City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffcitymo.org
www.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: Jack Flash - Jefferson City
Street Address: 910 Fairgrounds Road
Legal Description (as follows or is attached): See 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: Wortman-Fortner, LLC
Address 910 Fairgrounds Road, Jefferson City, MO 65109
Phone Number(s): 636-234-6479

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

Consultant Name: Cochran
Address: 530A East Independence Drive, Union, MO 63084
Phone Number(s): 636-584-0540

The attached information accurately represents this proposed project.

Property Owner Signature — James Fortner (Printed Name) — 7/7/16 (Date)

Consultant Signature — David Van Leer (Printed Name) — 7/7/2016 (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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Project Information (Please use additional sheets if necessary)			
Name of Project	Jack Flash - Jefferson City		
Location/Address	910 Fairgrounds Road		
Submitted by	Cochran - David Van Leer		
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	David Van Leer	Firm Name	Cochran
Address	530A East Independence Drive, Union, MO 63084		
Telephone Number	636-584-0540	Fax No.	636-584-0512
E-Mail	dvanleer@cochraneng.com		
Consultant Name	Jason McDonald	Firm Name	Paragon
Address	201 Main Street, Suite 1150, Forth Worth, TX 76102		
Telephone Number	817-927-7171	Fax No.	817-927-8131
E-Mail	jmcdonald@paragon4design.com		
Consultant Name	Emil Mergel	Firm Name	Ryko
Address	1500 SE 37th Street, Grimes, IA 50111		
Telephone Number	314-808-6299	Fax No.	515-986-7900
E-Mail	emergel@ryko.com		
Property Owners/Applicants	**(List owner; Mark "X" next to the name of the primary**		
Owner Name	Wortman-Fortner, LLC		
Address	910 Fairgrounds Road, Jefferson City, MO 65109		
Telephone No.	636-234-6479	Fax No.	
E-Mail	jfcompanies@hotmail.com		
Applicant Name			
Address			
Telephone No.		Fax No.	
E-Mail			

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.

COCHRAN

Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

PROJECT NARRATIVE

DATE: July 7, 2016

RE: New Jack Flash Fuel Station
910 Fairgrounds Road, Jefferson City, MO
Cochran Project No. 16-6566

The existing zoning of the property at 910 Fairgrounds Road is PUD. Redevelopment of property zoned PUD requires review and approval through the City's zoning review process. The attached application and supporting documents have been submitted to meet these requirements.

The existing convenience store, fuel canopy, and carwash located at 910 Fairgrounds road will be demolished allowing for the proposed site improvements.

The proposed site improvements include construction of a 6,780 square foot convenience store, a five dispenser fuel canopy, a two bay automatic carwash and other improvements required for development of the site. The lot located at 910 Fairgrounds Road is 1.35 acres. The commercial floor area of the convenience store is approximately 3,100 square feet. Sidewalks will be constructed along the subject property street frontage within City right-of-way. Existing sidewalks will be utilized where possible. The site will provide 34 off-street parking spaces meeting the City's required parking ratio. No deviations from the City's minimum design standards are known at this time. The proposed improvements comply with the minimum setback requirement and maximum building height listed in Sec. 35-51. The applicable requirements listed on the Application for Planned Unit Development (PUD) and 35-74.C.3.c are included in the PUD Preliminary Plan. The Landscaping Plan and Signage Plan are included on the PUD Preliminary Plan. A separate Site Photometrics Plan has been included. The convenience store exterior finishes will include brick, stone, and EIFS on the front and split face block on the sides and rear. A color building elevation is included.

8 East Main Street
Wentzville, Missouri 63385
Telephone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, Missouri 63026
Telephone: 314-842-4033
Fax: 314-842-5957

530A East Independence Drive
Union, Missouri 63084
Telephone: 636-584-0540
Fax: 636-584-0512
www.cochraneng.com

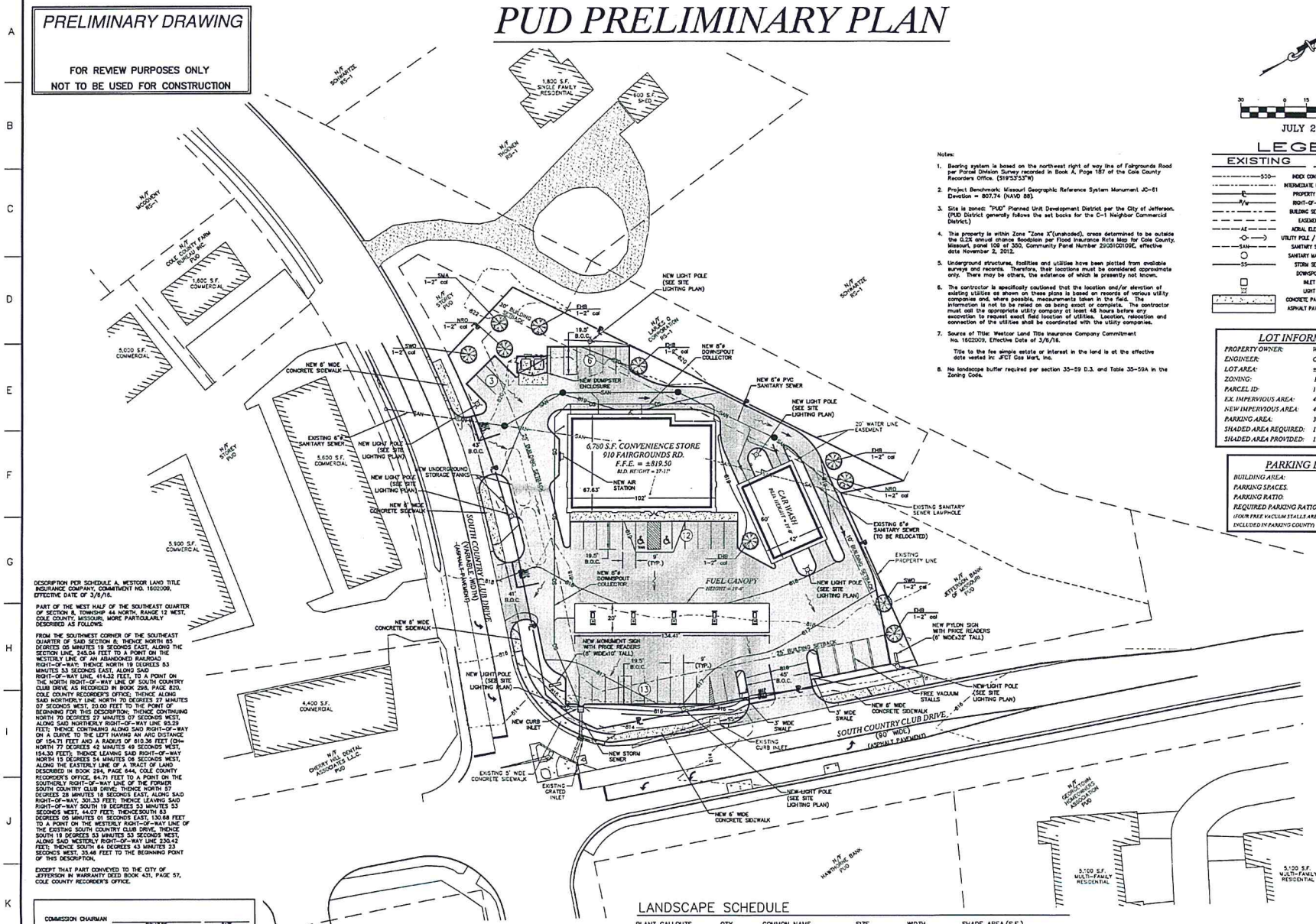
201 West Karsch Boulevard
Farmington, Missouri 63640
Telephone: 573-315-4810
Fax: 573-315-4811

905 Executive Drive
Osage Beach, Missouri 65065
Telephone: 573-525-0299
Fax: 573-525-0298

PUD PRELIMINARY PLAN

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION



Notes:

1. Bearing system is based on the northeast right of way line of Fairgrounds Road per Parcel Division Survey recorded in Book A, Page 187 of the Cole County Recorders Office. (S19°53'53"W)
2. Project Benchmark: Missouri Geographic Reference System Monument JC-61 Elevation = 807.74 (NAVD 88).
3. Site is zoned: "PUD" Planned Unit Development District per the City of Jefferson. (PUD District generally follows the set backs for the C-1 Neighbor Commercial District.)
4. The property is within Zone "Zone X"(unshaded), areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map for Cole County, Missouri, panel 109 of 350, Community Panel Number 29051C0109E, effective date November 2, 2012.
5. Underground structures, facilities and utilities have been plotted from available surveys and records. Therefore, their locations must be considered approximate only. There may be others, the existence of which is presently not known.
6. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. Location, relocation and connection of the utilities shall be coordinated with the utility companies.
7. Source of Title: Westcor Land Title Insurance Company Commitment No. 1602009, Effective Date of 3/8/16.

   Title to the fee simple estate or interest in the land is at the effective date vested in: JFCT Gas Mart, Inc.
8. No landscape buffer required per section 35-59 D.3. and Table 35-59A in the Zoning Code.

DESCRIPTION PER SCHEDULE A, WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 1602009, EFFECTIVE DATE OF 3/8/16.

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 12 WEST, COLE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE NORTH 85 DEGREES 05 MINUTES 19 SECONDS EAST, ALONG THE SECTION LINE, 245.04 FEET TO A POINT ON THE WESTERLY LINE OF AN ABANDONED RAILROAD RIGHT-OF-WAY; THENCE NORTH 19 DEGREES 53 MINUTES 53 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 414.32 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH COUNTRY CLUB DRIVE AS RECORDED IN BOOK 298, PAGE 820, COLE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE NORTH 70 DEGREES 27 MINUTES 07 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 70 DEGREES 27 MINUTES 07 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 85.29 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 154.71 FEET AND A RADIUS OF 810.36 FEET (CH= NORTH 77 DEGREES 42 MINUTES 49 SECONDS WEST, 154.30 FEET); THENCE LEAVING SAID RIGHT-OF-WAY NORTH 15 DEGREES 34 MINUTES 08 SECONDS WEST, ALONG THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 284, PAGE 644, COLE COUNTY RECORDER'S OFFICE, 84.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FORMER SOUTH COUNTRY CLUB DRIVE; THENCE NORTH 57 DEGREES 28 MINUTES 18 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, 301.33 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 19 DEGREES 53 MINUTES 53 SECONDS WEST, 44.07 FEET; THENCE SOUTH 83 DEGREES 06 MINUTES 01 SECONDS EAST, 130.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE EXISTING SOUTH COUNTRY CLUB DRIVE, THENCE SOUTH 19 DEGREES 53 MINUTES 53 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 230.42 FEET; THENCE SOUTH 64 DEGREES 43 MINUTES 23 SECONDS WEST, 35.46 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION.

EXCEPT THAT PART CONVEYED TO THE CITY OF JEFFERSON IN WARRANTY DEED BOOK 431, PAGE 57, COLE COUNTY RECORDER'S OFFICE.

COMMISSION CHAIRMAN	SIGNATURE	DATE
DIRECTOR OF COMMUNITY DEVELOPMENT	SIGNATURE	DATE

LANDSCAPE SCHEDULE

PLANT CALLOUTS	QTY	COMMON NAME	SIZE	WIDTH	SHADE AREA (S.F.)
SWO	2	SWAMP WHITE OAK	2" caliper	55	2375
NRO	2	NORTHERN RED OAK	2" caliper	50	1960
SMA	1	SUGAR MAPLE	2" caliper	45	1590
EHB	5	EUROPEAN HORNBEAM	2" caliper	25	490

30 0 15 30 60

JULY 2016

LEGEND

EXISTING	PROPOSED
550 INDEX CONTOUR	500
INTERMEDIATE CONTOUR	
PROPERTY LINE	
R/W RIGHT-OF-WAY	
BUILDING SETBACK	
EASEMENT	
AE AERIAL ELECTRIC	
UTILITY POLE / GUY WIRE	
SAN SANITARY SEWER	SAN
SANITARY MANHOLE	
SS STORM SEWER	SS
DOWNSPOUT	DS
INLET	
LIGHT	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	

LOT INFORMATION

PROPERTY OWNER:	WORTMAN-FORTNER LLC
ENGINEER:	COCHRAN
LOT AREA:	±1.33 AC.
ZONING:	PUD
PARCEL ID:	10030900040090 20
EX. IMPERVIOUS AREA:	42,025 S.F.
NEW IMPERVIOUS AREA:	47,547 S.F.
PARKING AREA:	35,539 S.F.
SHADED AREA REQUIRED:	12,446 S.F.
SHADED AREA PROVIDED:	12,710 S.F.

PARKING DATA

BUILDING AREA:	6,780 S.F.
PARKING SPACES:	34 SPACES
PARKING RATIO:	5.011/1,000 SF
REQUIRED PARKING RATIO:	5.00/1,000 SF

(FOUR FREE VACUUM STALLS ARE NOT INCLUDED IN PARKING COUNT)

COCHRAN
3304 E. Independence Dr.
Union, Missouri 63084
636-584-8949 (tel.)
636-584-8950 (fax)
mail@cochraneng.com
• Civil Engineering
• Land Surveying
• Land Planning
• Site Development
• Construction Management
• General Consulting
• Master Planning

Missouri State Certificate of Authority Numbers:
Survey : C003380
Engineering : C01655
Architecture : 2002014240

For safety, one day prior to the start of any excavation contact Missouri One Call at 1-800-DIG-RITE for utility location information.

All CDHA rules & regulations established for the use of handicapped parking spaces shall be strictly followed (ie: if blocking, towing, etc.)

PRELIMINARY

SITE IMPROVEMENT PLANS
910 FAIRGROUNDS RD.
JEFFERSON CITY, MO

DRAWN BY:	TES
APPROVED BY:	DPV
DATE:	JUL. 7, 2016
SCALE:	1"=30'
PROJECT NO.:	16-6566
SHEET NO.:	1 OF 1

PUD PRELIMINARY PLAN

Drawing name: F:\16-6566 - New Fuel Station-910 Fairgrounds Rd\AutoCAD Drawings\Plan Sheets\PUD PLAN.dwg Tab: 24X36 Plotted on: Jul 08, 2016 - 3:06pm Plotted by: tschow

New Jack Flash Fuel Station
910 Fairgrounds Road

EXTERIOR ELEVATION

2365 | WORTMAN FORTNER, LLC | JEFFERSON CITY, MO

PARAGON Solutions

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	DESCRIPTION
	4	A1	OSQ-A-NM-5ME-B-57K-UL-BZ
	4	A2	OSQ-A-NM-4ME-A-57K-UL-BZ OSQ-BLSMF
	2	A3	OSQ-A-NM-3ME-A-57K-UL-BZ OSQ-BLSMF
	9	W	XSPW-A-0-3-M-G-U-Z
	10	C	CAN-304-SL-RS-04-E-UL-350

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Fuel Canopy	+	7.6 fc	9.9 fc	5.1 fc	1.9:1	1.5:1
Outside Property Boundaries	+	0.1 fc	2.0 fc	0.0 fc	N/A	N/A
Property	+	1.9 fc	4.4 fc	0.0 fc	N/A	N/A

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
1	A1	22
2	A1	22
3	A1	22
4	A1	22
5	A2	22
6	A2	22
7	A2	22
8	A2	22
9	A3	22
10	A3	22
11	C	16
12	C	16
13	C	16
14	C	16
15	C	16
16	C	16
17	C	16
18	C	16
19	C	16
20	C	16
21	W	12
22	W	12
23	W	12
24	W	12
25	W	12
26	W	12
27	W	12
28	W	12
29	W	12

SITE LIGHTING	DATE: 7/7/2016	PROJECT NAME:	PROJECT ADDRESS:		Quality.
	DRWN BY: JMB	Jack Flash - Fairground	910 Fairgounds Road	ONE3LED	Accuracy.
PAGE	Job # P1303.V1		Jefferson City, MO 65101		Honesty.
1 OF 1					

18173 Edison Ave. Suite A
Chesterfield, MO 63005
Phone 636.787.2990

New Jack Flash Fuel Station
910 Fair Ground Road

LEGAL DESCRIPTION

Part of the west half of the southeast quarter of Section 8, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From the southwest corner of the southeast quarter of said Section 8; thence north 85 degrees 05 minutes 19 seconds east, along the section line, 245.04 feet to a point on the westerly line of an abandoned railroad right-of-way; thence north 19 degrees 53 minutes 53 seconds east, along said right-of-way line, 414.32 feet, to a point on the north right-of-way line of South Country Club Drive as recorded in Book 298, Page 820, Cole County Recorder's Office; thence along said northerly line north 70 degrees 27 minutes 07 seconds west, 20.00 feet to the point of beginning for this description; thence continuing north 70 degrees 27 minutes 07 seconds west, along said northerly right-of-way line 95.29 feet; thence continuing along said right-of-way on a curve to the left having an arc distance of 154.71 feet and a radius of 610.36 feet (ch= north 77 degrees 42 minutes 49 seconds west, 154.30 feet); thence leaving said right-of-way north 15 degrees 54 minutes 06 seconds west, along the easterly line of a tract of land described in Book 294, Page 644, Cole County Recorder's Office, 64.71 feet to a point on the southerly right-of-way line of the former South Country Club Drive; thence north 57 degrees 28 minutes 18 seconds east, along said right-of-way, 301.33 feet; thence leaving said right-of-way south 19 degrees 53 minutes 53 seconds west, 44.07 feet; thence south 83 degrees 05 minutes 01 seconds east, 130.68 feet to a point on the westerly right-of-way line of the existing South Country Club Drive, thence south 19 degrees 53 minutes 53 seconds west, along said westerly right-of-way line 230.42 feet; thence south 64 degrees 43 minutes 23 seconds west, 35.46 feet to the beginning point of this description,

Except that part conveyed to the City of Jefferson in Warranty Deed Book 431, Page 57, Cole County Recorder's Office.