

**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:		Roll Call	Aye	Nay
<input type="checkbox"/> Memo	<input type="checkbox"/> Council Minutes	<b>Mayor</b>		
<input checked="" type="checkbox"/> Staff Report	<input type="checkbox"/> Proposed Ordinance	M__ S__ <b>Jeffrey</b>	___	___
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Proposed Resolution	<b>Council Member</b>		
<input type="checkbox"/> Bid Tabulation	<input type="checkbox"/> Attorney's Report	M__ S__ <b>Brubaker</b>	___	___
<input type="checkbox"/> P/C Recommendation	<input type="checkbox"/> Petition	M__ S__ <b>Kimmons</b>	___	___
<input type="checkbox"/> P/C Minutes	<input type="checkbox"/> Contract	M__ S__ <b>Davis</b>	___	___
<input type="checkbox"/> Application	<input type="checkbox"/> Budget Amendment	M__ S__ <b>Kyser</b>	___	___
<input type="checkbox"/> Citizen	<input type="checkbox"/> Legal Notice		Passed	Failed
<input type="checkbox"/> Consultant Report	<input type="checkbox"/> Other _____			

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: STATE 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: Nathanael 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 I

**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).<br><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**

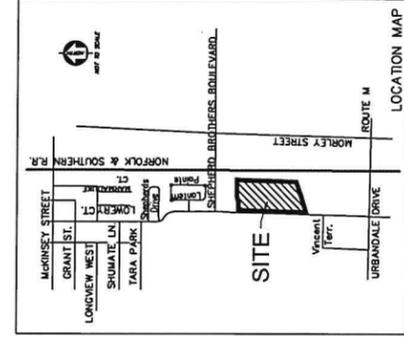
- |   | <u>Yes</u> | <u>No</u> |
|---|------------|-----------|
| 6. Deed Restrictions:   |            |           |
| A. Are any deed restrictions planned for subdivision?                 | ___        | ___ ✓     |
| B. If so, has a copy been submitted?                                  | ___        | ___ ✓     |
| 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*

# ANGELS LANDING PLAT 4 FINAL PLAT

to be commonly known as  
**DREAM MOORE FALLS**  
FEBRUARY 28, 2022  
SCALE 1" = 50'



BEARINGS ARE BASED ON GRID NORTH OF CENTRAL ZONE OF THE MISSOURI STATE PLAN COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATIONS UTILIZING THE MODOT RTK NETWORK.

### LEGEND

- PROPOSED LOT NUMBER
- LOT DIMENSION
- LOT LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- ADJOINING PROPERTY LINE
- LOT CORNER SET THIS PLAT UNLESS DENOTED 'E' FOR EXISTING.
- EXISTING REBAR
- STONE

### LAND DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 53 NORTH, RANGE 14 WEST, MOBERLY, RANDOLPH COUNTY, MISSOURI, BEING THE SOUTH PART OF LOT 1 AND THE NORTH PART OF LOT 2 AS DEFINED BY THE SURVEY RECORDED IN BOOK 373 B, PAGE 1, ALSO BEING THAT TRACTS DESCRIBED BY THE DEEDS RECORDED IN BOOK 918, PAGE 1491, AND BOOK 926, PAGE 1201, ALL OF THE RANDOLPH COUNTY MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A STONE AT WEST 1/4 CORNER OF SECTION 12, TOWNSHIP 53 NORTH, RANGE 14 WEST, THENCE S 88°-37'-55" E, ALONG THE 1/4 SECTION LINE, 935.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE NORFOLK AND SOUTHERN RAILROAD, THENCE S 1°-28'-05" W, ALONG THE EAST LINE OF THE TRACTS SHOWN BY THE REGENERATION RECORDS, 1181.88 FEET TO THE POINT OF BEGINNING, 367.83 FEET TO A SET IRON PIPE BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE N 89°-58'-35" W, 275.52 FEET TO A SET IRON PIPE; THENCE S 71°-45'-55" E, 106.29 FEET TO A SET IRON PIPE; THENCE N 88°-20'-00" W, 144.55 FEET TO A SET IRON PIPE; THENCE S 1°-28'-05" W, ALONG THE WEST LINE OF SOUTH WILLIAMS STREET, THENCE S 1°-28'-05" W, ALONG WILLIAMS STREET, 1181.88 FEET TO A SET IRON PIPE; THENCE N 73°-47'-40" E, 291.78 FEET TO A SET IRON PIPE; THENCE N 70°-53'-15" E, 260.80 FEET TO A SET IRON PIPE ON THE WEST RIGHT-OF-WAY LINE OF THE NORFOLK AND SOUTHERN RAILROAD; THENCE N 1°-28'-05" E, ALONG THE RAILROAD, 1036.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.33 ACRES.

### 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 adequate fire protection.

(Weekday, Month and Day) 2022

NATHANAEEL E. KOHL (Registered Engineer)

Chief (City of Moberly Fire)

### 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 entitled \_\_\_\_\_ or \_\_\_\_\_

B. That a security bond in the amount of \$ \_\_\_\_\_ has been posted with the Governing Body to assure completion on all required improvements in case of default; or

C. That a development agreement between the subdivider and the City has been entered into by 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) 2022

\_\_\_\_\_  
(Director of Public Works)

\_\_\_\_\_  
(Director of Public Utilities)

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

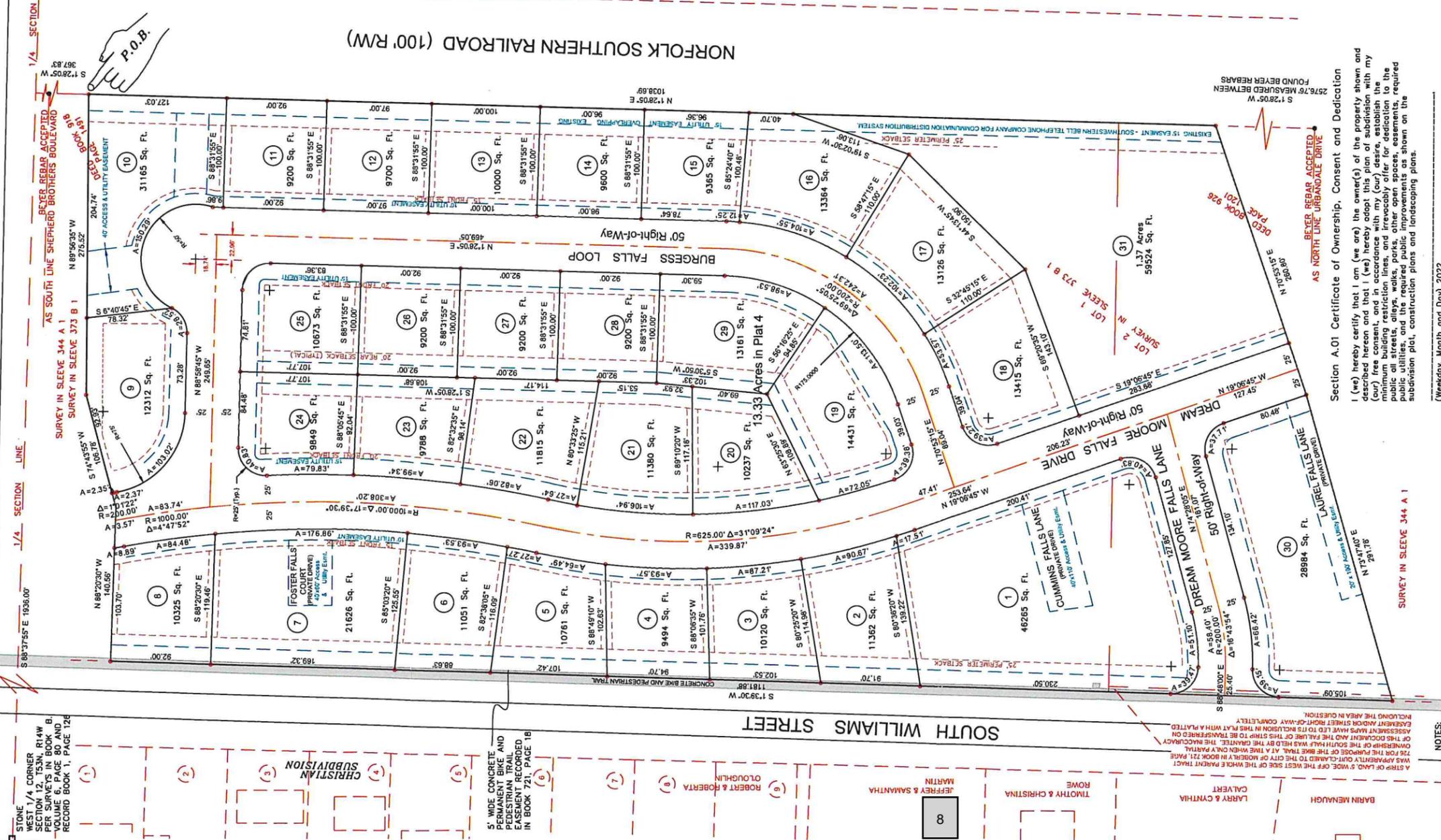
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Moberly, Missouri with the exception of such variations, if any as noted in the minutes of the City Council meeting of \_\_\_\_\_, 2022, which have been approved by the City Council. I hereby certify, dedication of, and responsibility for the maintenance of all public streets, sidewalks, easements, and other improvements on the final plat subject to any development agreements relating to improvements 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) 2022

\_\_\_\_\_  
(Mayor, City of Moberly)

### 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 \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK  
M. AND RECORDED IN SLEEVE \_\_\_\_\_  
MARK PRICE - RECORDER OF DEEDS



### Section A.01 Certificate of Ownership, Consent and Dedication

I (we) hereby certify that I 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 utility streets, alleys, walks, parks, other open spaces, easements, required subdivision plat, construction plans and landscaping plans.

(Weekday, Month and Day) 2022

LARRY SCHNELL (Owner)

LINDA SCHNELL (Owner)

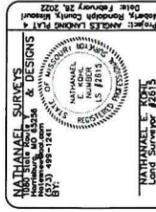
STATE OF MISSOURI } SS  
COUNTY OF \_\_\_\_\_ }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME APPEARED DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENTS TO BE THE PERSONS WHO HAVE HERETO SET AT HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY COMMISSION EXPIRES: \_\_\_\_\_

### Section A.02 Certificate of Accuracy

I hereby certify that the plan shown and described hereon is a true and correct survey required by the City of Moberly, Missouri and the instruments have been prepared in accordance with the specification of the Community Development Director or Designer.

(Weekday, Month and Day) 2022

NATHANAEEL E. KOHL (Registered Engineer/Land Surveyor)



**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:

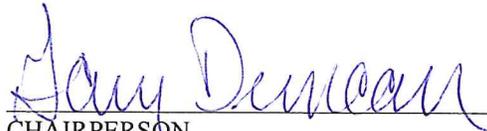
Date of Action: MARCH 28, 2022  
Action: APPROVAL

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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