

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

Date/ time posted

I. Roll Call

II. Approval of Agenda

III. Approval of Minutes

1. Approval of the April 24, 2023 Planning and Zoning meeting minutes.

IV. Public Hearing Items

2. An Application for a conditional use permit and site plan review submitted by Devin Snodgrass on behalf of Melissa Anderson to build a Pet Care Facility located at 1120 South Morley St.

3. An Application for a site plan review submitted by Devin Snodgrass on behalf of Edge Aviation to make improvements, outdoor storage and drive and parking additions to his private hangar located at 1225 Aviator Ln., Omar N. Bradley Regional Airport.

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
April 24, 2023
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, April 24, 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
 Lisa Vanderburg
 Austin Kyser
 Howard Miedler
 Tim Brubaker
 Gary Duncan

Members Absent: **Bob Riley**
 Don Burton
 Lorna Miles

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

Visitors: **Devin Snodgrass**
 Tony Stuart
 Nick Ross

A roll call was taken, and eight (8) members of the Commission were present, with three (3) members absent.

Sam Tadrus asked if everyone had reviewed the April 24, 2023 agenda. Connie Asbury made a motion to approve the agenda. Howard Miedler seconded the motion. Agenda was approved.

Sam Tadrus asked if everyone had reviewed the March 27, 2023 minutes. There were no changes. Austin Kyser made a motion to approve the minutes. Rich Duley seconded the motion. Connie Asbury, Gary Duncan, and Lisa Vanderburg abstained. Minutes were approved.

Sam Tadrus read the second item on the agenda; a site plan review application submitted by Devin Snodgrass on behalf of Nichols Ross to build a CDL Training Facility located at 110 West Carpenter 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 site plan review for the property located at 110 W Carpenter where the old Brown Shoe Factory was located.

Devin explained will be doing repairs to the foundation. Austin Kyser asked if there needed to be a zoning change for this. Tom stated they would not need to apply for a zoning change. Sam Tadrus asked if they wanted a wider entrance on Sturgeon. Devon stated that they did. Nick Ross came to the podium and stated the training would mainly be for bus drivers. Lisa Vanderburg asked if they would be required to take an instructional exam. Nick stated they would. 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 approve the motion with the exception of the 18' ROW. Gary Duncan seconded the motion. The motion was approved.

Sam Tadrus read the third item on the agenda; a re-zoning preliminary plat application submitted by Nate Kohl on behalf of 3 Brothers Construction to re-zone and re-plat for a new planned development subdivision in the 400 Block of North 5th St. Sam asked if there was anyone present to answer questions on this item. Tony Stuart came to the podium and explained he would like to build eight (8) homes on lots 10 and 11 of block 9 Of Williams 2nd Addition (400 Block of N 4th Street) and lots 18, 19, 20, 21, and 22, block 9 of Williams 2nd Addition (400 Block of N 5th Street). Tony stated he has spoken with the pastor of the church to the north of the lots on 5th St. and he intends to build a shelter on the lots between the church and the lots he wants to build on for the church to use as well as the people in the homes he builds. He would like to reduce the size from 6,000 feet to 4,400 feet, making the homes approximately 1,200 square feet with a one car garage. Tim Brubaker asked if this area was in a flood plain? Tom stated it was not. There was a brief discussion.

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

Aaron Decker spoke up that there was old business to discuss. Aaron stated the City had decided to take no further action on the item Age of Module Homes. He also stated that the City had decided to take no further action on the item of Short-Term Housing in the City.

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

City of *Moberly!*

Memorandum

To: Planning and Zoning Commission

From: Planning Staff

Subject: Zoning Applications 1120 S Morley St

Meeting: May 30, 2023

Public Hearing to consider:

Notice of Public Hearing for a site plan review submitted by Devin Snodgrass on behalf of Melissa Anderson to build an Animal House Pet Care Facility located at 1120 South Morley St. This property is currently zoned B-3 (General Commercial District)

Comments:

Location: 1120 S Morley St – 1.16 Acres of Land, Existing structure

Zoning Compatibility: Use is a Conditional use and compatible with the district.

Intended Use: Animal Care Facility General (Kennel/Boarding) – maximum of 20 animals (46-136)

Landscaping design: Dumpster Screening is provided, natural tree buffer provided for residential to the north and east. Landscaping around parking and drive areas is shown on Site Plan.

Public areas: (46-177) Parking - Adequate Spaces and ingress and egress are provided in the drawing.; (36-132) Sidewalks – City Designee requests sidewalks be installed, Owner request exemption to sidewalks as no existing sidewalks in area to connect to on either side of the public road

Submission requirements: Site Plan Review associated with Conditional Use, New Ownership, and improved parking/site areas. All submitted in timely fashion and in completeness.

Livable Streets Compliance: (36-213) This section does not apply as no city funds or contributions are expected within the project.

City Staff Review:

Staff review does not require any additional changes to the landscaping, parking, screening, and layout of the site. Discussion of the sidewalk did occur with no connectivity in the area, not future sidewalk plans for the next 10 years are currently planned for the site. Zoning Administrator requests that a “Cash in Lieu of” be submitted for the sidewalk installation.

Conditional Use application approvals do require additional approval by the City Council.

Respectfully Submitted
Aaron Decker

CITY OF MOBERLY, MISSOURI – PROCEDURES MANUAL

Article 11 – Conditional Uses

CITY OF MOBERLY
CONDITIONAL USE PERMIT APPLICATION

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

For Office Use Only
Case ID: _____
Filing Fee: _____
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 St. Zip: 65270
Owner: Melissa Anderson Phone: 572-999-9603
Address: 1220 North Morley St. Zip: 65270

PROPERTY INFORMATION:

Location of Property: 1120 S. Morley St
Legal Description: as indicated on Randolph County Records Deed Book
932 Page 992 dated 11/02/21
Present Zoning Classification: B-3 General Commercial Acreage: 1.16 Acres
Present Use of Property: Warehouse/Storage
Proposed Land Use Activity: Animal Care Facility - General
Article, Section and sub-section (if applicable) allowing for said conditional use to be applied for: 46-118 Table + 46-136

CITY OF MOBERLY, MISSOURI – PROCEDURES MANUAL

Article 11 – Conditional Uses

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Single Family Residential</u>	<u>B-3</u>
South	<u>Vacant Lot / Child Care Facility</u>	<u>B-3</u>
East	<u>Single Family Residential</u>	<u>R-1</u>
West	<u>S. Mozley Row / Comm. Building</u>	<u>B-3</u>

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

If Yes, what length of time? _____

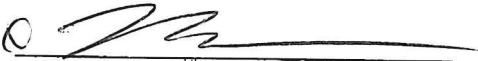
DOES THE PROPOSED CONDITIONAL USE MEET THE FOLLOWING STANDARDS? IF YES, ATTACH A SEPARATE SHEET EXPLAINING WHY.	Yes	No
Does the proposed conditional use complies with all applicable provisions of the regulations, including intensity of use regulations, yard regulations and use limitations?	<input checked="" type="checkbox"/>	
Does the proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public?	<input checked="" type="checkbox"/>	
Does 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?	<input checked="" type="checkbox"/>	
Does 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?	<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	
Adequate utility, drainage, and other such necessary facilities will be provided?	<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	

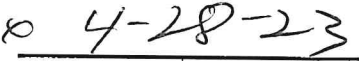
CITY OF MOBERLY, MISSOURI – PROCEDURES MANUAL

Article 11 – Conditional Uses

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 185 feet of the property.


Applicant's Signature


Date

ARTICLE 12 SITE PLAN REVIEW

The Zoning Administrator shall require that all applications for building permits for new buildings or expansion of any existing buildings in multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations. Developments shall implement the applicable regulations and requirements specified in the Zoning Regulations, shall be encouraged to implement the objectives of the City's Comprehensive Plan and to foster compatibility among land uses in the City of Moberly.

The provisions specified for site plan applications within this manual are only intended to be a summary of the requirements specified in the adopted zoning regulations for the City of Moberly. Developers should consult the applicable zoning regulations for a complete list of submittal requirements for site plan applications.

An application fee and deposit shall be paid at the time the site plan application is submitted. The deposit shall be used to cover expenses incurred by the city in the processing and review of the application. If the city's processing and review costs exceed the amount of the initial deposit, the applicant shall be required to pay the additional amount.

In order to request approval of a site plan application:

1. The applicant shall first meet with the Zoning Administrator, the Director of Public Works, the Director of Utilities, the city's planning consultant, and all other applicable city staff members to receive a complete explanation of the zoning requirement in question, the site plan application procedure and the application form and to discuss all relevant issues relating to the site plan application.
2. The applicant shall submit a completed site plan application form along with 10 copies of the proposed site plan and payment of the appropriate application fee and deposit at least fifteen (15) days prior to the next regularly scheduled meeting of the Planning and Zoning Commission to allow adequate time for City Staff review. The Site Plan shall include data, details, and supporting plans, which are found relevant to the proposal as specified in Section 12 of the City of Moberly Zoning Regulations. The number of pages submitted will depend on the proposal's size and complexity. The applicant shall make notations explaining the reasons for any omissions. **An application shall not be processed unless it has been fully completed, the site plan submitted and the application fee and deposit paid.**
3. Site Plans shall be prepared by a registered professional engineer, architect, land surveyor or landscape architect at a scale of 1-inch equals 20 feet, on standard 24" x 36" sheets. In addition, the site plan is required to comply with all other applicable provisions of the zoning regulations. The additional provisions include, but are not limited to, Design Standards specified in Section ___ of the City of Moberly Zoning Regulations and the Landscape and Buffer Requirements specified in Section ___ of the City of Moberly Zoning Regulations.
4. Review of the site plan shall be performed by the Zoning Administrator or the city's planning consultant and submitted to the Planning and Zoning Commission for approval. The Planning and Zoning Commission shall perform their review of the site plan and staff findings at the next regularly scheduled meeting of the Planning and Zoning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

(This page left blank intentionally.)

**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 North 5th Street Zip: 65270
Owner: Animal House Pet Care LLC, Melissa Anderson Owner Phone: 573.999.9603
Address: 1220 North Morley Street Zip: 65270

PROPERTY INFORMATION:

Address of Property: 1120 South Morley Street

Legal Description: as indicated on Randolph County records Deed Book 932 Page 992 dated 11/02/2021

Present Zoning Classification: B-3, General Commercial District Acreage: 0.96 Acres

Present Use of Property: Unoccupied Storage / Warehouse

Proposed Use of Property: Animal Care Facility

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Single Family Residential</u>	<u>B-3</u>
South	<u>Vacant Lot / Child Care Facility</u>	<u>B-3</u>
East	<u>Single Family Residential</u>	<u>R-1</u>
West	<u>S. Morley ROW / Commerical Bldg</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

April 24th, 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: 1120 South Morley Street
 2. Location of Project: 1120 South Morley Street
 3. Name of Owner: Animal House Pet Care LLC, Melissa Anderson
 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.	_____	_____

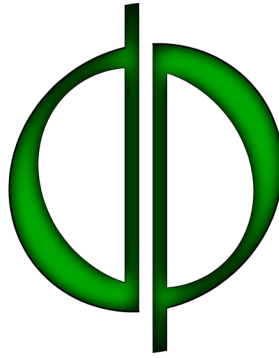
	<u>Yes</u>	<u>No</u>
5. The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.	_____	_____
6. The location of required parking areas including parking stalls,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



April 28th, 2023

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

Re: Submittal Letter for “1120 South Morley Street”

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: Animal House Pet Care LLC
1220 North Morley Street
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.

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 Existing 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 FIRMetete 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 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?

Existing Building has a Symmetrical Gable End Roof and is intended to remain as is. Any Proposed Improvements 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 maintain all Existing Underground Utilities and any Proposed New Utilities route Underground where applicable.

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

Existing Gas Meter currently located on NW Corner of Building to remain. Proposed Project does not intend to have Gas Service at this time.

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? Existing Adjacent Properties/Streets currently do not have Sidewalks. 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 aeras 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:

The primary purpose of this Facility is to accommodate an Animal Care, Boarding, and Training Occupancy. Intent is for Business Hours to be 6:30am to 6:00pm and to have at least One Employee or Representative on site a minimum of 5 days per week. Proposed Building Improvements to include the addition of Offices, Toilet Facilities, Break Areas, Storage Areas, and Indoor Animal Shelter Areas compliant with Missouri Department of Agriculture Division 30, Chapter 9 Animal Care Facilities. Proposed Outdoor Animal Areas to be located within a New Perimeter Privacy / Security Fence. Animals are intended to be Outdoors for various periods of the day during daylight hours.

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

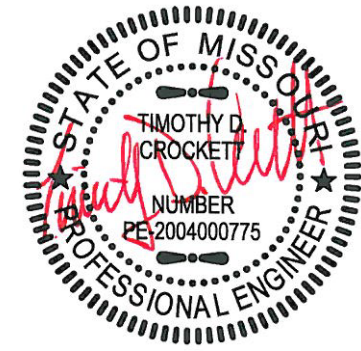
Moberly, Missouri 65270

(660) 998-4288 phone

www.outlinedp.com

Conceptual Site Plan for 1120 South Morley Street

Moberly, Randolph County, Missouri
April 2023

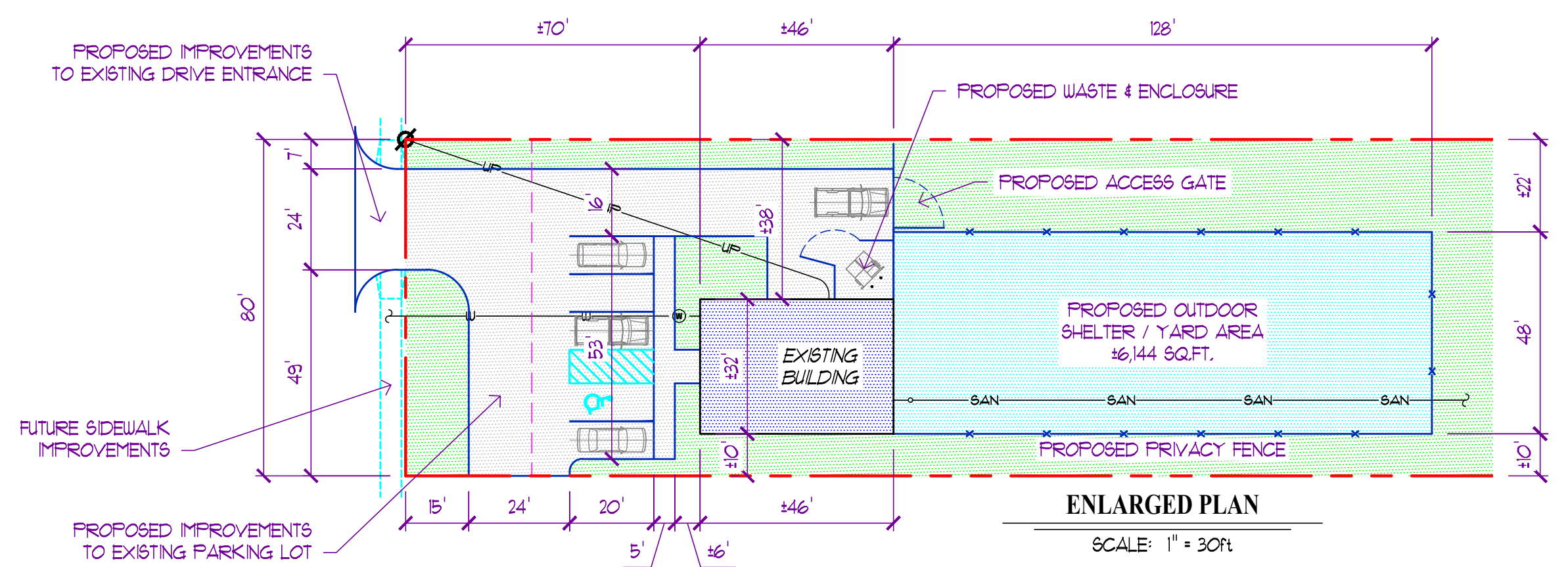


CROCKETT
ENGINEERING CONSULTANTS
1000 W. Hifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0992
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#00015101

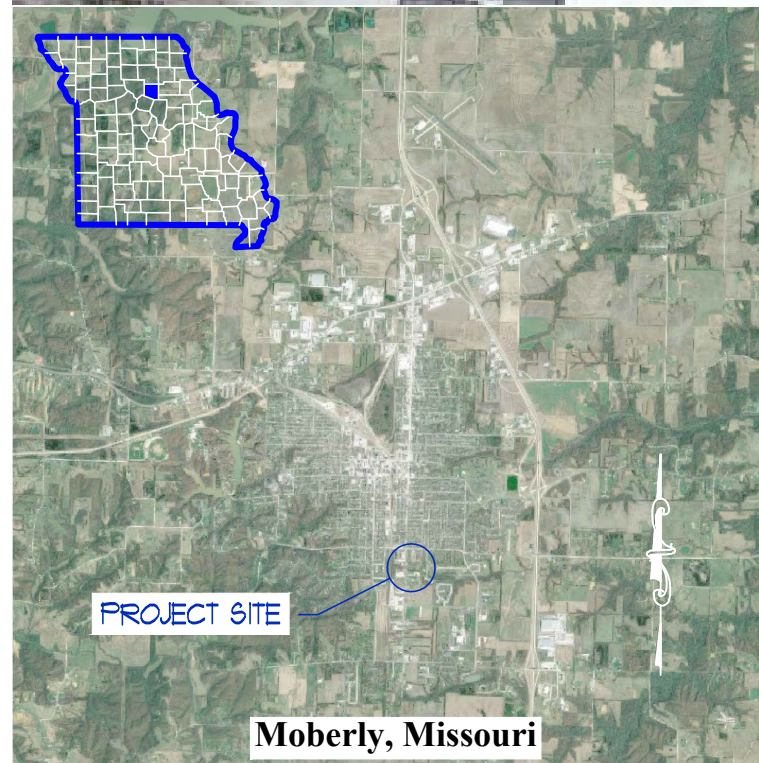
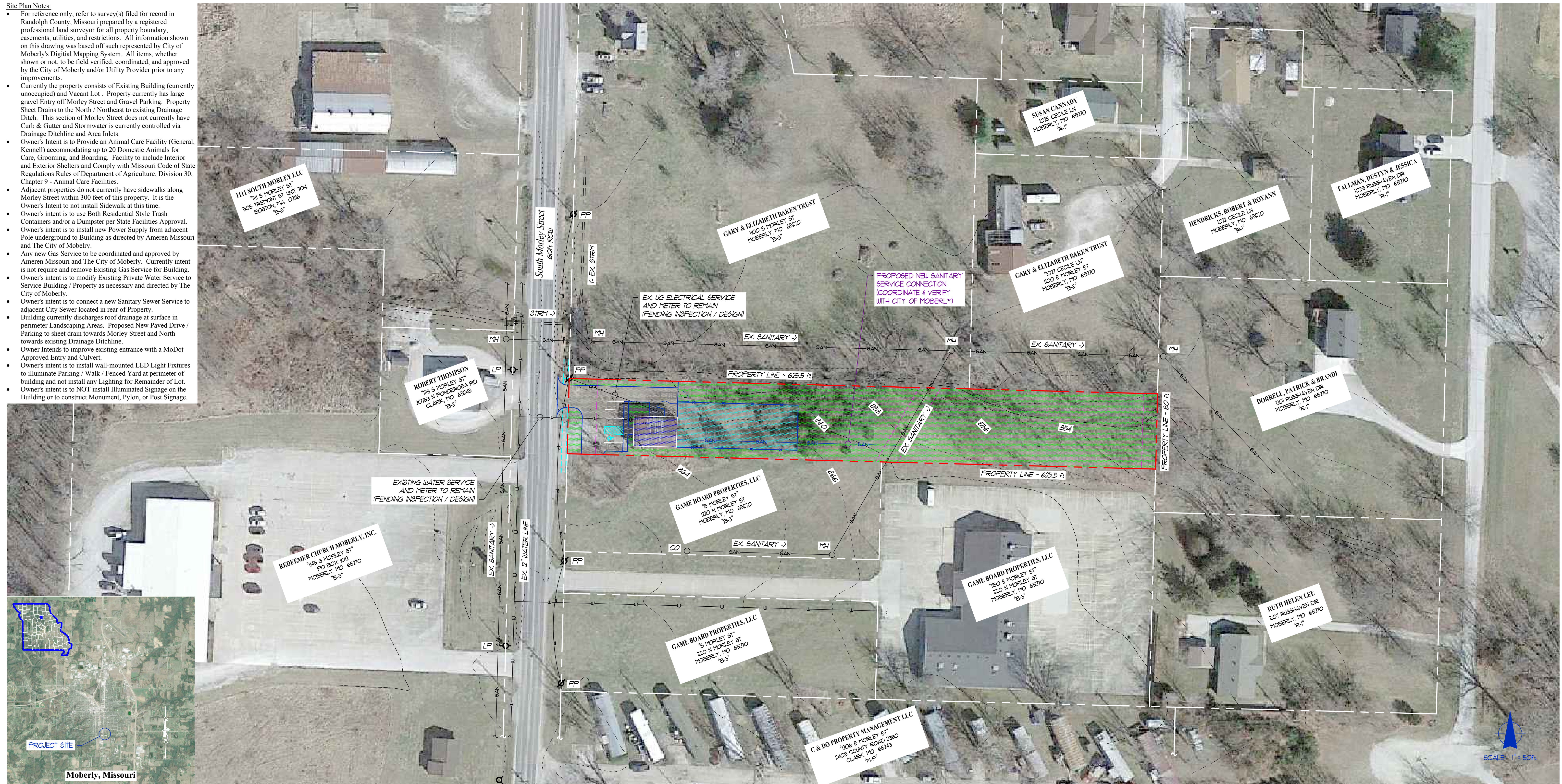
OUTLINE & ASSOCIATES
DESIGN & PLANNING CONSULTANTS
THIS DRAWING IN NO WAY REPRESENTS A FULL ARCHITECTURAL AND/OR ENGINEERING SERVICE AND TO BE USED AS A GUIDE IN THE DESIGN/DEVELOPMENT PROCESS

Site Information:
Property Address: 1120 South Morley Street
Moberly, Randolph County, Missouri
Property Owner: Game Board Properties, LLC
1220 North Morley Street
Moberly, Missouri 65270
Code in Effect: IBC 2021, City of Moberly
Zoning: B-3, General Commercial District
Lot Area: 0.96 Acres (80ft x 625.5ft)
Setbacks: Front Yard: 30 Feet
Side Yard: None (5 Feet if abutting Residential District)
Rear Yard: None (15 Feet if abutting Residential District)
Intensity Regulations: Min. Lot Area: 6,000 sq.ft.
Min. Lot Width: 60 feet
Lot Coverage: None
Height Regulations: 50 Feet (Zoning)

Building Info: Existing ±1,475 sq.ft. Single Story Building
Wood Framed w/ Metal Skins
Type 5B, Non-Sprinklered
Proposed Use & Occupancy: Commercial: B-Business (Animal Hospitals/Kennels/Pounds)
Allowable Heights & Areas: 2 Stories (40 feet) 9,000 sq.ft. Floor Area
Design Loading: 1 Occupant / 150 sq.ft. = 10 Occupants
Exits Required: 1 Exit Required (Minimum of 2 Proposed)
Plumbing Facilities Req'd: WC's = (1) Uni-Sex Min. Lav's = (1) Uni-Sex Min.
(1) Service Sink
(1) Drinking Fountain or Water Dispenser/Bottled Water
Lot Area Calculations: Total Lot Area: 50,040 sq.ft.
Existing Building: ± 1,475 sq.ft.
Proposed Paving: ± 5,200 sq.ft.
Impervious Area: ± 6,675 sq.ft.
Pervious Area: ± 43,365 sq.ft. (87% of Site)
Parking Requirements: Required: (1) space / 300 sq.ft. = (5) spaces min.
Parking Proposed: (5) Spaces & (1) ADA Compliant



- Site Plan Notes:**
- For reference only, refer to survey(s) filed for record in Randolph County, Missouri prepared by a registered professional land surveyor for all property boundary, easements, utilities, and restrictions. All information shown on this drawing was based off such represented by City of Moberly's Digital Mapping System. All items, whether shown or not, to be field verified, coordinated, and approved by the City of Moberly and/or Utility Provider prior to any improvements.
 - Currently the property consists of Existing Building (currently unoccupied) and Vacant Lot. Property currently has large gravel Entry off Morley Street and Gravel Parking. Property Sheet Drains to the North / Northeast to existing Drainage Ditch. This section of Morley Street does not currently have Curb & Gutter and Stormwater is currently controlled via Drainage Ditchline and Area Inlets.
 - Owner's Intent is to Provide an Animal Care Facility (General, Kennel) accommodating up to 20 Domestic Animals for Care, Grooming, and Boarding. Facility to include Interior and Exterior Shelters and Comply with Missouri Code of State Regulations Rules of Department of Agriculture, Division 30, Chapter 9 - Animal Care Facilities.
 - Adjacent properties do not currently have sidewalks along Morley Street within 300 feet of this property. It is the Owner's Intent to not install Sidewalk at this time.
 - Owner's intent is to use Both Residential Style Trash Containers and/or a Dumpster per State Facilities Approval.
 - Owner's intent is to install new Power Supply from adjacent Pole underground to Building as directed by Ameren Missouri and The City of Moberly.
 - Any new Gas Service to be coordinated and approved by Ameren Missouri and The City of Moberly. Currently intent is not require and remove Existing Gas Service for Building.
 - Owner's intent is to modify Existing Private Water Service to Service Building / Property as necessary and directed by The City of Moberly.
 - Owner's intent is to connect a new Sanitary Sewer Service to adjacent City Sewer located in rear of Property.
 - Building currently discharges roof drainage at surface in perimeter Landscaping Areas. Proposed New Paved Drive / Parking to sheet drain towards Morley Street and North towards existing Drainage Ditchline.
 - Owner Intends to improve existing entrance with a MoDot Approved Entry and Culvert.
 - Owner's intent is to install wall-mounted LED Light Fixtures to illuminate Parking / Walk / Fenced Yard at perimeter of building and not install any Lighting for Remainder of Lot.
 - Owner's intent is to NOT install Illuminated Signage on the Building or to construct Monument, Pylon, or Post Signage.



City of *Moberly!*

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *Site Plan Review Application 1225 Aviator Lane*

Meeting: *May 30, 2023*

Public Hearing to consider:

Notice of Public Hearing for a site plan review submitted by Devin Snodgrass on behalf of Edge Aviation to make improvements, outdoor storage and drive and parking additions to his private hangar located at 1225 Aviator Ln., Omar N. Bradley Regional Airport. This property is currently zoned M-1 (Industrial District)

Comments:

Location: 1225 Aviator Lane – Airport Land Lease with Existing Structure

Zoning Compatibility: Use is compatible with the district.

Intended Use: Base storage and operation of Crop Dusting and Edge Aviation business.

Landscaping design: Dumpster Screening is provided, natural tree buffer provided for residential to the north and east. Landscaping around parking and drive areas is shown on Site Plan.

Public areas: (46-177) Parking – Adequate parking is provided currently with additional hard surfacing provided for access to rear fenced area. (36-132) Sidewalks – Not Applicable in this location or site design

Submission requirements: Site Plan Review associated with Improvements all submitted in timely fashion and in completeness.

Livable Streets Compliance: (36-213) This section does not apply to this private improvement project.

City Staff Review:

Staff Review has requested additional information on quantities, types, and depictions of where on the property the storage of business related supplies will be within the perimeter of the site plan boundary.

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

Respectfully Submitted Aaron Decker

ARTICLE 12 SITE PLAN REVIEW

The Zoning Administrator shall require that all applications for building permits for new buildings or expansion of any existing buildings in multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations. Developments shall implement the applicable regulations and requirements specified in the Zoning Regulations, shall be encouraged to implement the objectives of the City's Comprehensive Plan and to foster compatibility among land uses in the City of Moberly.

The provisions specified for site plan applications within this manual are only intended to be a summary of the requirements specified in the adopted zoning regulations for the City of Moberly. Developers should consult the applicable zoning regulations for a complete list of submittal requirements for site plan applications.

An application fee and deposit shall be paid at the time the site plan application is submitted. The deposit shall be used to cover expenses incurred by the city in the processing and review of the application. If the city's processing and review costs exceed the amount of the initial deposit, the applicant shall be required to pay the additional amount.

In order to request approval of a site plan application:

1. The applicant shall first meet with the Zoning Administrator, the Director of Public Works, the Director of Utilities, the city's planning consultant, and all other applicable city staff members to receive a complete explanation of the zoning requirement in question, the site plan application procedure and the application form and to discuss all relevant issues relating to the site plan application.
2. The applicant shall submit a completed site plan application form along with 10 copies of the proposed site plan and payment of the appropriate application fee and deposit at least fifteen (15) days prior to the next regularly scheduled meeting of the Planning and Zoning Commission to allow adequate time for City Staff review. The Site Plan shall include data, details, and supporting plans, which are found relevant to the proposal as specified in Section 12 of the City of Moberly Zoning Regulations. The number of pages submitted will depend on the proposal's size and complexity. The applicant shall make notations explaining the reasons for any omissions. **An application shall not be processed unless it has been fully completed, the site plan submitted and the application fee and deposit paid.**
3. Site Plans shall be prepared by a registered professional engineer, architect, land surveyor or landscape architect at a scale of 1-inch equals 20 feet, on standard 24" x 36" sheets. In addition, the site plan is required to comply with all other applicable provisions of the zoning regulations. The additional provisions include, but are not limited to, Design Standards specified in Section ___ of the City of Moberly Zoning Regulations and the Landscape and Buffer Requirements specified in Section ___ of the City of Moberly Zoning Regulations.
4. Review of the site plan shall be performed by the Zoning Administrator or the city's planning consultant and submitted to the Planning and Zoning Commission for approval. The Planning and Zoning Commission shall perform their review of the site plan and staff findings at the next regularly scheduled meeting of the Planning and Zoning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

(This page left blank intentionally.)

**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 Missouri Zip: 65270
Owner: Edge Aviation, LLC ~ Wren Johannaber Phone: 573.473.6369
Address: 1225 Aviator Lane, Omar N. Bradley Airport, Moberly Missouri Zip: 65270

PROPERTY INFORMATION:

Address of Property: 1225 Aviator Lane
Legal Description: as indicated on Randolph County Records Book 78M Page 503 and
Lease Agreement with City of Moberly dated 10/01/2021
Present Zoning Classification: M-1, Industrial District Acreage: 0.25 Acres (Lease Area)
Present Use of Property: Aircraft Hanger

Proposed Use of Property: Aircraft Hanger Improvements, Outdoor Storage, Drive & Parking Additions

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Aircraft Hanger</u>	<u>M-1</u>
South	<u>Aircraft Hanger</u>	<u>M-1</u>
East	<u>Airport Taxiway / Aircraft Hanger</u>	<u>M-1</u>
West	<u>Airport Greenspace</u>	<u>M-1</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

April 24th, 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: Edge Aviation Project
 2. Location of Project: 1225 Aviator Lane, Omar N. Bradley Airport
 3. Name of Owner: City of Moberly / Edge Aviation, LLC ~ Wren Johannaber
 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.	_____	_____

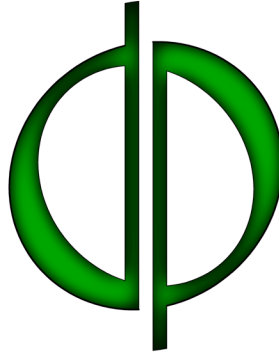
	<u>Yes</u>	<u>No</u>
5. The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.	_____	_____
6. The location of required parking areas including parking stalls,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



April 28th, 2023

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

Re: Submittal Letter for “Edge Aviation Project”

Site Plan Checklist Comments & Response:

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

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

Property Owner:	Moberly City Airport 3600 East Outer Road Omar N. Bradley Airport Moberly, Missouri 65270	Wren Johannaber Edge Aviation, LLC 1225 Aviator Lane Omar N. Bradley Airport 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 5 th 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 as required.

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.

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 Existing Building to illuminate proposed Entrances/Sidewalks/Drives & Parking.

Proposed Exterior Lighting to be included in Architectural Documents as part of the Permitting Submittal Process as required.

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 as required.

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 Improve/Pave Existing Gravel Drive/Parking Areas and New Apron, Drive, and Parking Areas connecting a proposed +/-4,500 sf Gravel Storage Yard in Rear of Building with Perimeter Privacy / Security Fencing. 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 change Existing Pervious/Impervious Area Calculations, however efforts to divert Stormwater away from Buildings and towards Existing Drainageways are fully intended. 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 29175C0175C 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.

Property and Adjacent Properties are part of Lease Agreement with the City of Moberly.

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 as required 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?

Existing Building has a Symmetrical Gable End Roof and is intended to remain as is. Proposed Addition to be a Single Slope Lean-to Addition as shown. Proposed Improvements to be included in Architectural Documents as part of the Permitting Submittal Process as required.

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?

Existing and 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 as required.

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 to route Underground where applicable.

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

Proposed Project does not intend to have Gas Service at this time.

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 as required.

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 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? Existing Adjacent Properties/Streets currently do not have Sidewalks.*
- 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.*
- 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? No*
- 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 the 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 as required 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 the 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 as required in which all information has been designed, coordinated, and represented are made available.

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

Conceptual Site Plan for Edge Aviation Project

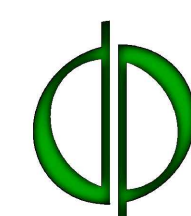
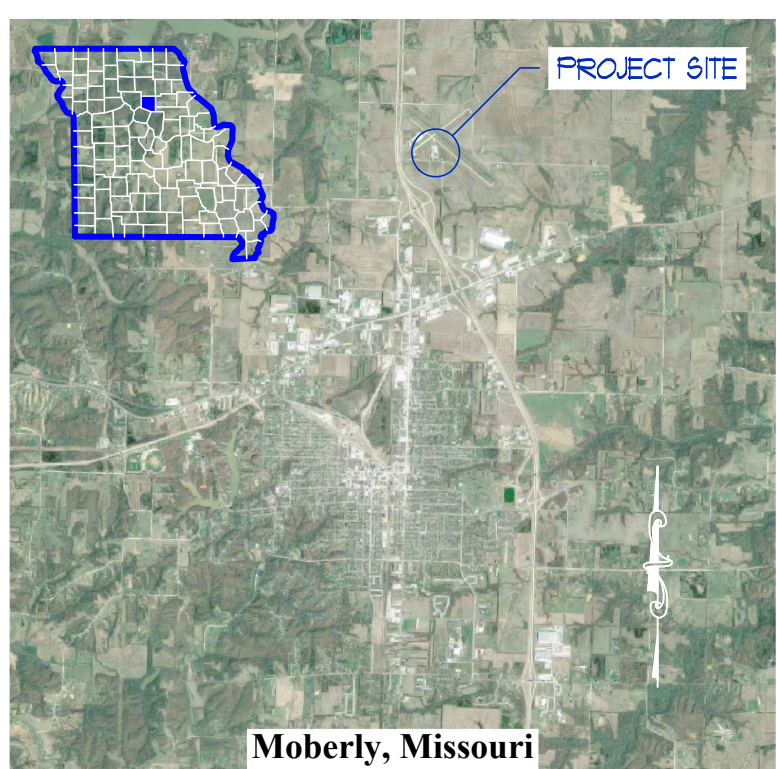
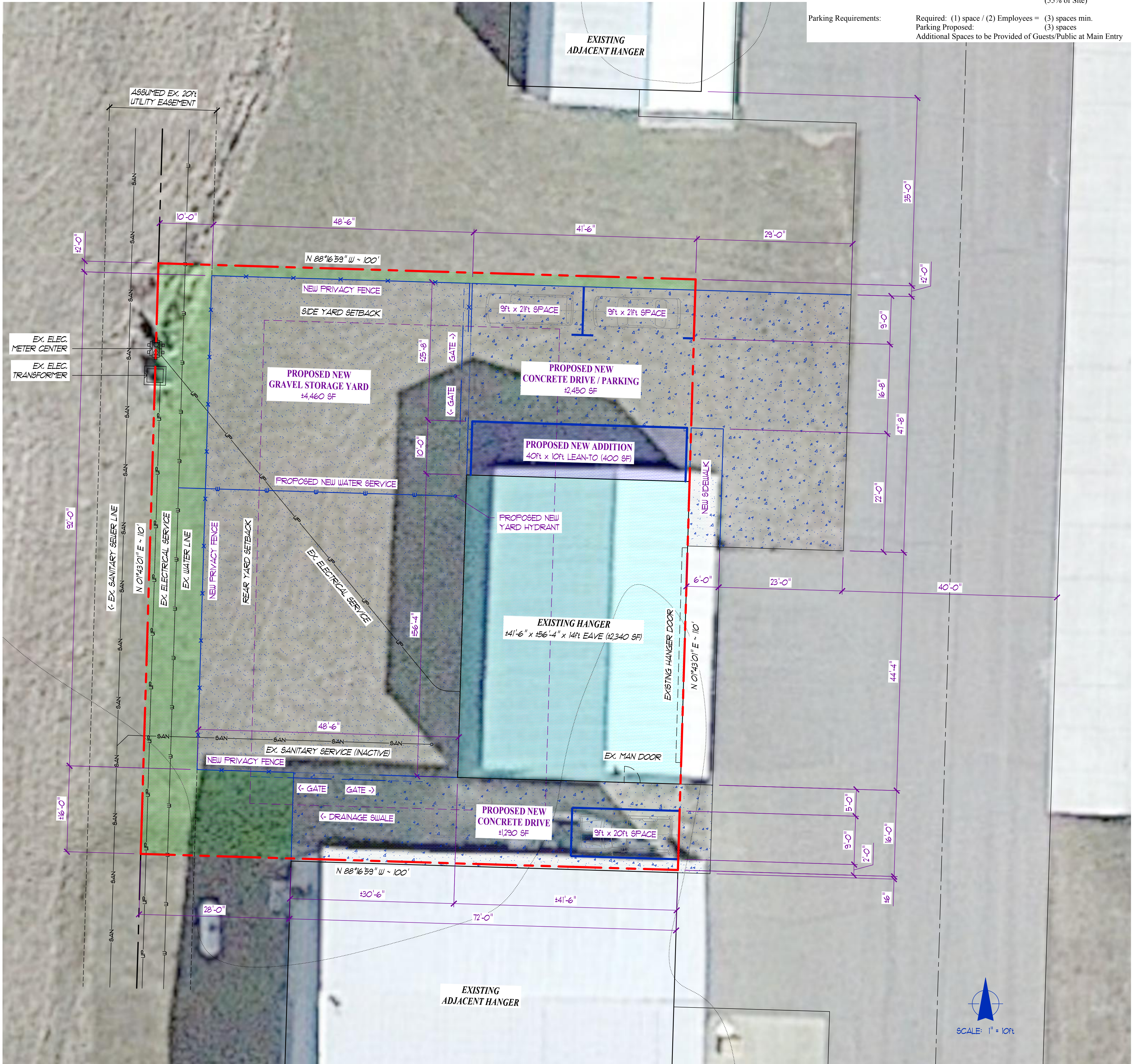
Omar N. Bradley Airport
Moberly, Randolph County, Missouri
April 2023

Site Plan Notes:

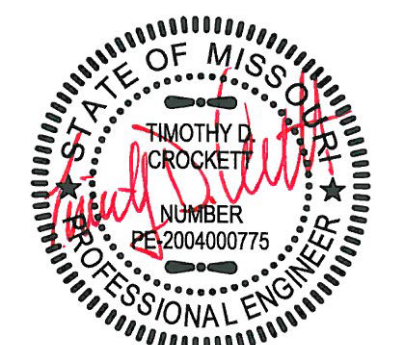
- For reference only, refer to survey(s) filed for record in Randolph County, Missouri prepared by a registered professional land surveyor for all property boundary, easements, utilities, and restrictions. All information shown on this drawing was based off such represented by City of Moberly's Digital Mapping System. All items, whether shown or not, to be field verified, coordinated, and approved by the City of Moberly and/or Utility Provider prior to any improvements.
- Property and Adjacent Properties are part of Lease Agreements with the City of Moberly
- Currently the property consists of an Existing Hanger Building and Vacant Lot. Property is relatively flat with little drainage to Western Boundary. This area does not currently have Curb & Gutter and/or Stormwater Control Devices.
- Adjacent properties do not currently have sidewalks, a 6ft Sidewalk is proposed in front of New Parking Spaces along the Front of the Existing Building.
- Owner's intent is to Install New Water Service to Service Building / Property as directed and approved by The City of Moberly.
- New Building to discharge roof drainage at surface. Proposed New Paved Drive / Parking to sheet drain towards adjacent Greenspace/Gravel Yards.
- Proposed New Building to be a Lean-to Wood Framed Building with Twelve (12) Foot Eave Height and 1.5:12 Roof Pitch. Metal Wall and Roof Panels, Trim, Gutters & Downspouts.
- Proposed New Gravel Storage Yard to have 8ft Tall Privacy Fencing with (2) access Gates.
- Owner's intent is to install wall-mounted LED Light Fixtures to illuminate Drive / Parking / Sidewalk / Storage Yard at perimeter of building.
- Owner's intent is to NOT install Illuminated Signage on the Building or to construct Monument, Pylon, or Post Signage on property.

Site Information:

Property Address:	1225 Aviator Lane Omar N. Bradley Airport Moberly, Randolph County, Missouri
Property Owner / Lease:	Moberly City Airport 3600 East Outer Road Omar N. Bradley Airport Moberly, Missouri 65270
Code in Effect:	IBC 2021, City of Moberly
Zoning:	M-1, Industrial District
Lot Area:	0.25 Acres (110ft x 100ft)
Setbacks:	Front Yard: 25 Feet Side Yard: 10 Feet (40 Feet if abutting Residential District) Rear Yard: 20 Feet / 20% Depth (40 Feet if abutting Residential District)
Intensity Regulations:	Min. Lot Area / Width: Subject to Site Plan Review Lot Coverage: Bldg @ 40% of Lot Max.
Height Regulations:	150 Feet (45 Feet within 150 Feet of Residential)
Proposed Building:	±400 sq. ft. Single Story Building Addition Existing Building: 2,340 sq. ft. Type 5B, Non-Sprinklered
Proposed Use & Occupancy:	Commercial: S-1 Storage (Aircraft Hanger Storage / Repair)
Allowable Building Heights & Areas: (Type 5B, S-1 Storage)	1 Story (40 feet) 9,000 sq. ft. Floor Area
Design Loading:	1 Occupant / 500 sq. ft. = 5 Occupants
Exits Required:	1 Exit Required
Lot Area Calculations:	Total Lot Area: 11,000 sq. ft. Existing Building: ± 2,340 sq. ft. Proposed Addition: ± 400 sq. ft. Proposed & Existing Paving: ± 2,220 sq. ft. Impervious Area: ± 4,960 sq. ft. Pervious Area: ± 6,040 sq. ft. (55% of Site)
Parking Requirements:	Required: (1) space / (2) Employees = (3) spaces min. Parking Proposed: (3) spaces Additional Spaces to be Provided of Guests/Public at Main Entry



OUTLINE & ASSOCIATES
DESIGN & PLANNING CONSULTANTS
THIS DRAWING IN NO WAY REPRESENTS A FULL
ARCHITECTURAL AND/OR ENGINEERING SERVICE
AND TO BE USED AS A GUIDE
IN THE DESIGN/DEVELOPMENT PROCESS



CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#20015101