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

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

- ☐ Concept PUD Plan
- ☐ Preliminary PUD Plan
- ☐ Final PUD Plan
- ☒ Amendment to Final PUD Plan
- ☐ Amendment to Final PUD Plan for Signage

PUD Project Name: Westport Plaza
Street Address: 925 S Country Club Dr.
Legal Description (as follows or is attached): _____

Please attach or include the following:

(a) Typed project narrative describing the type and character of the development, including land uses, acreage, proposed residential densities or commercial floor area (FAR); public or private open space, amenities or recreation areas to be provided; sidewalks and pedestrian ways; parking areas; deviations from minimum design standards of Section 35-51; and other information required by Section 35-74 or applicable sections of the Zoning Code. The project title and location must be included upon every page. Number all pages and attachments.
(b) Site Plan and/or Development Plan, as applicable.
(c) Preliminary or Final Subdivision Plat or Declaration of Condominium Association, as applicable;
(d) Draft of Covenants, Conditions and Restrictions, as applicable;
(e) Traffic impact analysis, if required by Section 35-60;
(f) Signage Plan, including type, locations and dimensions of all proposed signs;
(g) Landscaping and Screening Plan;
(h) Lighting Plan, including pole heights, type of fixtures or luminaries, and foot candles;
(i) Project Phasing Plan (if applicable)
(j) Application Filing Fee $210.00 plus $20 per acre (Revised June 30, 2015)

Application Information:
Property Owner: Edward P Stoney
Address: 2916 Foxdale Dr. Jefferson City, MO 65109
Phone Number(s): 573-634-7858

Applicant Name (if different from owner): _____
Address: _____
Phone Number(s): _____

Consultant Name: Atty John Landwehr - Ralph Klie Hames Surveyor
Address: _____
Phone Number(s): 635-7447 847-2644

The attached information accurately represents this proposed project.

Edward P Stoney	Edward P Stoney	11-3-16
Property Owner Signature	Printed Name	Date
[signature]	Ralph Klie Hames	11-3-16
Consultant Signature	Printed Name	Date

For Staff Use Only:
Application Filing Fee Received: _____ *Amount* _____ *Check #* _____)
Attachments: _____ *Narrative* _____ *Site Plan* _____ *Applicant/Project Information Sheet*
Note other information submitted: _____

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.

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APPLICATION FOR SUBDIVISION PLAT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri for the following type of subdivision: _____ Preliminary Plat ___✓___ Final Plat

1. Name of Subdivision: Westport Plaza
2. General location: 925 S. Country Club Dr.
3. Existing/Proposed zoning: PUD
4. Existing/Proposed use of the property: PUD
5. Size of the property in acres: 2 Acres
6. Total number of lots proposed: 4
7. The following items need to be submitted with the plat drawing, if applicable:
   A. Public improvement construction plans are to be submitted to the Engineering Division with a final plat. Signature of the Division Director, or his/her designee, is needed to certify that plans have been submitted:

   _____ _____ (N/A if no plans are required)
   Signature Date

   B. Description of any variances to the Subdivision Regulations being requested (please note section number of the regulation below and attach a letter stating justification for the variance(s):

   _____;

   _____. C.

Appropriate application filing fee: $ _____ Preliminary Plat - Residential-$213* plus $4 per lot
Preliminary Plat – Commercial/Industrial-$213* plus $4 per lot
Final Plat - $240* plus $4 per lot
*Revised June 30, 2015

Edward P Storey	Edward P Storey	11-3-16
Property Owner Name (type or print)	Property Owner Signature	Date
Engineer Name (type or print)	Engineer Signature	Date
> Ralph P. Kliethermes	Ralph P. Kliethermes	11/1/16
Surveyor Name (type or print)	Surveyor Signature	Date

Contact person for this application:

Name: Ed Storey

Address: 2916 Foxdale

Phone Number: 634 7858

For Staff Use Only

Attachments:

- ☐ Variance request letter
- ☐ Additional documentation

Notes: _____

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"WESTPORT PLAZA SUBDIVISION"

A SUBDIVISION LOCATED IN THE CITY OF JEFFERSON AND BEING PART OF THE SW ¼ OF THE SE ¼ OF SEC 8, T44N, R12W, COLE COUNTY, MISSOURI

AREA: 3.966 ACRE ZONED: PUD

GRAPHIC SCALE: 1" = 30'

ACCURACY STANDARD FOR URBAN PROPERTY:
LINEAR ERROR OF CLOSURE = 0.10 ft. or 30 mm. 1:20,000 or 50 ppm.

DATE: SEPTEMBER 27, 2016

* BEARING NOTE: BEARINGS ARE RELATIVE TO SURVEY BY LS# 2328 RECORDED IN BOOK A, PAGE 102

CONFLICT:

EASEMENTS: AS SHOWN

GENERAL NOTES & INFORMATION

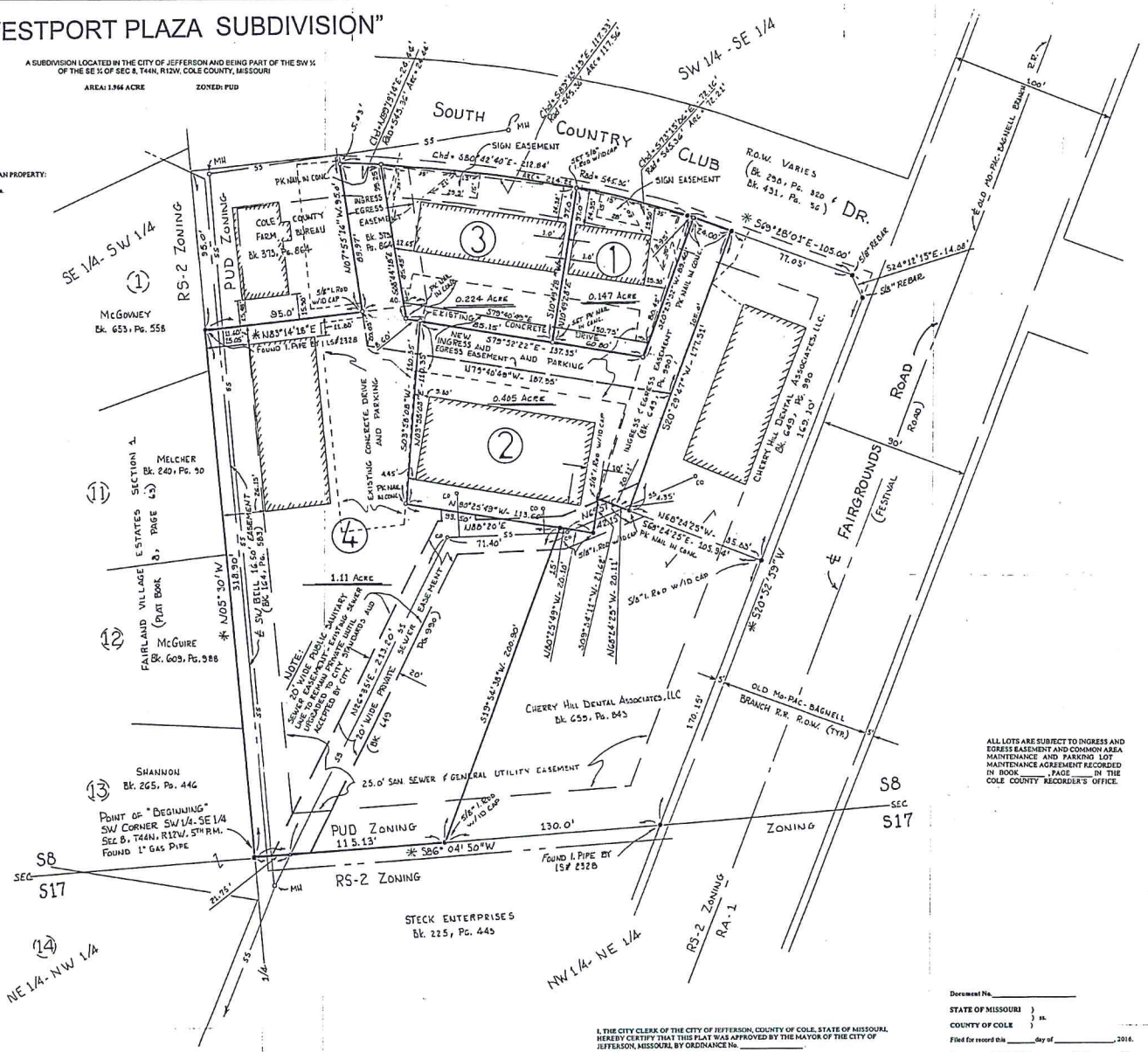
1.) BUILDING SETBACKS SHALL BE PER ZONING CODE OF THE CITY OF JEFFERSON.

2.) THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLANE AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0109E, EFFECTIVE DATE: NOVEMBER 2, 2012

UTILITIES:
WATER SUPPLY.....PWSD#1
SANITARY SEWER.....CITY OF JEFFERSON
ELECTRICAL POWER.....AMEREN MISSOURI
TELEPHONE.....CENTURY LINK
NATURAL GAS.....AMEREN MISSOURI

○ IRON MARKER SET
● IRON MARKER FOUND

LOCATION MAP



ALL LOTS ARE SUBJECT TO INGRESS AND EGRESS EASEMENT AND COMMON AREA MAINTENANCE AND PARKING LOT MAINTENANCE AGREEMENT RECORDED IN BOOK _____, PAGE _____ IN THE COLE COUNTY RECORDER'S OFFICE.

I, THE CITY CLERK OF THE CITY OF JEFFERSON, COUNTY OF COLE, STATE OF MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR OF THE CITY OF JEFFERSON, MISSOURI, BY ORDINANCE NO. _____

APPROVED THIS _____ DAY OF _____, 2016.

CARRIE TERGIN, MAYOR — PHYLLIS POWELL, CITY CLERK

MATTHEW MORASCH, P.E. DIRECTOR OF PUBLIC WORKS — JANICE McMILLAN, AICP DIRECTOR OF PLANNING AND PROTECTIVE SERVICES

Document No. _____

STATE OF MISSOURI)
) ss.
COUNTY OF COLE)

Filed for record this _____ day of _____, 2016.

at _____ O'clock and _____ minutes _____ M.,

recorded in Book _____ Page _____

Ralph C. Bray, Jr., Recorder

Deputy

SUBDIVISION DESCRIPTION:
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 12 WEST, IN THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
"BEGINNING" AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 05 DEGREES, 30 MINUTES WEST, ALONG THE QUARTER SECTION LINE, 318.90 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 373, PAGE 864 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE LEAVING THE QUARTER SECTION LINE NORTH 83 DEGREES, 14 MINUTES, 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID PROPERTY, 95.00 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 07 DEGREES, 55 MINUTES, 16 SECONDS WEST, ALONG THE EAST LINE OF SAID PROPERTY, 89.97 FEET TO A PK NAIL IN CONCRETE ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH COUNTRY CLUB DRIVE PER DEED BOOK 431, PAGE 56 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE ALONG A CURVE TO THE RIGHT 214.21 FEET TO A PK NAIL IN CONCRETE (CHORD = SOUTH 80 DEGREES, 42 MINUTES, 40 SECONDS EAST, 212.84 FEET AND A RADIUS OF 545.36 FEET); THENCE SOUTH 69 DEGREES, 28 MINUTES, 01 SECONDS EAST, 27.95 FEET TO A PK NAIL IN CONCRETE AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 649, PAGE 990 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SOUTH COUNTRY CLUB DRIVE SOUTH 20 DEGREES, 29 MINUTES, 47 SECONDS WEST, ALONG THE WEST LINE OF SAID PROPERTY, 177.51 FEET TO A PK NAIL IN CONCRETE AT THE SOUTHWEST CORNER THEREOF ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 659, PAGE 843 IN THE COLE COUNTY RECORDER'S OFFICE; THENCE LEAVING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 649, PAGE 990 IN THE COLE COUNTY RECORDER'S OFFICE AND GOING NORTH 68 DEGREES, 24 MINUTES, 25 SECONDS WEST, ALONG THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 659, PAGE 843 - 20.11 FEET TO AN IRON ROD; THENCE SOUTH 69 DEGREES, 34 MINUTES, 11 SECONDS WEST, 21.62 FEET TO AN IRON ROD; THENCE NORTH 80 DEGREES, 25 MINUTES, 49 SECONDS WEST, 20.10 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 19 DEGREES, 54 MINUTES, 38 SECONDS WEST, ALONG THE WEST LINE OF SAID PROPERTY, 200.90 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID PROPERTY ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 294, PAGE 644 AND ON THE SOUTH BOUNDARY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE LEAVING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 659, PAGE 843 IN THE COLE COUNTY RECORDER'S OFFICE AND GOING SOUTH 86 DEGREES, 04 MINUTES, 50 SECONDS WEST, ALONG THE SECTION LINE, 115.13 FEET TO THE "POINT OF BEGINNING", SUBJECT TO ALL EASEMENTS AND RESTRICTIONS EXISTING OR OF RECORD AND CONTAINING 1.89 ACRE.

SURVEYOR'S CERTIFICATE
I, RALPH P. EUSTHERMANN, MISSOURI PROFESSIONAL LAND SURVEYOR No. 2159, HEREBY CERTIFY THIS PLAT TO ACCURATELY ILLUSTRATE A SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION DURING SEPTEMBER, 2016, ALL IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS, MEASURES AND CONSUMER PROTECTION, LAND SURVEY PROGRAM.

RALPH P. EUSTHERMANN, MO PLS#2159

DATE

OWNERS CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING SUBDIVISION DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND EASEMENTS AND ON THIS PLAT THE NUMBERS OF THE LOTS AND THE SIZES THEREOF ARE FULLY AND TRULY SET FORTH, AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER ALL EASEMENTS, (NOT PRESENTLY OF RECORD) AS SHOWN ON THIS PLAT, WHICH SHALL BE KNOWN AS "WESTPORT PLAZA SUBDIVISION".

ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS ON THIS _____ DAY OF _____, 2016.

Edward P. Storey — JoAnne Storey

STATE OF MISSOURI)
) ss.
COUNTY OF COLE)

ON THIS _____ DAY OF _____, 2016, BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED PROPERTY OWNERS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEED OF RECORD
BOOK 294, PAGE 644, COLE COUNTY DEED RECORDS
BOOK , PAGE

REF. SURVEYS
SURVEY BY LS# 2328 RECORDED IN BOOK A, PAGE 102

FINAL PLAT OF "WESTPORT PLAZA SUBDIVISION"

FOR: EDWARD P. and JoANNE STOREY

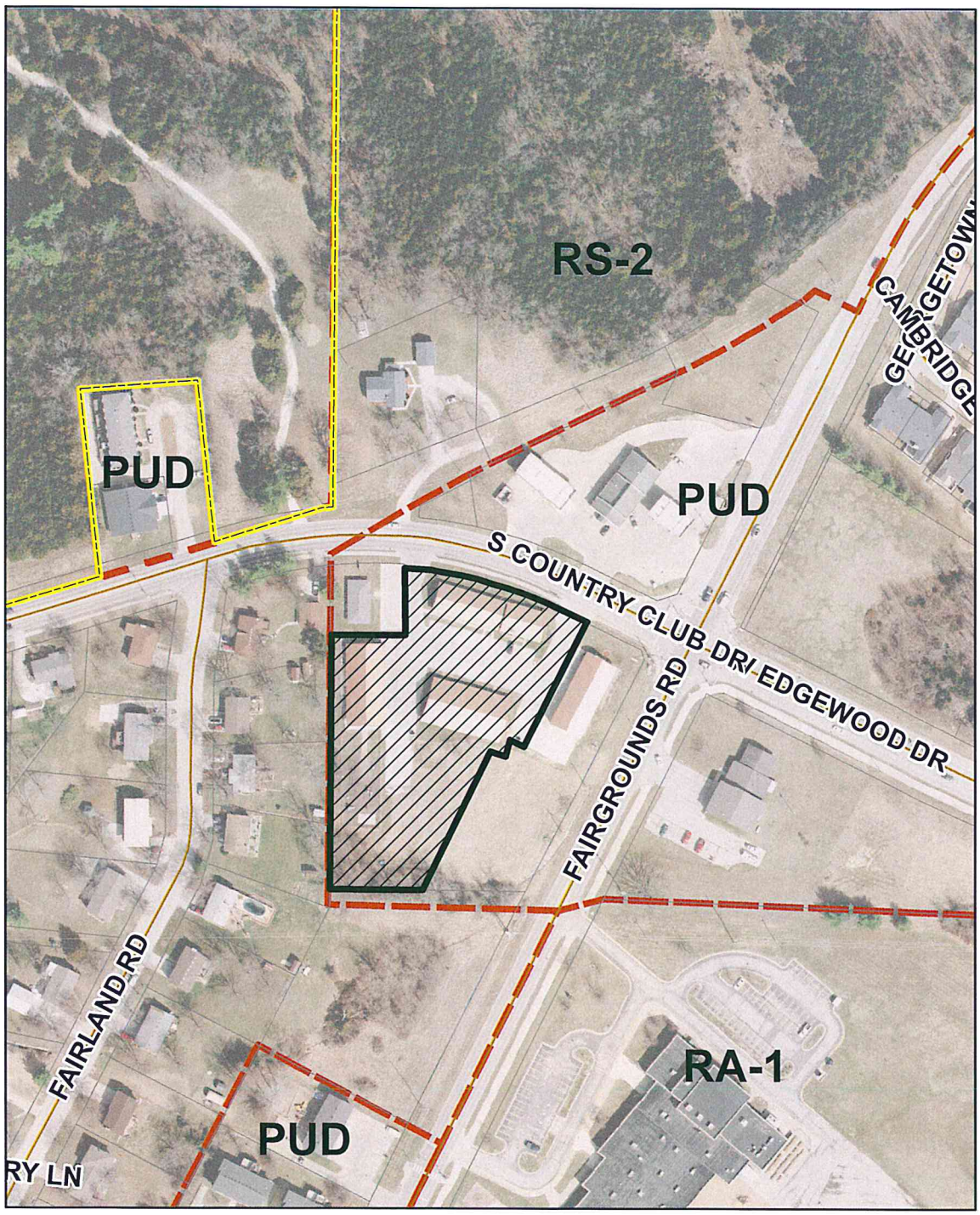
OSAGE COUNTY LAND SURVEYING, LLC
P.O. BOX 201
L.S. 2159 LINN, MISSOURI 65051

PART OF S8 -T44N-R12W-5PM
SW 1/4 - SE 1/4

SURVEY NO. 2016-085	SCALE 1" = 30'	DRAWN BY: RPK

City of Jefferson Planning & Zoning Commission

LOCATION MAP



0 75 150 300 Feet

N
W E
S

Case No. P16022
925 S. Country Club Dr.
Preliminary PUD
Plan Amendment and
Final Subdivision Plat

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

Project Information (Please use additional sheets if necessary)	
Name of Project	West point Plaza
Location/Address	925 S. Country Club Dr.
Submitted by	Edward Storey
Applications Submitted (Check box and circle item)	☐ P&Z: Zoning Amend Comp Plan Amend Special Exception (PUD) Sub. Plat Annexation ☐ BOA: CUP Variance Appeal ☐ Staff: Site Plan Bldg Plans Grading Plan Change of Use Temp Use

Consultant(s)	**(List lead consultant and all others who are responsible for major project**		
Lead Consultant Name	Atty John Landwehr	Firm Name	
Address	231 Madison		
Telephone Number	635 7977	Fax No.	
E-Mail			
Consultant Name	Ralph Kliethermes	Firm Name	Surveyor
Address	3rd St Linn Mo.		
Telephone Number	897 3644	Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			

Property Owners/Applicants	**(List owner; Mark "X" next to the name of the primary**		
Owner Name	Edward P Storey		
Address	2916 Fordale Dr		
Telephone No.	634 7058	Fax No.	
E-Mail			
Applicant Name			
Address			
Telephone No.		Fax No.	
E-Mail			

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