

Jefferson City
Planning & Zoning Commission

April 14, 2016

**Case No. P16004
Boys & Girls Club of Jefferson City
1105 Lafayette Drive**

**Special Exception Use Permit to operate a
Neighborhood Center/Community Activity Building**

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

Case No. P16004 – 1105 Lafayette Street, Special Exception Permit. Request filed by Boys and Girls Club of Jefferson City for a Special Exception Use Permit to operate a Neighborhood Center / Community Activity Building in an RS-2 / RS-4 zoning district. The property is located on the east side of Lafayette Street at the intersection of Franklin Street and is described as part of outlots 26 and 82 and part of vacated Franklin Street right of way. (Central Missouri Professional Services, Consultant).

Nature of Request

The Boys and Girls Club of Jefferson City is planning to construct a new facility to replace their old facility located 727 East Elm Street, which was acquired by the Missouri Department of Transportation as part of the Highway 50 / Lafayette Street Interchange project. The proposed site is on property being transferred to the Boys and Girls Club by Lincoln University, and is located adjacent to the new Parks and Recreation / Lincoln University Wellness and Recreation Center. The property is zoned single family residential, being located on the border of an RS-2 and RS-4 district. Rather than pursue a rezoning of the property to a category that permits the use outright, which might establish a district that would conflict with the surrounding community, institutional, and single family uses, a special exception permit for a Neighborhood Center/Community Activity Building is being requested.

Zoning and Surrounding Land Use:

Current Zoning: RS-2 and RS-4

Current Use: Lincoln University

Requested Zoning: No change

Intended Use: Boys and Girls Club

	Surrounding Zoning	Surrounding Uses
North	RS-4	Lincoln University Property
South	RS-2	Recreation and Wellness Center
East	RS-2/RS-4	Lincoln University Athletic Fields
West	RS-2/RS-4	Jefferson City High School/Single Family Houses

Staff Analysis

Building and Site Design: The plans indicate a two story building with a total gross floor area of 18,400 sf (9,200 sf per floor). Fenced playground areas would be located to the side (south) of the building and at the rear of the building.

Parking: The building would share a parking lot with the Recreation and Wellness Center, and would gain access via a driveway through the shared parking lot.

Pedestrian Access: A sidewalk access from Lafayette Street to the building is shown on the plans.

Review Criteria for Special Exception Uses	Yes	No	Notes:
Use is consistent with the purpose and intent of the Zoning Code.	X		The facility would be adjacent to several other institutional and community oriented uses.
Use is consistent with the Comprehensive Plan.	X		The site is intended for public and semi-public land use within the Comprehensive Plan.
Use does not substantially and permanently injure the appropriate use of neighboring property.	X		The site is separated from nearby single family land uses by Lafayette Street.
Use serves the public convenience and welfare.	X		The site is located on a minor arterial street adjacent to other community oriented uses.
Use does not over burden the municipal services.	X		The site can be served by existing municipal services.
Use does not cause traffic, parking, population density or environmental problems.	X		Traffic and parking review has been conducted as a part of the site plan review for the project.
Use does not adversely affect the health, safety and welfare of the community.	X		The facility would not adversely affect the health safety or welfare of the community.

Staff Recommendation

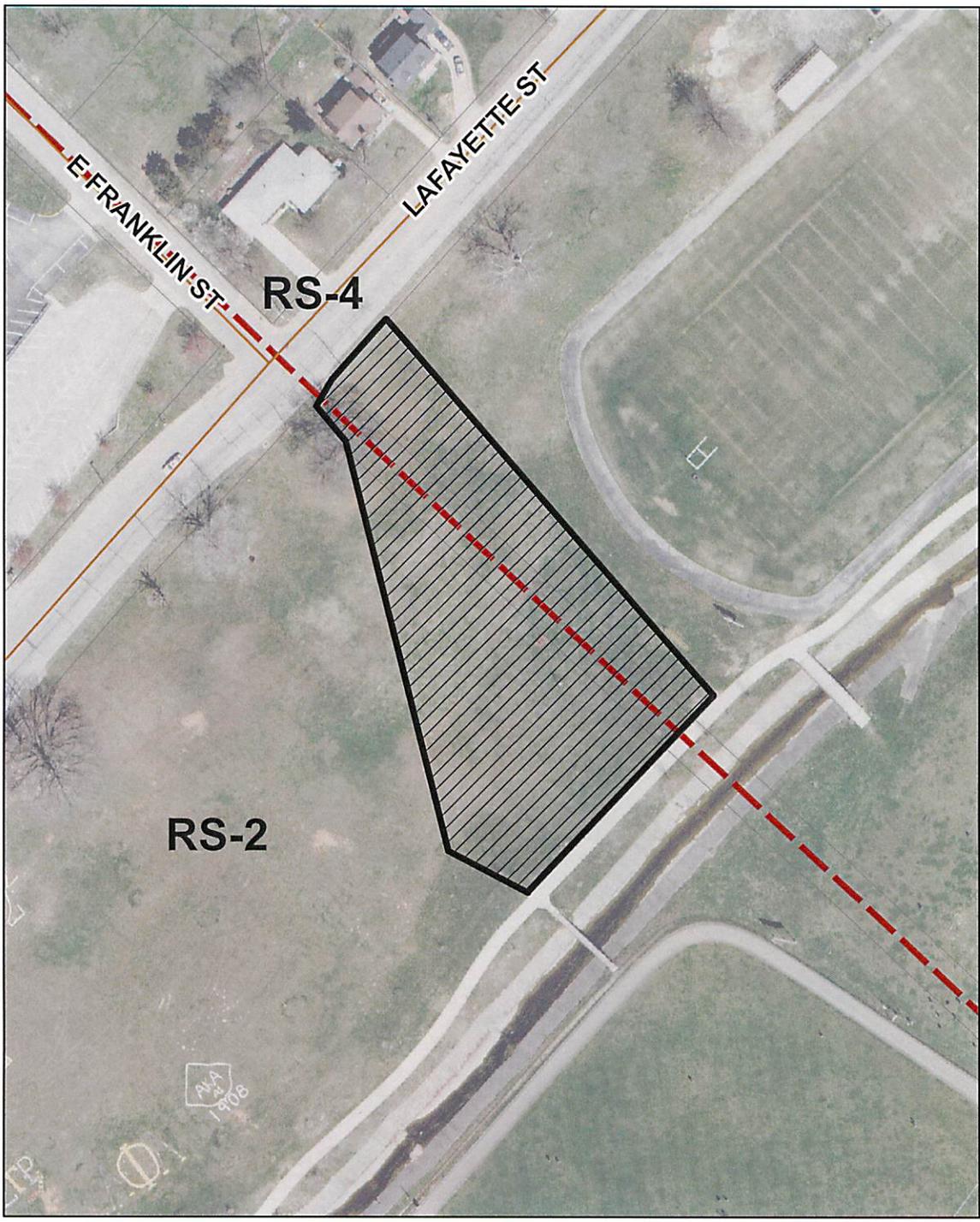
Staff recommend approval of the special exception use permit request. The required findings for a special exception permit appear to be met. The proposed Boys and Girls Club facility is in an ideal location, adjacent to other community oriented uses such as the High School and the Recreation and Wellness Center.

Form of Motion

1. Motion for approval of the requested special exception use permit for a neighborhood center/community activity building.

City of Jefferson Planning & Zoning Commission

LOCATION MAP

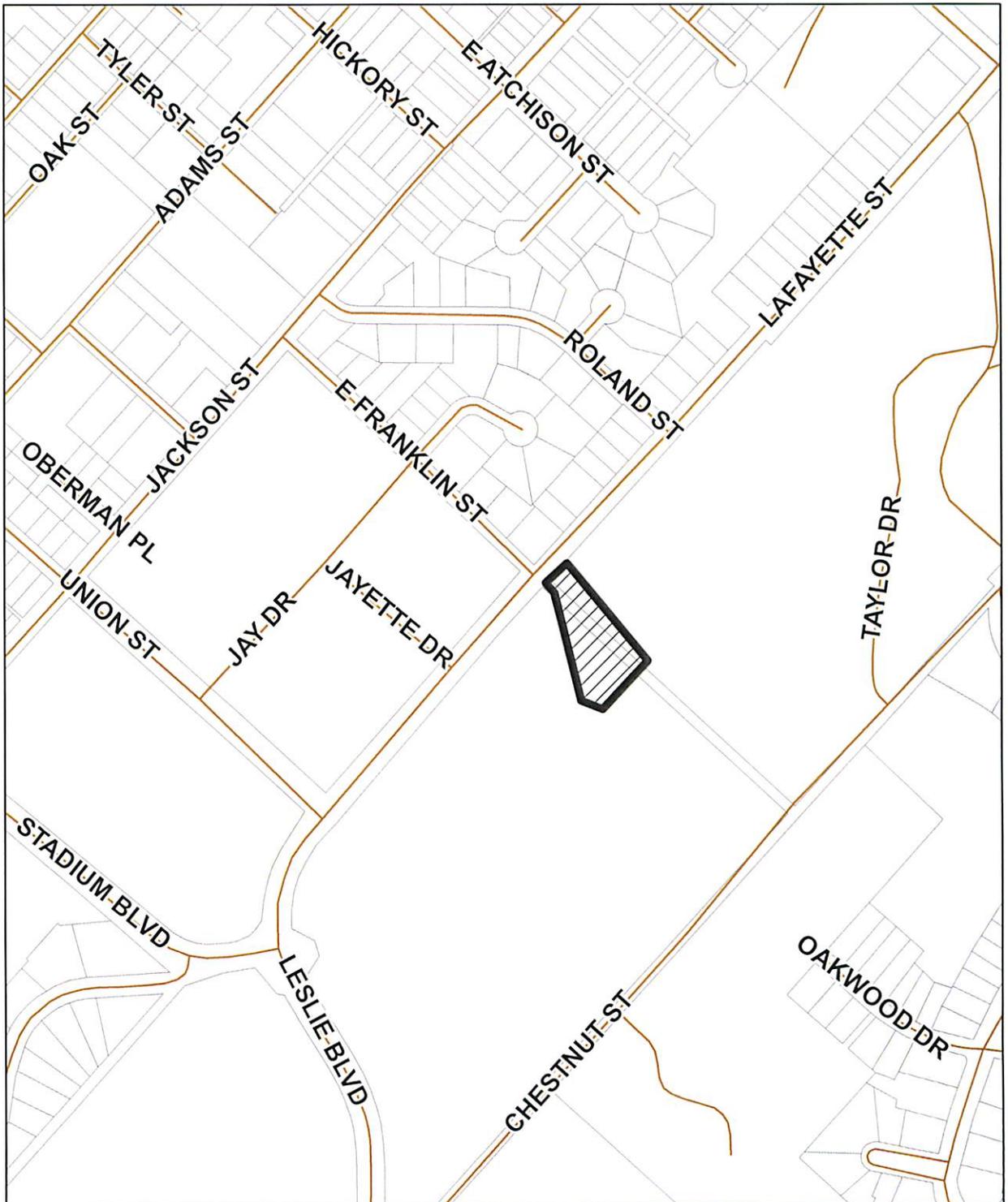


Case No. P16004
1150 Lafayette St
Special Exception Use Permit
For the Boys & Girls Club



City of Jefferson Planning & Zoning Commission

VICINITY



0 155 310 620 Feet



Case No. P16004
1150 Lafayette St
Special Exception Use Permit
For the Boys & Girls Club





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 SPECIAL EXCEPTION USE

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri for the following Special Exception:

- Proposed Land Use** (include Reference Number from Land Use Matrix; site plan must be attached)
 Exhibit 35-28, Section B, Community Services, Item 1. Neighborhood Center, Community Activity Building
 Property to be used for the "Frank and Billie Railton Center, Boys and Girls Club of the Capital City."

Property Location/Address: 1105 Lafayette Street

Legal/Property Description:

- Is Attached
- Is as follows: _____

Current Zoning District: RS-2 + RS-4

Does project involve a change in zoning district? No Yes, proposed zoning _____
 If yes, a separate rezoning application is required

The undersigned hereby state they are the owners of the real estate described above or in the attached exhibit who petition for special exception use:

ALL OWNERS OF REAL PROPERTY INCLUDED IN THIS APPLICATION MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

James L. Vossen, Executive Officer
 Property Owner #1 Name (type or print)

James L. Vossen
 Property Owner Signature

 Property Owner #2 Name (type or print)

 Property Owner Signature

Subscribed and sworn before me this 25th day of March in the year 2016.

Katlyn Prenger
 Notary Public

Address of Property Owner #1: (See Below in Applicant Information)

Address of Property Owner #2 _____

Phone Number(s): _____

KATLYN PRENGER
 Notary Public - Notary Seal
 STATE OF MISSOURI
 County of Cole
 My Commission Expires 8/20/2019
 Commission # 15219376

Applicant Information (if different from property owner):

Name: Boys and Girls Club of the Capital City
 Address: 925 East Atchison Court, P.O. Box 105558
Jefferson City, MO 65110

Phone Number(s) 573-634-2582

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Payment Received:

_____ Cash (Indicate Receipt # _____) _____ Check (Copy; indicate check # _____)

Attachments:

_____ Site plan _____ Subdivision Plat _____ Project Description Narrative
 _____ Applicant Information Sheet _____ Location Map _____ Other documentation

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.

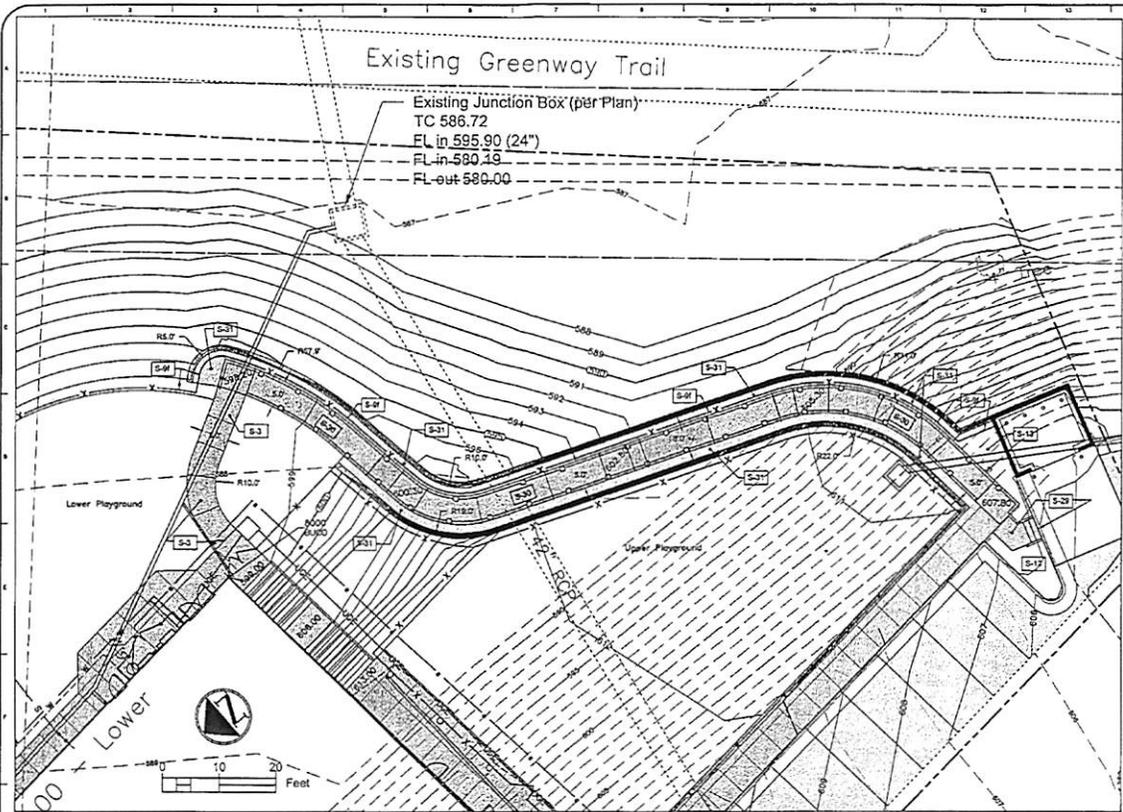
Boys and Girls Club of the Capital City

PROPERTY BOUNDARY DESCRIPTION - TRACT A

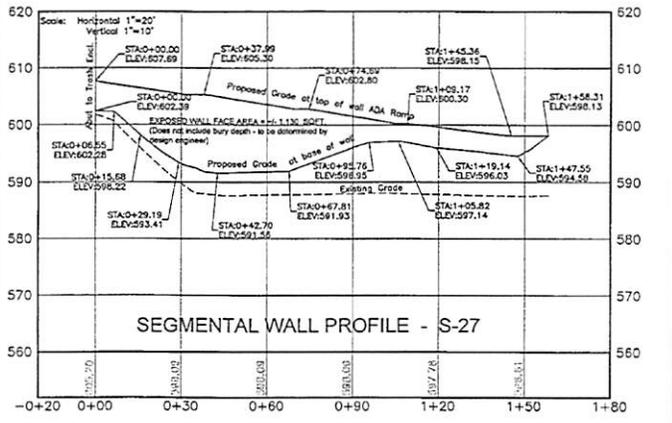
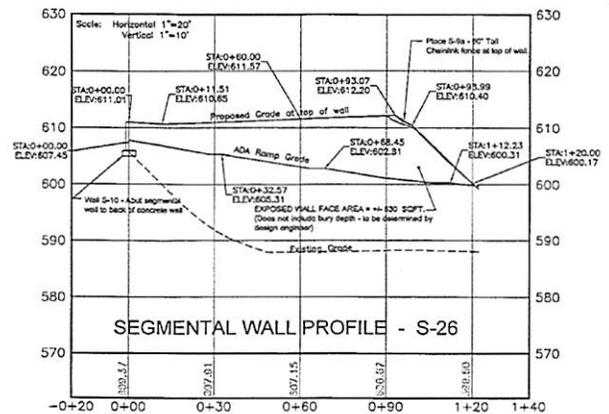
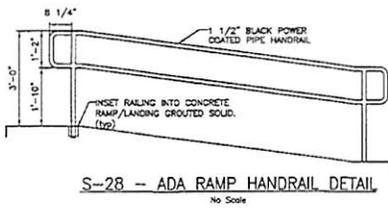
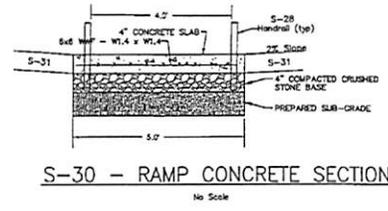
Part of Outlots 26 and 82, of the City of Jefferson, Missouri, and part of the vacated East Franklin Street right-of-way, vacated by Jefferson City Ordinance No. 15490, as recorded in Book 662, page 973, Cole County Recorder's Office and located in the Northeast Quarter of Section 18, Township 44 North, Range 11 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the most westerly corner of said Outlot 26; thence S46°50'46"E, along the southwesterly line of said Outlot 26, 34.37 feet to a point on the southeasterly right-of-way line of Lafayette Street and the POINT OF BEGINNING for this description; thence N41°38'11"E, along the southeasterly right-of-way line of Lafayette Street, 60.26 feet; thence S41°51'10"E, 355.41 feet; thence S43°39'31"W, 29.30 feet to the northerly right-of-way line of East Franklin Street; thence N46°50'46"W, along the northerly right-of-way line of East Franklin Street, 25.73 feet to the northeasterly corner of said East Franklin Street right-of-way vacated by Ordinance Number 15490; thence S43°09'14"W, along the easterly line of said East Franklin Street right-of-way vacated by Ordinance Number 15490, 30.00 feet to the southeasterly corner thereof; thence S46°50'46"E, along the southerly right-of-way line of East Franklin Street, 25.47 feet; thence S43°39'31"W, 165.59 feet; thence N72°07'45"W, 72.88 feet; thence N5°18'04"W, 301.92 feet; thence N45°09'21"W, 53.77 feet to a point on the southeasterly right-of-way line of Lafayette Street; thence N32°04'35"E, along the southeasterly right-of-way line of Lafayette Street, 25.36 feet to the POINT OF BEGINNING.

Containing 1.36 acres.



- ALTERNATE BID SITE NOTES:
- S-3 Sidewalk - 4" PCC on 4" base. See Sheet C500 for detail. Typical Joint Spacing is shown.
 - S-8 Chainlink Fence
1' 48" Tall between ramp handrail and wall.
 - S-13 Landscape area - Contractor shall provide 12" of topsoil in this area.
 - S-26 ADA Ramp Alternate - Upper Retaining Wall (Segmental - Design by Contractor)
 - S-27 ADA Ramp Alternate - Lower Retaining Wall (Segmental - Design by Contractor)
 - S-28 Handrail for ADA Ramp (typ). See Detail this sheet.
 - S-29 Construct 4" PCC Sidewalk on 4" Base and Concrete Steps (w/ 1" Risers) down to Trash Pad Area.
 - S-30 ADA Ramp - 5' Wide (See Detail this sheet)
 - S-31 Fill area between Ramp and Wall with 4" PCC on 4" base - Width may vary dependent upon segmental wall design and wall color.



NOTE: The Contractor will be responsible to call the Missouri One Call System 1-800-344-7433 and have the underground utilities marked or remarked prior to any construction.

NOTE: UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE DISTANCE OF WHICH IS PRESENTLY NOT KNOWN.



Site ADA Ramp
Alternate Bid

FRANK AND BILLIE RAILTON CENTER
BOYS AND GIRLS CLUB OF THE CAPITAL CITY
1105 LAFAYETTE STREET
JEFFERSON CITY, MISSOURI

PROJECT NO. 1916
DATE: 02/26/2008
C103
Sheet 4 of 6

Case No. P16004
1105 Lafayette Street
Special Exception Permit

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. P16004 – 1105 Lafayette Street, Special Exception Permit. Request filed by Boys and Girls Club of Jefferson City for a Special Exception Use Permit to operate a Neighborhood Center / Community Activity Building in an RS-2 / RS-4 zoning district. The property is located on the east side of Lafayette Street at the intersection of Franklin Street and is described as part of outlots 26 and 82 and part of vacated Franklin Street right of way. (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.

GRIFFIN, RODNEY J & SANDRA K
1011 MARSHALL ST
JEFFERSON CITY, MO 65101
1003 MARSHALL ST

PAWLEY, THOMAS D III & ETHEL L, TRUSTEES
1014 LAFAYETTE ST
JEFFERSON CITY, MO 65101
609 E FRANKLIN ST
1014 LAFAYETTE ST

WELLS, SHARI SUZETTE
1012 LAFAYETTE ST
JEFFERSON CITY, MO 65101
1012 LAFAYETTE ST

LINCOLN UNIVERSITY
BOARD OF CURATORS
820 CHESTNUT ST
JEFFERSON CITY, MO 65101
LAFAYETTE ST
CHESTNUT ST

JEFFERSON CITY SCHOOL DISTRICT
315 E DUNKLIN ST
JEFFERSON CITY, MO 65101
609 UNION ST

GRIFFIN, RODNEY J & SANDRA
1011 MARSHALL ST
JEFFERSON CITY, MO 65101
1001 MARSHALL ST

CASA 4 U PROPERTIES L L C
PO BOX 105576
JEFFERSON CITY, MO 65110
1010 LAFAYETTE ST

Case No. P16004
1150 Lafayette St
Special Exception Use Permit
For the Boys & Girls Club



185 ft. Notification Buffer

