

NOTICE OF OPEN MEETING
AGENDA
PLANNING AND ZONING COMMISSION
City of Moberly
City Council Chambers – Moberly City Hall
101 West Reed Street
October 31, 2022
6:00 PM

Date/ time posted

- I. **Roll Call**
- II. **Approval of Agenda**
- III. **Approval of Minutes**
 - 1. October 3, 2022
- IV. **Public Hearing Items**
 - 2. Notice of a Public Hearing for a site plan review submitted by L&J Development LLC on behalf of Rollins Street Development LLC for a new wood frame building on the property located at 500 W Rollins St.
 - 3. Notice of a Public Hearing for a re-zoning submitted by City of Moberly on behalf of the property owners for the properties located at 805 Myra Street, 809 Myra Street, and 810 Sturgeon St.
 - 4. Notice of a Public Hearing for a text amendment submitted by the City of Moberly to add Section 46-XXX (Landscape Plan) related to Development Applications. To clarify and provide guidance on submissions of plans for developments within Moberly, MO.
- 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
October 3, 2022
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, October 3, 2022 at 5:00 p.m. in the Council Chambers of City Hall. The meeting was called to order by Chairperson, Sam Tadrus.

Members Present: **Rich Duley**
 Jerry Jeffrey
 Gary Duncan
 Sam Tadrus
 Connie Asbury
 Lisa Vanderburg
 Austin Kyser
 Howard Miedler
 Don Burton

Members Absent: **Lorna Miles**
 Bob Riley

City Staff Attending: **Tom Sanders, Director of Comm Dev/Public Works**
 Aaron Decker, Building Inspector
 Carla Beal, Administrative Assistant

Visitors: **Rich Knaebel**

A roll call was taken, and nine (9) members of the Commission were present, with two (2) members absent.

Sam Tadrus asked if everyone had reviewed the October 3, 2022 agenda. Lisa Vanderburg made a motion to approve the agenda. Howard Miedler seconded the motion. Agenda was approved.

Sam Tadrus asked if everyone had reviewed the August 29, 2022 minutes. Connie Asbury had corrections to be made to the minutes and they were noted. Connie Asbury made a motion to approve the minutes. Rich Duley seconded the motion. Minutes were approved.

Sam Tadrus read the first item on the agenda; an application for a site plan review submitted by Crockett Engineering on behalf of Knaebel, Inc. for a new building on the property located at 1615 Omar Bradley Dr. This location is currently zoned B-1 (Business Park District).

Sam asked if there was anyone present to answer questions on this item. Rich Knaebel came to the podium and explained that they were needing more storage for the large containers. Connie Asbury asked if the City was good with everything. Aaron Decker

stated they were working with Crockett Engineering to get all components in place. There was a brief discussion.

Sam asked if there was anyone else in the audience with questions, there being none, Austin Kyser made a motion to approve this request. Howard Miedler seconded the motion. The motion was approved.

Sam asked if they could receive larger prints of the plans that were in the packets. Carla Beal stated starting the end of October all packets would be emailed.

Sam asked if there was any further business to discuss, there being none, Gary Duncan made a motion to adjourn. Jerry Jeffrey seconded the motion. The motion was approved, and the meeting was adjourned.

City of *Moberly!*

Memorandum

To: Planning and Zoning Commission

From: Planning Staff

Subject: Agenda item 1, Site Plan Review located at 500 W Rollins St

Meeting: October 31, 2022

Public Hearing to consider:

Notice of a public hearing for a site plan review submitted by L&J Development for the property located at 500 W Rollins St. for a proposed Business with Drive-Thru Window. This location is currently zoned B-3 (General Business District).

Comments:

The presented site plan is for new business building located at 500 W Rollins St as a new development. The site plan includes parking access both in a lot as well as along a re-routed 5th Street at the current location. The City of Moberly and the design team have reached a mutually agreeable plan for the intersection to improve traffic and minimize hazards due to the increased traffic related to the prospective business. This includes aligning the north and south side of W Rollins and 5th Street intersection as well as adding on street parking along the west side of 5th street. This will open the intersection and improve traffic traveling through this intersection especially turning from 5th street onto Rollins St. Additional parking is provided in a parking lot and adequate landscaping is provided in the site plan. The use agrees with the surrounding buildings and land and is fully compliant with the zoning district in which the building is located.

City staff:

The site plan presented to the Planning and Zoning Commission meets the intent and design for the area as a part of both development cohesiveness as well as improvements to traffic related issues currently at the intersection. Staff recommends approval of the site plan as presented

A Site Plan approved by Planning & Zoning Commission **will not require the additional approval of the City Council.**

Respectfully Submitted
Aaron Decker

CITY OF MOBERLY, MISSOURI
SITE PLAN REVIEW

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

For Office Use Only

Filing Fee: _____
Deposit: _____
Dated Filed: _____

APPLICANT INFORMATION:

Applicant: L&J Development Inc Phone: 660.269.8008
Address: 801 North Morley Street, Moberly MO Zip: 65270
Owner: Rollins Street Development LLC Phone: _____
Address: 817 Fox Run, Moberly, MO Zip: 65270

PROPERTY INFORMATION:

Address of Property: 500 W Rollins Street

Legal Description: _____

Present Zoning Classification: B-2 / H Acreage: 0.4 Acres

Present Use of Property: Vacant Lot

Proposed Use of Property: New Wood Frame Building / B-Business Use Occupancy

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>West Rollins Street ROW</u>	<u>B-2 / H</u>
South	<u>Alley Way / Residential</u>	<u>R-2</u>
East	<u>South 5th Street ROW</u>	<u>R-2</u>
West	<u>Commercial / Single Family Residence</u>	<u>B-2 / H</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

9/26/22

 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: 500 West Rollins Street
 2. Location of Project: 500 West Rollins Street
 3. Name of Owner: Rollins Street Development LLC
 4. Name of Person who Prepared the Site Plan: Timothy D Crockett, Crockett Engineering Consultants
 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.	<u>✓</u>	_____
2.	Name and address of all owners of record of abutting parcels.	<u>✓</u>	_____
3.	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	<u>✓</u>	_____
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>✓</u>	_____

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

- | | <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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Plan developed with community DEV</i> | | |
| 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

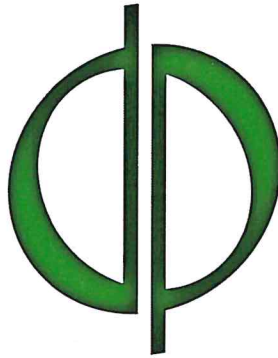
B. Design Standards:

- | | | |
|--|-------------------------------------|--------------------------|
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	<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?	<u>✓</u>	<u> </u>
5. Are all gas meters in any front yards, located within three feet of the building foundation?	<u> </u>	<u>✓</u>
6. Is the form and proportion of buildings consistent or compatible with the scale, form and proportion of existing development in the immediate area?	<u>✓</u>	<u> </u>
7. Pedestrian access shall be an integral part of the overall design of each multifamily, <u>commercial</u> , and industrial development.		
a. Does the pedestrian access provide safe and convenient access to and from off-street parking areas?	<u>✓</u>	<u> </u>
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?	<u>✓</u>	<u> </u>
c. Are sidewalks at least 5 feet in width provided along all sides of a lot abutting a dedicated public or private street?	<u>✓</u>	<u> </u>
d. Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)?	<u>✓</u>	<u> </u>
e. Does the internal sidewalk feature landscaping, benches, and other such materials and facilities for no less than 50 percent of its length?	<u>✓</u>	<u> </u>
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>✓</u>	<u> </u>

- | | <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? | <u>✓</u> | <u> </u> |
| 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? | <u>✓</u> | <u> </u> |
| 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? | <u>✓</u> | <u> </u> |
| 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? | <u>✓</u> | <u> </u> |
| 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? | <u>✓</u> | <u> </u> |
| d. Do windows, awnings, and arcades total at least 60 percent of the facade length abutting any public street? | <u>✓</u> | <u> </u> |
| 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? | <u>✓</u> | <u> </u> |
| 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. | <u>✓</u> | <u> </u> |
| b. Glass Walls: Glass walls shall include glass curtain walls or glass block construction. | <u>✓</u> | <u> </u> |

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



September 15th, 2022

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

Re: P&Z Submittal Letter for “500 West Rollins 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: Rollins Street Development LLC
817 Fox Run
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 Drawing

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 drawings. Exact Locations are to be verified with Survey / Documents of Record.

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

Proposed Buildings & Structures along with relative Dimensions, Heights, Areas, and intended Entrances are indicated on Drawing.

Proposed Building Exterior to consist of Masonry Veneer and Aluminum & Glass Storefront. 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, Sidewalks, Ramps, and Curbs are indicated on Drawing.

Screening not required with and Existing Alley Right-of-Way between Property and Existing Adjoining Residential District.

A Dumpster Enclosure constructed of matching Building Materials is proposed.

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 Drawings.

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

It is the intent to utilized Existing Steet Lights/Lamps, Wall Mounted Light Fixtures, and Lighting in Ceilings of Porte Cochere/Canopy(s) to illuminate adjacent Entrances/Sidewalks/Drives & Parking.

A Lighting Plan to be included in Mechanical-Electrical-Plumbing Engineering Documents as part of the Permitting Submittal Process.

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

It is the intent to 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 Space as indicated on Drawing 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 Drawing. Utilities are to be Located/Documented and represented in part

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.

Erosion Control Plan and/or Stormwater Design to be included in Civil Engineering Documents as part of the Permitting Submittal Process if Civil Engineering Design for this Project is required by the City of Moberly.

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 Drawing. Property had less than 2ft of Elevation Change across any part of the Property. No part of this tract lies within the 100-year flood plain as indicated by National Flood Hazard FIRMetete 29175C0162C effective 05/01/2020.

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

Adjacent Property Owners, Addresses, and Zoning Classifications are indicated on Drawing.

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 Drawing.

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 is intended to improve current traffic, both vehicular and pedestrian, in the area and accommodate future Adjacent Street and Sidewalk Improvements as shown.

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 Full Architectural and 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 rooftop equipment; overhanging eaves; sloped roofs; and three or more roof slope planes?

Proposed Building to have Parapets around North, South, & East Sides of Building concealing view of Single Slope Roof and Rooftop Equipment.

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?

Exterior Building Elevations/Renderings, Roof Plan, and Rooftop Equipment Plan to be included in Architectural and Mechanical-Electrical-Plumbing Engineering Documents as part of the Permitting Submittal Process.

B.3. Are all electrical and mechanical equipment located adjacent to the building and visible from any adjacent public thoroughfare or residentially zoned area screened from view (100 percent opacity), up to a maximum of 300 feet away and are such screens and enclosures treated as integral elements of the building's appearance.

Electrical and Mechanical Equipment Locations and any Screening to be included in Architectural and Mechanical-Electrical-Plumbing Engineering Documents as part of the Permitting Submittal Process.

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

It is the intent to have all utilities route Underground where applicable.

All Utility Design Plans to be included in Mechanical-Electrical-Plumbing Engineering Documents and/or Civil Engineering Documents if required by the City of Moberly as part of the Permitting Submittal Process.

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

All Utility Design Plans to be included in Mechanical-Electrical-Plumbing Engineering Documents and/or Civil Engineering Documents if required by the City of Moberly as part of the Permitting Submittal Process.

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 comply with Zoning and Historic Requirements 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? Pedestrian Access indicated on Drawing.*
- 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 Sidewalks adjacent to this project are planned to be improved and made code compliant as well as Drive and Crosswalk Striping for proposed and future improvements are indicated on Drawing.*
- c. Are sidewalks at least 5 feet in width provided along all sides of a lot abutting a dedicated public or private street? Yes, 7 feet sidewalks are proposed adjacent to Existing and Proposed Future Street Parking. Other Proposed Sidewalks will be at least 5 feet in width.*
- 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 its length? Is currently intended to do so yes.*
- 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? Varies, sidewalks currently proposed to be a min. of 5 feet in width and not be closer than 3 feet from building for landscaping buffer except at Drop-off / Drive-thru areas.*
- 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? Intent to use Striping and/or ADA Notification Systems.*
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 Full Architectural and 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 Full Architectural and Engineering Design Documents as part of the Permitting Submittal Process 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 500 West Rollins

Moberly, Randolph County, Missouri
September 2022

Site Information:

Property Address: 500 West Rollins Street
Moberly, Randolph County, Missouri

Property Owner: Rollins Street Development LLC
817 Fox Run
Moberly, Missouri 65270
Book 882, Page 838

Code in Effect: IBC 2021, City of Moberly

Zoning: B-2/H, Central Business District "Historic"

Lot Area: Current = 0.4 Acres (128ft x 144ft)

Setbacks:
Front Yard: Avg. of Adjacent Existing / None
Side Yard: 10 Feet when Adjacent to Residential District / None
Rear Yard: None

Height Regulations: 50 Feet (Zoning)

Proposed Building: ±3,800 sq. ft. Single Story Building, Wood Framed w/ Masonry Veneer & Aluminum/Glass Storefront Type 5B, Non-Sprinklered

Proposed Use & Occupancy: Commercial: B-Business (Food Pantry Facility)

Allowable Bldg. Heights & Areas: Stories (40 feet) 9,000 sq. ft. Floor Area

Design Loading: 1 Occupant / 150 sq. ft. = 26 Occupants

Exits Required: 2 Exits Required (Travel Distance)

Plumbing Facilities: Required: WCs = (2) Required / (2) Proposed Lav's = (2) Required / (2) Proposed (1) Service Sink (1) Drinking Fountain, or Water Dispenser/Bottled Water

Lot Area Calculations:
 Total Lot Area: ± 18,430 sq. ft.
 Proposed Building: ± 3,800 sq. ft.
 Proposed Paving: ± 8,260 sq. ft.

Impervious Area: ± 12,060 sq. ft.

Pervious Area: ± 6,370 sq. ft. (35% of Site)

Parking Requirements: No Off-Street Parking Required

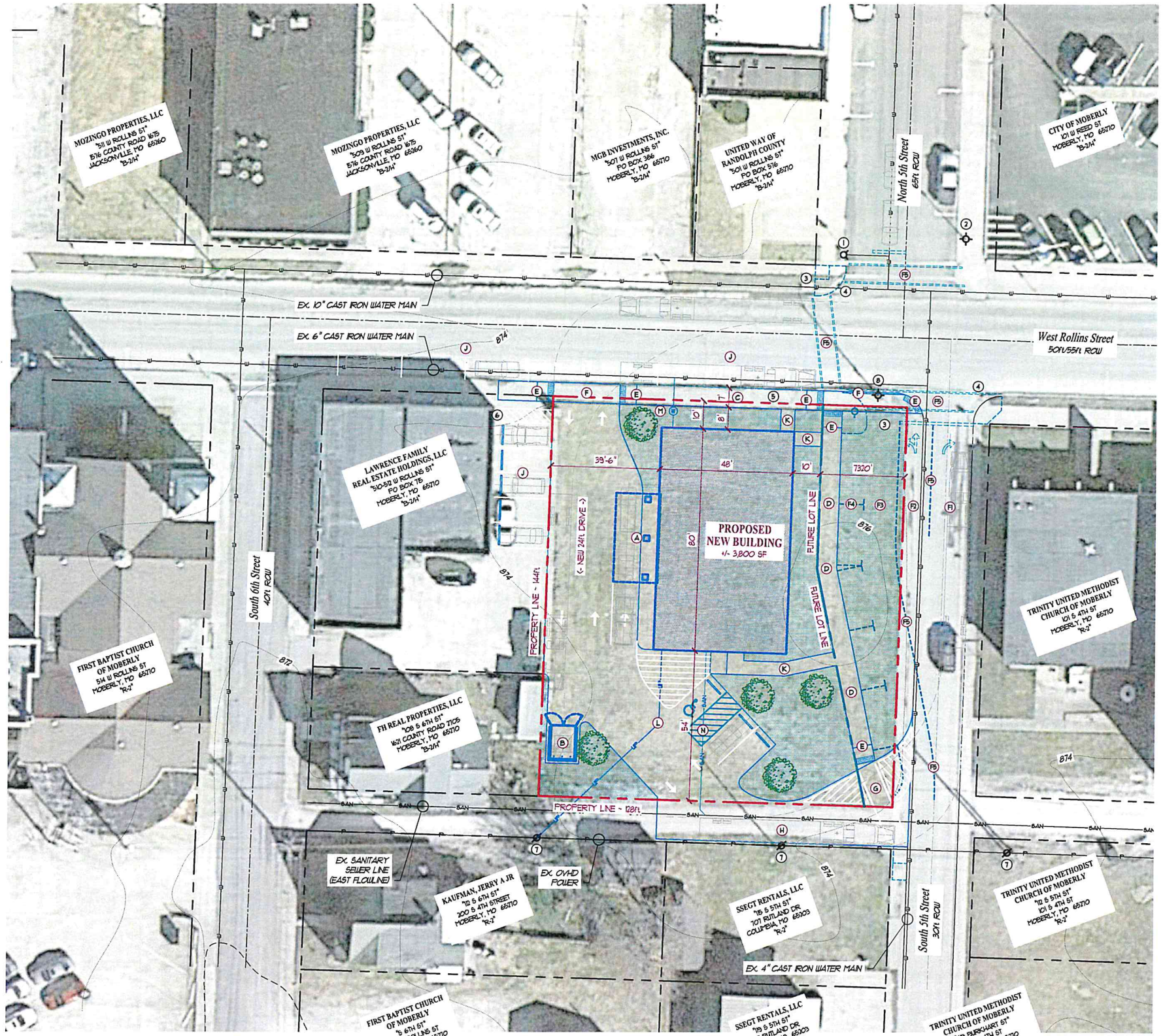
Parking Proposed: (2) Standard Spaces & (1) ADA Compliant Stall

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 work.
- Currently the property consists of Vacant Lot and slopes slightly from South/Southwest to North/Northeast with less than 2ft in elevation change. Property currently sheet drains towards West Rollins & South 5th Streets. These sections of Street consists of partial Sidewalk Curb & Gutter draining towards Existing Street Area Storm Sewer Inlets.
- Current Property has Existing Sidewalk along West Rollins and South 5th Streets. Sidewalks are in disrepair and non-compliant with Typical Sidewalk Construction Standards. It is the intent of this project to Improve Sidewalk along West Rollins and Install New Sidewalk on property to accommodate the Future 5th Street Improvements as shown.
- Owner's intent is to construct a Dumpster Enclosure that matches Building Finishes and serves Facility.
- 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.
- Owner's intent is to install new Water Service from adjacent water main bordering North Property Line as directed by The City of Moberly.
- Owner's intent is to connect new Sanitary Sewer Service to adjacent City Sewer located in Alley bordering South Property Line.
- Building to discharge roof drainage at surface in perimeter Landscaping Areas and onto Proposed Drive. Proposed New Drive & Parking to drain towards designated Landscaping/Drainage Areas and both West Rollins & South 5th Streets to Existing/New/Future Storm Sewer.
- Proposed Building to be a Single Slope Wood Framed Building with Masonry Veneer and Aluminum & Glass Storefront. Building will have Perimeter Parapets to conceal Roof on North/South/East Sides. Facility will have a Stand-Alone Drive-Thru Porte Cochere / Canopy System on West Side of Building adjacent to Proposed New Shared Drive with Adjacent Property.
- Owner's intent is to install wall-mounted LED Light Fixtures to illuminate Drive/Parking Walk as necessary/required.
- Owner's intent is to NOT install Illuminated Signage on the Building or to construct Monument, Pylon, or Post Sign on property.

Key Notes

- ① Existing Fire Hydrant
- ② Existing Street Lamp
- ③ Existing Fiber Optic Box / Sign
- ④ Existing Storm Sewer Street Inlet
- ⑤ Existing Drive Entrance (abandoned)
- ⑥ Existing Water Meter
- ⑦ Existing Power Pole
- ⑧ Existing Street Light (to be relocated at time of 5th Street Improvements)
- Ⓐ Proposed New Porte Cochere / Drive-Thru Canopy
- Ⓑ Proposed New Dumpster & Enclosure Location
- Ⓒ Proposed New 7ft Sidewalk w/ Sidewalk Curb along West Rollins Street
- Ⓓ Proposed New 7ft Sidewalk w/ Sidewalk Curb along Future South 5th Street and Parking Expansion
- Ⓔ Proposed New ADA Compliant Sidewalk Ramp
- Ⓕ Proposed New Painted Curb to Street Crosswalk
- Ⓖ Proposed New Painted Crosswalk and Stripping
- Ⓖ Proposed New Shared Entrance/Exit from West Rollins Street
- Ⓗ Proposed New Paved Alley & Entrance/Exit to South 5th Street
- Ⓙ Proposed New Parking Stripping
- Ⓛ Proposed New Sidewalk to Building Entry/Exit
- Ⓛ Proposed New Underground Electrical Service (Coordinate with Service Provider / City of Moberly)
- Ⓜ Proposed New Water Service (Coordinate with City of Moberly)
- Ⓝ Proposed New Sanitary Sewer Service (Coordinate with City of Moberly)
- Ⓜ Future Street Improvement - Northbound Right-Turn Only Lane
- Ⓜ Future Street Improvement - Northbound Straight / Left-Turn Lane
- Ⓜ Future Street Improvement - Southbound Lane
- Ⓜ Future Street Improvement - Southbound Parallel Street Parking
- Ⓜ Future Street Improvement - New Painted Striping/Azrows/Crosswalk



CSP CONCEPTUAL SITE PLAN
SCALE: 1" = 20'



GROCKETT
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 #200015101

OUTLINE & ASSOCIATES
ARCHITECTURAL AND ENGINEERING SERVICE
THIS DRAWING IN NO WAY REPRESENTS A FULL ARCHITECTURAL AND/OR ENGINEERING SERVICE. NO DRAWING IS FOR REFERENCE ONLY AND TO BE USED AS A GUIDE IN THE DEVELOPMENT PROCESS.

City of *Moberly!*

Memorandum

To: Planning and Zoning Commission

From: Planning Staff

Subject: Agenda item 2, Re-zoning Application for 805 & 809 Myra Street, 810 Sturgeon St

Meeting: October 31, 2022

Public Hearing to consider:

Notice of a public hearing for a re-zoning submitted by City of Moberly for the properties located at 805 & 809 Myra St. and 810 Sturgeon St. This location is currently zoned B-3 (General Commercial District).

Comments:

The proposed site is located at 805 & 809 Myra St, and 810 Sturgeon St; and currently is zoned B-3 (General Commercial District). The property was historically R-2 (one and two family residential). A previous owner in the area had this property and others surrounding it to be re-zoned to B-3 for future development that has never occurred. In reaching out to that property owner, they agreed to be in support of this re-zoning back to R-2 (one and two family residential). This application for Re-zoning, completes a plan of rezoning the adjacent properties to agree with surrounding lots. Property owners have not objected to clearing up the zoning plan for this area as one is currently used as residential and the other two are vacant currently.

City staff:

The re-zoning of the property presented to the Planning and Zoning Commission and the surrounding properties agree with the future land use map and can meet the demands of the zoning code adopted by the City of Moberly. The City of Moberly Staff recommends acceptance of the proposed re-zoning at 805 & 809 Myra St and 810 Sturgeon St.

A Re-zoning approved by Planning & Zoning Commission will require the additional approval of the City Council.

Respectfully Submitted
Aaron Decker

CITY OF MOBERLY, MISSOURI – PROCEDURES MANUAL

Article 10 – Planned Development Procedure

CITY OF MOBERLY, MISSOURI
REZONING 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.: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____

APPLICANT INFORMATION:

Applicant: City of Moberly Phone: 660-269-7642
Address: 101 W Reed St. Zip: 65270
Owner: Various owners (3) Phone: _____
Address: _____ Zip: _____

PROPERTY INFORMATION:

Street Address or General Location of Property: 809 Myra, 805 Myra, 810 Sturgeon St.
Property is Located In (Legal Description):
Barrows Add... Moberly Lot 8, 10, 11 BIK 1
Present Zoning B-3 Requested Zoning: R-2 Acreage: .46 Acres
.15 + .15 + .16
Present Use of Property: Vacant/Residential
Character of the Neighborhood: Residential

CITY OF MOBERLY, MISSOURI – PROCEDURES MANUAL

Article 10 – Planned Development Procedure

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Rail Road Yard	Unincorporated
South	Residential	R-2
East	Residential	R-2
West	Residential	R-2

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would the proposed change create a small, isolated district unrelated to surrounding districts? Yes ___ No X

If yes, explain: _____

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes X No ___

If yes, explain: Lack of sufficient space to is currently surrounded by Residential

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan?

Yes X No ___

2. Is the proposed change consistent with the Future Land Use Map?

Yes ___ No X No interest in past years since Land Use Map was drafted with current zoning

TRAFFIC CONDITIONS:

1. Identify the street(s) with access to the property: Sturgeon St.
Myra St.

CITY OF MOBERLY, MISSOURI – PROCEDURES MANUAL

Article 10 – Planned Development Procedure

- 2. Identify the classification of those street(s) as Arterial, Collector or Local and each Right-of-Way width:

Street Name	Classification	Right-of-Way Width
Sturgeon St.	Collector	40'
Myra Street	Collector Local	55'

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

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

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

5. Additional Comments: _____

UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

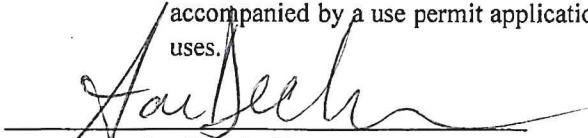
THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

- 1. One copy of a legal description of the property proposed to be rezoned.
- 2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Moberly.
- 3. A list of property owners within 185 feet of the property.

CITY OF MOBERLY, MISSOURI – PROCEDURES MANUAL

Article 10 – Planned Development Procedure

4. If the proposed zoning requires a conditional use permit, the rezoning application shall be accompanied by a use permit application defining the specifically requested use or list of uses.



Applicant's Signature

10-1-22
Date

Moberly, MO



Legend

- Roads
- Corporate Limit
- Parcel
- Original Lot
- Stream
- Subdivision
- Lots
- South Ridge Lot Line
- City Easement
- Zoning
 - B-1
 - B-2H
 - B-3
 - B-3(PD)
 - M-1
 - M-P
 - N-1
 - R-1
 - R-1(PD)
 - R-2
 - R-2(PD)
 - R-3
 - R-3(PD)

Notes



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

409.1 0 204.56 409.1 Feet

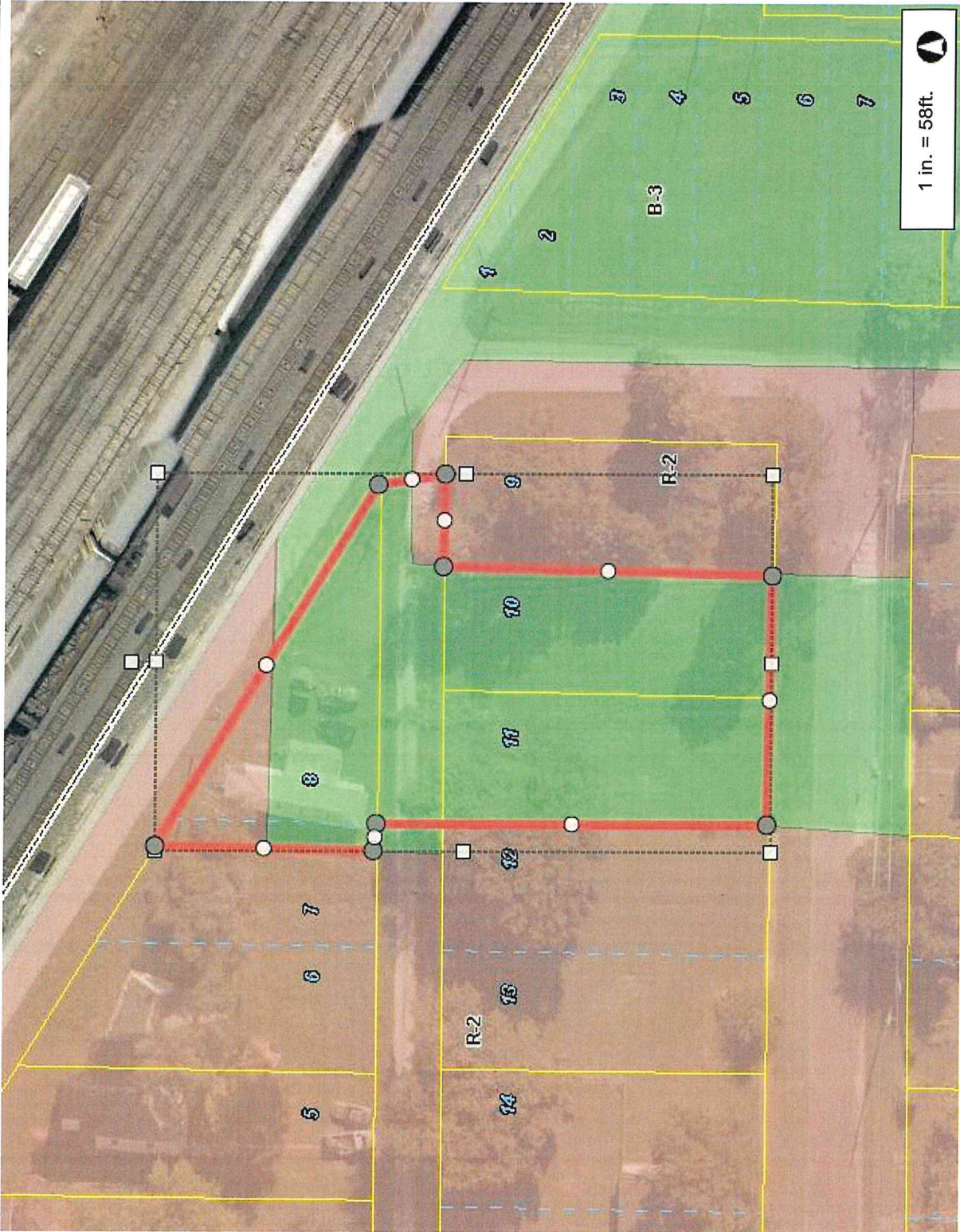
Moberly, MO



Legend

- Roads
 - Corporate Limit
 - Parcel
 - Original Lot
 - Stream
 - Subdivision
 - Lots
 - South Ridge Lot Line
 - City Easement
- Zoning
- B-1
 - B-2/H
 - B-3
 - B-3(PD)
 - M-1
 - M-P
 - N-1
 - R-1
 - R-1(PD)
 - R-2
 - R-2(PD)
 - R-3
 - R-3(PD)

Notes



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

116.7

0

58.33

116.7 Feet

City of

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *Agenda item 3, Text Amendment Application for Landscape Plan*

Meeting: *October 31, 2022*

Public Hearing to consider:

Notice of a public hearing for a Text Amendment Application submitted by City of Moberly for clarification and details related to a Landscape Plan Ordinance. This Landscape Plan is being asked to be incorporated into Chapter 46, Article V.

Comments:

The attached Landscape Plan was drafted and developed after comparison with other communities like Troy, MO; St. Anne, MO; Warrensburg, MO; and other communities of similar size to Moberly. The result is a Landscape Plan that will apply to both Residential and Commercial sites within Moberly, MO. This will provide a clearer understanding of the acceptable plans that are requested as a component of the Site Plan and Development Process. It also will provide guidance with respect to modification in the street frontage of Residential homes in Moberly.

City staff:

The Landscape Plan presented was drafted and compared to several communities that are similar in design to Moberly (Size and Rural Environment). Clarification with respect to development applications was necessary to communicate expectations in the process. The City of Moberly Staff recommends approval of the proposed Landscape Plan to Chapter 46, Article V of the City Code of Ordinances.

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

Respectfully Submitted
Aaron Decker

CITY OF MOBERLY, MISSOURI
ZONING & SUBDIVISION TEXT AMENDMENT APPLICATION

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

For Office Use Only:
Filing Fee: _____
Date Advertised: _____
Date Notices Sent _____
Public Hearing Date: _____

APPLICANT INFORMATION:

Applicant: City of Moberly Phone: 660-269-7642
Address: 101 W. Reed St. Zip: 65270
Owner: _____ Phone: _____
Address: _____ Zip: _____

TEXT AMENDMENT PROPOSED:

Amendment Proposed to (Check One):

City Zoning Regulations _____ City Subdivision Regulations
_____ Growth Area Subdivision Regulations

Section to Be Amended: Chapter 46 Article ✓ Section 207-235

Present Text: 46-207 - 46-235 Reserved

Proposed Text: See Attachment

Reason for Amendment: To improve and clarify Landscaping Guidelines
for both Residential & Commercial property in
Moberly.

Attach additional sheets as needed.

IMPACT OF AMENDMENT:

Does the amendment add language to the Regulations?

Yes X No

Does the amendment supplement an existing section?

Yes X No

Does the amendment modify an existing section?

Yes No X

Does the amendment repeal a section?

Yes No X



Applicant's Signature

10-1-22

Date

A.

Residential Districts. It shall be at the discretion of the individual property owners to landscape their lots; however, at any given time the following provisions shall apply:

1.

No tree or ground cover shall be planted of a type of species apt to destroy, impair, or otherwise interfere with any street improvements, sidewalks, curbs, gutters, sewer, or other public improvements. The discarding of landscape related materials in the right of way shall be subject to the Nuisance regulations of Chapter 26. The property owner shall contact the City prior to landscaping within any street right-of-way or utility easement.

[Ord. No. _____)

2.

Vines of climbing plants growing over street signs, fire hydrants, or other public property shall be removed by the property owner.

3.

On a corner lot, no planting or other obstruction to vision extending to a height in excess of twenty-four (24) inches above the established street grade shall be erected, planted or maintained within the sight distance as established per Section 46-3.

4.

All landscaping shall be properly maintained according to City ordinances presently in effect. A minimum of fifty percent (50%) of all yard areas shall be comprised of turf grass. Turf grass refers to all species of grass that are perennial and are typically used for lawns such as, but not limited to, Kentucky Bluegrass or perennial ryegrass. Driveways that meet and not exceed the current driveway regulations found in section 40-500 shall not calculate into this requirement. Front yard landscaping (and side/rear yards abutting a street on corner lots) shall require a majority of turf grasses. Trees shall not be planted within six (6) feet of a property line in the side and rear yard. The individual property owner shall be responsible for such maintenance.

[Ord. No. _____]

5.

For all multiple-family zoning districts, "R-3", a landscape plan shall accompany, or be a part of, each site plan, and no site plan shall be approved without the Planning and Zoning Commission's review and approval of said landscape plan. The landscape plan shall contain size, type and location of plantings. All "R-2" Two-Family Residential Zoning Districts shall be required to have a landscape plan which may be approved by the Planning and Development

Department or forwarded to the Planning and Zoning Commission for its review and approval at the discretion of the Administrative Officer. Landscaping to be completed prior to the issuance of a final occupancy permit for the structure(s). A.) Exception to the landscape plan requirement for R-2 Two Family Residential Districts applies when a single lot is being redeveloped as a single in-fill type lot.

6.

In all residential zoning districts, above-ground fuel storage tanks shall be thoroughly screened (70% blocked visibility or more) with appropriate materials or landscaping to conceal their visibility from the right-of-way and neighboring properties.

7.

All trees shall be planted so as to maintain a minimum fifteen (15) foot setback from all levees.

B.

Non-Residential Districts (Commercial/Industrial). In "B" (Commercial) and "M" Districts, the landscaping/screening requirements are as follows:

1.

Screening Requirements.

a.

All screening and buffering requirements previously set forth in the individual districts, conditional use permit, or Planned Development (PD) agreement shall be the responsibility of the lot owner or developer to install and maintain.

[Ord. No. _____]

b.

When off-street parking areas for six (6) or more vehicles are located within or adjacent to a residential district, and where such parking areas are not entirely screened visually from such lot by an intervening building or structure, a continuous, visual screen with minimum height of six (6) feet shall be provided between the parking area and the said lot or residential district. Such screen shall consist of a solid fence or masonry wall, a compact evergreen hedge or foliage screening may be approved as an alternative by the Administrative Officer. Screening shall meet the requirements for buffering between districts per Section 46-301 through 46-306.

c.

Protective Screening. When off-street loading areas are located within or adjacent to a residential district, and where such loading areas are not entirely screened visually by an intervening building or structure, a continuous visual screen with a minimum height of eight (8) feet shall be provided between the

loading area and the said lot or residential district. Such screen shall consist of a solid fence or a masonry wall, a compact evergreen hedge or foliage screening may be approved as an alternative by the Administrative Officer. Screening shall meet the requirements for buffering between districts per Section 46-301 through 46-306

2.

Landscaping Requirements.

a.

A landscape plan shall accompany, or be a part of, each site plan, and no site plan shall be approved without the Planning and Zoning Commission's approval of said landscape plan. This landscape plan shall include size, type and location of plantings and shall include parking lot planting islands, perimeter plantings, and similar landscape features.

b.

Where off-street parking spaces are provided, a minimum of ten (10) square feet of landscaping shall be provided or as approved by the Commission. While no specific tree species or plantings are given in this Chapter, the developer or owner shall be expected to provide sufficient landscaping details on the plans at the time of submittal. The use of earth berms or sculpting shall be encouraged provided these are designed in an area of enough size so as to cause no erosion, drainage or maintenance problems.

3.

All trees shall be planted so as to maintain a minimum fifteen (15) foot setback from all levees.

C.

Screening And Landscaping. All off-street parking facilities, with the exception of a single-family detached dwelling or a two-family dwelling, shall be screened and landscaped in accordance with the following design standards and Section 46-302.

1.

Planting Strip Along Property Lines.

a.

Along each property line of the zoning lot, a planting strip of four (4) feet minimum width shall be provided between said property line and the off-street parking facilities. Where parking facilities for non-residential uses abut a residential district, a sight-proof fence or hedge of not less than six (6) feet in height shall be provided along the perimeter of the off-street parking facility within the planting strip herein described and in agreement with Section 46-302.

b.

In the case of a common/shared driveway entrance/exit the requirement for a four (4) feet minimum width planting strip will be waived. However, the remainder of the site shall contain sufficient additional landscaped areas to compensate for the loss of the planting strip or a portion thereof.

2.

All off-street parking facilities shall be appropriately broken by linear planting strips or variable shaped islands in the interior of the facility. Such planting strips or islands shall be satisfactorily landscaped with trees or other suitable vegetation and shall constitute no less than five percent (5%) of the total area of the off-street parking facility excluding the four (4) foot planting strip previously mentioned.

3.

The selection of trees, hedges and other planting materials shall be approved by the Commission on recommendation by the Administrative Officer.

4.

All screening and landscaping shall be installed in conformance with the "Corner Visibility" restrictions of this Chapter, Section _____

5.

The selection of trees, hedges, and other planting materials shall be as approved on the landscape plan. Minor modifications to the landscape plan may be approved by the Administrative Officer. Substantial modifications shall be reviewed and approved by the Planning Commission.

D.

Prior to issuance of a final occupancy permit, all landscaping indicated on the approved site development plan shall be installed. If installation of landscape materials cannot be accomplished due to weather conditions or other factors, an escrow shall be established to guarantee purchase and installation of all landscape materials. The escrow shall be submitted for approval by the Administrative Officer. Upon installation of the landscape materials, the escrow shall be released by the City.