

**CITY OF MOBERLY, MISSOURI
REZONING APPLICATION**

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

For Office Use Only

Deposit: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____

APPLICANT INFORMATION:

Applicant: <u>Holman Properties, LLC</u>	Phone: <u>(660) 651-6655</u>
Address: <u>PO Box 591, Macon, MO</u>	Zip: <u>63552</u>
Owner: <u>Holman Properties, LLC</u>	Phone: _____
Address: <u>PO Box 591, Macon MO</u>	Zip: <u>63552</u>

PROPERTY INFORMATION:

Street Address or General Location of Property: 342-348 Woodland Ave, Moberly, MO
Property is Located In (Legal Description): E 30' OF LOT 16 OF A. D. LONGS SUB, ALL OF LOTS 4 & 8 OF BLK 1 OF WILSON'S ADDITION OF MOBERLY < MISSOURI AND ALSO ALLEY LYING BETWEEN LOTS 4 & 8, WILSONS ADDITION.

Present Zoning: R-2/PD Requested Zoning: R-3 Acreage: 2

Present Use of Property: Duplexes

Character of the Neighborhood: Residential

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	Residential _____	R-2 _____
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

If yes, explain: _____

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

If yes, explain: Want to build 6 duplexes on the property

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: Woodland Avenue, Virginia Street and East Logan Street

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
Woodland Avenue	Local	50'
Virginia Street	Local	50'
East Logan Street	Local	60'

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 <input checked="" type="checkbox"/> |
| 2. | Properly Sized Street Right-of-Way? | Yes _____ | No <input checked="" type="checkbox"/> |
| 3. | Drainage Easements? | Yes _____ | No <input checked="" type="checkbox"/> |
| 4. | Utility Easements: | | |
| | Electricity? | Yes _____ | No <input checked="" type="checkbox"/> |
| | Gas? | Yes _____ | No <input checked="" type="checkbox"/> |
| | Sewers? | Yes _____ | No <input checked="" type="checkbox"/> |
| | Water? | Yes _____ | No <input checked="" type="checkbox"/> |
| 5. | Additional Comments: _____ | | |

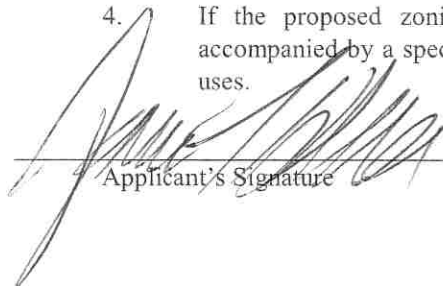
UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

The lot in question is a large parcel, formerly a neighborhood hospital/health department that had a quasi-commercial feel with large off-street parking.

The property was rezoned R-2/PD for (2) Duplexes, a 24 unit assisted living facility and some associated storage units. Since that time, the two duplexes were constructed on the North end of the property, but the plans have changed to replace the 24 unit assisted living facility with (4) more duplexes and retain the associated storage units.

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. Certified list of property owners within:
 - A. 185 feet of the property if the proposed PD is located within the city's municipal boundaries;
 - B. 1,000 feet of the property if the proposed PD is adjacent to the city's corporate limits.
4. If the proposed zoning requires a special use permit, the rezoning application shall be accompanied by a special use permit application defining the specifically requested use or list of uses.



Applicant's Signature

10-9-25

Date