

A G E N D A
WORK SESSION MEETING
City of Moberly
April 04, 2022
6:00 PM

Requests, Ordinances, and Miscellaneous

1. An Application Submitted By Larry And Linda Schnell For The Proposed Dream More Falls-Angels Landing Plat 4 Located On S Williams St Between Shepherd Brothers Blvd And W Urbandale.

City of Moberly

City Council Agenda Summary

Agenda Number: _____

WS #1.

Department: Comm. Dev.

Date: April 4, 2022

Agenda Item: An Application Submitted By Larry And Linda Schnell For The Proposed Dream More Falls-Angels Landing Plat 4 Located On S Williams St Between Shepherd Brothers Blvd And W Urbandale.

Summary: The Planning & Zoning Commission recommended approval for the request of the final plat on the Dream Moore Falls. Attached is a copy of the staff report, application, copy of final plat and the final plat approval permit.

Recommended Action: Direct staff to bring forward to the April 18, 2022, regular City Council meeting for final approval.

Fund Name: N/A

Account Number: N/A

Available Budget \$: N/A

ATTACHMENTS:

<input type="checkbox"/> Memo	<input type="checkbox"/> Council Minutes
<input checked="" type="checkbox"/> Staff Report	<input type="checkbox"/> Proposed Ordinance
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Proposed Resolution
<input type="checkbox"/> Bid Tabulation	<input type="checkbox"/> Attorney's Report
<input type="checkbox"/> P/C Recommendation	<input type="checkbox"/> Petition
<input type="checkbox"/> P/C Minutes	<input type="checkbox"/> Contract
<input type="checkbox"/> Application	<input type="checkbox"/> Budget Amendment
<input type="checkbox"/> Citizen	<input type="checkbox"/> Legal Notice
<input type="checkbox"/> Consultant Report	<input type="checkbox"/> Other _____

Roll Call

Aye

Nay

Mayor

M___ S___ **Jeffrey**

Council Member

M___ S___ **Brubaker**

M___ S___ **Kimmons**

M___ S___ **Davis**

M___ S___ **Kyser**

Passed Failed

City of *Moberly!*

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *Agenda item 1, Dream Moore Falls Subdivision – Final Plat*

Meeting: *March 28, 2022*

Public Hearing to consider:

Public Hearing for a request submitted by Nathaniel Kohl on behalf of Larry and Linda Schnell for Final Plat for the 1400-1600 block of S. Williams St for a proposed subdivision Dream Moore Falls Subdivision This property is currently zoned R-3 PD (Multi-Family Planned Development).

Comments:

The proposed site is bordered by R-3/PD (Lantern Point) to the North. R-1 single family residences to the West and South, and B3 (General business district) to the East across the railroad tracks.

The property is 30.86 acres with 19.91 acres of development for residential property and 2.43 acres of commercial property. This first phase will consist of duplexes and cluster homes.

Construction documents have been received and approved. The Final Plat has been reviewed by staff and corrections and adjustments were agreed upon with respect to emergency secondary entrance or access for the multiple phases.

City staff:

Final Plat has been reviewed and conforms to the preliminary plat as well as recommendations that were given based on previous review. The final plat also conforms to the variances that were presented and approved as a component of the planned development that was approved with the zoning change in November. Staff recommends moving ahead with plat process.

A final plat approved by Planning & Zoning Commission **will require the additional approval of the City Council.**

Respectfully Submitted
Aaron Decker

CITY OF MOBERLY, MISSOURI
PROCEDURES MANUAL

CITY OF MOBERLY, MISSOURI
FINAL DEVELOPMENT PLAN APPLICATION

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

For Office Use Only:

Deposit: _____
Date Filed: _____
Public Hearing Date: _____

(A Final Development Plan application does not need to be submitted if the Final Development Plan is submitted in conjunction with a Final Plat application)

APPLICANT INFORMATION:

Applicant: Larry & Linda Schnell Phone: 573 881-4036
Address: 13255 N. Rt 2, Centralia, Mo Zip: 65240
Owner: same Phone: _____
Address: _____ Zip: _____

PROPERTY INFORMATION:

Name of Planned Development: DREAM MOORE FALLS - Angels Landing Plat 4
Street Address or General Location of Development: S. Williams St.
Name of Person who prepared the Final Development Plan: Nathaniel E. Kohl, PE, PLS
Property is Located In (Legal Description) (If additional space is needed, please attach on additional sheet):
SW 1/4 SECT 12-53-14

Date of Preliminary Development Plan Approval: DEC - 2021

The Lots or Portion of the approved Preliminary Development Plan that this application applies to: Phase 1

CITY OF MOBERLY, MISSOURI
PROCEDURES MANUAL

Instructions:

The following checklist is to be completed by the applicant and shall accompany the Final Plat when it is submitted to the Zoning Administrator. If the answer to any of the questions is "No", a written explanation must accompany this checklist.

- | | | | |
|----|---|------------|-------------|
| 1. | Does the Final Plat show the following information? | <u>Yes</u> | <u>No</u> |
| A. | Name of subdivision (not to duplicate or too closely resemble the name of any existing subdivision).
<i>Dream Moore Falls</i> | <u>✓</u> | <u> </u> |
| B. | Location of section, township, range, county and state, including the description boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct. The allowable error of closing on any portion of the plat shall be one foot in five thousand (5,000). | <u>✓</u> | <u> </u> |
| C. | The location of existing monuments or bench marks shall be shown And described on the final plat. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street lines, including the true angles and distances to such reference points or monuments. | <u>✓</u> | <u> </u> |
| D. | The location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. | <u>✓</u> | <u> </u> |
| E. | Lots shall be numbered clearly. Blocks shall be numbered or lettered clearly in the center of the block. | <u>✓</u> | <u> </u> |
| F. | The exact locations, widths and names of all streets and alleys to be dedicated. | <u>✓</u> | <u> </u> |
| G. | Boundary lines and description of the boundary lines of any area other than streets and alleys which are to be dedicated or reserved for public use. | <u>✓</u> | <u> </u> |

CITY OF MOBERLY, MISSOURI

PROCEDURES MANUAL

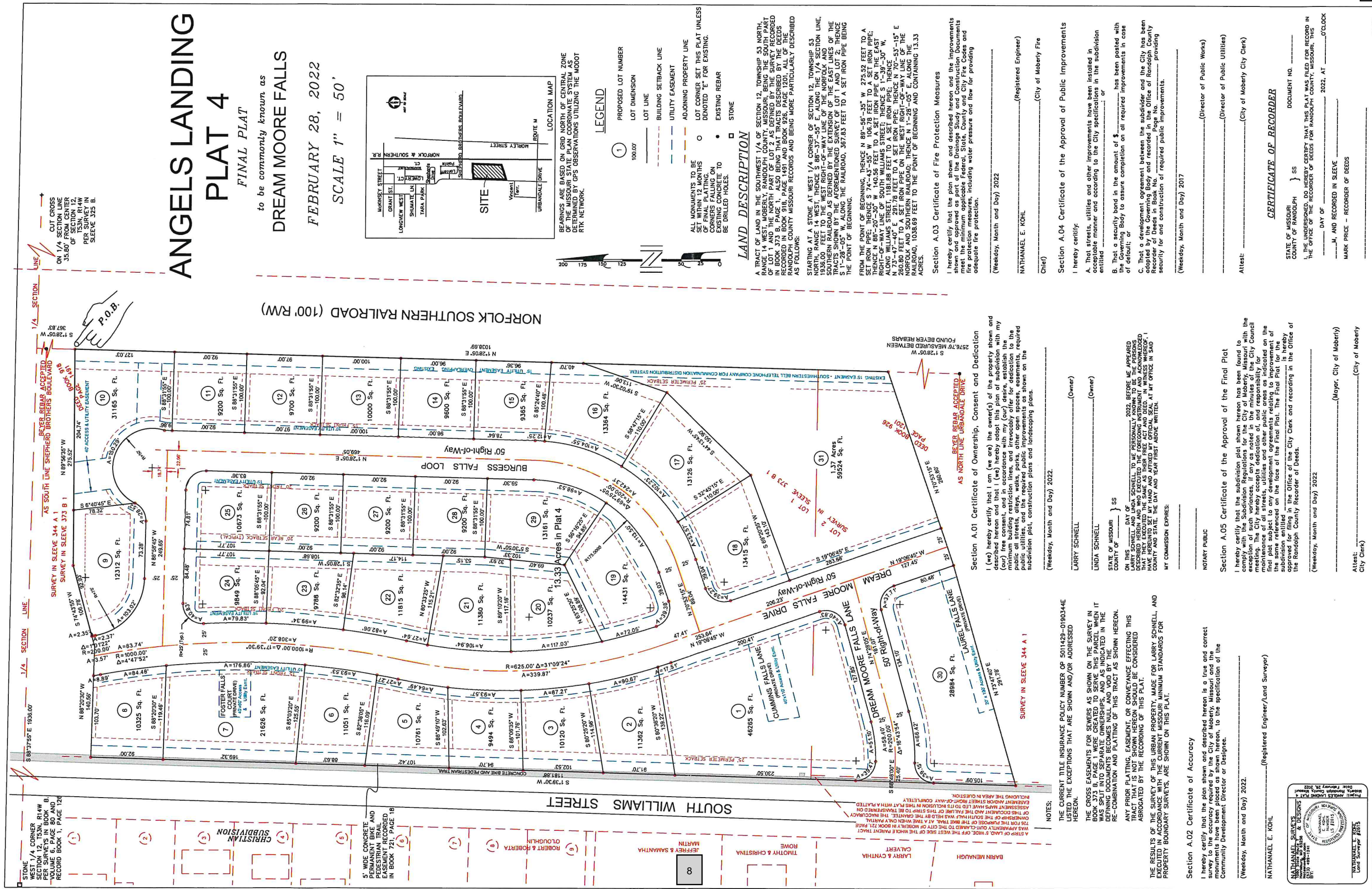
		Yes	No
H.	Building setback lines on the front and side streets with dimensions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I.	Name, signature and seal of the licensed land surveyor preparing the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J.	Scale of the plat (scale to be shown graphically and in feet per plat scale inch), date of preparation and north point.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
K.	Statement dedicating all easements, streets, alleys, and all other public areas not previously dedicated. See sample final plat for terminology.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Was the original on mylar, tracing cloth, or similar material _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Have all acknowledgments been signed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A.	Owner or owners and all mortgager.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B.	Dedications or reservations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Registered surveyor preparing plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	City Clerk and County Collector.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Title Opinion:		
A.	Submitted (Date) <u>2/28/22</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	Have all owners and mortgager signed plat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Has certification been submitted stating that all taxes and special assessments due and payable have been paid?	<input type="checkbox"/>	<input type="checkbox"/>

**CITY OF MOBERLY, MISSOURI
PROCEDURES MANUAL**

- | | <u>Yes</u> | <u>No</u> |
|---|------------|-------------|
| 6. Deed Restrictions: | | |
| A. Are any deed restrictions planned for subdivision? | _____ | _____/_____ |
| B. If so, has a copy been submitted? | _____ | _____/_____ |
| 7. Are additional comments attached? | _____ | _____/_____ |
| 6. How has installation of the following improvement been guaranteed? | | |

	<u>Letter of Credit</u>	<u>Surety Bond</u>	<u>Petition(%)</u>
Streets	_____	_____	_____
Water	_____	_____	_____
Sewer	_____	_____	_____
Other, as required	_____	_____	_____
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

*Checked by
Aaron Decker
3/7/22*



**CITY OF MOBERLY, MISSOURI
FINAL PLAT PERMIT
REASONS FOR DETERMINATION**

Submit Questions To:

Zoning Administrator

City of Moberly

101 West Reed Street

Moberly, MO 65270-1551

(660) 263-4420

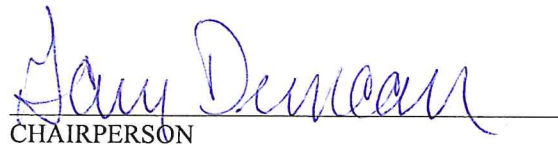
(660) 263-9398 (fax)

For Office Use Only:Date of Action: MARCH 28, 2022Action: APPROVAL

ON March 28, 2022, THE CITY OF MOBERLY PLANNING AND ZONING COMMISSION AT ITS REGULAR MEETING, RECOMMENDED APPROVAL (ACTION: APPROVAL, DENIAL) OF A REQUEST OF A CERTIFICATE OF SURVEY FOR FINAL PLAT FOR DREAM MORE FALLS, MOBERLY, MO.

IN RECOMMENDING APPROVAL (ACTION) OF THIS SUBDIVISION REQUEST, THE PLANNING AND ZONING COMMISSION CONSIDERED ALL STANDARDS LISTED IN THE ZONING REGULATION, AND ALL OTHER CONDITIONS LISTED FOR THAT USE IN OTHER SECTIONS OF THESE REGULATIONS.

CONDITIONS (IF ANY): _____


 CHAIRPERSON


 ZONING ADMINISTRATOR