

NOTICE OF OPEN MEETING
AGENDA
PLANNING AND ZONING COMMISSION
City of Moberly
City Council Chambers – Moberly City Hall
101 West Reed Street
July 31, 2023
6:00 PM

Date/ time posted

I. Roll Call

II. Approval of Agenda

III. Election of Officers

IV. Approval of Minutes

1. Approval of the May 30, 2023 Planning and Zoning meeting minutes.

V. Public Hearing Items

2. A Zoning Change Application Submitted by Rob and Pam Dollich for 121 S. Morley St. from a B-3 (General Commercial District) to an R-2 (1 & 2 Family Residential District).

3. An Application for a site plan review submitted by Devin Snodgrass on behalf of Game Board Properties, LLC for a Drive-thru Restaurant located at 1130 South Morley Street.

4. An Application for a site plan review submitted by Board of Education on behalf of Moberly School District for the demolition of East Park School at 200 Porter Street.

VI. Other Business

VII. 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
May 30, 2023
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, May 30, 2023 at 6:00 p.m. in the Council Chambers of City Hall. The meeting was called to order by Chairperson, Sam Tadrus.

Members Present: **Connie Asbury**
 Rich Duley
 Sam Tadrus
 Austin Kyser
 Lorna Miles
 Tim Brubaker
 Gary Duncan

Members Absent: **Bob Riley**
 Don Burton
 Lisa Vanderburg
 Howard Miedler

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

Visitors: **Devin Snodgrass**
 Mike Anderson
 Melissa Anderson
 Wren Johannaber

A roll call was taken, and seven (7) members of the Commission were present, with four (4) members absent.

Sam Tadrus asked if everyone had reviewed the May 30, 2023 agenda.

Sam Tadrus asked if everyone had reviewed the April 24, 2023 minutes. There were no changes. Austin Kyser made a motion to approve the minutes. Connie Asbury seconded the motion. Minutes were approved.

Sam Tadrus read the second item on the agenda; a conditional use permit and 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).

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 conditional use permit and a site plan review for the property located at 1120 S Morley St. Devin explained they are asking to open a pet care facility at this location. They will do building renovations, add

sidewalks, drive and fencing to the property. Devon stated that this is for dogs only and they would be limited to 20. Gary Duncan asked about supervision and Mike Anderson stated they would have someone on site as needed. Gary then asked if the dogs would be left outside at night and Mike stated they would not. Devin stated they had a time schedule in place and the dogs would not be taken out after 8:0 P.M. in the evening. 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 the motion. Lorna Miles seconded the motion. The motion was approved.

Sam Tadrus read the third item on the agenda; 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). Devin Snodgrass came to the podium and explained Wren Johannaber is asking to add additional paving, parking, and fenced area at his private hangar. Gary Duncan asked what type of storage. Devon stated the storage would be for fuel, water, truck, and trailer. 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. Connie Asbury seconded the motion. The motion was approved.

Sam Tadrus asked if there was any other business to discuss at this time, there being none, Connie Asbury made a motion to adjourn. Lorna Miles seconded the motion. The meeting was adjourned.

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: Rob & Pam Dillich Phone: 660-833-5804
Address: 18 Urbandale Moberly, MO Zip: 65270
Owner: Rob & Pam Dillich Phone: 660-833-5804
Address: 18 Urbandale Moberly, MO Zip: 65270

PROPERTY INFORMATION:

Street Address or General Location of Property: 121 S. Morley
Property is Located In (Legal Description): See attached

Present Zoning: B-3 Commercial Requested Zoning: R-2 Residential Acreage: _____

Present Use of Property: Empty lot

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	Residential/Commercial	B3 Commercial
South	Residential	B3 Commercial
East	Parking lot	B3 Commercial
West	Residential	B3 Commercial

RELATIONSHIP TO EXISTING ZONING PATTERN:

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

If yes, explain: _____

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

If yes, explain: We want to use it as a residential dwelling.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

Yes ___ No

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

Yes ___ No

TRAFFIC CONDITIONS:

1. Identify the street(s) with access to the property: E Burkhart

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
E Barkport	Local	65'

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

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

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

- 5. Additional Comments: _____

UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

This was previously a residential lot.

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. *Include the plan to fence off lot*

[Handwritten Signature]
Applicant's Signature

6/26/2023
Date

City of *Moberly!*

Memorandum

To: Planning and Zoning Commission

From: Planning Staff

Subject: Zoning Application 121 S Morley St

Meeting: July 31, 2023

Public Hearing to consider:

Notice of a Public Hearing for a zoning change application submitted by Rob and Pam Dollich for 121 S Morley St. This property is currently zoned B-3 (General Commercial District) and they would like to change to an R-2 (1 & 2 Family Residential District)

Comments:

Location: 121 S Morley St – Vacant lot

Zoning Compatibility: Completely Surrounded by B-3 Commercial Zoning which consists of Non-conforming residential structures and some business.

Intended Use: Future Single Family home.

Future Land Use: The re-zoning request does not agree with the Future Land Use Map and Comprehensive plan.

City Staff Review:

Staff review results in non-support of the request as it is not in agreement with the Future Land Use Map and The Comprehensive Plan. Also based on zoning districts, this would be classified as spot zoning unless properties along S Ault St were re-zoned as well. Also, there is a three-to-four-year plan to obtain a grant and widen S Morley with a turn lane through this block which may encourage future commercial development in the area. City Staff recommends denial of the Re-zoning application and recommendation to deny the zoning change.

Re-Zoning will require review and approval by City Council following Planning and Zoning review.

Respectfully Submitted
Aaron Decker

Impact Statement

This lot, 121 S Morley, has been a residential property in the past. The bordering properties are all residential. While the address is 121 S Morley, the primary previous and current access is from the Burkhart St side of the property, therefore, no impact to the flow of traffic on Morley St would occur. We are proposing to zone the lot residential with future plans to build a home that would match the surrounding area and thereby, improve the aesthetics of the neighborhood. A home built on the vacant lot would increase the tax base, certainly a win for the city of Moberly.

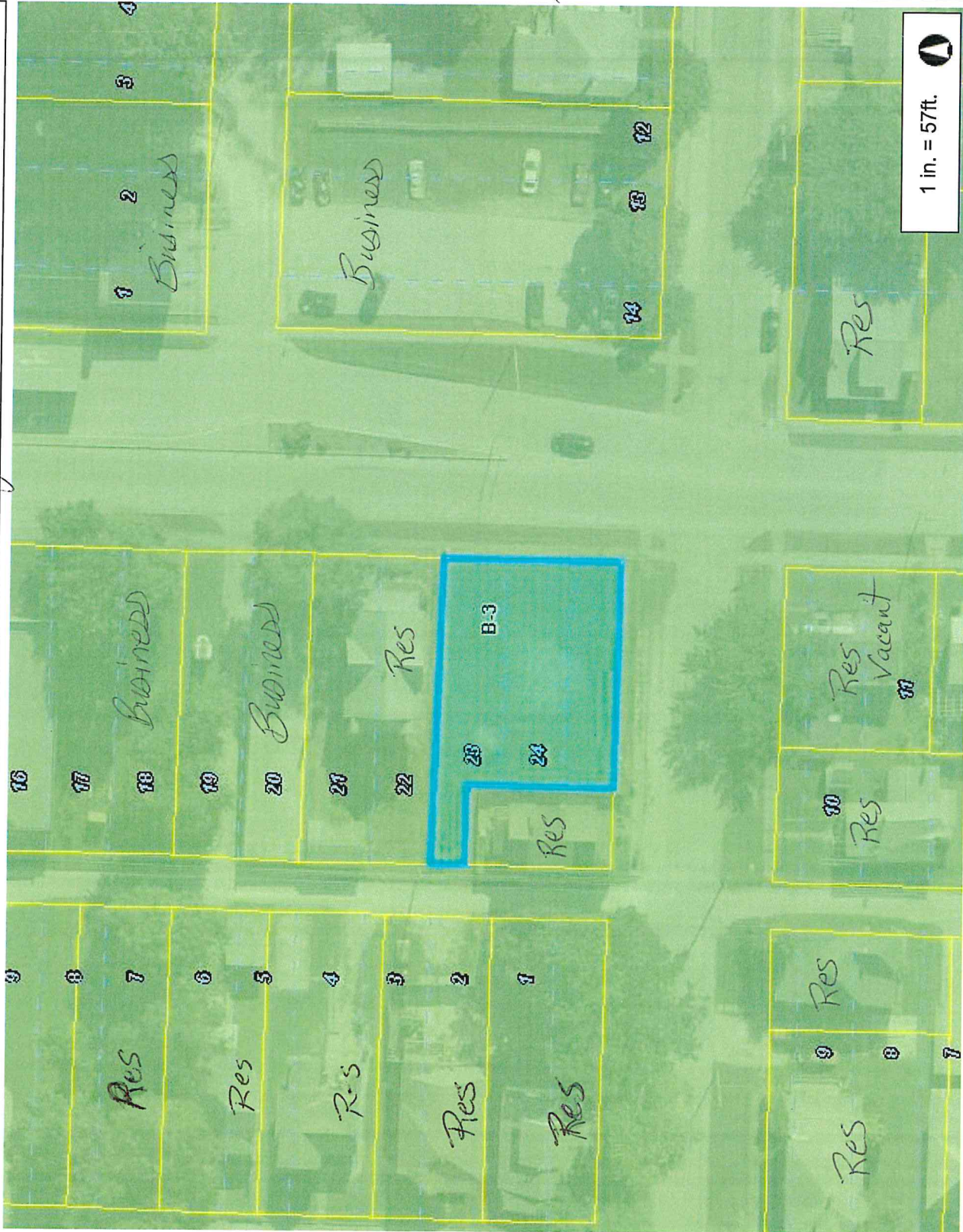
Thank you for your time and consideration of our request to rezone our property at 121 S Morley.



Paul Dallick

Moberly, MO

Indicates current use of Properties in area.



1 in. = 57ft.



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

Notes

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)



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, Moberly MO Zip: 65270
Owner: Game Board Properties, LLC Phone: 573.999.9603
Address: 1220 North Morley Street, Moberly MO Zip: 65270

PROPERTY INFORMATION:

Address of Property: 1130 South Morley Street
Legal Description: as indicated on Randolph County records Deed Book 923, Page 2490

Present Zoning Classification: B-3, General Commercial District Acreage: 0.80 Acres (0.96 Map)

Present Use of Property: Vacant Lot, Former Structure Foundation

Proposed Use of Property: Drive-thru Restaurant

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Animal Care Facility (under construction)</u>	<u>B-3</u>
South	<u>Access Drive / Vacant Lot</u>	<u>B-3</u>
East	<u>Child Care Facility</u>	<u>B-3</u>
West	<u>S. Morley ROW / Church Facility</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

06 / 29 / 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: 1130 South Morley Street
 2. Location of Project: 1130 South Morley Street
 3. Name of Owner: Game Board Properties, LLC
 4. Name of Person who Prepared the Site Plan: Crockett Engineering Consultants / Outline & Associates
 5. Instructions:

The following checklist is to be completed by the Zoning Administrator. The Site Plan shall include the following data, details and supporting information, which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

A.	Site Plan Content Requirements: Does the Site Plan comply with or show the following?	<u>Yes</u>	<u>No</u>
	1. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	_____	_____
	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.	_____	_____

City of *Moberly!*

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *Site Plan Review Application 1130 S Morley St*

Meeting: *July 31, 2023*

Public Hearing to consider:

Notice of Public Hearing for a site plan review application submitted by Devin Snodgrass with Outline and Associates on behalf of Game Board Properties, LLC for a Drive-thru Restaurant located at 1130 S Morley St. This property is currently zoned B-3 General Commercial District.

Comments:

Location: 1130 S Morley St

Zoning Compatibility: Use is compatible with the district.

Intended Use: Drive Thru Restaurant, similar to where The Bean started and Dinners Ready started. Small commercial space for Drinks or Ice Cream style service.

Landscaping design: Dumpster Screening is provided. Adjacent to commercial, no other buffering required. Landscaping meets requirements for new ordinance.

Public areas: (46-177) Parking – Adequate parking is provided currently with additional planned parking stalls to be included if walk up service is desired after opening. (36-132) Sidewalks – Sidewalks indicated as future install as there are no current sidewalks on site or adjacent to site. Sidewalks to main entry off Morley are indicated on the plan.

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

City Staff Review:

Staff Review results in support for approval of the site plan as proposed. Discussion with owners has been to encourage “Cash in lieu of” for sidewalks along S Morley as there are no connections to be made at this time. The owner may select to install sidewalks from 1120 S Morley (just north) and continue them through this lot as it is the same owner/builder.

Location and use seem compatible with the new ownership and use of facilities in the area.

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

Respectfully Submitted Aaron Decker

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 Building to illuminate proposed Entrances/Windows/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 Landscape Islands adjacent to Patios/Drive Lanes 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 to be less than One Acre in Disturbance and calculations for Pervious/Impervious Area are shown for both Current & Future Lot Split Areas. Proposed Project to not contribute to pollution of water, erosion, run-off, change of water table, or flooding of other properties.

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

Topo generated from City of Moberly GIS Mapping data is indicated on Preliminary Development Plan.

No part of this tract lies within the 100-year flood plain as indicated by National Flood Hazard FIRMette 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?

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

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

Proposed Building to be free of any Roof Mounted Equipment

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

Electrical and Mechanical Equipment Locations and any Screening to be included in Architectural 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?

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/Patio 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. 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. Owner understands that if Business intends to have a Service Walk-up Window then adequate Pedestrian Access may be recommended.*
 - 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? Not applicable for this project. Building Consists of a 2-sided Drive-thru Aisle and Future/Optional Service Walk-up Window and Patio Area.*
 - h. Are internal pedestrian sidewalks distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the sidewalks? Notification/Stripping along Drive Curbs/Sidewalks are intended to be installed per Code.*
8. *Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes.*

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

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

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

Additional Application Comments:

The primary purpose of this Facility is to accommodate B-Business Occupancy for a Drive-Thru Coffee / Ice Cream Shop with Future/Optional Walk-up Serving Window and Patio Seating. Business Hours and/or Seasonal Operations are not finalized at this time. Proposed New Building to include Preparation and Serving Area, Storage Room, and ADA Toilet Facility.

Business intends to use Residential-Style Trash Containers stored within a Screened Area if Stored Outdoors or to utilize adjacent Property Dumpsters when applicable.

Please include this response as part of our submittal and in consideration during the review process. Don't hesitate to contact myself or other members of the Design Team if you have any further questions, comments, or concerns. I'd be happy to schedule a meeting as necessary.

Sincerely,



Devin W. Snodgrass
Outline & Associates

PO Box 98
110 North 5th Street
Moberly, Missouri 65270
(660) 998-4288 phone
www.outlinedp.com

CITY OF MOBERLY, 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: Moberly School District No. 81 Phone: 660-269-2600
Address: 926 Shepherd Brothers Blvd, Moberly, MO Zip: 65270
Owner: Cristina Wright, Superintendent, Heather Cleavinger, Board President Phone: 660-269-2600
Address: 926 Shepherd Brothers Blvd, Moberly, MO Zip: 65270

PROPERTY INFORMATION:

Address of Property: 200 Porter Street
Legal Description: The undivided one half of Block Four (4) of Hunt Godfrey and Porter;
first addition to the Town of Moberly in said County of Randolph
Present Zoning Classification: R2 Acreage: 1.44
Present Use of Property: East Park School/North Central Regional School
Proposed Use of Property: Demolition, Sale of Land with Parking Lot In-Tact

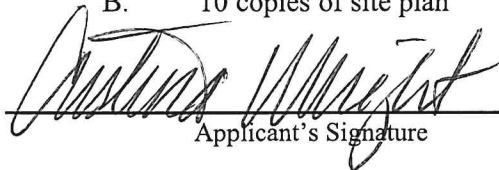
ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Single Family Homes</u>	<u>R2</u>
South	<u>Single Family Homes</u>	<u>R2</u>
East	<u>Single Family Homes</u>	<u>R2</u>
West	<u>Church/Strip Mall</u>	<u>B3 General Commercial District</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?	X	
2. Will the development be compatible with the surrounding area?	NA	
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

6/20/23
 Date



Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *Determination Review of 200 Porter St by Board of Education*

Meeting: *July 31, 2023*

Public Hearing to consider:

Notice of Public Hearing for a review of the motion and intended action of the Board of Education for Moberly School District with respect to demolition of East Park School at 200 Porter St per their by-laws.

Comments:

Location: 200 Porter St

Zoning Compatibility: School is compatible with R-2 (1 & 2 Family Residential District)

Board of Education for Moberly School District has voted to demolish the East Park School once everyone has occupied and relocated classrooms, teachers, and personnel to the new Alternative Education Building. (Estimated Thanksgiving 2023) The By-laws state that this shall be reviewed by Planning and Zoning Commission prior to execution and approval.

Intent is to remove buildings. Not to remove parking or blacktop surface that is currently on site. Property then would be available for sale and repurpose by future developer which is currently unknown.

City Staff Review:

City Staff are supportive of the demolition of the structure if no viable option to save and repurpose the current buildings is available. There are several old school buildings currently within Moberly that have not been cared for and continue to deteriorate. City Staff's goal is to not have an ongoing deteriorating structure due to another consolidation of the school buildings onto main campus.

Historic Preservation reviewed the concept and discussed this item at their 7/12/2023 meeting and would like to make sure that all grant opportunities for repurposing or salvaging the historic building have been exhausted prior to demolition.

This review does not require City Council approval prior to Board of Education finalizing decisions.

Respectfully Submitted Aaron Decker

The Board of Education for Moberly School District approved the demolition of East Park School, now known as North Central Regional School, at the Regular Business Meeting on May 9, 2023. Demolition will occur after students and staff move into the new Alternative School on Gratz Brown Road. The transfer of students, staff, and all educational resources to the new school is anticipated to occur in January, 2024. After removal of items of architectural interest, all debris will be removed from the existing site, and the land will be sold. The plan is to leave the hard surface used as a parking lot in-tact at the site.

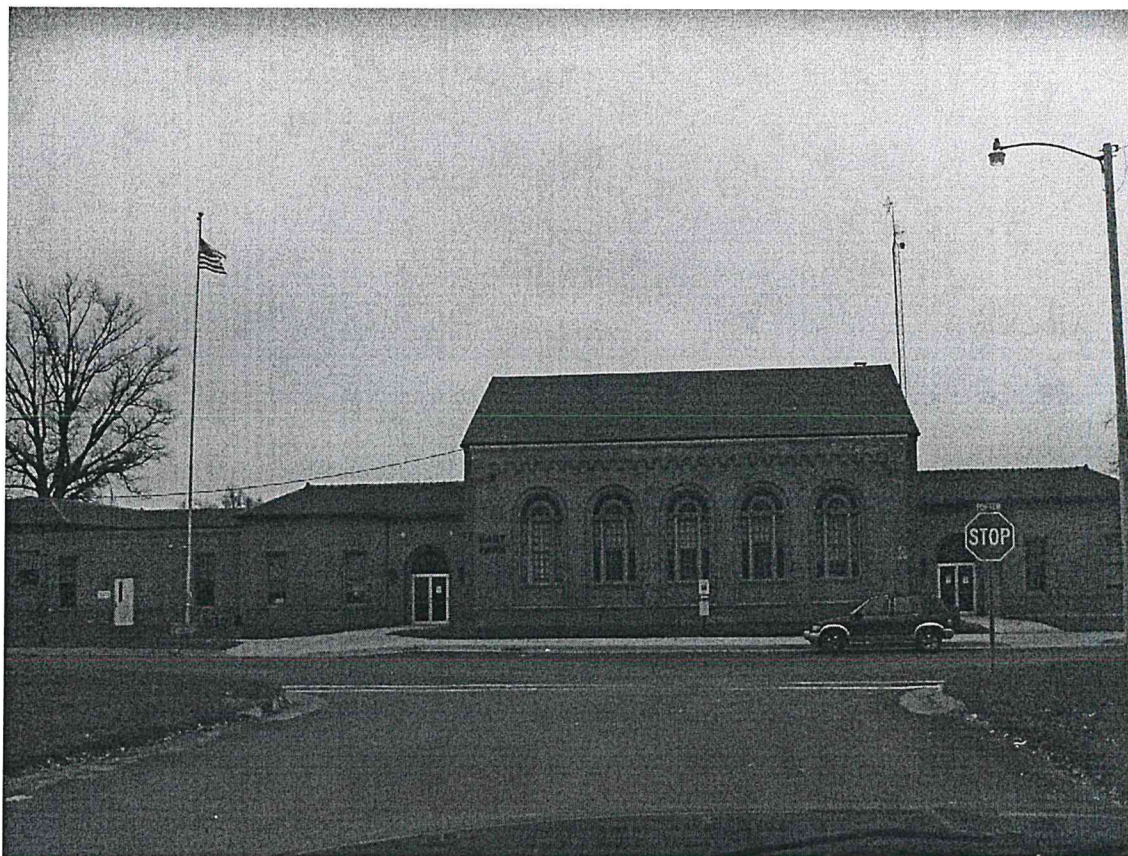
Half Bath
Number of stories

0
0.0

Total Square Feet

0

Item 4.



Back