

Jefferson City
Planning & Zoning Commission

April 14, 2016

**Case No. P16003
Scheperle Family
1050 S. Country Club Drive**

- A. Rezoning from C-1 to RS-2**
- B. Comprehensive Plan Amendment**

PLANNING STAFF REPORT
JEFFERSON CITY PLANNING AND ZONING COMMISSION
April 14, 2016

Case No. P16003 – 1050 South Country Club Drive, Rezoning and Comprehensive Plan Amendment. Request filed by the Schepeler Family, property owner, on behalf of James Lage Construction, applicant, for a rezoning of 34.5 acres from C-1 Neighborhood Commercial to RS-2 Single Family Residential and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located on the west side of South Country Club Drive 350 feet north of Old Lohman Road and is described as part of the Southwest Quarter of Section 8 and part of the Northwest Quarter of Section 17, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Nature of Request

The applicant intends to develop the property as a single family residential subdivision, and is proposing a rezoning of the property from its current C-1 Neighborhood Commercial designation to RS-2 Single Family Residential in order to proceed with the subdivision platting process. An amendment to the Comprehensive Plan Development Plan map to show the property as intended for low density residential use (rather than its current designation of commercial) is proposed in order to support the plan to develop the property in a single family residential manner.

History

The commercial zoning for the bulk of the property was established at the time of voluntary annexation in 2002. A rezoning of the portion of the property fronting on South Country Club Drive (from RS-2 to C-1 to match the rest of the property) was approved in 2007.

Zoning and Surrounding Land Use

Current Zoning: C-1

Current Use: Undeveloped

Requested Zoning: RS-2

Intended Use: Single Family Residential Subdivision

	Surrounding Zoning	Surrounding Uses
North	Unincorporated	Quarry site
South	RS-2	Single family houses along South Country Club Drive
East	Unincorporated	Undeveloped
West	RA-1 / Unincorporated	Duplex development along Emily Lane / Undeveloped

Allowed Uses:

The RS-2 Single family residential zoning district has a minimum lot size of 10,000 sf and minimum lot width of 80 feet.

Staff Analysis

Standard checklist for rezoning:	Yes	No	Notes:
Complies with Comprehensive Plan		X	The Comprehensive Plan Development Plan Map identifies this property as intended for Commercial Use. The proposed Comprehensive Plan Amendment would designate the property as intended for Low Density Residential use.
Has access to necessary utilities	X		Necessary utilities can be reasonably extended to serve the property.
Located outside flood zone	X		The property does not lie within a floodplain.

Standard checklist for rezoning:	Yes	No	Notes:
Meets district size requirement	X		There is no minimum district size for the RS-2 zoning district.
Benefit to City is substantial when compared to adverse effects on adjacent property	X		The City would benefit from the availability of additional single family property with less potential impact on surrounding property than the current commercial zoning would permit.
The rezoning would not be a grant of privilege to the owner with little or no benefit to the public	X		The property is located in an area near existing residential uses. Utilization of the property in a single family residential manner is ideal.
After rezoning, the allowed uses would be compatible with uses allowed in adjacent districts	X		The majority of the adjacent property is unincorporated, but shown on the development plan map as intended for low density residential use.
After rezoning, the allowed uses would be compatible with adjacent existing land uses	X		There are existing single family uses to the south and northeast of the property and a duplex development to the west.
If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning)	X		Adjacent property to the south and property to the northeast is zoned single family residential.
The requested rezoning would be an expansion of an existing district	X		The rezoning would be an expansion of the RS-2 district to the south.

Staff Recommendation

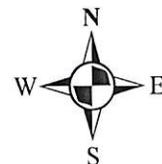
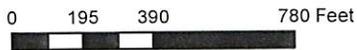
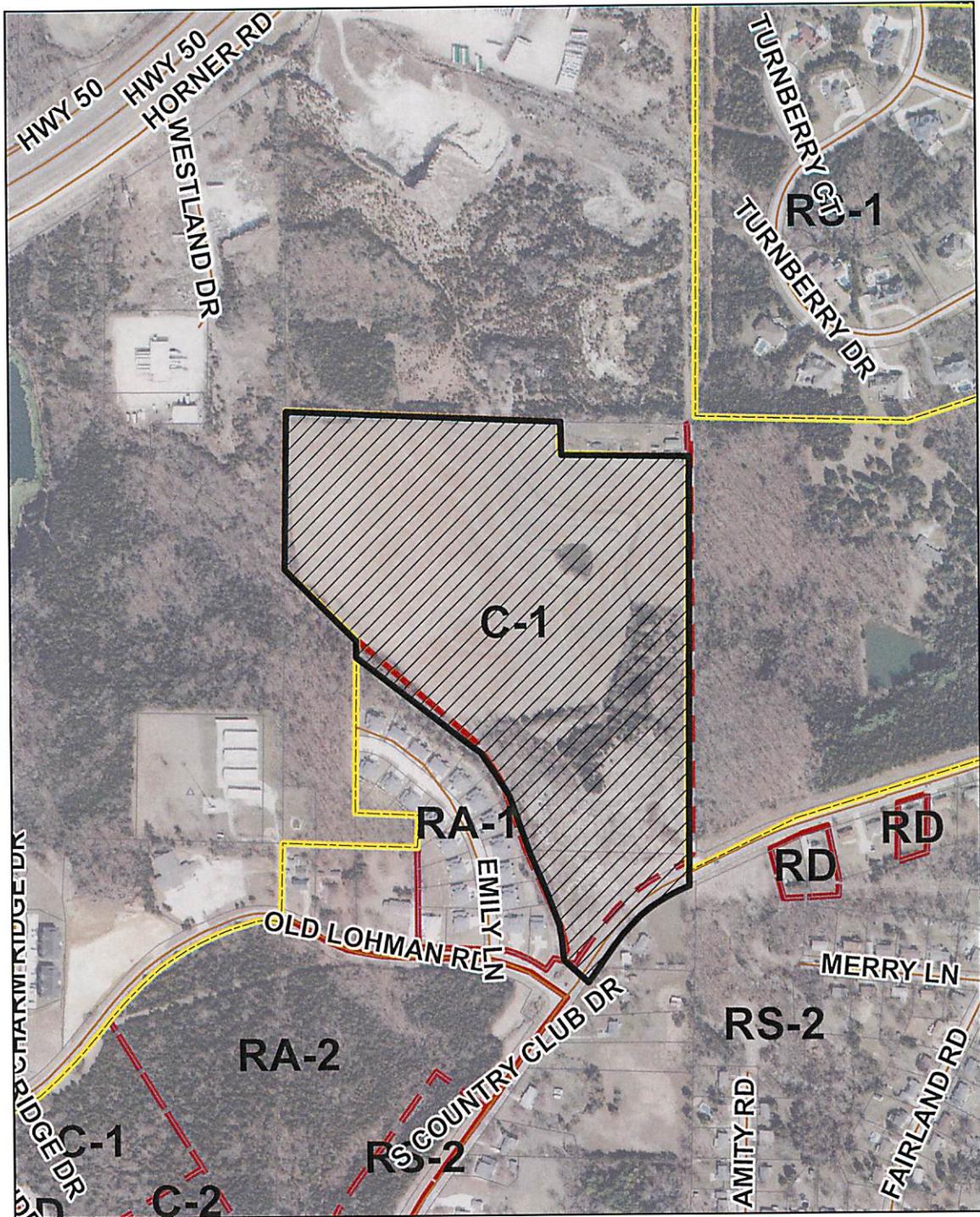
Staff recommend approval of the requested comprehensive plan amendment and rezoning. A low density residential designation for the property on the development plan map would better match the planned future use of surrounding property as shown on that map. Rezoning of the property to a single family residential district would better match the existing single family uses along South Country Club Drive and in Turnberry Court Subdivision to the northeast.

Form of Motion

1. Motion to approve the request to designate the property as Low Density Residential on the Development Plan Map of the Comprehensive Plan.
2. Motion to approve the request to rezone the property from C-1 Neighborhood Commercial to RS-2 Single Family Residential.

City of Jefferson Planning & Zoning Commission

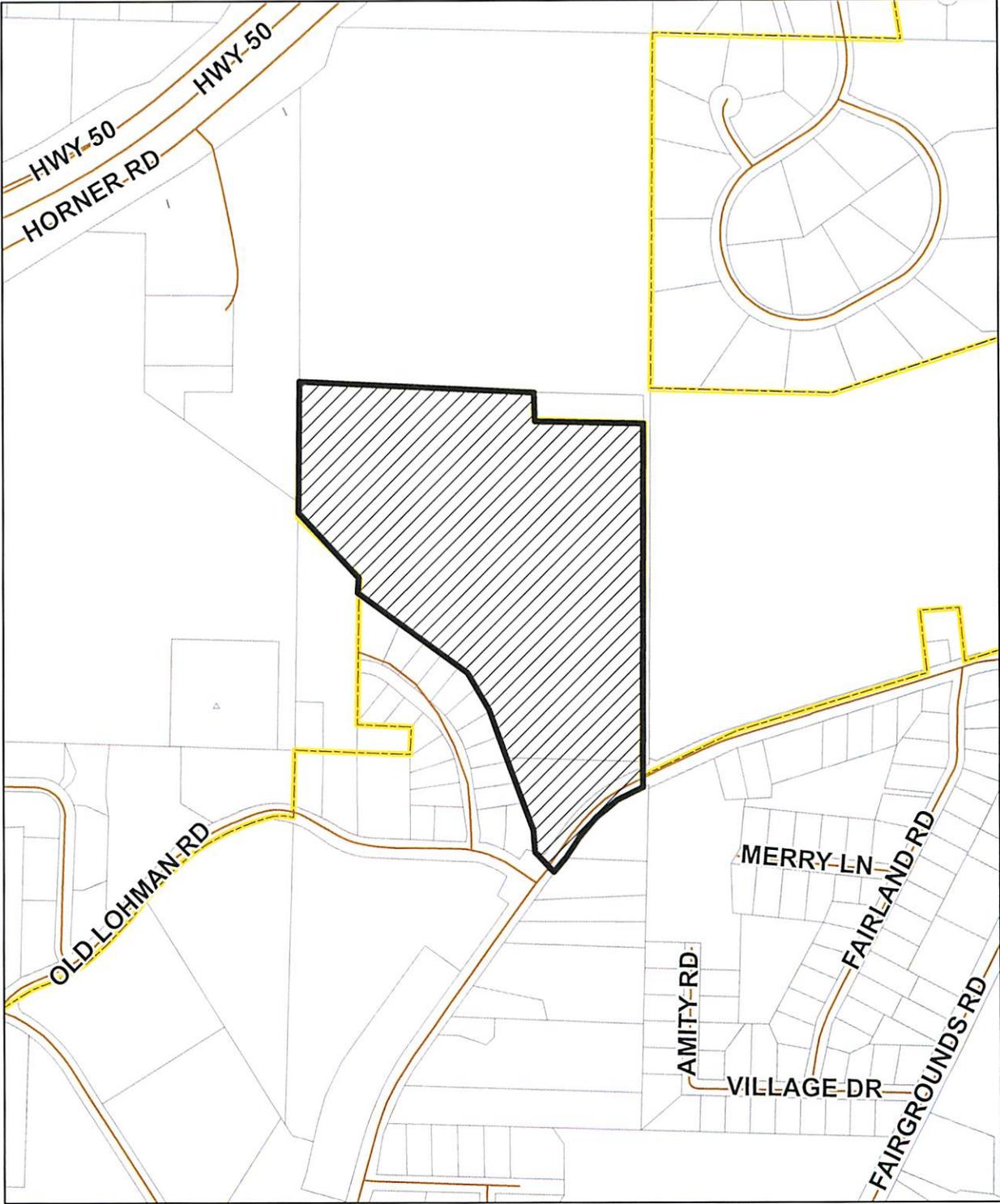
LOCATION MAP



Case No. P16003
1050 S Country Club Dr.
Rezoning from C-1 to RS-2

City of Jefferson Planning & Zoning Commission

VICINITY



Case No. P16003
1050 S Country Club Dr.
Rezoning from C-1 to RS-2



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 jcplanning@jeffcitymo.org
 www.jeffersoncitymo.gov



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: _____

X Zoning Map Amendment (Rezoning of Real Estate)

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

Property Address: 1050 South Country Club Drive

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 C-1 district to RS-2 district. The purpose of this rezoning request is to: allow the property to be developed as a residential subdivision.

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.

Dale A. Scheperle
 Property Owner #1 Name (type or print)

Dale A. Scheperle
 Property Owner Signature

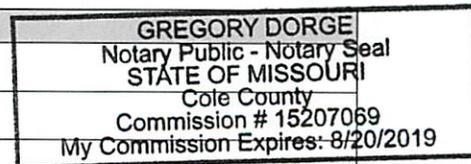
Alvyne G. Scheperle
 Property Owner #2 Name (type or print)

Alvyne G. Scheperle
 Property Owner Signature

Subscribed and sworn before me this 23rd day of MARCH in the year 2016.

Gregory Dorge
 Notary Public

Address of Property Owner #1	
Name	Dale A. Scheperle
Mailing Address	7801 E. Lloyd Hudson Road, Hartsburg, MO 65039
Phone Number	573-690-5104
Address of Property Owner #2	
Name	Alvyne G. Scheperle
Mailing Address	7801 E. Lloyd Hudson Road, Hartsburg, MO 65039
Phone Number	573-690-5104



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.



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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 Neighborhood Commercial

Proposed Development Plan Map Designation Low Density Residential

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.
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- 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

Dale and Alvyne Scheperle
 Name (typed or printed)

Dale Scheperle
 Signature
Alvyne G. Scheperle

Property Owner Name Dale and Alvyne Scheperle

Address 7801 E. Lloyd Hudson Road, Hartsburg, MO 65039

Phone Number(s): 573-690-5104

Applicant Name (if different from owner): _____

Address: _____

Phone Number(s) _____

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

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H. Renee Korsmeyer
 Property Owner #1 Name (type or print)

H. Renee Korsmeyer
 Property Owner Signature

 Property Owner #2 Name (type or print)

 Property Owner Signature

Subscribed and sworn before me this 22ND day of MARCH in the year 2016.

[Signature]
 Notary Public

Address of Property Owner #1		GREGORY DORGE Notary Public - Notary Seal STATE OF MISSOURI Cole County Commission # 15207069 My Commission Expires: 8/20/2019
Name	H. Renee Korsmeyer	
Mailing Address	3120 Williamsburg Way, Jefferson City, MO 65109	
Phone Number		
Address of Property Owner #2		
Name		
Mailing Address		
Phone Number		

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Amendment Requested by: Property Owner Staff Planning and Zoning Commission

H. Renee Korsmeyer
 Name (typed or printed)

H. Renee Korsmeyer
 Signature

Property Owner Name H. Renee Korsmeyer

Address 3120 Williamsburg Way, Jefferson City, MO 65109

Phone Number(s): _____

Applicant Name (if different from owner): _____

Address: _____

Phone Number(s) _____

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Gary P. Schepeler
 Property Owner #1 Name (type or print)

[Signature]
 Property Owner Signature

Brenda L. Schepeler
 Property Owner #2 Name (type or print)

[Signature]
 Property Owner Signature

Subscribed and sworn before me this 21st day of March in the year 2016.

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

[Signature]
 Notary Public

Address of Property Owner #1	
Name	Gary P. Schepeler
Mailing Address	52960 Swiss Valley Road, Jamestown, MO 65046
Phone Number	660-849-9312
Address of Property Owner #2	
Name	Brenda L. Schepeler
Mailing Address	52960 Swiss Valley Road, Jamestown, MO 65046
Phone Number	660-849-9312

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Amendment Requested by: Property Owner Staff Planning and Zoning Commission

Gary and Brenda Scheperte
 Name (typed or printed)

Gary and Brenda Scheperte
 Signature

Property Owner Name Gary and Brenda Scheperte

Address 52960 Swiss Valley Road, Jamestown, MO 65046

Phone Number(s): 660-849-9312

Applicant Name (if different from owner): _____

Address: _____

Phone Number(s) _____

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Janis Miller
 Property Owner #1 Name (type or print)

[Signature]
 Property Owner Signature

Eric C. Miller
 Property Owner #2 Name (type or print)

[Signature]
 Property Owner Signature

KELLY A. KIRCHOFF
 Notary Public
 State of Missouri
 Commission for St. Charles County
 My Commission Expires: April 20, 2017
 Commission Number: 13773162

Subscribed and sworn before me this 21st day of March in the year 2016.

[Signature]
 Notary Public

Address of Property Owner #1	
Name	Janis Miller
Mailing Address	241 Selma Avenue, Webster Groves, MO 62119
Phone Number	314-918-7139
Address of Property Owner #2	
Name	Eric C. Miller
Mailing Address	241 Selma Avenue, Webster Groves, MO 62119
Phone Number	314-918-7139

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Amendment Requested by: Property Owner Staff Planning and Zoning Commission

Eric and Janis Miller
 Name (typed or printed)

[Handwritten Signature]
 Signature

Property Owner Name Eric and Janis Miller

Address 241 Selma Avenue, Webster Grove, MO 62119

Phone Number(s): 314-918-7139

Applicant Name (if different from owner): _____

Address: _____

Phone Number(s) _____

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Rezone from C-1 to RS-2

Part of the West Half of the Southwest Quarter of Section 8, Township 44 North, Range 12 West, and part of the Northwest Quarter of the Northwest of Section 17, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southwest corner of Section 8, Township 44 North, Range 12 West, Cole County, Missouri; thence $N6^{\circ}32'04''W$, along the Section Line 813.10 feet to the most northerly corner of a tract described by deed of record in Book 401, page 939, Cole County Recorder's Office and the POINT OF BEGINNING for this description being a point on the westerly boundary of the property described in Book 509, page 764 Cole County Recorder's Office; thence along the boundary of said property described in Book 509, page 764 the following courses, continuing $N6^{\circ}32'04''W$, along the Section Line, 583.82 feet to a point 16 feet north of the north line of the Southwest Quarter of the Southwest Quarter of said Section 8; thence $N84^{\circ}36'54''E$, parallel to the Quarter Quarter Section Line, 897.70 feet to the northwest corner of a tract described by deed of record in Book 320, page 640, Cole County Recorder's Office; thence $S06^{\circ}34'18''E$, along the westerly line of said tract described in Book 320, page 640, 104.28 feet to the southwest corner thereof; thence $N84^{\circ}36'54''E$, along the south line of said tract described in Book 320, page 640, 417.12 feet to the southeast corner thereof and said corner being 30 feet west of the east line of the West Half of the Southwest Quarter of the aforesaid Section 8; thence $N6^{\circ}34'18''W$, along the east line of said tract described in Book 320, page 640, 104.28 feet to the northeast corner thereof and said corner being 16 feet north of the north line of the Southwest Quarter of the Southwest Quarter of the aforesaid Section 8; thence $N84^{\circ}36'54''E$, parallel to the Quarter Quarter Section Line, 14.00 feet to a point 16 feet west of the east line of the West Half of the Southwest Quarter of said Section 8; thence $S6^{\circ}34'18''E$, parallel to the east line of the West Half of the Southwest Quarter of said Section 8, 1398.60 feet to a point on the south line of said Section 8; thence continuing $S6^{\circ}34'18''E$, 4.29 feet to the northerly Right-of-Way of SOUTH COUNTRY CLUB DRIVE; thence leaving the boundary of the aforesaid property described in Book 509, page 764 $S57^{\circ}21'49''W$ along the northerly Right-of-Way of SOUTH COUNTRY CLUB DRIVE, 79.44 feet; thence southwesterly along said Right-of-Way on a curve to the left, having a radius of 612.96 feet, an arc distance of 308.40 feet, (CH: $S42^{\circ}56'59''W$, 305.16 feet); thence $S28^{\circ}32'09''W$, along said Right-of-Way 87.58 feet to the northeasterly corner of a tract described in Book 471, page 660, Cole County Recorder's Office; thence $S28^{\circ}32'08''W$ along the easterly line of said tract described in Book 471, page 660, being the northwesterly Right-of-Way line of said SOUTH COUNTRY CLUB DRIVE 33.48 feet to a point on the south line of the north 10.70 acres off the north end of the Northwest Quarter of the Northwest Quarter of the aforesaid Section 17 described in Book 41, page 539 Cole County Recorder's Office; thence $S84^{\circ}41'11''W$ along the south line of said tract described in Book 41, page 539, 32.84 feet to a point on the south line of the aforesaid tract described in Book 471, page 660; thence $N82^{\circ}27'12''W$ along the south line of said tract described in Book 471, page 660, 1.53 feet; thence leaving the south line of the aforesaid tract described in Book 471, page 660 $N16^{\circ}28'21''W$, 28.50 feet to the north line of the aforesaid tract described

in Book 471, page 660; thence continuing N16°28'21"W, 78.31 feet; thence N28°23'09"W, 260.11 feet to a point on the north line of Section 17, Township 44 North, Range 12 West; thence continuing N28°23'09"W, 218.72 feet; thence N40°35'22"W, 148.52 feet; thence N59°59'24"W, 508.15 feet to the northeasterly corner of the aforesaid tract described in Book 401, page 939; thence N55°48'04"W, along the northerly line of said tract described in Book 401, page 939, 309.05 feet to the POINT OF BEGINNING.
Containing 34.55 Acres.

REVIEW CRITERIA SCHEPERELE REZONING
1050 South Country Club Drive
Jefferson City, MO 65101
CMPS JOB # 01-014
03/23/16

- 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-2.

- 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.

South Country Club was improved to arterial roadway standards and just west of the property Emily Lane has developed into residential subdivision.

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

The City would benefit by the proposed zoning in establishing a new residential development.

- 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 change would 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 south, east and west of the property and the zoning would be consistent with these properties.

- 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.

All public facilities and utilities are available.

- 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 no requirement for a site specific traffic impact study. The platting and planning process will address this issue in the future.

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

Past improvements to South Country Club Drive to arterial roadway standards have allowed sufficient capacity for growth in this area.

- 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 platting and 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 is a 35 acre tract with undeveloped land adjacent the property.

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

The City will benefit from the well planned and orderly development of the area between South Country Club Drive and Highway 50.

REVIEW CRITERIA COMPREHENSIVE PLAN AMENDMENT
1050 South Country Club Drive
Jefferson City, MO 65101
CMPS JOB # 01-014
03/23/16

- 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

The Comprehensive Plan amendment would change back to the original development plan land use.

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

The change will be consistent with present and future goals.

- 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

Residential development areas around the property make this application acceptable.

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

A change back to the original development plan land use would improve consistency between 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.

All public facilities and utilities are available.

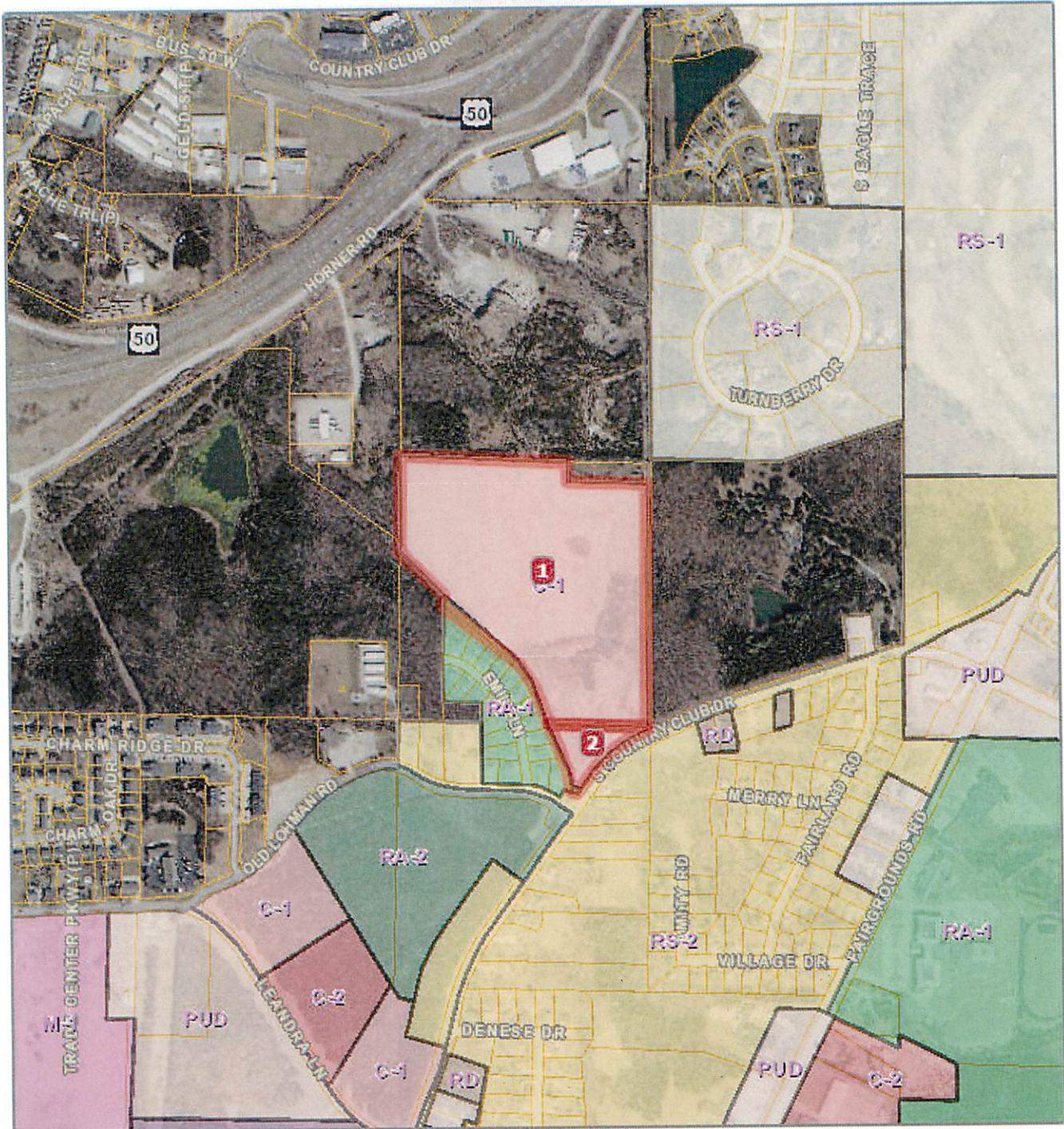
- g. Whether there is adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

The proposed rezoning is a 35 acre tract with undeveloped land adjacent the property.

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

The City will benefit from the well planned and orderly development of the area between South Country Club Drive and Highway 50.

MidMoGIS, MO



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
 1 inch = 815 feet
 3/30/2016

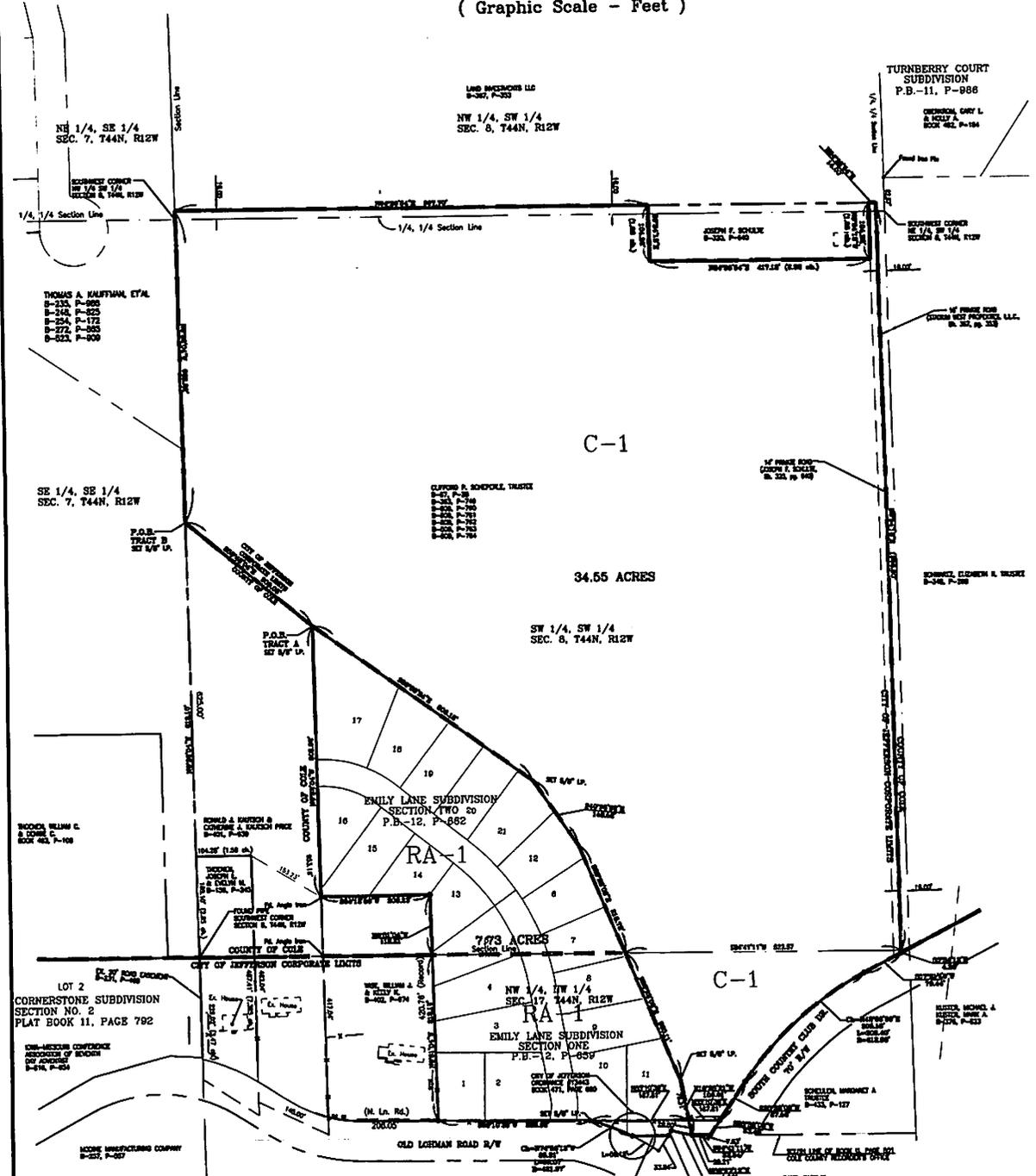
Case No. P16003
1050 S Country Club Drive
A. Rezoning from C-1 to RS-2
B. Comprehensive Plan Amendment



1 inch = 200 feet



(Graphic Scale - Feet)



Case No. P16003
1050 S Country Club Drive
A. Rezoning from C-1 to RS-2
B. Comprehensive Plan Amendment

TITLE **VISUAL REZONING APPLICATION**

FOR **JIM LAGE/DALE SCHEPERLE**



Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 2500 E. McCARTY Phone (573) 634-3455
 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-6898

DATE J-21-16	DRN. BY JHH	SCALE 1"=200'	BOOK	REV. DATE	CKD. BY RMB	SHEET 1 OF 1	JOB NO. 01-014
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City of Jefferson

Department of Planning & Protective Services
320 E. McCarty St.
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

March 31, 2016

Dear Property Owner:

This letter is to notify you that the Jefferson City Planning and Zoning Commission will meet at 5:15 p.m. on Thursday, April 14, 2016 in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street, to consider the following matter (see map on back):

Case No. P16003 – 1050 South Country Club Drive, Rezoning and Comprehensive Plan Amendment. Request filed by the Schepeler Family, property owner, on behalf of James Lage Construction, applicant, for a rezoning of 34.5 acres from C-1 Neighborhood Commercial to RS-2 Single Family Residential and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located on the west side of South Country Club Drive 350 feet north of Old Lohman Road and is described as part of the Southwest Quarter of Section 8 and part of the Northwest Quarter of Section 17, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

As a nearby landowner and/or neighbor, you have the privilege of attending this hearing. Unfortunately, we are unable to record comments received by telephone, however, written comments may be directed to the Planning and Zoning Commission in one of the following ways:

e-mail: jcplanning@jeffcitymo.org
fax: Dept. of Planning and Protective Services / Planning Division 573-634-6457
mail: Dept. of Planning and Protective Services / Planning Division
John G. Christy Municipal Building, 320 E. McCarty Street Jefferson City, MO 65101

Written comments received on or before 1:00 p.m. on the day of the meeting will be made a part of the official record and copied and distributed to Commission members at the meeting. Those unable to provide written comments in advance are invited to deliver their comments to the Commission Chairman only at the meeting. Correspondence received after 1:00 p.m. will be included in the official record, but there is no guarantee that copies will be made for distribution to all Commission members.

For your information, this case is tentatively scheduled for a public hearing in front of the City Council on May 16, 2016. The City Council meets at 6:00 p.m. in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street.

Information regarding this case may be viewed on the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

If you have any questions concerning this matter, please feel free to contact us at 573.634.6475.

Sincerely,

A handwritten signature in blue ink that reads "Eric Barron".

Eric Barron, AICP
Senior Planner

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.

Please call (573) 634-6410 with questions regarding agenda items.

M M F REAL ESTATE COMPANY INC
913 BIG HORN DR
JEFFERSON CITY, MO 65109
913 BIG HORN DR

KAUFFMAN, THOMAS A & RICHARD L &
KENNETH W & WILLIAM J & LEONA B
PO BOX 605
JEFFERSON CITY, MO 65102
HWY 50 W

OBERKROM, GARY L & HOLLY A
726 TURNBERRY DR
JEFFERSON CITY, MO 65109
726 TURNBERRY DR

LAND INVESTMENTS L L C
8514 LIBERTY RD
JEFFERSON CITY, MO 65101
1049 S COUNTRY CLUB DR

SCHULTE, JOSEPH F
1048 S COUNTRY CLUB DR
JEFFERSON CITY, MO 65109
1048 S COUNTRY CLUB DR

SCHEPERLE, HELEN, TRUSTEES
SCHEPERLE, GARY P & BRENDA ET'AL
7801 E LLOYD HUDSON RD
HARTSBURG, MO 65039
1050 S COUNTRY CLUB DR *(Subject Property)*

KAUTSCH, RONALD J
3808 WALNUT ST
JAMESTOWN, MO 65046
OLD LOHMAN RD

CAPITOL CITY RESIDENTIAL PROPERTIES LLC
602 GELD ST
JEFFERSON CITY, MO 65109
1054 EMILY LN
1051 EMILY LN
1059 EMILY LN
1043 EMILY LN
1042 EMILY LN
1026 EMILY LN
1018 EMILY LN
1008 EMILY LN
1001 EMILY LN
1009 EMILY LN
1035 EMILY LN
4680 OLD LOHMAN RD RD
1084 EMILY LN
1074 EMILY LN
1064 EMILY LN
1067 EMILY LN
1075 EMILY LN
4690 OLD LOHMAN RD

GOLDSCHMIDT, PETER ALFRED, TRUSTEE
602 GELD ST
JEFFERSON CITY, MO 65109
1017 EMILY LN
1025 EMILY LN

SCHWARTZ3SIB L L C
6565 MILL CREEK RD
THE DALLES, OR 97058
956 S COUNTRY CLUB DR

KUSTER, MICHAEL J
KUSTER, MARK A
112 S CAPISTRANO DR
JEFFERSON CITY, MO 65109
1045 S COUNTRY CLUB DR

SCHEULEN, MARGARET A, TRUSTEE
11002 DEER RUN RD
JEFFERSON CITY, MO 65101
1059 S COUNTRY CLUB DR

DAKE, GARY W & ANNE M
1101 S COUNTRY CLUB DR
JEFFERSON CITY, MO 65109
1101 S COUNTRY CLUB DR

SCHEPERLE, HELEN, TRUSTEES
SCHEPERLE, GARY P & BRENDA ET'AL
7801 E LLOYD HUDSON RD
HARTSBURG, MO 65039-9799
S COUNTRY CLUB DR

B I PROPERTIES L P
1119 BIG HORN DR
JEFFERSON CITY, MO 65109
4725 OLD LOHMAN RD

TRUBE, EARL E
1801 SHOSHONI DR
JEFFERSON CITY, MO 65109
1111 S COUNTRY CLUB DR

KOETTING, EDWARD B & MAKI S
1105 S COUNTRY CLUB DR
JEFFERSON CITY, MO 65109
1105 S COUNTRY CLUB DR

Case No. P16003
1050 S Country Club Dr.
Rezoning from C-1 to RS-2



185 ft. Notification Buffer

