



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

## APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

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

PUD Project Name: Twenty Seven Properties  
 Street Address: 2220 Weathered Rock Road, Jefferson City, MO  
 Legal Description (as follows or is attached): \_\_\_\_\_

**Please attach or include the following:**

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

**Application Information:**

Property Owner: Twenty Seven Properties LLC  
 Address: 5404 Aberdeen Way, Jefferson City, MO 65101  
 Phone Number(s): 573-694-3312

Applicant Name (if different from owner): Chris & Sandy Hentges  
 Address: 5404 Aberdeen Way, Jefferson City, MO 65101  
 Phone Number(s): 573-694-3312

Consultant Name: Central MO Professional Services  
 Address: 2500 E. McCarty Street, Jefferson City, MO 65101  
 Phone Number(s): 573-634-3455

The attached information accurately represents this proposed project.

Chris Hentges  
 Property Owner Signature

Chris Hentges  
 Printed Name

8/8/2016  
 Date

\_\_\_\_\_  
 Consultant Signature

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Date

**For Staff Use Only:**

Application Filing Fee Received: \_\_\_\_\_ Amount \_\_\_\_\_ Check # \_\_\_\_\_ )

Attachments: \_\_\_\_\_ Narrative \_\_\_\_\_ Site Plan \_\_\_\_\_ Applicant/Project Information Sheet

Note other information submitted: \_\_\_\_\_

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



September 12, 2016

City of Jefferson  
Department of Planning and Protective Services  
320 E. McCarty Street  
Jefferson City, MO 65101

The following is a narrative of Twenty Seven Properties' proposed development of the property located at 2220 Weathered Rock Road, Jefferson City, MO.

The existing property consists of an undeveloped lot of approximately one acre sitting on the southwest side of Weathered Rock Road.

We intend to build two 3 bedroom triplexes on the lot, each consisting of two apartments on the upper level and one apartment on the lower level. The two upper level apartments will have a garage with access from Weathered Rock Road. The lower level unit will have a separate drive and parking area. The site will require some imported fill.

The existing neighborhood consists of apartment complexes and duplexes.

Attached is a preliminary site plan showing the location of the triplexes and proposed grades.

Respectfully Submitted

  
Chris Hentges  
Twenty Seven Properties

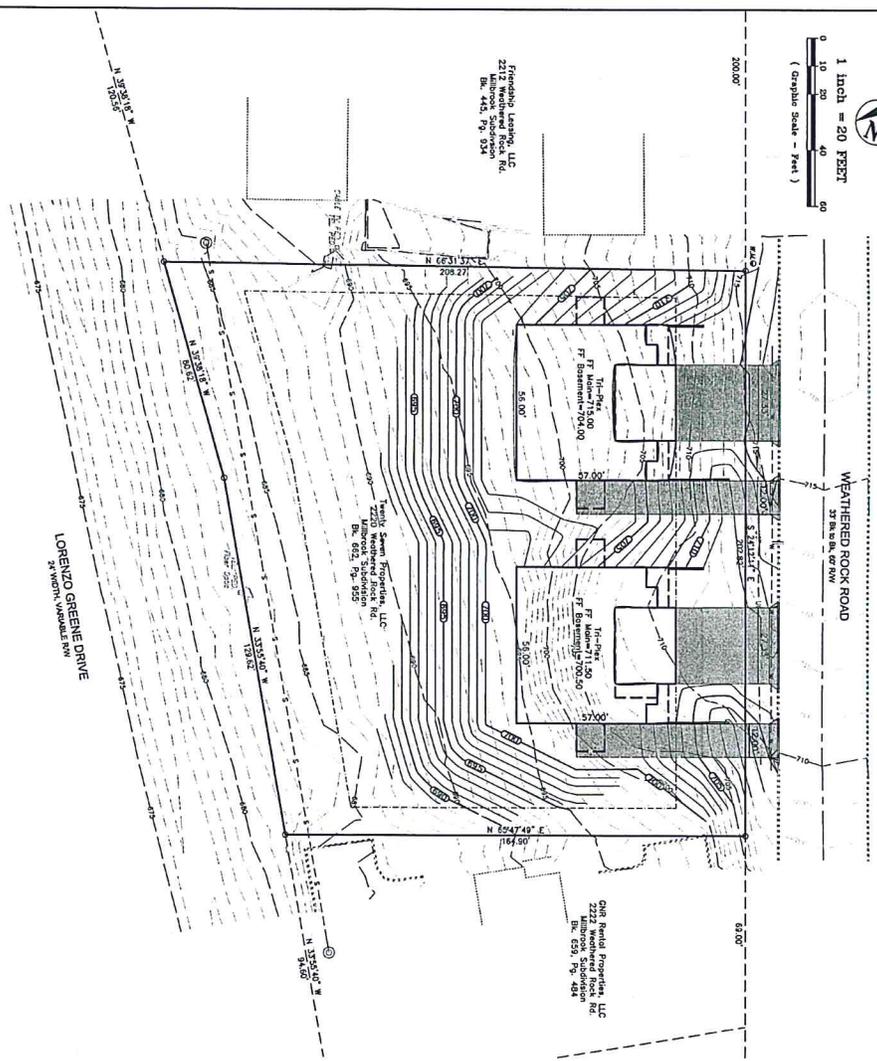
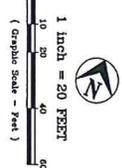
James L. Lamberson, P.E.  
 2205  
 Highway 18  
 Hillsboro, MO 65110  
 Ph. 474, Pp. 973

Lisa Turner  
 2211  
 Weathered Rock Rd.  
 Hillsboro, MO 65110  
 Ph. 474, Pp. 973

Greg A. & Mary A. Batten  
 2215  
 Weathered Rock Rd.  
 Hillsboro, MO 65110  
 Ph. 474, Pp. 973

Charles J. & Norma J. Batten, Trustees  
 Greg A. & Mary A. Batten  
 2215  
 Weathered Rock Rd.  
 Hillsboro, MO 65110  
 Ph. 474, Pp. 973

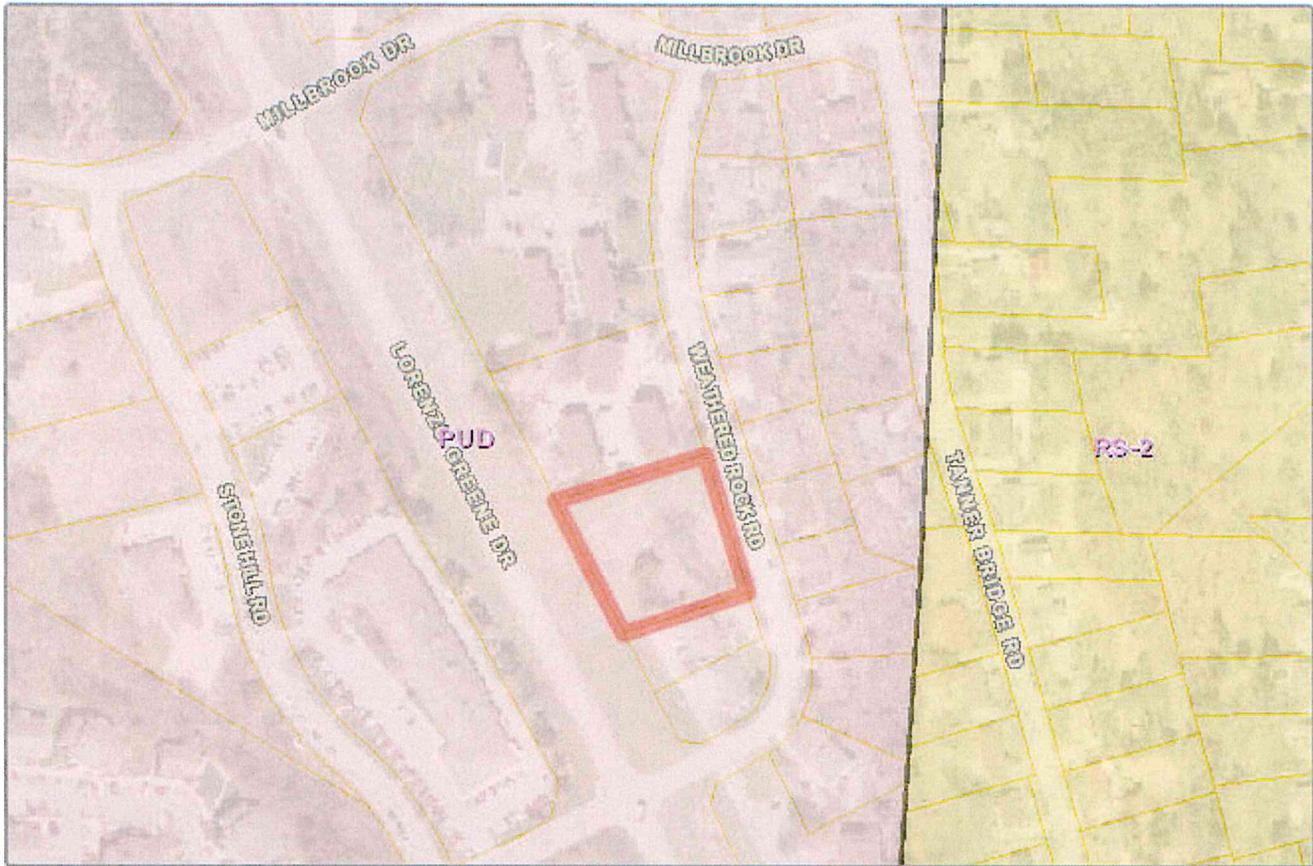
L. David & Mary Kay  
 Linnabert, Trustees  
 2217  
 Weathered Rock Rd.  
 Hillsboro, MO 65110  
 Ph. 474, Pp. 973



Benchmark: Cal Factor 1.000  
 Elevation: 2605.54  
 C:\GIS\data\CO. V3\ 586.53  
 2215.77  
 E:\GIS\data\CO. V3\ 1650.414752  
 1650.414752

PRELIMINARY GRADING PLAN ZONED PUD CHRIS HENTGES 2220 WEATHERED ROCK ROAD JEFFERSON CITY, COLE COUNTY, MISSOURI	Central Missouri Professional Services, Inc. May 13, 2016 REVISIONS:	PRINTS ISSUED May 13, 2016 REVISIONS:
DWS JOB No. 73-197 DATE: 05/13/16 SCALE: 1"=20' SHEET NUMBER: C101 1 OF 1 SHEETS		

MidMoGIS, MO



Parcel ID	1006240004002047	Book-Page Date	633-744 6/27/2013
Owner Name	TWENTY SEVEN PROPERTIES L L C	Sec/Twn/Rng	24/44/12
Mailing Address	5404 ABERDEEN WAY	Square Feet (Above Grade)	0
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	
Property Address	2220 Weathered Rock Rd	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	MILLBROOK	Year Built	0
Subdivision Image	MILLBROOK	Date Certified	1/1/2016
Property Description	PT TRACT B; BEG E LINE RT B 172' N WEATHERED RK RD; N 210(S); E 208.27 S 202.82; W 164.90	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$17,000
Book-Page Date	662-955 3/10/2016	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$0
Book-Page Date	662-954 3/10/2016	Appraised Value	\$17,000

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 = 269 feet**  
 9/26/2016