CITY OF MARYVILLE, MISSOURI
COUNCIL ACTION REPORT

Title:	An Ordinance to Extend a Temporary Moratorium on Certain Large-Scale Development Projects in Commercial, Industrial, and Mixed-Use Zoning Districts Pending the Adoption of Revised Regulations.
Council Bill No.:	2026'106
Agenda Date:	November 9, 2026
Presented by:	Ryan Heiland, City Manager

BACKGROUND:
On May 11, 2026, City Council approved an Ordinance implementing a temporary moratorium on Large-Scale Development Projects. That moratorium is set to expire on November 11, 2026. The proposed ordinance would extend the existing Large-Scale Development Moratorium for an additional six (6) months, continuing the temporary suspension of the acceptance, processing, approval, and permitting of certain commercial, industrial, and mixed-use development projects exceeding sixty (60) contiguous acres within the City of Maryville. Residential development is excluded from the moratorium. The extension is intended to provide the City with additional time to evaluate the long-term impacts of large-scale development and ensure that future growth occurs in a manner consistent with the community's infrastructure capacity, planning objectives, and overall public welfare.

The original ordinance was considered in response to increased interest in large-scale development activity within Nodaway County, of which the city of Maryville is located, and the recognition that projects of significant size can place substantial demands on public infrastructure, utility systems, transportation networks, emergency services, stormwater management systems, and municipal operations. City officials have identified the need to comprehensively review existing land use policies, zoning regulations, subdivision standards, infrastructure and utilities capacity, and development review procedures to determine whether updates or modifications are necessary to support orderly and sustainable growth.

Extending the moratorium period allows the City additional time to assess the adequacy of current development regulations and consider potential amendments to zoning, subdivision, and infrastructure planning policies. The temporary pause is designed to preserve the status quo while allowing City staff, elected officials, and planning professionals sufficient time to evaluate how future large-scale projects may affect community character, municipal services, public safety, and long-term growth patterns.

Overall, the proposed ordinance is intended to serve as a proactive planning tool that allows the City of Maryville to carefully evaluate future growth and development trends, protect public infrastructure and services, and ensure that future large-scale developments align with the community's long-term vision and planning objectives.

FINANCIAL CONSIDERATIONS:
N/A

LEGAL CONSIDERATIONS:
The ordinance has been reviewed and approved by the City Attorney.

COMPREHENSIVE PLAN:
The following policies identified in the *Maryville Momentum 2045 Comprehensive Plan* are applicable to the proposed ordinance:

- Development Framework (Chapter 2, pp. 33–43)
    - The Comprehensive Plan establishes a framework for guiding future growth and development toward appropriate locations based on land use compatibility, infrastructure availability, and community needs. The Plan emphasizes directing growth toward areas where infrastructure already exists and coordinating future development with the City's long-term planning objectives.
- Future Land Use and Growth Areas (Chapter 2, pp. 38–47)
    - The Comprehensive Plan identifies designated growth areas for residential, commercial, mixed-use, and industrial development. These recommendations establish a framework for evaluating the appropriate location and intensity of future development while considering compatibility with surrounding land uses, transportation connectivity, and the preservation of existing neighborhoods.
- Implementation Policies (Chapter 3, pp. 69–70)
    - The Comprehensive Plan identifies policies intended to guide future land use decisions, including focusing growth where infrastructure already exists, protecting natural features, integrating open space into development, and encouraging community and stakeholder participation in development decisions. The Plan also recognizes the importance of reviewing and updating development policies and regulations as community conditions and development needs evolve.

The proposed six-month extension of the Large-Scale Development Moratorium is consistent with these planning objectives by providing additional time for the City to evaluate the potential impacts of large-scale development on existing infrastructure, surrounding land uses, and the community's long-term growth objectives.

RECOMMENDED ACTION:
Approve the proposed Large-Scale Development Moratorium Ordinance extending a temporary six-month moratorium on certain commercial, industrial, and mixed-use development projects exceeding sixty (60) contiguous acres within the City of Maryville in order to allow the City sufficient time to review infrastructure and utilities capacity, evaluate development regulations, and consider updates to planning and zoning policies necessary to support orderly and sustainable growth. The six-month extension would expire on May 9, 2027 unless acted upon by City Council.

BILL NO. 2026'106 ORDINANCE NO. 9043

AN ORDINANCE TO EXTEND A TEMPORARY MORATORIUM ON CERTAIN LARGE-SCALE DEVELOPMENT PROJECTS IN COMMERCIAL, INDUSTRIAL, AND MIXED-USE ZONING DISTRICTS PENDING THE ADOPTION OF REVISED REGULATIONS.

WHEREAS, Nodaway County, of which the city of Maryville is located, is currently experiencing increased interest in large-scale commercial, industrial, and mixed-use development projects over sixty (60) contiguous acres which may impact the City of Maryville; and

WHEREAS, development projects of significant size may substantially impact municipal infrastructure, utilities, transportation systems, emergency services, stormwater management, environmental resources, housing patterns, and the overall character of the community; and

WHEREAS, the City Council has determined that additional time is necessary to review and evaluate the City's Comprehensive Plan, zoning regulations, subdivision regulations, infrastructure capacity, utility systems, and development review procedures as they relate to large-scale development projects; and

WHEREAS, the City Council finds that allowing the approval or commencement of certain large-scale development projects during this review period could adversely affect the City's ability to conduct orderly growth and implement appropriate planning policies; and

WHEREAS, the City Council finds that a temporary moratorium is necessary to preserve the status quo while the City conducts such review and considers potential amendments to its development regulations and policies; and,

WHEREAS, it is anticipated that the review and adoption of revised regulations will take no more than six (6) months.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, MISSOURI, as follows:

SECTION 1: The purpose of this Ordinance is to temporarily prohibit the filing, acceptance, processing, approval, permitting, or commencement of certain large-scale commercial, industrial, and mixed-use development projects exceeding sixty (60) contiguous acres within the City limits in order to allow the City adequate time to:

1. Review and evaluate current land use and development regulations;
2. Assess infrastructure and utility capacity;
3. Consider amendments to zoning, subdivision, and development ordinances;

4. Evaluate the impacts of large-scale development on municipal services and community character; and
5. Protect the public health, safety, and welfare through orderly and coordinated planning.

SECTION 2: This moratorium shall be effective until it expires at the earlier of six (6) months from the effective date of this Ordinance or the effective date of the revised development or zoning regulations.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 9th day of November, 2026.

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John J. McBride, Mayor

ATTEST:

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Stacy Wood, City Clerk