPOSED PLANNED UNIT DEVELOPMENT IS THROUGH PARTNERSHIP EFFORT TO BRING LIFE BACK TO THIS PART OF TOWN. CONVENIENT TO MANY CHURCHES, CHURCHES, THE COOPERATION OF THE LOCAL COMMUNITY TO PARTNER IN POTENTIAL AMENITIES SUCH AS THE PAVILION SHOWN AND OTHER TEMPORARY USES OF A MOSTLY UNUSED CITY PARKING LOT CAN HELP TO FOSTER A SPIRIT OF RE-DEVELOPMENT AND COMMUNITY RENEWAL. THE HOUSING UNITS SHOWN ARE 1400 SQ. FEET INCLUDING THE SINGLE CAR GARAGE SPACE WITH REAR ALLEY ACCESS CREATING NICE FRONT CURB APPEAL. ALL UTILITY LINES ARE IN PLACE AT THIS LOCATION, PROVIDING WATER, SANITARY, AND STORM SEWERS ARE PROVIDED BOTH UNDER AND ABOVE GROUND PROPERTY. AMPLE PARKING IS PROVIDED BOTH ON AND OFF SITE. AN AREA LIES ALL AROUND THE UNITS THAT ARE INTENDED FOR LEASE OR SALE TO NEW RESIDENTS IN UPTOWN MOBERLY.

DENSITY ANALYSIS

THIS PRELIMINARY PLAT WAS PREPARED BY THE CITY OF MOBERLY. IT IS NOT, HOWEVER, A BOUNDARY SURVEY AND IS ONLY INTENDED AS A PLANNING DOCUMENT TO PORTRAY THE DEVELOPERS INTENTIONS. THIS DOCUMENT SHALL NOT BE USED TO CONVEY LAND IN ANY WAY AND MUST BE SUPERSEDED BY AN ACCURATE BOUNDARY SURVEY BASED ON A COMPLETE

AREA OF DEVELOPMENT DISTRICT = 37,195 SQ. FT.
DENSITY = 4650 SQ. FT./UNIT (R-3 MIN. 2500/UNIT)
TOTAL BUILDING AREA = 11,968 SQ. FT.
ON-SITE PARKING AREAS = 3160 SQ. FT.
TOTAL PERVIOUS SURFACE = 15,128 SQ. FT.
REMAINING IMPERVIOUS AREA = 22,067 SQ. FT.
PERCENT IMPERVIOUS AREA = 60%

VICINITY MAP

LAND DESCRIPTION
Lots 10, 11, 18, 19, 20, 21 and 22 of Block 9, Williams, Sections Addition to the City of Moberly, Randolph County, Missouri.



NATHANIEL E. KOHL
PROFESSIONAL LAND SURVEYOR
LS #2615

SUBSIDER/DEVELOPER: TONY STUART
846 COUNTY ROAD 2650
CLARK, MO 65243

OWNER:
101 WEST REED STREET
MOBERLY, MO 65270

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOBERLY, MISSOURI, THIS DAY OF _____ 2023.

CHAIR

Item 3.

MARCH 30, 2023 NBK
Preliminary Plat/Development Plan
UPTOWN HOMES
MOBERLY, MO

NATHANIEL SURVEYS & DESIGN'S
1080 STATE ROUTE Y
HARRISBURG, MISSOURI
E-MAIL: nathaniel@nbs.com
(573) 498-1821

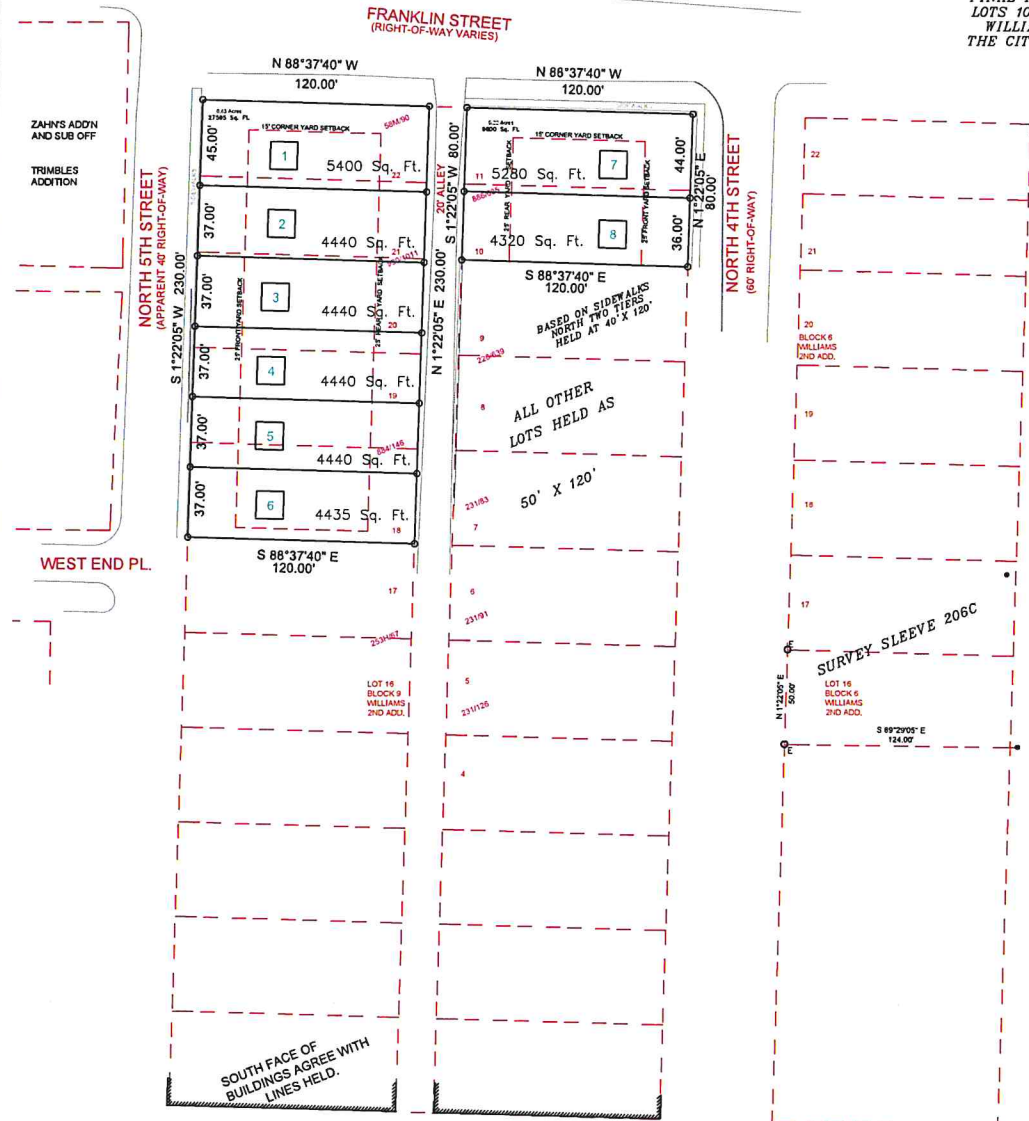
220856 SHT. 1 of 1

MARCH 30, 2023

UPTOWN HOMES

FINAL PLAT BEING A RE-PLAT OF
LOTS 10, 11, 18, 19, 20, 21 & 22
WILLIAM'S SECOND ADDITION
THE CITY OF MOBERLY, MISSOURI

Item 3.



BEARINGS ARE BASED ON GRID NORTH OF CENTRAL ZONE OF THE MISSOURI STATE PLAT COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATIONS UTILIZING THE WOODY RIK NETWORK.

SURVEYOR'S NOTE:
THIS FINAL PLAT PRESENTS A RE-PLAT OF THE SUBJECT LOTS IN WILLIAM'S SECOND ADDITION. THE ORIGINAL PLAT FOR THIS ADDITION IS NOT KNOWN TO EXIST BY THE RANDOLPH COUNTY RECORDER AND THE BEST INFORMATION CONCERNING THE LOT ARRANGEMENT CAME FROM A 1910 ATLAS PROVIDED BY THE RECORDER. AMBIGUITIES EXIST IN THE NORTHERN TIER OF LOTS IN BLOCK 9, AND THERE IS NOT ADEQUATE INFORMATION ON THE PLAT TO RECONSTRUCT THE RELATIONSHIP BETWEEN ADJACENT PLATS IN THAT AREA. THE RE-ESTABLISHMENT OF THE LOT CORNER LOCATIONS WAS BASED UPON THE ONLY NEARBY SURVEY IN LOT 17 OF BLOCK 8 (REFERENCE SLEEVE 206C), PROPOGATING THE LINES OF THAT SURVEY FITS REASONABLY WELL WITH THE PHYSICAL EVIDENCE OF BUILDINGS, POSTS, SIDEWALKS AND STREET PAVEMENT IN BLOCK 9.

LEGEND

- 1 PROPOSED LOT/UNIT NUMBER
- 100.00' LOT DIMENSION
- PROPOSED LOT LINE
- - - BUILDING SETBACK LINE
- - - UTILITY EASEMENT
- - - PLATTED LOT LINE
- IRON PIPE SET/DRILLED HOLE THIS PLAT UNLESS DENOTED "E" FOR EXISTING
- EXISTING REBAR
- 206-879 DEED BOOK/PAGE

ALL MONUMENTS TO BE SET WITHIN 12 MONTHS OF FINAL PLATTING. CORNERS FALLING ON EXISTING CONCRETE TO BE DRILLED HOLES.



LAND DESCRIPTION

Lots 10, 11, 18, 19, 20, 21 and 22 of Block 9, William's Second Addition to the City of Moberly, Randolph County, Missouri.

SUBDIVIDER/DEVELOPER: TONY STUART
846 COUNTY ROAD 2850
CLARK, MO 65243

OWNER: CITY OF MOBERLY
101 WEST REED STREET
MOBERLY, MO 65270

Section A.03 Certificate of Fire Protection Measures

I hereby certify that the plan shown and described hereon and the improvements shown and approved as part of the Drainage Study and Construction Documents meet the minimum applicable Federal, State, County and City Fire Codes and fire protection measures, including water pressure and flow for providing adequate fire protection.

(Weekday, Month and Day) 2023 _____
(Registered Engineer)
NATHANAEI E. KOHL
(City of Moberly Fire Chief)

Section A.04 Certificate of the Approval of Public Improvements

I hereby certify:
A. That streets, utilities and other improvements have been installed in acceptable manner and according to the City specifications in the subdivision _____ or
B. That a security bond in the amount of \$ _____ has been posted with the Governing Body to assure completion of all required improvements in case of default; or
C. That a development agreement between the subdivider and the City has been adopted by the Governing Body and recorded in the Office of Randolph County Recorder of Deeds in Book No. _____ Page No. _____ providing security for and construction of required public improvements.

(Weekday, Month and Day) 2023 _____
(Director of Public Works)

(Director of Public Utilities)
Attest: _____ (City of Moberly City Clerk)

CERTIFICATE OF RECORDER

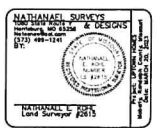
STATE OF MISSOURI } SS DOCUMENT NO _____
COUNTY OF RANDOLPH }
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS FOR RANDOLPH COUNTY, MISSOURI, THIS _____ DAY OF _____ 2023, AT _____ O'CLOCK _____ M, AND RECORDED IN SLEEVE _____ MARK PRICE - RECORDER OF DEEDS

THE RESULTS OF THE SURVEY OF THIS URBAN PROPERTY, MADE FOR TONY STUART, AND EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ARE SHOWN ON THIS PLAT.

Section A.02 Certificate of Accuracy

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the City of Moberly, Missouri and the monuments have been placed as shown hereon, to the specification of the Community Development Director or Designer.

(Weekday, Month and Day) 2023 _____
NATHANAEI E. KOHL (Registered Engineer/Land Surveyor)



Section A.01 Certificate of Ownership, Consent and Dedication

I (we) hereby certify that I (we) am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and in accordance with my (our) desire, establish the minimum building restriction lines, and irrevocably offer for dedication to the public all streets, alleys, walks, parks, other open spaces, easements, required public utilities, and the required public improvements as shown on the subdivision plat, construction plans and landscaping plans.

(Weekday, Month and Day) 2023 _____
SIGNED BELOW BY THE MAYOR AND ATTESTED TO BY THE CITY CLERK ON BEHALF OF THE CITY OF MOBERLY.

Section A.05 Certificate of the Approval of the Final Plat

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Moberly, Missouri with the exception of such variances, if any as noted in the minutes of the City Council meeting. The City hereby accepts dedication of, and responsibility for maintenance of all streets, utilities and other public areas as indicated on the final plat subject to any development agreements relating to improvement of the same referenced on the face of the final Plat. The Final Plat for the subdivision entitled _____ is hereby approved for filing in the Office of the City Clerk and recording in the Office of the Randolph County Recorder of Deeds.

(Weekday, Month and Day) 2023 _____

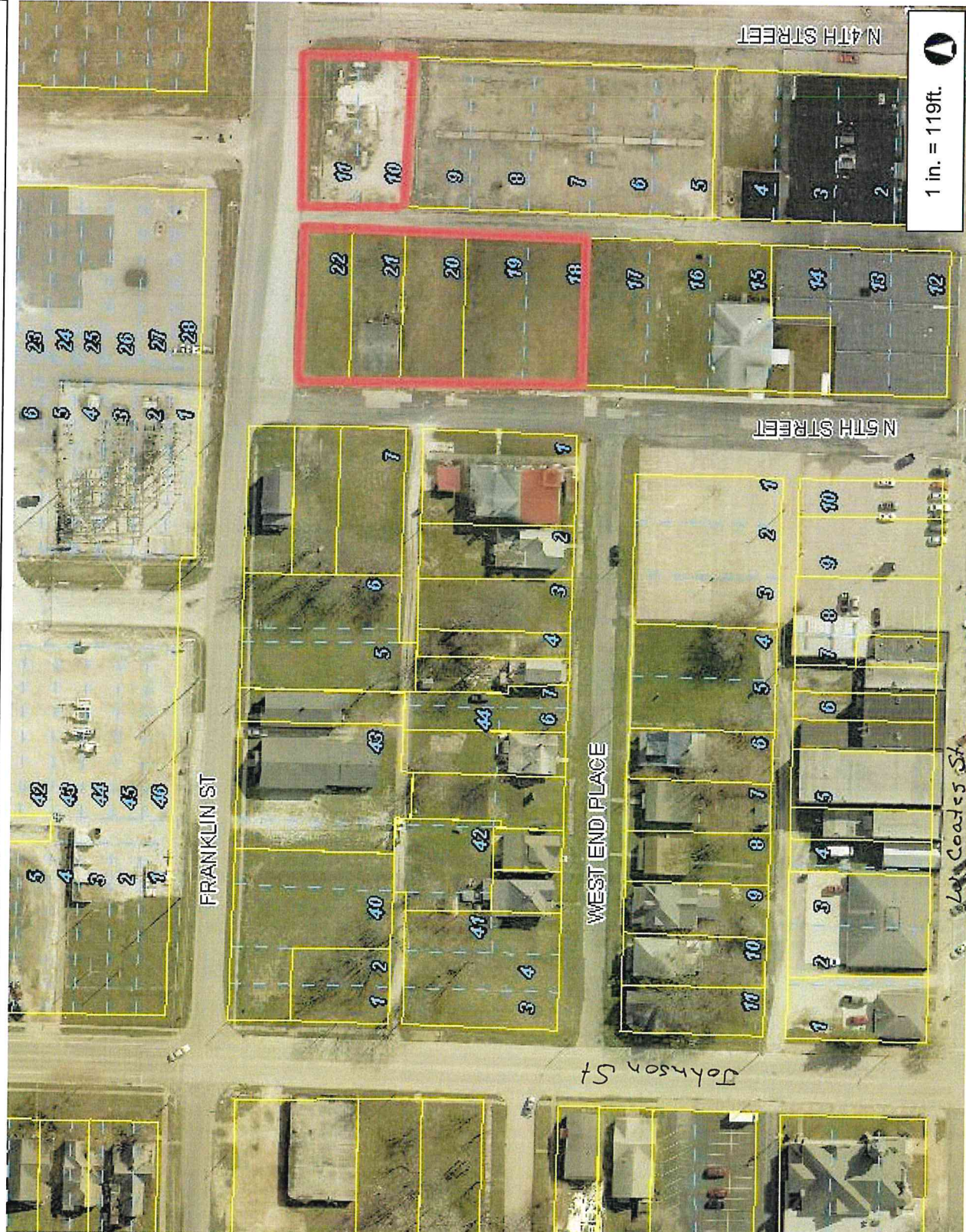
(Mayor, City of Moberly)
Attest: _____ (City of Moberly City Clerk)

Moberly, MO



Legend

- Roads
- Corporate Limit
- Parcel
- Original Lot
- Stream
- Subdivision
- Lots
- South Ridge Lot Line
- City Easement



1 in. = 119ft.

238.7 Feet

119.35

0

Lot Coats 5 St

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Item 3.