

Jefferson City  
Planning & Zoning Commission

March 10, 2016

**Case No. P16002**  
**Land Investments, LLC**  
**2821 & 2827 South Ten Mile Drive (Rear)**

- A. Rezoning from RD & C-O to C-1**
- B. Comprehensive Plan Amendment**

**PLANNING STAFF REPORT**  
**JEFFERSON CITY PLANNING AND ZONING COMMISSION**  
**March 10, 2016**

**Case No. P16002 – Property located to the rear of 2821 and 2827 South Ten Mile Drive, Rezoning and Comprehensive Plan Amendment.** Request filed by Missouri Goodwill Industries, Applicant, on behalf of Land Investments LLC, property owner, for a rezoning of 0.3 acres from RD Medium Density Residential and C-O Office Commercial to C-1 Neighborhood Commercial and an amendment to the Development Plan Map of the Comprehensive Plan to show the property as Commercial. The property is located immediately behind properties addressed as 2821 and 2827 South Ten Mile Drive and is described as part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 North, Range 12 West, Jefferson City, Missouri.

**Nature of Request**

The applicant is under contract to purchase the two houses at 2821 and 2827 South Ten Mile Drive and the subject 0.3 acre tract behind those houses. The applicant plans to demolish the two houses and redevelop the site with a 14,561 sf retail building. The two houses are currently zoned C-1 Neighborhood Commercial, and general retail uses are permitted in the C-1 district. The 0.3 acre tract behind the houses has a split zoning of RD and C-O, which are districts that do not permit general retail uses. In order to unify the zoning of the three tracts and allow the development plan for the property to proceed, the applicant is applying to rezone the 0.3 acre tract to C-1.

A site plan showing the proposed development of a Goodwill store was submitted with the application. While the specific occupant of a proposed commercial use is not an item that can be considered or conditioned when reviewing a rezoning proposal, the site plan is useful in ensuring that the site would be in compliance with bufferyard and other zoning requirements.

**Zoning History**

The RD/C-O zoning of the subject property was established in 1998.

The C-1 zoning of 2821 South Ten Mile Drive was established in 2010. Prior to that the zoning was C-O Office Commercial.

The C-1 zoning of 2827 South Ten Mile Drive was established in 2012.

**South Ten Mile Drive/Kenborg Hills Neighborhood Plan**

As a result of the development of the neighboring Stoneridge Village commercial development and other pressures for commercial redevelopment within the South Ten Mile Drive/Kenborg Hills neighborhood, representatives of the neighborhood and City Staff realized that a plan for the orderly transition of the neighborhood from residential to commercial was necessary. The resultant South Ten Mile Drive / Kenborg Hills Neighborhood Plan was adopted in 2010 as an amendment to the Comprehensive Plan. This plan recognizes the high level of commercial development potential of the neighborhood, and calls for certain criteria to be present for future commercial rezoning in the neighborhood in order to minimize the land use conflicts. The plan calls out that proposals to rezoning land from residential to commercial should only be approve when:

1. The proposed rezoning is adjacent or across the street from an existing commercial use.
2. The proposed rezoning consists of a minimum of one-half acre of property.
3. The proposed rezoning is to a C-1 Neighborhood Commercial district.
4. A reasonable plan to redevelop the property, including sufficient space for bufferyards, off street parking, and vehicular access, has been developed.

While the 0.3 acre tract proposed for rezoning and the house located at 2821 S. Ten Mile Drive are not located within the boundaries of the neighborhood plan, the house located at 2827 is located within the neighborhood.

**Zoning and Surrounding Land Use**

Current Zoning: RD and C-O

Current Use: Undeveloped

Requested Zoning: C-1

Intended Use: Retail Commercial

	Surrounding Zoning	Surrounding Uses
North	C-2/RS-1	Commercial Office Building and Single Family Home
South	C-O/RD	Stormwater Detention Basin
East	C-2	Drive Through Restaurant
West	RS-1	Single Family Residential Neighborhood

**Allowed Uses:**

The C-1 Neighborhood Commercial zoning district allows for a variety of land uses including day care centers, hotel/motel (less than 50,000 sq. ft.), offices, banks, restaurants, general retail, personal services, and laundromats. (please see exhibit 35-28 of the zoning code for a complete list of authorized uses)

**Staff Analysis**

Standard checklist for rezoning:	Yes	No	Notes:
Complies with Comprehensive Plan		X	The Comprehensive Plan identifies the RD zoned portion of the property as intended for Medium Density Attached Residential use. The proposed Comprehensive Plan amendment would re-designate the property as intended for Commercial use.
Has access to necessary utilities	X		The property has access to necessary utilities.
Located outside flood zone	X		The property does not lie within the 100 year floodplain.
Meets district size requirement	X		The rezoning would be an expansion of an existing C-1 district.
Benefit to City is substantial when compared to adverse affects on adjacent property	X		The property is adjacent to existing commercial uses to the north and east and has good access from Missouri Boulevard. An expansion of the Commercial zoning in the area would be a benefit to the City.

**South Ten Mile Drive/Kenborg Hills Neighborhood Plan**

While the 0.3 acre tract proposed for rezoning is not subject to the requirements of the adjacent neighborhood plan, a review of the proposal for conformance with the plan and Zoning Code requirements is still beneficial.

**Building:** The site plan shows a 14,561 sf building. the orientation of the front door of the building is toward the west in order to be more visible from Missouri Boulevard. A drop off canopy would be located on the north side of the building adjacent to South Ten Mile Drive.

**Access:** Two driveways are shown on the plan, both connect to South Ten Mile Drive. The orientation of the building and location of customer parking results in the primary access being the eastern driveway.

**Traffic:** A traffic impact study has been submitted to the city for the proposed development. The study concludes that the expected traffic generated by the development can be accommodated by the existing street network and intersection at South Ten Mile Drive and Stoneridge Parkway with no improvements. The study recommends removing on street parking from the south side of South Ten Mile Drive in front of the site.

**Parking:** 59 parking spaces are shown on the plan, which meets the parking requirement of 59 spaces for the building (1 space required for each 250 sf of retail building space).

**Bufferyard:** A Type B bufferyard is required between C-1 and RS-1 zoned uses. The site plan shows conformance with this requirement with a 10 feet wide bufferyard and row of trees planted at 20 feet intervals and privacy fence. A row of trees is also shown along South Ten Mile Drive.

**Staff Position:** The site plan conforms with applicable zoning code requirements and with the recommendations of the South Ten Mile Drive/Kenborg Hills Neighborhood Plan.

**Comprehensive Plan Amendment:**

Subsequent to the 1996 Comprehensive Plan update and the 1998 rezoning of the property, an expansion of commercial development in the area has occurred with the construction of Stoneridge Parkway numerous retail outlets. A plan for the gradual commercial redevelopment of the neighboring South Ten Mile Drive / Kenborg Hills has also been put in place. Use of the property in a commercial manner is ideal.

**Rezoning Request:**

The property is bordered to the north by existing commercial zoning and is located in an area undergoing major commercial development. The proposed use of the three combined tracts is in conformance with the South Ten Mile Drive / Kenborg Hills Neighborhood Plan. The property is ideal for commercial development.

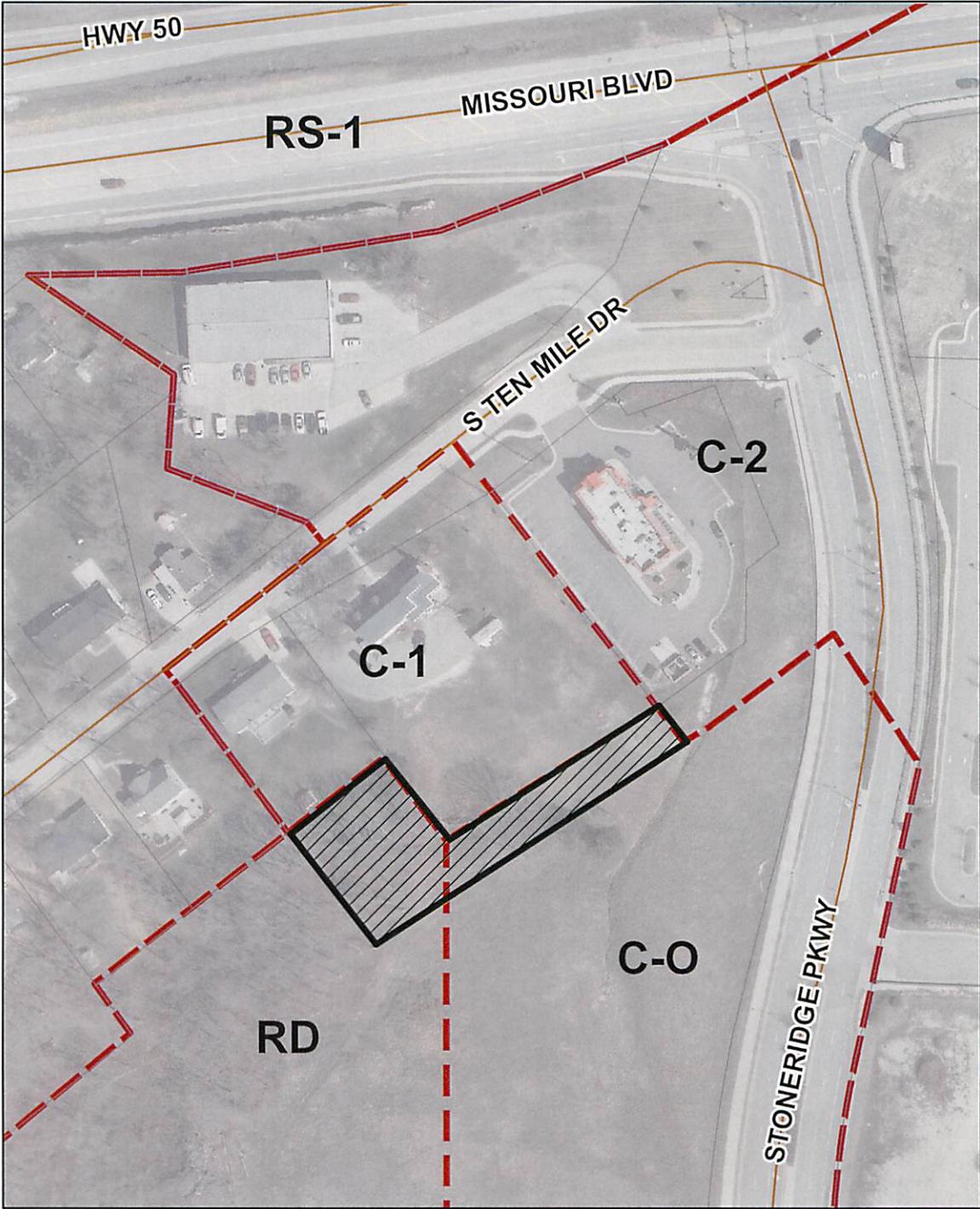
	<b>Approve</b>	<b>Deny</b>	<b>Neutral</b>
Staff Recommendation	X		

**Form of Motion**

1. Motion to approve the comprehensive plan amendment request to show the property as Commercial on the Development Plan Map of the Comprehensive Plan.
2. Motion to approve the request to rezone the property from RD and C-O to C-1.

# City of Jefferson Planning & Zoning Commission

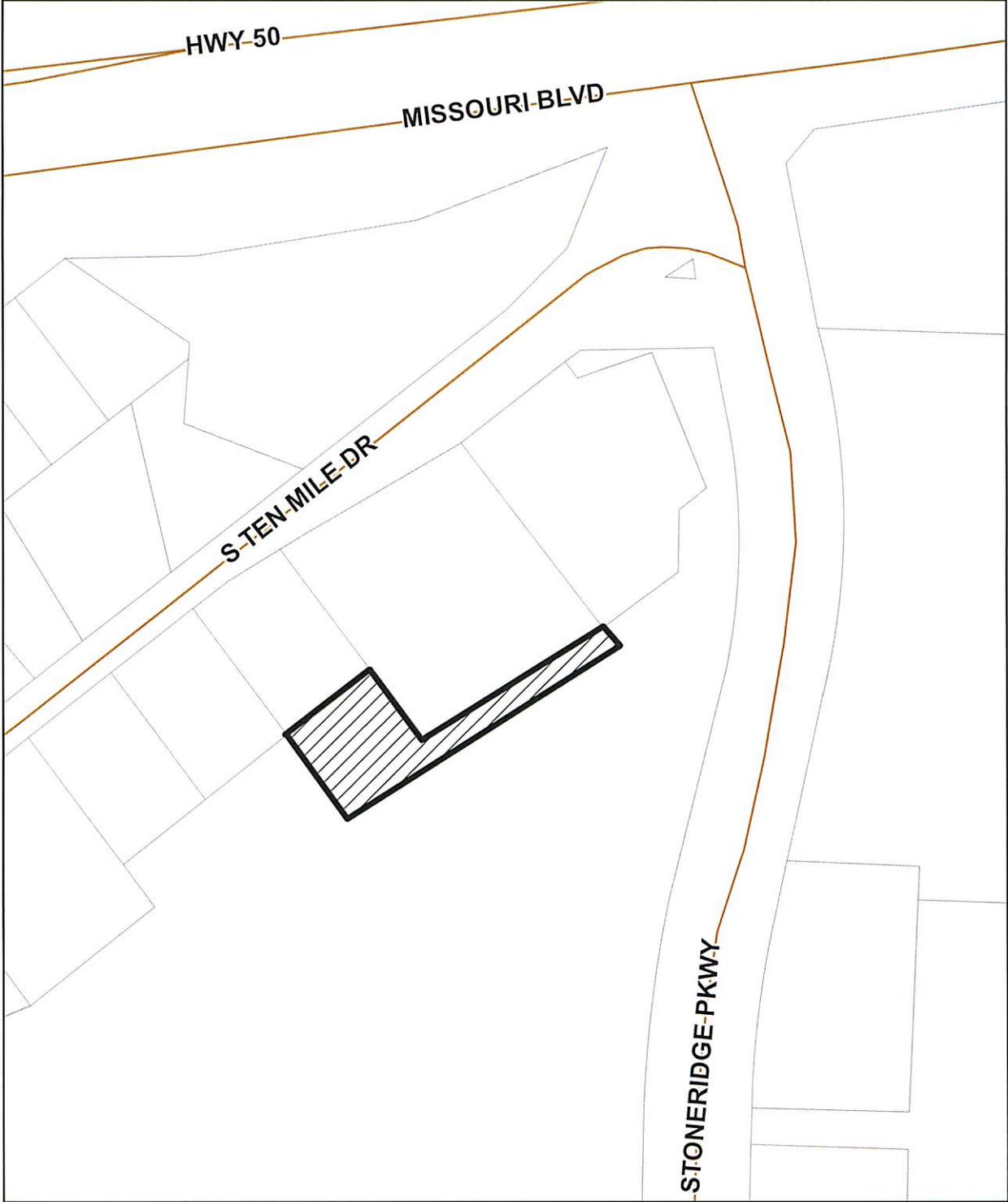
## LOCATION MAP



Case No. P16002  
Property located to the rear of  
2821 & 2827 S. Ten Mile Dr.  
Rezoning from RD/C-O to C-1  
and Comprehensive Plan Amendment

# City of Jefferson Planning & Zoning Commission

## VICINITY



Case No. P16002  
Property located to the rear of  
2821 & 2827 S. Ten Mile Dr.  
Rezoning from RD/C-O to C-1  
and 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](mailto:icplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://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: \_\_\_\_\_

- Zoning Map Amendment (Rezoning of Real Estate)  
 The undersigned hereby state they are the owners of the following described real estate:

Property Address: N/A

Legal/Property Description (write out or attach as an exhibit): Tract known as tract 2-A on the recently recorded plat  
, see attached legal description

Who petition to rezone the above described real estate from its present classification of RD/CO district to C1 district. The purpose of this rezoning request is to: Rezone the property to be the same as adjoining parcels and allow development of a new MERS/Goodwill store

**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.**

Land Investments, LLC

Property Owner #1 Name (type or print)

[Signature]  
 Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 2 day of February in the year 2016.

JEAN MACKNEY  
 Notary Public - State of Missouri  
 My Commission Expires November 27, 2019  
[Signature]  
 Notary Public

Address of Property Owner #1	Commission #11500009
Name	Land Investments, LLC
Mailing Address	221 Bolivar Ave; Suite 400 Jefferson City, MO 65101
Phone Number	573-635-2255
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.



City of Jefferson  
 Department of Planning & Protective Services  
 320 E. McCarty Street  
 Jefferson City, MO 65101  
 Phone: 573-634-6410  
[icplanning@jeffcitymo.org](mailto:icplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://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 Attached Residential

Proposed Development Plan Map Designation Commercial

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

Land Investments, LLC  
 Name (typed or printed)

  
 Signature

Property Owner Name Land Investments, LLC

Address 221 Bolivar Ave; Suite 400; Jefferson City, MO 65101

Phone Number(s): 573-635-2255

Applicant Name (if different from owner): MERS/Missouri Goodwill Industries

Address: 1727 Locust St; St. Louis, MO 63103

Phone Number(s) 314-241-3464

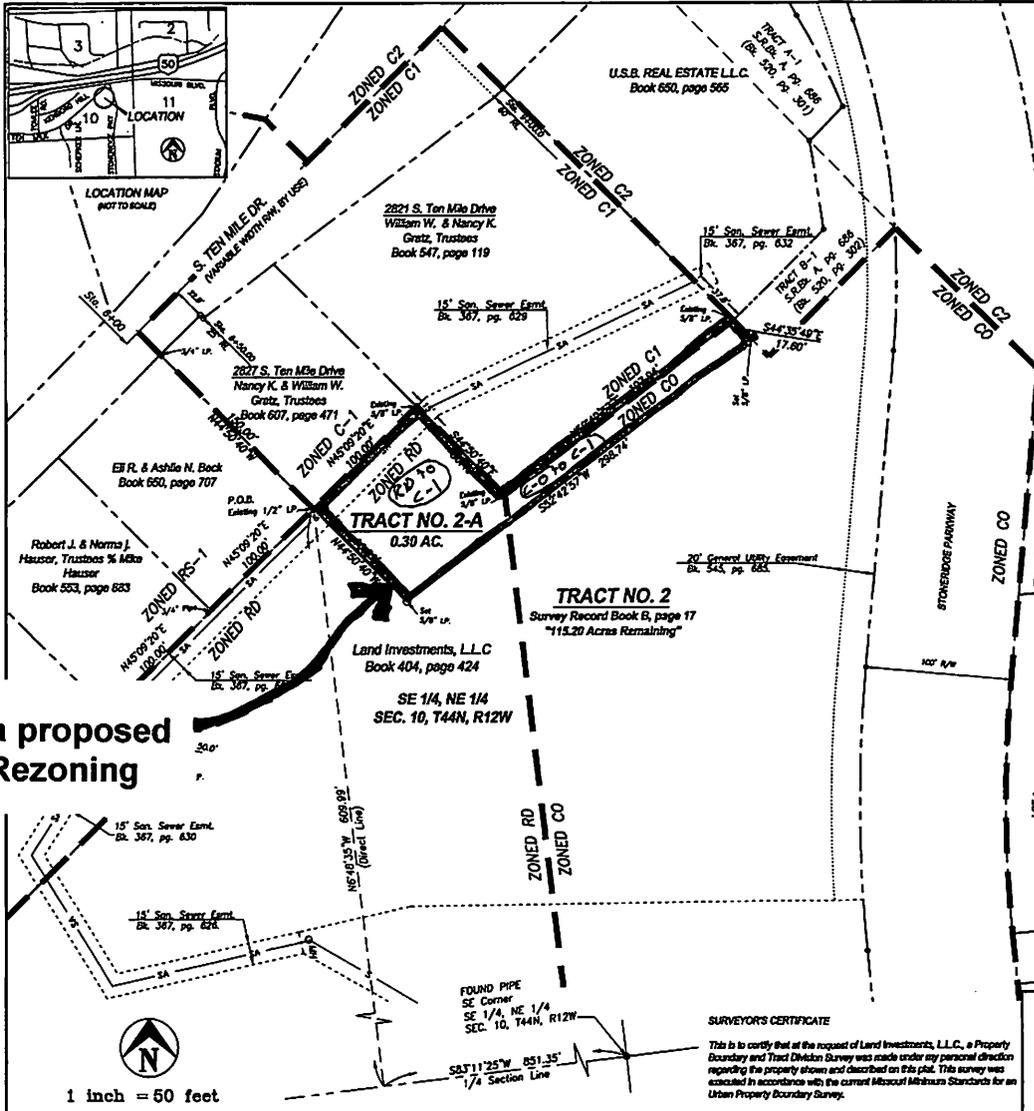
For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)  
 Application Filing Fee Received: \_\_\_\_\_ Cash (receipt # \_\_\_\_\_) \_\_\_\_\_ Check (copy; check # \_\_\_\_\_)

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.

**COMPREHENSIVE PLAN AMENDMENTS**  
**Excerpt from Section 35-74 Legislative Approval - Development Permits**  
**Ordinance No. 13361**

- 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.**  
There was not an error in the original comprehensive plan. The fact is the development pattern for the area has changed since the comprehensive plan was prepared
- B. **Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.**  
The development pattern for the area has changed and has become a more commercial area.
- C. **Whether the change is consistent with the goals, objectives and policies of the Plan.**  
This change is consistent with the goals and objectives of the plan and also consistent with the neighborhood district established for this area.
- 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.**  
As stated this area has developed as a more commercial area than the plan foresaw.  
The change would be an extension of the commercial development in this area.
- E. **Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.**  
This change allows implementation of the neighborhood plan for this area allowing residential to develop into commercial as long as it is adjacent to existing commercial This property is adjacent to both C0 and C1 districts.
- F. **Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreation 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 Utilities are available to serve this development along S. Ten Mile Drive
- 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.**  
This area of the community is developing as a commercial district and everything is available to support the zoning and community needs.
- H. **Whether there will be benefits derived by the community or area by the proposed zone.**  
The proposed zone will provide for additional retail for this area and allowing the development of a donation center and second hand store for the community.



**TRACT DIVISION SURVEY**  
For Land Investments, L.L.C.  
Situated in the SE 1/4, NE 1/4, Sec. 10, T44N, R12W

**PROPERTY BOUNDARY DESCRIPTION**  
**TRACT NO. 2-A**  
Part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 North, Range 12 West, being part of Tract No. 2 of a survey of record in Survey Record Book B, page 17, Cole County Recorder's Office and being part of the property described by deed of record in Book 404, page 424, Cole County Recorder's Office, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:  
From the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 10; thence S83°11'25"W, along the Quarter Section Line, 651.35 feet thence N47°02'57"W, on a direct line, 608.04 feet to a point on the northerly boundary the southeast Tract No. 2 of the survey of record in Survey Record Book B, page 17, being the most easterly corner of the property described by deed of record in Book 607, page 471, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence along the boundary of said Tract No. 2, the following courses: N47°02'57"W, along the southeasterly boundary of said property described in Book 607, page 471, 100.00 feet to the most westerly corner thereof, being a point on the southeasterly boundary of the property described by deed of record in Book 647, page 118, Cole County Recorder's Office; thence S44°50'49"E, along the southeasterly boundary of said property described in Book 647, page 118, 68.49 feet to the most easterly corner thereof; thence S62°42'05"E, along the southeasterly boundary of said property described in Book 647, page 118, 127.24 feet to the most easterly corner thereof, being the most westerly corner of Tract B-1 of a survey of record in Survey Record Book A, page 620 and subsequent deed of record in Book 424, page 322, Cole County Recorder's Office; thence along the boundary of said Tract 2, S47°02'57"W, along the southeasterly boundary of said Tract B-1 and subsequent deed, 17.80 feet thence S22°02'57"W, 226.74 feet thence N47°02'57"W, 50.82 feet to the POINT OF BEGINNING.  
Containing 0.30 of an acre.

**OWNER'S CERTIFICATE**  
Know all men by these presents, that the undersigned, Frank Tweston, Authorized Member of Land Investments, L.L.C., being the owner of the property described in the foregoing boundary description, has caused said property to be surveyed and divided into Tracts, and on this survey the description of said Tracts and the area thereof are fully and truly set forth.  
All Taxes due and payable against said property have been paid to M.E. in Jeffercity among Land Investments, L.L.C., has caused these presents to be signed by Frank Tweston, its Authorized Member, this 15th day of January, 2016.

**LAND INVESTMENTS, L.L.C.**  
By: Frank Tweston, Authorized Member  
STATE OF MISSOURI } ss  
COUNTY OF COLE }

On this 15th day of January, 2016, before me personally did appear Frank Tweston, an personally known, whom being by me duly sworn did say that he is the Authorized Member of LAND INVESTMENTS, L.L.C., and that this Tract Division Survey was signed on behalf of said L.L.C. by the authority of its governing body, and that said Frank Tweston acknowledged this Tract Division to be in his act and deed of said L.L.C.  
In Witness whereof, I have hereunto set my hand and affixed my seal this 15th day of January, 2016.

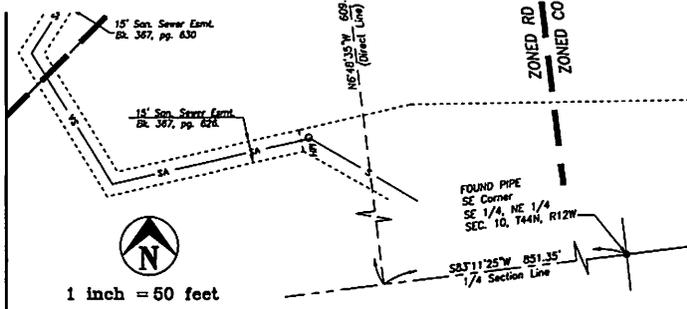
My Commission Expires: August 20, 2017  
Gregory Donce  
Notary Public, Cole County

**GREGORY DONCE**  
Notary Public - Missouri State  
STATE OF MISSOURI  
Cole County  
Commission # 15201020  
My Commission Expires: 02/20/2019  
City of Jefferson Enclosures

**NOTES**  
1) Tract 2-A as created or shown hereon may or may not constitute an individual building lot. A lot, parcel or tract shall comply with the City Code in order to qualify as a building lot. If it is located that said Tract 2-A shall be transferred to the future owners of, and become a part of, the combined properties currently known as 2827 and 2829 South Ten Mile Drive. (Combined properties address to be assigned by the City of Jefferson).  
2) Building setbacks shall be per Zoning Code of the City of Jefferson, Missouri.  
3) This property lies in Zone X, being an area determined to be outside the 0.2% chance floodplain as shown by the Flood Insurance Rate Map, Cole County, Missouri, Map number 2002101232E, dated November 2, 2012.  
4) Except as shown or stated on this plat, this survey does not reflect any of the following which may apply to the subject property: record encumbrances, building setbacks, restrictions, zoning or any local use regulation or any other facts which an accurate and current title search may disclose.

Document No: 2016-001194  
STATE OF MISSOURI }  
COUNTY OF COLE } ss  
Filed for record 27 day of January, 2016  
at 2 o'clock and 15:52 Minutes PM  
recorded in Book B, page 653  
Robb C. Drey, Jr., Recorder  
Quincy Schaefer, Deputy

**Area proposed for Rezoning**



**SURVEYOR'S CERTIFICATE**  
This is to certify that at the request of Land Investments, L.L.C., a Property Boundary and Tract Division Survey was made under my personal direction regarding the property shown and described on this plat. This survey was conducted in accordance with the current Missouri Minimum Standards for an Urban Property Boundary Survey.  
In Witness whereof, I have hereunto set my hand and seal this 12th day of January, 2016.

STATE OF MISSOURI  
NOTARY PUBLIC  
KEITH M. BRICKEY  
MISSOURI LAND SURVEYOR  
No. 2578  
1/12/16  
Keith M. Brickley  
No. PLS #2578  
Central Missouri Professional Services, Inc.  
Missouri State Certificate of Authority #000335

**Central Missouri Professional Services, Inc.**  
ENGINEERING - SURVEYING - MATERIALS TESTING  
2600 E. MCGARTY Phone (573) 634-3455  
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-6000

TITLE			
TRACT DIVISION SURVEY			
SE 1/4, NE 1/4, Sec. 10, T44N, R12W			
FOR			
Land Investments, L.L.C.			
DATE	BY	SCALE	BOOK
Jan. 12, 2016	DGS	1"=50'	429, DC
REV	BY	SHEET	JOB NO.
	JER	1 of 1	72-143

For Land Investments, L.L.C,  
Situated in the SE 1/4, NE 1/4, Sec. 10, T44N, R12W

PROPERTY BOUNDARY DESCRIPTION

TRACT NO. 2-A

Part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 North, Range 12 West, being part of Tract No. 2 of a certain survey of record in Survey Record Book B, page 17, Cole County Recorder's Office and being part of the property described by deed of record in Book 404, page 424, Cole County Recorder's Office, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 10; thence S83°11'25"W, along the Quarter Section Line, 851.35 feet; thence N6°48'35"W, on a direct line, 609.99 feet to a point on the northerly boundary the aforesaid Tract No. 2 of the survey of record in Survey Record Book B, page 17, being the most southerly corner of the property described by deed of record in Book 607, page 471, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence along the boundary of said Tract No. 2, the following courses: N45°09'20"E, along the southeasterly boundary of said property described in Book 607, page 471, 100.00 feet to the most easterly corner thereof, being a point on the southwesterly boundary of the property described by deed of record in Book 547, page 119, Cole County Recorder's Office; thence S44°50'40"E, along the southwesterly boundary of said property described in Book 547, page 119, 86.49 feet to the most southerly corner thereof; thence N52°42'57"E, along the southeasterly boundary of said property described in Book 547, page 119, 197.94 feet to the most easterly corner thereof, being the most westerly corner of Tract B-1 of a survey of record in Survey Record Book A, page 686 and subsequent deed of record in Book 520, page 302, Cole County Recorder's Office; thence leaving the boundary of said Tract 2, S44°35'49"E, along the southwesterly boundary of said Tract B-1 and subsequent deed, 17.60 feet; thence S52°42'57"W, 298.74 feet; thence N44°50'40"W, 90.82 feet to the POINT OF BEGINNING.

Containing 0.30 of an acre.

OWNER'S CERTIFICATE

Know all men by these presents, that the undersigned, Frank Twehous, Authorized Member of Land Investments, LLC, being the owner of the property described in the foregoing boundary description, has caused said property to be surveyed and divided into Tracts, and on this survey the designation of said Tracts and the sizes thereof are fully and truly set forth.

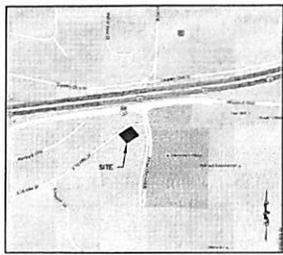
All Taxes due and payable against said property have been paid in full.

In testimony whereof Land Investments, L.L.C., has caused these presents to be signed by Frank Twehous, its Authorized Member, this        day of        . 2016.

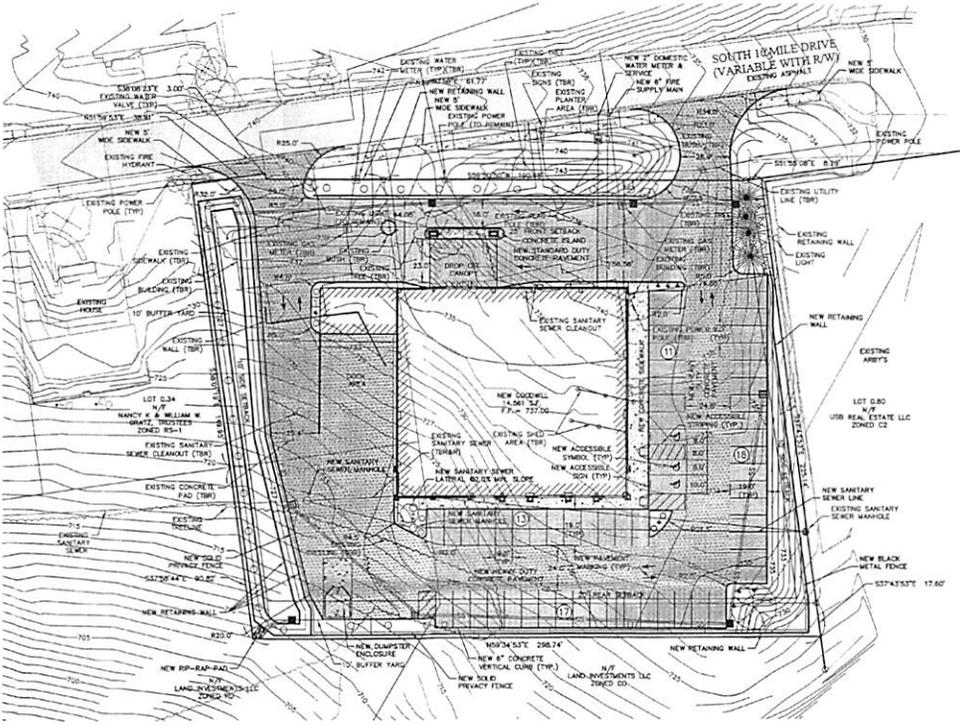
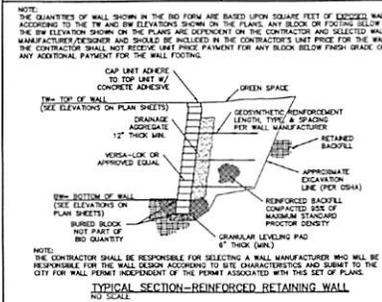
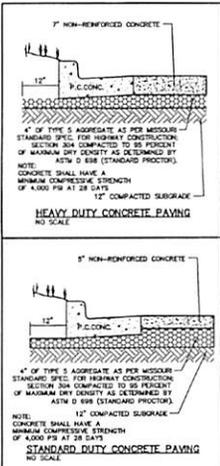
ZONED C2  
ZONED CO

LOT 2  
STONERIDGE VILLAGE, SEC. 1  
Plat Book 12, page 585

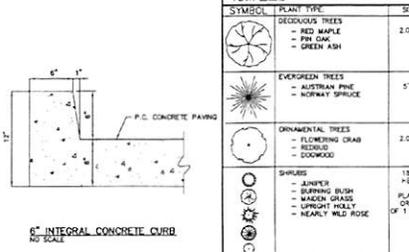
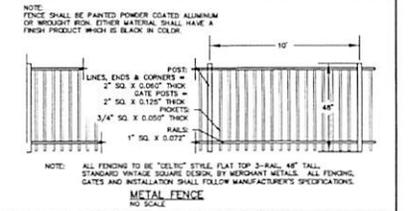
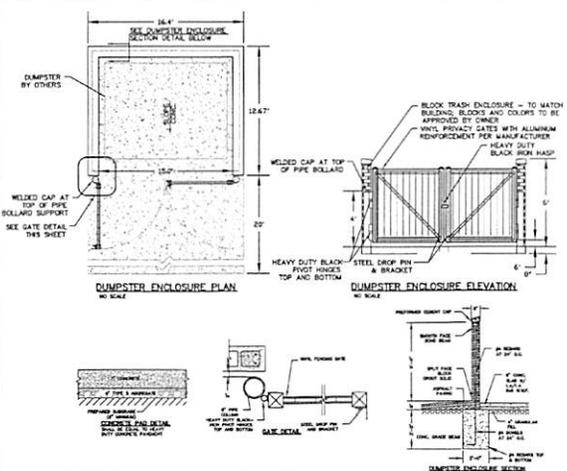
# SITE PLAN



VICINITY MAP  
NO SCALE



- NOTES**
- TOTAL SITE ACRES: 1.88 ACRES
  - EXISTING ZONING: C-1 GENERAL COMMERCIAL
  - BUILDING SETBACKS: FRONT - 20' REAR - 20'
  - THE SITE LAND USE SHALL BE RETAIL
  - THIS SITE IS SERVED BY: WATER - JEFFERSON CITY MUNICIPAL UTILITIES SEWER - JEFFERSON CITY MUNICIPAL UTILITIES ELECTRIC - JEFFERSON CITY MUNICIPAL UTILITIES GAS - MISSOURI NATURAL GAS TELEPHONE - ATT DISTRIBUTION
  - FLOOD ZONES: THIS SITE IS LOCATED WITHIN THE UNSHADED "ZONE A" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FIRM FLOOD INSURANCE RATE MAP FOR COLE COUNTY, MISSOURI AND INCORPORATED AREAS. MAP NUMBER 20020202E, EFFECTIVE DATE NOVEMBER 2, 2012. FLOOD ZONES SHOWN ON THIS PLAN ARE DETERMINED BY SCALING.
  - EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DRAINAGE POINTS.
  - ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
  - THE PROPOSED BUILDING HEIGHT SHALL BE NO MORE THAN 45 FT. THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
  - THE SITE SHALL CONFORM TO JEFFERSON CITY STANDARDS UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS NOT KNOWN.
  - ALL ROADWAY SIGNAGE ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SUBJECT HEREON.
  - THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
  - ALL PAVEMENT FINISHES SHALL BE 4" WIDE PAINTED YELLOW ACCESSIBLE PARKING STOPPING SHALL BE BLUE.
  - TRASH ENCLOSURE IS TO BE BUILT TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.
  - ALL VEHICULAR, PEDESTRIAN AND UTILITY UTILITIES SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE. THE SITES SHALL BE LOCATED NEAR THE CENTER OF THE BUILDING. SEE ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION.
  - ALL LIGHTING SHALL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS AND LANDSCAPE LIGHTING SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS AND PROPERTIES SO THAT NO LIGHT IS CAST ON ADJACENT PROPERTIES OR PUBLIC ROADS. MAX LIGHT HEIGHT IS 25'. THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE METAL. HALOGEN AND/OR LED SERVED WITH UNDERGROUND ELECTRIC.
  - STORMWATER SHALL BE DISCHARGED TO THE EXISTING GRADE AFTER PASSING THROUGH A WATER QUALITY BASIN.
  - ALL AREAS ON SITE THAT ARE DESIRED ARE TO BE SOODED.
  - ALL LANDSCAPE BEDS TO HAVE SPREADDED OAK BARK MULCH UNLESS OTHERWISE NOTED.
  - ANY LANDSCAPE BEDS NOT EDED BY CONCRETE CURBING SHALL BE SPACE-OUT EDEG.



**PARKING CALCULATIONS**

PARKING SPACES REQUIRED - 1 PER 250 SQ FT OF GROSS FLOOR AREA (14,361 sq/250) = 58

TOTAL SPACES PROVIDED = 59

**NOTE:** ALL TRAVEL EQUIPMENT IS TO BE ROOF MOUNTED. THE EQUIPMENT SHALL BE SCREENED ACCORDING TO CITY REQUIREMENTS BY A RAISED PARAPET WALL.

**MINIMUM SIGNAGE REQUIREMENTS**

REGULAR PARKING - 14" X 14" ADA PARKING - 10" X 14" ADA ACCESSIBLE STOPPING - 5" X 8" ADA VAN ACCESSIBLE STOPPING - 8" X 14" PARKING DRIVE ARCS - 24" MIN.

**DEVELOPER:**  
MERS-GOODWILL  
2821 SOUTH 10 MILE DRIVE  
JEFFERSON CITY, MO 65101

**PLANT LEGEND**

SYMBOL	PLANT TYPE	SIZE	NOTES	PROVIDED
(Symbol)	DECIDUOUS TREES	2.5"	B & B	1
(Symbol)	EVERGREEN TREES	5" (4")	B & B	4
(Symbol)	ORNAMENTAL TREES	2.5" (4")	B & B	27
(Symbol)	SHRUBS	18" IN	B&B CONTAINER	15

Eric S. Kirchner No. E-2001004618  
Registered Professional Engineer  
State of Missouri  
for Cochran Engineering & Surveying  
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MERS-GOODWILL  
SOUTH TEN MILE DRIVE  
JEFFERSON CITY, MISSOURI

**SITE PLAN**

DATE: FEBRUARY 2016  
SCALE: 1" = 30'  
PROJECT: M15-71558  
SHEET: 1 OF 1

Case No. P16002  
2821 & 2827 S. Ten Mile Drive (Rear)  
Preliminary Site Plan

## 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

February 25, 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, March 10, 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. P16002 – Property located to the rear of 2821 and 2827 South Ten Mile Drive, Rezoning and Comprehensive Plan Amendment.** Request filed by Missouri Goodwill Industries, applicant, on behalf of Land Investments LLC, property owner, for a rezoning of 0.3 acres from RD Medium Density Residential and C-O Office Commercial to C-1 Neighborhood Commercial and an amendment to the Development Plan Map of the Comprehensive Plan to show the property as Commercial. The property is located immediately behind properties addressed as 2821 and 2827 South Ten Mile Drive and is described as part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 North, Range 12 West, Jefferson City, Missouri.

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](mailto: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 April 4, 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](http://www.jeffersoncitymo.gov).

Planning Division staff will host an open house style informational meeting regarding this proposal on Thursday, March 3, from 4:30-6:00 PM in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street. The purpose of the meeting is to allow any interested parties to ask questions of staff in advance of the Planning and Zoning Commission meeting.

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

Sincerely,

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.

Case No. P16002

2821 & 2827 S. Ten Mile Drive (Rear)

March 10, 2016

GRATZ, WILLIAM W & NANCY K, TRUSTEES  
2315 RT M  
JEFFERSON CITY, MO 65101  
2821 S TEN MILE DR

LAND INVESTMENTS L L C  
8514 LIBERTY RD  
JEFFERSON CITY, MO 65101  
STONERIDGE PKWY

ELDER, EMILY  
2832 S TEN MILE DR  
JEFFERSON CITY, MO 65109  
2832 S TEN MILE DR

P T I FEDWALKO L L C  
C/O KOHLS DEPT STORE-RUTH  
PO BOX 2148  
MILWAUKEE, WI 53207  
STONERIDGE PKWY

U S B REAL ESTATE L L C  
C/O SAVAGE, SAVAGE, & BROWN INC  
PO BOX 22845  
OKLAHOMA CITY, OK 73123  
2815 S TEN MILE DR

HAUSER, ROBERT J & NORMA J LIBBERT  
C/O MIKE HAUSER, TRUSTEES  
912 N BALLAS RD  
ST LOUIS, MO 63131  
2833 S TEN MILE DR

GRATZ, NANCY K & WILLIAM W, TRUSTEES  
2315 RT M  
JEFFERSON CITY, MO 65101  
2827 S TEN MILE DR

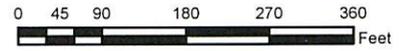
BECK, ELI R & ASHLIE N  
2831 S TEN MILE DR  
JEFFERSON CITY, MO 65109  
2831 S TEN MILE DR

TRIPLE H HOLDING L L C  
30375 OAK MEADOWS RD  
CALIFORNIA, MO 65018  
2810 S TEN MILE DR

CHRISTIAN, CHRISTOPHER R & AMANDA J  
109 DOUGLAS DR  
JEFFERSON CITY, MO 65109  
2826 S TEN MILE DR

DEBROECK, MALCOLM LEE  
2830 S TEN MILE DR  
JEFFERSON CITY, MO 65109  
2830 S TEN MILE DR

Case No. P16002  
Property located to the rear of  
2821 & 2827 S. Ten Mile Dr.  
Rezoning from RD/C-O to C-1  
and Comprehensive Plan Amendment



185 ft. Notification Buffer

