

**PLANNING & ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO 65010  
TUESDAY, DECEMBER 8, 2015**

**PUBLIC HEARING:**

The Planning and Zoning Commission will be holding a Public Hearing to seek public comments for the proposed voluntary re-zoning from Boone County A-2 to City of Ashland General Commercial the following real estate: Parcel ID # 24-600-14-00-005.00 01

**AGENDA**

1. Call the Meeting to Order at 7:00 PM.
2. Approval of the Agenda December 8, 2015. Action \_\_\_\_\_
3. Approval of the Previous Minutes, November 10, 2015. Action \_\_\_\_\_
4. New Business: Rezoning Parcel ID # 24-600-14-00-005.00 01  
Wren Estates Subdivision  
Martha Crump extension to Minor Hill
5. Old Business:
6. Discussion: McDonald's Site Plan  
Expiration dates on Approved Plans
7. Mayor's Report:
8. Guest Comments:
9. Commissioners' Report:

If you are unable to attend, please call Ashland City Hall at 573-657-2091 or email [policeclerk@ashlandmo.us](mailto:policeclerk@ashlandmo.us)

Megan Young  
Administrative Assistant

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, NOVEMBER 10, 2015  
DRAFT**

**REGULAR MEETING:**

1. Chairman Batson called the meeting to order Tuesday, November 10, 2015 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Fred Klippel, Danny Clay, James Branson, Greg Batson and Jeffrey Sapp. Commissioners absent were Paul Beuselinck and Nikki Courtney.

Also present were Mayor Gene Rhorer, Acting City Administrator Lyn Woolford and Administrative Assistant Megan Young.

2. Chairman Batson called for a motion to approve the November 10, 2015 agenda. Commissioner Sapp made a motion to approve the November 10, 2015 agenda. Seconded by Commissioner Clay. Motion carried unanimously.

3. Chairman Batson made a motion to approve the previous minutes dated October 13, 2015. Motion was made by Commissioner Branson to approve the previous minutes dated October 13, 2015. Seconded by Commissioner Williamson. Motion carried unanimously.

**4. NEW BUSINESS:** None.

**5. OLD BUSINESS:** Complete Streets Ordinance. Chairman Batson stated the Board of Aldermen want to know what the commission thinks about this policy. Commissioner Klippel said that as an ordinance the city would have a hard time enforcing it, and we would have to stay on top of it. It would be hard to force contractors to make better streets. It would raise the price of local homes. We need to maintain our own streets. Mayor Rhorer suggested Ashland adopt this as a policy that way it comes across better and the City Administrator has more leeway. We should take steps to encourage change and the community will accept this. Show the community the benefits of the policy. City Administrator Woolford said this policy would be beneficial towards the grants we are working on. Commissioner Sapp made a motion to move this forward as a Resolution to the Ashland Board of Aldermen. Seconded by Commissioner Williamson. Motion carried unanimously.

**6. DISCUSSION:** None.

**7. Mayor's Report:**

Mayor Gene Rhorer reported the site plan for the Baptist Home complex should be completed soon. He has a meeting with them tomorrow, and will keep the Commissioners updated on the progress.

## **8. City Administrator's Report:**

City Administrator Lyn Woolford had nothing to report.

**Guest Comments:** Alderman Campbell spoke about the access from the north into town. Projects cause more influx into town. We need to consider ways to fix traffic congestion. Ashland needs to look at a transportation corridor down Martha Crump extending to an overpass at Minor Hill and Angel Lane. The Commissioners discussed this and agreed to add an Agenda item for the December 2015 meeting to discuss the Martha Crump extension to Minor Hill.

**Commissioners' Report:** Commissioner Sapp stated Alderman Campbell brought up good points, and it is easier to plan things out from the beginning. Commissioner Klippel agreed that we were needing proper infrastructure. We need to keep ourselves open. Commissioner Clay commented it would be nice to extend Henry Clay up to the new Baptist Home complex. Commissioner Williamson stated Ashland is close to the tipping point. A population of 5,000 will invite more businesses. Chairman Batson said there is no denying that at this point Ashland is a bedroom community, and an increase in commercial businesses would help balance that. Chairman Batson informed the commissioners about the annual City of Ashland Appreciation Party on December 17<sup>th</sup>, and the Texas Hold Em' Poker Tournament benefitting the Ashland City Parks on November 12<sup>th</sup>.

Chairman Batson called for a motion to adjourn, November 10, 2015, Planning and Zoning Meeting. Commissioner Sapp made a motion to adjourn, November 10, 2015, Planning and Zoning Meeting. Seconded by Commissioner Klippel. Motion carried.

Minutes prepared by Megan Young



# Development Review Application

**I. CONFERENCE** A pre-application conference with the Community Development Director is required before an application will be accepted for review. If you require additional information concerning application procedures, or need to schedule an appointment for a pre-application conference, please contact Ashland City Hall at (573) 657-2091.

Conference Date: \_\_\_\_\_ CDD Staff Signature: \_\_\_\_\_

**II. APPLICATION TYPE** Please select the type of application from the options listed below:

- Site Plan Review
- Conditional Use
- Rezoning
- Subdivision Plat
- Subdivision Plat (Minor)

**III. REQUIRED SUBMITTALS WITH COMPLETED APPLICATION** (only provide checked items)

- Property survey
- Notarized letter of authorization from the property owner, if the applicant is not the owner.
- Names and addresses of all owners of record for all real property located within 185' of the property for which the change is requested.
- Advertising & Notification Charges: \$100 (*you will be billed if advertising/notification costs are exceeded*)
- Site Plan / Drawing (5 signed and sealed copies). These 5 plans must be Standard Size D (24"x36"). A reduced 11"x17" copy and a PDF disc are also required. The plan shall include the following information.
  - Title Sheet that may include the survey.
  - Site Plan
  - Paving/grading/drainage plan
  - Utilities sheet (including all existing utilities)
  - Detail sheet(s)
  - Building elevations
  - Sign locations (Sign design shall be approved on a separate permit)
  - Adjacent zoning and land uses
- Soil Survey
- Stormwater Calculations
- Traffic Study
- Preliminary or Final Plat
  - a. Preliminary plats requires (5) 18"x24" or (5) 24"x36" signed and sealed copies for P&Z and Board of Aldermen review. A reduced 11"x17" copy and a PDF disc are also required.
  - b. Final plats require an executed mylar, (5) 18"x24" or (5) 24"x36" signed and sealed copies for P&Z and Board of Aldermen review. A reduced 11"x17" copy and a PDF disc are also required.
- Other: \_\_\_\_\_
- Application Fee: 200<sup>00</sup> (See page 3)

**IV. SUBMITTAL INFORMATION** The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, for development review as outlined below and in the attached documents:

1. Physical Address: S. Hwy 63

Parcel ID #: 24/600/14/00/005.00 01

Project Name: Re-zoning from county zoning A-2 to General Commercial-City

2. Applicant / Agent Name (Please Print): Frank White

Address: 606 TRAKWOOD CT Phone #: 289-8057  
Ashland mo 65010 Fax #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

3. Current Owner Name (Please Print): The Crane Family Irrevocable Trust

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Attach a notarized letter of authorization if owner is not the applicant

Applicant's Signature: Frank White

----- Office Use Only Below This Line -----

**4. Project Schedule:**

	Date	Notes
Application:	_____	_____
City Staff Review:	_____	_____
Planning & Zoning:	_____	_____
Board of Aldermen 1st Reading:	_____	_____
Board of Aldermen 2nd Reading:	_____	_____
Final Revisions / As-Built Received:	_____	_____

**5. Property Information**

Verified Parcel ID#:     /    /    /    /    

Subdivision: \_\_\_\_\_

Metes & Bounds: \_\_\_\_\_

Parcel Size: \_\_\_\_\_

Total Square Footage of Existing Structures: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Future Land Use (Comp Plan): \_\_\_\_\_

Existing Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

ANNEXATION PETITION

The Crane Family Irrevocable Trust petitions the Board of Aldermen of the City of Ashland, Missouri, to annex the land described below into the corporate limits of the City of Ashland, Missouri and, in support of this petition, states the following:

1. The Crane Family Irrevocable Trust, dated April 14, 2011, is the owner of the fee interest of record in the real estate described in Exhibit A, which is attached to and made a part of this petition.

2. The real estate described in Exhibit A is not now part of any incorporated municipality.

3. The real estate described in Exhibit A is contiguous and compact to the existing corporate limits of the City of Ashland, Missouri.

4. Petitioner requests that this real estate be annexed to and included within the corporate limits of the City of Ashland, Missouri, as authorized by Section 71.012 RSMo.

5. Petitioner requests that its property be zoned Commercial General at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioner reserves the right to withdraw this petition requesting annexation.

THE CRANE FAMILY IRREVOCABLE TRUST

By: Frank White  
Frank White

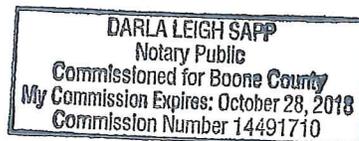
STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF BOONE     )

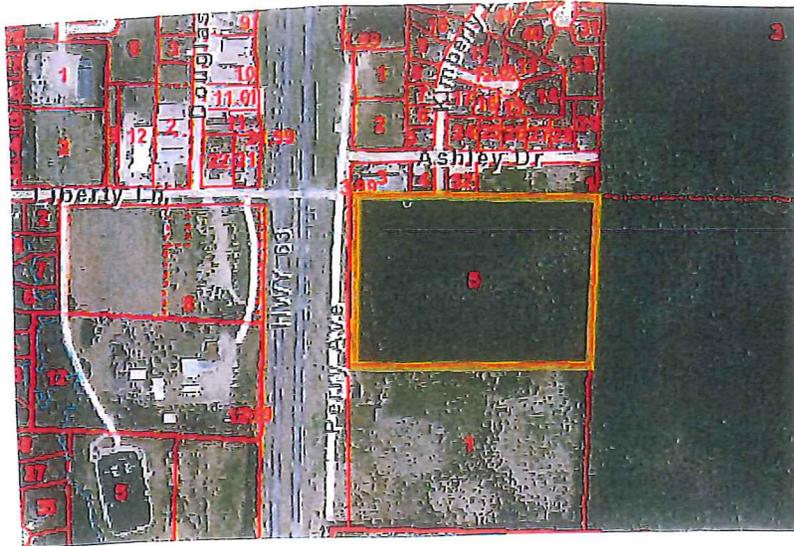
On this 29<sup>th</sup> day of October, 2015, before me personally appeared Frank White, trustee under the Crane Family Irrevocable Trust, dated April 14, 2011, who being first duly sworn, under oath, stated that he is duly authorized to execute the foregoing petition on behalf of the Crane Family Irrevocable Trust and, having read the foregoing petition, further stated that the facts stated therein are true to the best of his knowledge, information and belief.

Subscribed and sworn to before me this 29<sup>th</sup> day of October, 2015.

My commission expires:

Darla Leigh Sapp  
Notary Public Darla Leigh Sapp





### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Board of Aldermen of the City of Ashland, Mo. at 7:00 p.m. on December 01, 2015 at 815 East Broadway, Ashland, Mo. concerning the matter of the proposed voluntary annexation into the City limits of the following described real estate in Boone County to wit:

A tract of land located in the Northeast part of the Northwest quarter of the Southwest quarter of Section 14, Township 46, Range 12, recorded in Book 3788, Page 0201 of the Boone County Records, containing 15.20 acres more or less.

At this public hearing any interested person, corporation or political subdivision may present evidence regarding the proposed annexation. Furthermore, any objections to the proposed annexation should be filed in writing with the Board of Aldermen of the City of Ashland no later than fourteen days after the date of said public hearing.

For additional information contact City Hall at 657-2091 or e-mail [cityclerk@ashlandmo.us](mailto:cityclerk@ashlandmo.us)

Done by order of the Board of Aldermen

Darla Sapp, City Clerk

Publish: 11-11-2015



# Development Review Application

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  - Paving/grading/drainage plan
  - Utilities sheet (including all existing utilities)
  - Detail sheet(s)
  - Building elevations
  - Sign locations (Sign design shall be approved on a separate permit)
  - Adjacent zoning and land uses
- Soil Survey
- Stormwater Calculations
- Traffic Study
- Preliminary or Final Plat
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  - b. Final plats require an executed mylar, (5) 18"x24" or (5) 24"x36" signed and sealed copies for P&Z and Board of Aldermen review. A reduced 11"x17" copy and a PDF disc are also required.
- Other: \_\_\_\_\_
- Application Fee: \$244 200<sup>00</sup> (See page 3)

**IV. SUBMITTAL INFORMATION** The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, for development review as outlined below and in the attached documents:

1. **Physical Address:** 800 S. Henry Clay Blvd., Ashland, MO 65010

**Parcel ID #:** 24 1508100 100 1012.00 01

**Project Name:** Wren Estates Subdivision

2. **Applicant / Agent Name (Please Print):** C. Stephen Heying Surveying  
**Address:** 1202 N. Madison **Phone #:** 573-442-3455  
Columbia, MO 65203 **Fax #:** 573-442-3455  
**E-Mail:** ashlandbrdman@yahoo.com

3. **Current Owner Name (Please Print):** Corey Myers / B and M Properties, LLC  
**Address:** P.O. Box 760 **Phone #:** 573-825-4026  
Ashland, MO 65010 **Fax #:** \_\_\_\_\_  
**E-Mail:** \_\_\_\_\_

**Attach a notarized letter of authorization if owner is not the applicant**

**Applicant's Signature:** 

----- **Office Use Only Below This Line** -----

**4. Project Schedule:**

	Date	Notes
Application:	_____	_____
City Staff Review:	_____	_____
Planning & Zoning:	_____	_____
Board of Aldermen 1st Reading:	_____	_____
Board of Aldermen 2nd Reading:	_____	_____
Final Revisions / As-Built Received:	_____	_____

**5. Property Information**

Verified Parcel ID#:     /    /    /    /    /      
 Subdivision: \_\_\_\_\_  
 Metes & Bounds: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

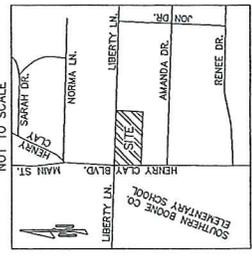
Parcel Size: \_\_\_\_\_ Total Square Footage of Existing Structures: \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_ Future Land Use (Comp Plan): \_\_\_\_\_  
 Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

FILED FOR RECORD IN BOONE COUNTY, MISSOURI.  
NORA DIETZEL, RECORDER OF DEEDS.

WARRANTY DEED RECORDED IN BOOK 404, PAGE 143

SOUTHERN BOONE COUNTY  
R-1 SCHOOL DISTRICT  
WARRANTY DEED RECORDED IN BOOK 103, PAGE 95

- LEGEND**
- SET 1/2" REBAR WITH CAP STAMPED "SH 1991"
  - EXISTING IRON, DESCRIBED AS NOTED
  - ⊙ SINKER MANHOLE
  - (M) MEASURED DISTANCE/ANGLE
  - (R) RECORDED DISTANCE/ANGLE
- SCALE: 1" = 30'



ADDRESS: 800 S. HENRY CLAY BLVD., ASHLAND, MO 65610  
SUBDIVISION ADDITION NO. 1, RECORDED IN PLAT BOOK 29, PAGE 39, AND ASH POINT SUBDIVISION ADDITION NO. 1, RECORDED IN PLAT BOOK 29, PAGE 39. THIS LOT IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM NO. 2801R0037D, EFFECTIVE DATE 08/01/97.  
SURVEY CLASSIFICATION: URBAN TYPE

PREPARED BY  
C. STEPHEN HEYING SURVEYING  
1302 MAISON STREET  
COLUMBIAN, MISSOURI 65203  
PHONE & FAX (637)442-3465

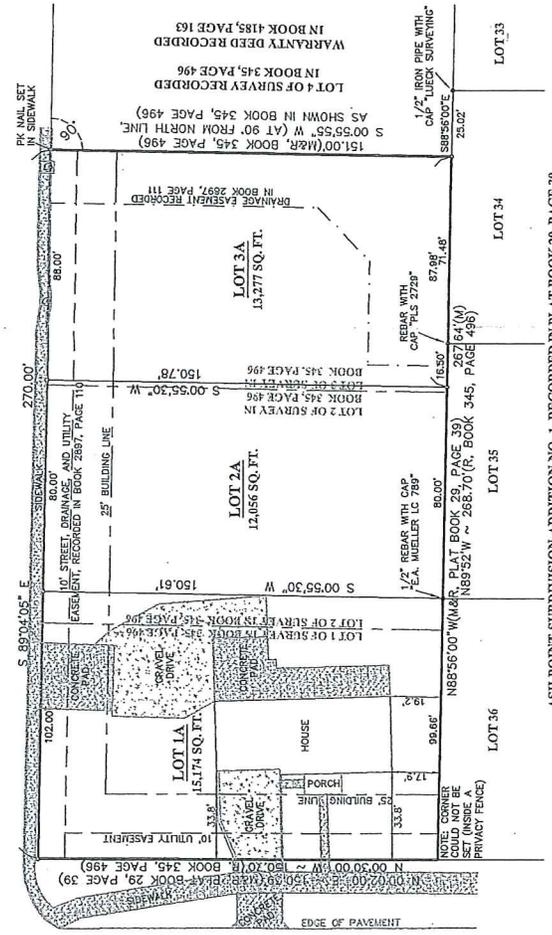
**PLAT OF A MINOR SUBDIVISION  
WREN ESTATES SUBDIVISION**

IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST ASHLAND, BOONE COUNTY, MISSOURI NOVEMBER 2, 2015

PARCEL 8 OF THE MIDDLETON SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 83  
WARRANTY DEED RECORDED IN BOOK 3544, PAGE 81

PARCEL 7 OF THE WARRANTY DEED RECORDED IN BOOK 3382, PAGE 78

EAST LIBERTY LANE ~ 40' R/W



ASH POINT SUBDIVISION ADDITION NO. 1, RECORDED IN PLAT BOOK 29, PAGE 39

**NOTES**

- 1) SUBJECT TO EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
- 2) THE TOTAL AREA OF THE SUBDIVISION AS SHOWN ON THIS DRAWING AND DESCRIBED HEREON IS 40,407 SQUARE FEET, OR 0.93 ACRES.
- 3) NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.

KNOW ALL MEN BY THESE PRESENTS, THAT B AND M PROPERTIES, LLC AND RAYMOND AND DEBBIE LANE ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND PLATED AS SHOWN ON THE ATTACHED DRAWING.

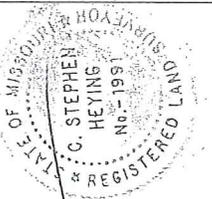
EASEMENTS OF THE TYPES AND WIDTHS SHOWN ARE HEREBY ACKNOWLEDGED TO THE PUBLIC USE FOREVER IN THE PLACES SHOWN.

**SURVEYOR'S DESCRIPTION**  
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ASHLAND, BOONE COUNTY, MISSOURI, BEING LOTS 1, 2, AND 3 OF THE SURVEY RECORDED IN BOOK 345, PAGE 496 AND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4469, PAGE 41 OF THE RECORDS OF BOONE COUNTY, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 OF THE SURVEY RECORDED IN BOOK 345, PAGE 496; THENCE, AROUND THE BORDERS OF SAID LOTS 1, 2, AND 3, BEING 700.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 40,407 SQUARE FEET (OR 0.930 ACRES) IN THE CITY OF ASHLAND, BOONE COUNTY, MISSOURI.

I HAVE DIVIDED THIS TRACT INTO THREE LOTS, AS SHOWN ON THIS DRAWING.

I, C. STEPHEN HEYING, HEREBY STATE THAT THE DRAWING, ABOVE DESCRIPTION AND SUBDIVISION CORRECTLY PORTAY THE SURVEY AND PLAT MADE UNDER MY DIRECTION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS PERFORMED IN CONFORMANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



*C. Stephen Heying*  
C. STEPHEN HEYING, REG. # 1991

STATE OF MISSOURI } SS  
COUNTY OF BOONE }  
SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

BOONE COUNTY, STATE OF MISSOURI }  
MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION.

GREG BATSON - CHAIRPERSON

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMEN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

GENE RHORER - MAYOR

DARLA SAPP - CITY CLERK

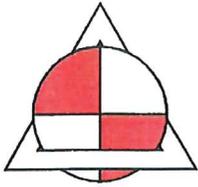
STATE OF MISSOURI }  
COUNTY OF BOONE } SCT

COREY WITERS - MEMBER

RAYMOND AND DEBBIE LANE

BOONE COUNTY, STATE OF MISSOURI }  
MY COMMISSION EXPIRES: \_\_\_\_\_

BOONE COUNTY, STATE OF MISSOURI }  
MY COMMISSION EXPIRES: \_\_\_\_\_



**ALLSTATE**  
**CONSULTANTS**

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

December 3, 2015

C. Stephen Heying Surveying  
1202 N. Madison  
Columbia, MO 65203

RE: Final Plat  
Wren Estates Subdivision

Mr. Heying,

Allstate Consultants has completed a review of the aforementioned Final Plat (dated November 2, 2015) on behalf of the City of Ashland with the following result:

- Approved for consideration by the Planning and Zoning Commission**
- NOT approved for consideration by the Planning and Zoning Commission**

The following comments need to be addressed before the Final Plat can be approved:

- 1) A check of the Boone County Assessor's records does not reveal Raymond and Debbie Bates as having an interest in the property to be required to sign the plat. A check of the Boone County Recorder's records reveals a Deed recorded in Book 4519, Page 130 was filed. The deed needs to be reflected in the description and on the plat. Also, the Grantees are "Ray C. Bate and Deobrah S. Bate". Their names should be corrected on the plat.
- 2) In the deed in Book 4519, Page 130, it is signed by "Robert Corey Myers" as a member of B and M Properties. "Robert" should be added in the signature line of the plat. With the name changes, they need to be corrected in the Notary Statement as well.
- 3) The area encumbered by the 10' street, drainage and utility easement should be dedicated on the plat as right-of-way for Liberty Lane. According to the Subdivision Regulations the Collector Street right-of-way for Ashland should be 60 feet. With the dedication, it would need to be added to the owner's statement and the building line would move accordingly. An easement of 10' should be dedicated parallel to Liberty Lane outside the street right-of-way.
- 4) Show irons to be set on the new right-of-way line of Liberty Lane.

- 5) At the southwest corner of the subdivision, no monument is being shown as set because it is inside a privacy fence. The fence is not shown and could be to show dimensions to the corner. If there is room inside the fence to set the iron and it doesn't fall under or in the fence, the corner should be set.
  
- 6) A dimension to or ties to the drainage easement across Lot 3A needs to be done according to Ashland's Final Plat Requirements.

Please resubmit a revised Final Plat to the City of Ashland with the aforementioned comments addressed and contact Jamie Jeffries at Allstate Consultants with any questions.

Sincerely,  
Allstate Consultants LLC

A handwritten signature in black ink, appearing to read "Wes Bolton", with a long horizontal flourish extending to the right.

Wes Bolton, P.E.



***THE CITY OF ASHLAND, MISSOURI***

**DATE:** November 5, 2014  
**TO:** Members of the Planning and Zoning Commission  
**FROM:** City Staff  
**CC:** Blackstone Environmental, LLC  
**SUBJECT:** Site Plan for McDonald's Restaurant; Fast Lane Convenience Store Improvements

The purpose of this report is to provide you with information regarding a Site Plan, McDonald's Restaurant. Code of Ordinances Chapter 9, Planning and Zoning 9.106, Site Plan Submission, Review Required. The site plan is submitted to the Planning and Zoning Commission for review and consideration for approval.

**GENERAL INFORMATION**

Municipal Address: 604 E. Broadway  
Parcel Identification: 24-508-00-14-001.01 01  
Legal Description: Baker Family SD (Resubdivision), Lots 1A and 1B  
Subject property is 91,120 square feet (2.09 acres)  
Zoning Classification: C-G (General Commercial)

§9.106 of the Ashland Municipal Code require Site Plans submitted for developing lands within required districts shall:

- a) Meet the standards of the City of Ashland's Long Range Plan.
- b) Comply with all regulations for surface water drainage control and floodplain management.
- c) Comply with any and all applicable local, state and federal ordinances, rules, statutes, laws, regulations and requirements.
- d) Be submitted at least Thirty (30) calendar days prior to the Planning and Zoning Commission meeting. (Amended Council Bill No. 2006-059, 1-02-2007) (amended Council Bill No. 2008-010, 2-18-2008)

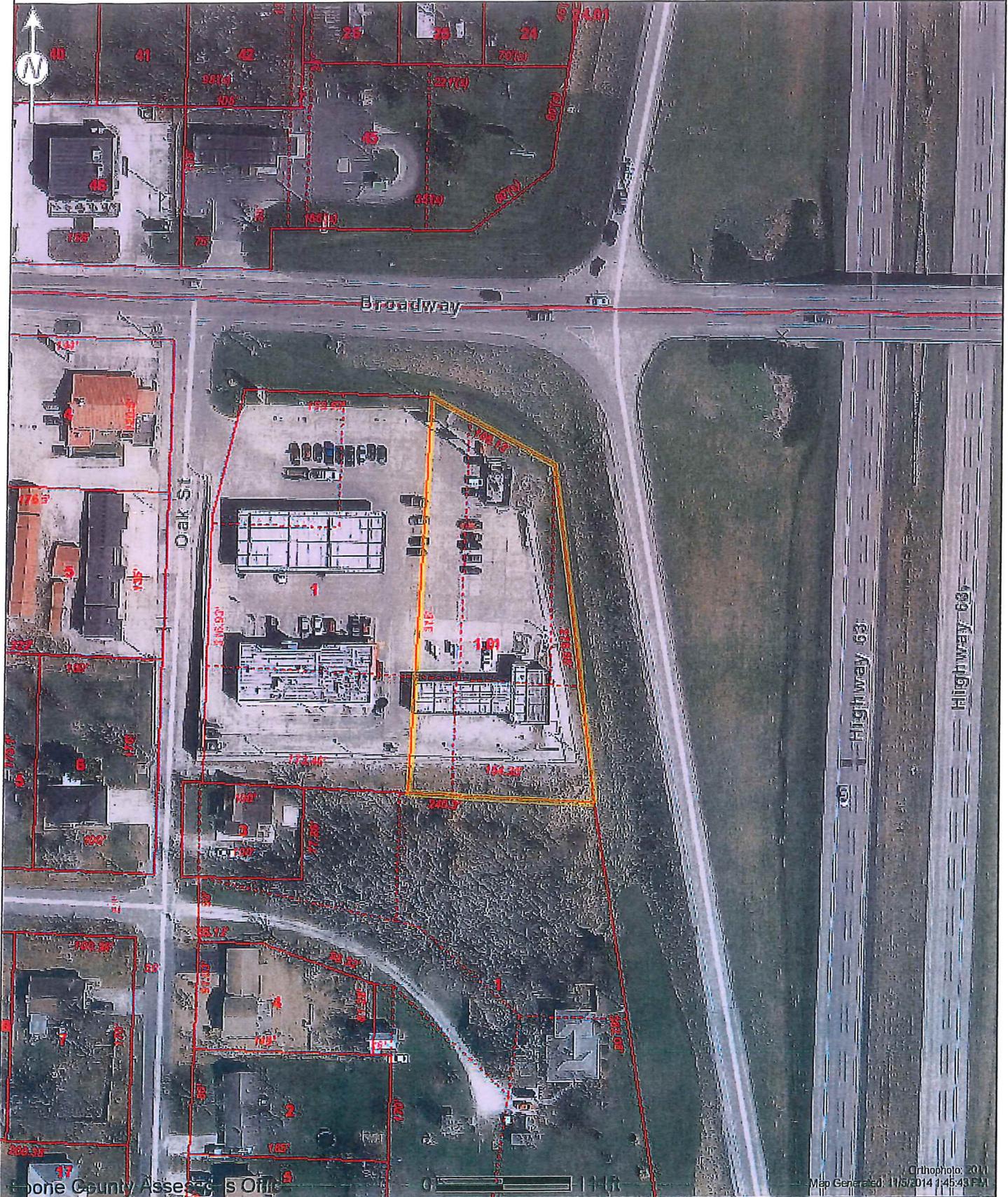
## COMMENTS

- a) This zoning designation and use are unchanged and comply with Ashland's comprehensive plan.
- b) The proposal satisfies engineering requirements. The engineer's comments are attached.
- c) The proposal encompasses the entirety of Lots 1A and 1B but is primarily focused on the construction of a new McDonald's car wash on Lot 1B. Key points:
  - a. When the building permit is applied for the improvements on Lot 1A, this is the site plan which will be utilized. Any proposed changes will require a new site plan submission by the applicants.
  - b. A proposed parking agreement between the parties on Lot 1A and Lot 1B, as well as utility easement and access and means of egress and ingress have been supplied. The fully executed agreement between the Baker Family and McDonald's will be available after the permit is pulled. The submission of this fully executed agreement will be required before final certificate of occupancy is issued by the City.
  - c. As no formal replat is being requested, the City has required a separate easement document to be submitted and recorded to demonstrate the easement given for the public hydrant on the northwest corner of the property.
  - d. Additional signage will be added to the rear of the building with a menu board and an electronic order display console. No directional or detached signage will be added. An attached sign will be placed on the new building.
- d) The City of Ashland recommends approval of this site plan based on the requirements outlined in the Ashland Municipal Code of Ordinances.



# Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



Orthophoto: 2011  
Map Generated: 11/5/2014 1:45:43 PM

### ATTENTION!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.