

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

Date/ time posted

I. Roll Call

II. Approval of Agenda

III. Approval of Minutes

1. Approval Of Minutes for the September 25, 2023 P&Z meeting.

IV. Public Hearing Items

2. An Application For A Site Plan Review And A Conditional Use Permit Submitted By Outline & Associates On Behalf Of Mack Riley For A New Car Wash Facility To Be Located At 1008 W Hwy 24.

3. An Application For A Text Amendment Submitted By City Of Moberly For Adding Further Language And Clarification To Chapter 46, Article IV, Section 176.

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
September 25, 2023
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, September 25, 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: **Connie Asbury**
 Rich Duley
 Sam Tadrus
 Austin Kyser
 Bob Riley
 David Byland
 Mike Skubic

Members Absent: **Don Burton**
 Lorna Miles
 Tim Brubaker
 Gary Duncan

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

Visitors: **Daniel Vargas**

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 September 25, 2023 agenda. Austin Kyser made a motion to approve the agenda. Connie Asbury seconded the motion. Agenda was approved.

Sam Tadrus asked if everyone had reviewed the August 28, 2023 minutes. Bob Riley asked that the minutes be revised as he was not present for the meeting. Austin Kyser made a motion to approve the minutes with the revision being made that Bob mentioned. Rich Duley seconded the motion. Minutes were approved.

Sam Tadrus read the second item on the agenda; a site plan review submitted by Westhues Architecture LLC on behalf of GRC Real Estate for improvements to the site located at 1420 Becflo Drive. This property is currently zoned M-1 (Industrial District).

Sam asked if there was anyone present to answer questions on this item. Daniel Vargas with Westhues Architecture LLC came to the podium and explained that they were wanting to build an additional 52,000 ft. building, add 50 parking spaces, add a Fire Lane, and have a connection between the two buildings. He also stated they would have stormwater

detention and be giving the City a 20' easement to the west of the property for sewer and water rights. Sam Tadrus asked if this would cause pressure to the surrounding properties. Aaron Decker stated there is a 12" water main on Hwy DD. Austin Kyser stated he had heard this is in conjunction with the Hwy JJ sewer project that the Water Department has been working on easements for. Connie Asbury asked if there would be direct sunlight. Daniel Vargas stated it would be all artificial lighting. Tom Sanders mentioned there was a building there at one time but had collapsed due to heavy snow previously. There was a brief discussion.

Rich Duley made a motion to approve the motion. Austin Kyser seconded the motion. Sam asked for a vote, all voted yes. The motion was approved.

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

DRAFT

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: Outline & Associates, Devin Snodgrass Phone: 660.998.4288
Address: 110 N 5th Street, Moberly MO Zip: 65270
Owner: Mack Riley Enterprises, LLC Phone: 660.833.3884
Address: 1070 County Road 2607, Moberly MO Zip: 65270

PROPERTY INFORMATION:

Address of Property: 1008 W Hwy 24
Legal Description: as described in Randolph County Records Deed Book 932, Page 2139

Present Zoning Classification: B-3 General Business District Acreage: +/- 1.5 Acres
Present Use of Property: Vacant Lot w/ Existing Drive Entrances & Parking

Proposed Use of Property: Commercial B-Business Use for a new Car Wash Facility

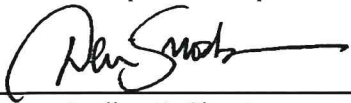
ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>MO Hwy 24 / Commercial</u>	<u>B-3</u>
South	<u>Sparks Ave / SF Residence & Ag Field</u>	<u>B-3 & M-1</u>
East	<u>N Buchanan St / Commercial</u>	<u>B-3</u>
West	<u>MO Hwy 24 / Commercial</u>	<u>B-3</u>

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

ATTACHMENTS REQUIRED:

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



Applicant's Signature

09 / 27 / 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: 1008 West 24 Highway
 2. Location of Project: 1008 W 24 Hwy, Moberly MO
 3. Name of Owner: Mack Riley Enterprise, 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Name and address of all owners of record of abutting parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Includes future growth

	<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. The location of required parking areas including parking stalls, setbacks and loading and service areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>
8. The location, height, size, materials, and design of all proposed signage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>
10. The location of all existing and proposed utility systems including:		
a. Sewer lines and manholes;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water lines and fire hydrants;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Telephone, cable and electrical systems; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swells.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reuse of Existing Green Space

- | | <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. | NA
_____ | _____ |
| 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. | _____ | _____ |

use existing Entrances ✓ ~ Improve those not paved

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? | ✓
_____ | _____ |

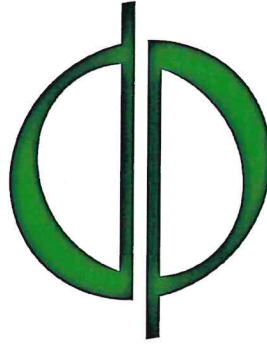
Not Identified at this time

Ground mounted is intended

- | | <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? | <i>Intended</i>
_____ | |
| 7. Pedestrian access shall be an integral part of the overall design of each multifamily, commercial, and industrial development. | <i>Limited Foot Traffic</i> | |
| 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? | <i>Existing sidewalk along Hwy 24</i>
_____ | |
| 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)? | <i>Not intended for foot Traffic</i>
_____ | |
| e. Does the internal sidewalk feature landscaping, benches, and other such materials and facilities for no less than 50 percent of its length? | <i>NA</i>
_____ | ✓
_____ |
| 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? | <i>NA</i>
_____ | |

- | | <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? | _____ | _____ <i>NA</i> |
| 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? | _____ | _____ <i>NA</i> |
| 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? | _____ | _____ <i>Not Determined at this time</i> |
| 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? | _____ | _____ <i>Use of wood framed structure with metal facade & metal sheeting on bays</i> |
| 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.	_____ ✓	_____



September 27th, 2023

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

Re: Submittal Letter for “1008 West 24 Highway”

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: Mack Riley Enterprise, LLC
1070 County Road 2607
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 the Conceptual Site Plan

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

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

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

Existing / Proposed Buildings & Structures along with relative Dimensions, Heights, Areas, and intended Entrances are indicated on the Conceptual Site Plan.
Building Exterior Color Elevations and Renderings to be included in Architectural Documents as part of Permitting Submittal Process.

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

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

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

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

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

It is the intent to utilize Wall Mounted Light Fixture(s) on the Building to illuminate the Perimeter of the Building and Use / Re-purpose existing Street Lamps on Poles to Remain.
Proposed Exterior Lighting to be included in Mechanical-Electrical-Plumbing Engineering Documents as part of the Permitting Submittal Process.

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

It is the intent to use the Existing Pedestal Sign along Highway 24.
Any 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 leave areas outside of limits of construction as-is and undisturbed if possible.
Remaining Green Spaces as indicated on the Conceptual Site Plan to consist of Grass & Trees and/or Required Landscaping Drainage Areas consisting of at least 50% living materials.

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

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

- 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 to be less than One Acre in Disturbance and calculations for Pervious/Impervious Area are shown for both Current & Future Lot Split Areas. Proposed Project to not contribute to pollution of water, erosion, run-off, change of water table, or flooding of other properties.

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

Topo generated from City of Moberly GIS Mapping data is indicated on Conceptual Site Plan. No part of this tract lies within the 100-year flood plain as indicated by National Flood Hazard FIRMet 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 the Conceptual Site Plan.

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

Indicated on the Conceptual Site Plan.

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

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

B. Design Standards

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

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

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

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

Proposed Building 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 and/or MEP Design Documents as part of the Permitting Submittal Process.

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

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

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

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

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

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

7. *Pedestrian access shall be an integral part of the overall design of each multifamily, commercial, and industrial development.*
- a. *Does the pedestrian access provide safe and convenient access to and from off-street parking areas?* Limited Pedestrian Use Project.
 - b. *Does the pedestrian access connect with abutting properties and developments so as to create an alternative means of transportation for residents of the city?* Existing Adjacent Properties/Streets currently do not have Sidewalks. A Partial Existing Sidewalk is present along most of Highway 24 Property Line, however no new Sidewalks are intended to be constructed at this time.
 - 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. Existing Conditions along North Buchanan Street and Sparks Avenue currently do not support traditional sidewalk installation or demand.
 - 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?* Not Applicable
 - g. *Are sidewalks located at least five feet away from the building facade to provide planting aeras for landscaping along the foundation of the building?* Not Applicable
 - h. *Are internal pedestrian sidewalks distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the sidewalks?* Notification/Stripping along Drive Curbs/Sidewalks are intended to be installed per Code.
8. *Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes.*

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

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

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

Additional Application Comments:

The primary purpose of this Facility is to accommodate B-Business Occupancy for a New Car Wash Facility. Business Hours and/or Seasonal Operations are not finalized at this time. Proposed New Facility to include Four (4) Self-Service Wash Bays initially with the ability to add Two (2) Automatic Wash Bays in the Future.

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

**CITY OF MOBERLY
CONDITIONAL USE PERMIT APPLICATION**

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

For Office Use Only

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

APPLICANT INFORMATION:

Applicant: Outline & Associates, Devin Snodgrass Phone: 660.998.4288
Address: 110 N 5th Street, Moberly MO Zip: 65270
Owner: Mack Riley Enterprise, LLC Phone: 660.833.3884
Address: 1070 County Road 2607, Moberly MO Zip: 65270

PROPERTY INFORMATION:

Location of Property: 1008 W 24 Hwy
Legal Description: as described in Randolph County Records Deed Book 932, Page 2139

Present Zoning Classification: B-3, General Commercial District Acreage: +/- 1.5 Acres

Present Use of Property: Vacant Lot w/ Existing Drive Entrances & Parking

Proposed Land Use Activity: Commercial B-Business Use for a new Car Wash Facility

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

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>MO Hwy 24 / Commerical</u>	<u>B-3</u>
South	<u>Sparks Ave / SF Residence & Ag Field</u>	<u>B-3 & M-1</u>
East	<u>N Buchanan St / Commerical</u>	<u>B-3</u>
West	<u>MO Hwy 24 / Commercial</u>	<u>B-3</u>

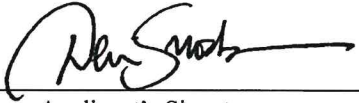
Should this special use be valid only for a specific time period? Yes _____ No X

If Yes, what length of time? _____

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

ATTACHMENTS REQUIRED:

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



Applicant’s Signature

09 / 27 / 2023

Date

City of *Moberly!*

Memorandum

To: Planning and Zoning Commission

From: Planning Staff

Subject: Site Plan Review Application 1008 W Highway 24

Meeting: October 30, 2023

Public Hearing to consider:

Notice of Public Hearing for a site plan and conditional use review application submitted by Outline and Associates on behalf of Mackenzie Riley for improvements to the site located at 1008 W Highway 24. This property is currently zoned B-3 (General Commercial District).

Comments:

Location: 1008 W Highway 24

Zoning Compatibility: Use is compatible with the district. Requires Conditional Use

Intended Use: Manual multi-bay Car Wash Facility with potential of automatic bay in future.

Landscaping design: Dumpster Screening is provided. Adjacent to commercial, no other buffering required. Plan is to keep and maintain existing green space that is not needed for driving area and use existing hard surfaces for vacuum bays.

Public areas: (46-177) Parking – Adequate parking is provided currently with additional planned parking stalls to be included with future automatic bay expansion.

Submission requirements: Site Plan Review associated with Improvements all submitted. Conditional Use for the property has been submitted in accordance with zoning regulations.

City Staff Review:

City Staff is supportive of this request for a Car Wash Facility at 1008 W Highway 24. Staff Review has brought up the following two recommendations: Prevent stacking of vehicles at peak time from stacking on Highway 24; and also we have made the owners aware of the concern with the private lateral sewer line that runs several hundred feet across the adjacent property to the east and what the issues could become if the line were to have problems. Recommendations have been made and considered by the developer.

Conditional Use Reviews do require additional approval by the City Council.

Respectfully Submitted Aaron Decker

CITY OF MOBERLY, MISSOURI
ZONING & SUBDIVISION TEXT AMENDMENT 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:
Filing Fee: _____
Date Advertised: _____
Date Notices Sent _____
Public Hearing Date: _____

APPLICANT INFORMATION:

Applicant: City of Moberly Phone: 660-269-7642
Address: 101 W Reed St. Zip: _____
Owner: _____ Phone: _____
Address: _____ Zip: _____

TEXT AMENDMENT PROPOSED:

Amendment Proposed to (Check One):

City Zoning Regulations _____ City Subdivision Regulations
 Growth Area Subdivision Regulations

Section to Be Amended: Article IV Section 176

Present Text: (g) - unused

Proposed Text: (g) ~~Driveways & Driveway Entrances in Residential Zones.~~
A Driveway... "See Attached Email"

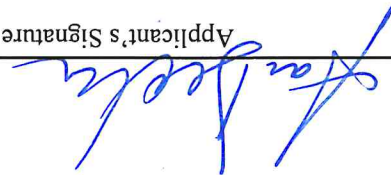
Reason for Amendment: Relocate Driveway size requirements from
Chapter 40 to Chapter 46.

Attach additional sheets as needed.

IMPACT OF AMENDMENT:

- Does the amendment add language to the Regulations? Yes No
- Does the amendment supplement an existing section? Yes No
- Does the amendment modify an existing section? Yes No
- Does the amendment repeal a section? Yes No

Applicant's Signature



Date

10 - 2 - 2023

- Does the amendment add language to the Regulations? Yes No
- Does the amendment supplement an existing section? Yes No
- Does the amendment modify an existing section? Yes No
- Does the amendment repeal a section? Yes No

City of *Moberly!*

Memorandum

To: Planning and Zoning Commission

From: Planning Staff

Subject: Text Amendment Application

Meeting: October 30, 2023

Public Hearing to consider:

Notice of Public Hearing for a Text Amendment application submitted by City of Moberly for clarification and relocation of regulations related to Driveway construction in residential neighborhoods.

Comments:

Existing Code:

Section 40-500 Parking.

(b) Definitions. For this section, the term “driveway” means that part of the passage located on private property that provides vehicular ingress and egress to a property fronting on a public street. Driveways shall be constructed of a hard-paved surface in subdivision or other areas were required. Such a driveway shall not exceed the following maximum width:

- 1) property frontage of up to 50 feet the maximum width for one driveway shall be 12 feet.
- 2) property frontage of over 50 feet to 75 feet maximum width one driveway 22 feet.
- 3) property frontage of over 75 feet maximum width 24 feet.

Proposed Code:

In section 40-500. Remove the following:

(b) Definitions. For this section, the term “driveway” means that part of the passage located on private property that provides vehicular ingress and egress to a property fronting on a public street. Driveways shall be constructed of a hard-paved surface in subdivision or other areas were required. ~~Such a driveway shall not exceed the following maximum width:~~

- ~~1) property frontage of up to 50 feet the maximum width for one driveway shall be 12 feet.~~
- ~~2) property frontage of over 50 feet to 75 feet maximum width one driveway 22 feet.~~
- ~~3) property frontage of over 75 feet maximum width 24 feet.~~

Insert at end of paragraph: Such Driveways shall not exceed the maximum width allowed in section 46-176.

Insert the following into Chapter 46. Article IV. Section 176

(g) Driveways and Driveway Entrances in Residential Zones. A Driveway in a residential zone connected to a street shall be paved with a hard surfacing and shall have a minimum width of 12 feet. The maximum width for residential driveways connected to a street shall be the lesser of the following:

- 1) 40 percent of the frontage of the property facing that street for access.
- 2) 30 feet in width.

City Staff Review:

City Staff is recommending relocation of the driveway construction dimensions in residential neighborhoods to be placed into Chapter 46 (Zoning) instead of its current location in Chapter 40 (Traffic). This more aligns with the land use regulations of chapter 46 and also modifications based on today's use of land were needed. Often times there are requests for expanded driveways and or requests outside the allowed code language. Placing them into Chapter 46 allows for review by both Zoning Board and Board of Adjustment if necessary with respect to the changes.

Text Amendments do require additional approval by the City Council.

Respectfully Submitted Aaron Decker

Aaron Decker

From: Randall Thompson
Sent: Monday, October 2, 2023 11:30 AM
To: Aaron Decker; Tom Sanders; Carla Beal
Cc: David Moran
Subject: RE: Code Changes for Driveways in Residential Zones

Let me know when this is ready to go to council.

Randall Thompson

City Attorney
 City of Moberly
 101 West Reed Street
 Moberly, Missouri 65270
 Office: (660) 269-8705
cityattorney@cityofmoberly.com

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From: Aaron Decker <adecker@cityofmoberly.com>
Sent: Monday, October 2, 2023 9:06 AM
To: Tom Sanders <tsanders@cityofmoberly.com>; Randall Thompson <cityattorney@cityofmoberly.com>; Carla Beal <cbeal@cityofmoberly.com>
Cc: David Moran <dmoran@cityofmoberly.com>
Subject: Code Changes for Driveways in Residential Zones

All,

After discussion and research into other communities, the following is a recommendation for changing the language and location of the driveway requirements in our City Code to reflect more modern builds and infill development along with relocating the code so that Board of Variance can be utilized if necessary in the future.

Existing Code:

Section 40-500 Parking.

(b) Definitions. For this section, the term "driveway" means that part of the passage located on private property that provides vehicular ingress and egress to a property fronting on a public street. Driveways shall be constructed of a hard-paved surface in subdivision or other areas were required. Such a driveway shall not exceed the following maximum width:

- 1) property frontage of up to 50 feet the maximum width for one driveway shall be 12 feet.
- 2) property frontage of over 50 feet to 75 feet maximum width one driveway 22 feet.
- 3) property frontage of over 75 feet maximum width 24 feet.

Changes to code:

In section 40-500. Remove the following:

(b) Definitions. For this section, the term “driveway” means that part of the passage located on private property that provides vehicular ingress and egress to a property fronting on a public street. Driveways shall be constructed of a hard-paved surface in subdivision or other areas were required. ~~Such a driveway shall not exceed the following maximum width:~~

~~1) property frontage of up to 50 feet the maximum width for one driveway shall be 12 feet.~~

~~2) property frontage of over 50 feet to 75 feet maximum width one driveway 22 feet.~~

~~3) property frontage of over 75 feet maximum width 24 feet.~~

Insert at end of paragraph: Such Driveways shall not exceed the maximum width allowed in section 46-176.

Insert the following into Chapter 46. Article IV. Section 176

(g) Driveways and Driveway Entrances in Residential Zones. A Driveway in a residential zone connected to a street shall be paved with a hard surfacing and shall have a minimum width of 12 feet. The maximum width for residential driveways connected to a street shall be the lesser of the following:

- 1) 40 percent of the frontage of the property facing that street for access.
- 2) 30 feet in width.

Please review and respond. I will include the new language for Chapter 46 as a text amendment to Planning and Zoning this month.....

Aaron Decker
City of Moberly