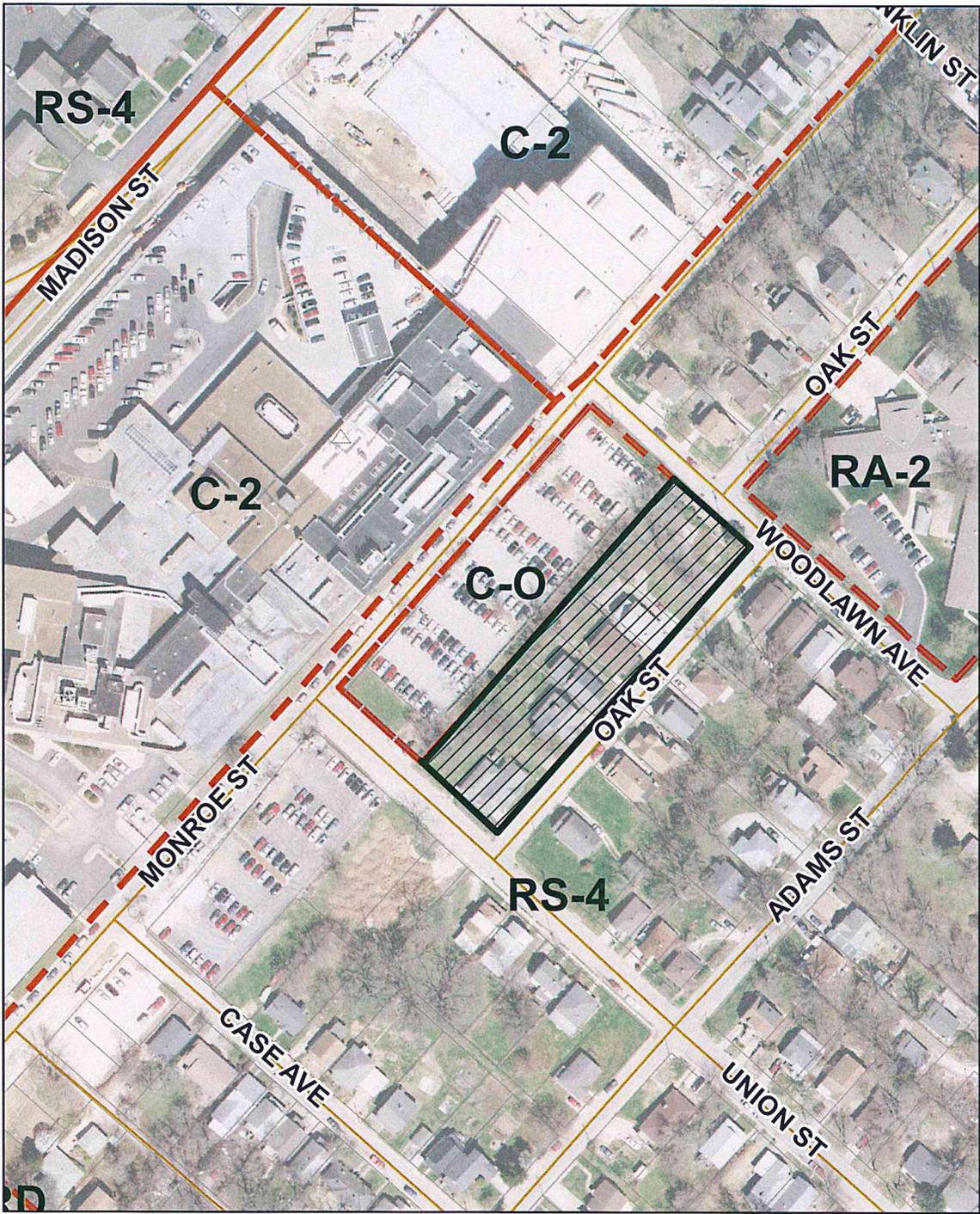


City of Jefferson Planning & Zoning Commission

LOCATION MAP



Case No. P16011
1100 Block Oak St
Rezoning from RS-4 to C-O
Comprehensive Plan Amendment



City of Jefferson
 Department of Planning & Protective Services
 320 E. McCarty Street
 Jefferson City, MO 65101
 Phone: 573-634-6410
icplanning@jeffcitymo.org
www.jeffersoncitymo.gov

APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

- Text Amendment Map Amendment

Current Development Plan Map Designation Medium Density Residential

Proposed Development Plan Map Designation Public and Semi Public

Applications for Map amendments shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

All applications shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- a. Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- b. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- c. Whether the change is consistent with the goals, objectives and policies of the Plan.
- d. Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- e. Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- f. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- g. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- h. Whether there will be benefits derived by the community or area by the proposed change.

Amendment Requested by: Property Owner Staff Planning and Zoning Commission

Martin Grabanski
 Name (typed or printed)

Martin Grabanski
 Signature

Property Owner Name Capital Region Medical Center

Address 1125 Madison Street, Jefferson City, MO 65101

Phone Number(s): 573-636-5050

Applicant Name (if different from owner): _____

Address: _____

Phone Number(s) _____

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
 Application Filing Fee Received: _____ Cash (receipt # _____) Check (copy; check # _____)

Attachments: _____ Narrative _____ Map _____ Applicant/Project Information Sheet

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

REVIEW CRITERIA COMPREHENSIVE PLAN AMENDMENT

Capital Region Medical Center Rezoning

1125 Madison Street

Jefferson City, MO 65101

CMPS JOB # 83-005

08/15/16

- a. Whether there was an error in the original Comprehensive Plan adoption in the Planning and Zoning Commission failed to take into account then existing facts, projections, or trends that were reasonably foreseeable to exist in the future.

There was no error at the time of adoption.

- b. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption

Without question, events subsequent to the adoption of the 1996 Comprehensive Plan have radically changed the area surrounding the immediate campus of Capital Region Medical Center. During the past few years CRMC has invested \$40 million in a medical office building adjoining the main campus to the north of the original hospital. This expansion was done in partnership with the City of Jefferson and Cole County to improve major infrastructure components of the plan. Specifically, Woodlawn Avenue was closed and vacated along with the widening of Monroe Street for two way traffic with a signalized intersection at Monroe and Stadium Boulevard. Concurrently, improvements were made for sanitary sewer and stormwater systems. Missouri American Water Company also invested significantly to improve water flows that were limited when the original hospital was built in the early 1950's. Over the last 20 years, CRMC has continued to acquire adjoining residential properties adjacent to their facilities. These acquisitions have allowed the expansion of parking and other support services as the hospital has grown. In 2015, CRMC initiated a planning study for an area surrounding the campus in anticipation of their continued growth and the changing character of the adjoining neighborhoods. The boundaries of the study were the Rex Whitten Expressway to the north, Broadway and Linden Avenue to the west/southwest to Myrtle Avenue; and Stadium Boulevard to the south and Lafayette Street to the east. Organizations included in the study were the Jefferson City Public School District, Lincoln University, Helias Catholic High School, and the City. To date, the study has involved community meetings and charrettes with advisory committee meetings. The ultimate goal is to finalize a plan that would be adopted by the City as a complimentary plan to the Comprehensive Plan.

- c. Whether the change is consistent with the goals, objectives and policies of the Plan.

We believe the plan is consistent with the vision of an evolving comprehensive plan.

- d. Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable

The initial planning process has identified a neighborhood that is in transition. It is the intent of CRMC to be the catalyst and be proactive in the redevelopment of this area. While there are major significant improvements underway throughout the neighborhood, there are areas where housing is falling into disrepair, potentially harming the entire area.

- e. Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.

It is the vision of CRMC that this sub-plan will complement the comprehensive plan.

- f. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal ,and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.

Yes, public and community facilities have been upgraded or are in the process of major improvement.

- g. Whether there is adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

There is adequate land available.

- h. Whether there will be benefits derived by the community or area by the proposed change.

Benefits from the planning process have been derived to date and will be compounded by further implementation of the plan.



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APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

- Zoning Text Amendment (Describe below or attach complete narrative)
 Article and Section Affected (if applicable) _____

Description of proposed text amendment: _____

- Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: 1106, 1108, 1110, 1112, 1114 Oak Street

Legal/Property Description (write out or attach as an exhibit): See Attached Exhibit

Who petition to rezone the above described real estate from its present classification of RS-4 district to C-O district. The purpose of this rezoning request is to: allow the property to be developed as a commercial use.

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

Martin Grabanski
 Property Owner #1 Name (type or print)

Martin Grabanski
 Property Owner Signature

GREGORY DORSE
 Property Owner #2 Name (type or print)

Property Owner Signature

Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission # 15207069
 My Commission Expires: 8/20/2019

Subscribed and sworn before me this 25th day of May in the year 2016.
Gregory Dorse
 Notary Public

Address of Property Owner #1	
Name	Capital Region Medical Center Attn: Martin Grabanski
Mailing Address	1125 Madison Street, Jefferson City, MO 65101
Phone Number	573-632-5050
Address of Property Owner #2	
Name	
Mailing Address	
Phone Number	

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
 Payment Received: Cash (Receipt #); Check (Copy; check #)
 Attachments: Additional sheets or documentation Applicant/Project Information Sheet Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

All of Lots 18, 19, 20, 21, 22, 23, 24 and 25 of Woodcrest Addition to the City of Jefferson, as recorded in Plat Book 3, page 2, Cole County Recorder's Office, in the City of Jefferson, Cole County, Missouri.

REVIEW CRITERIA REZONING APPLICATION
Capital Region Medical Center
1125 Madison Street
Jefferson City, MO 65101
CMPS JOB # 83-005
08/15/16

- a) The existing zoning was in error at the time of adoption.

There was no error at the time of adoption. The original zoning for a portion of this property was RS-4.

- b) There has been a change in character in the area due to installation of public utilities, other zone changes, new growth trends, neighborhood deterioration, or development transitions.

Capital Region Medical Center continues to grow, with the last major expansion being completed in 2015. They continue to acquire adjacent properties on the outskirts of the main campus for future growth.

- c) There is a community need for the proposed zoning.

The City would benefit by the proposed zoning to allow expansion of CRMC.

- d) The proposed change is consistent with, and in furtherance of, the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and policies, intents, and requirements of this Ordinance and other City regulations and guideline.

The changes will be reflected in an update of the comprehensive plan that would provide consistency with all plans.

- e) The proposed zoning is compatible with the zoning and use of property nearby.

Residential developments exist to the east; however, commercial developments exist in all other directions along the corridor of Route 54. The zoning would be consistent with these properties and will be buffered in accordance with existing City ordinances.

- f) Public and community facilities, which may include, but are not limited to, sanitary and storm sewers, water, electrical service, police and fire protection, schools, parks and recreation facilities, roads, libraries, and solid waste collection and disposal, are available and adequate to serve uses authorized under the proposed zoning.

Significant improvements have been made to date and will continue to be as redevelopment occurs.

- g) A traffic impact analysis has been provided to indicate the potential number of new trips generated and provisions are provided to mitigate impacts of high traffic-generating projects.

There is currently no requirement for a site specific traffic impact study.

- h) Authorized uses shall not adversely affect the capacity or safety of the street network in the vicinity of the property.

At this time there is no specific plan that would affect the capacity of the surrounding street network. The area of rezoning is in close proximity to arterial street networks, which could handle future development

- i) Potential environmental impacts (e.g. excessive storm water runoff, water pollution, air pollution, noise pollution, excessive lighting, or other environmental harms) of authorized uses shall be mitigated.

There are no anticipated environmental impacts from the rezoning and any impacts would be addressed through the future planning process.

- j) There is adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

The proposed rezoning area encompasses the remainder of a block that is currently owned by CRMC. An adequate supply of land exists as the property is currently configured.

- k) Benefits shall be derived by the community or area proposed to be rezoned.

The City will benefit by the proposal in the short term as the plan is implemented and in the long term as the overall plan is adopted and the City updates the Comprehensive Plan.