

## Notice of Meeting & Tentative Agenda



**City of Jefferson Planning and Zoning Commission**  
Thursday, November 10, 2016 ~ 5:15 P.M.  
City Council Chambers, John G. Christy Municipal Building, 320 East McCarty Street  
**Enter through Main Lobby**

*All interested parties will be given a chance to be heard.*

### TENTATIVE AGENDA

**1. Call to Order and Introductions**

**2. Procedural Matters**

- Determination of quorum and designation of voting alternates
- Call for cases
- Receive and review requests for continuance
- Receive requests for reordering the agenda
- Format of hearing
- List of exhibits

**3. Adoption of Agenda (as printed or reordered)**

**4. Approval of the Regular Meeting Minutes of October 13, 2016**

**5. Communications Received**

**6. New Business/Public Hearings**

**Case No. P16017 – 612 Broadway Street, Rezoning from RA-2 to C-2 and Comprehensive Plan Amendment.** Request filed by Green Industries Inc, property owner, for a rezoning of 0.17 acres from RA-2 High Density Residential to C-2 General Commercial and an associated amendment to the Development Plan Map of the Comprehensive Plan. The purpose of the request is to utilize the existing building as a contractors office with parts store. The property is located on the northwest corner of the intersection of Broadway Street and West Cedar Way and is described as part of Inlots 789 and 790, Jefferson City, Missouri.

**Case No. P16018 – 617, 619, 621, and 623 East Capitol Avenue, Rezoning from C-1 to PUD and Preliminary PUD Plan.** Request filed by Stitt Barony LLC, property owner, for a rezoning of 0.86 acres from C-1 Neighborhood Commercial to PUD Planned Unit Development and a Preliminary PUD Plan to utilize the existing buildings as a mixed use art and entertainment complex. The property is located on the northwest corner of the intersection of East Capitol Avenue and Lafayette Street and is described as all of Inlot 137 and part of Inlot 136, Jefferson City, Missouri.

**Case No. P16019 – 1140 Boonville Road, PUD Plan Amendment.** Request filed by Scott Spencer, property owner, for an amendment to the PUD Plan for the property to construct a 1,800 sf garage work shop. The purpose of the request is to accommodate a larger garage than the 1,500 sf maximum size permitted for residential uses. The property is located on the north side of Boonville Road 1,000 feet east of Highway 179 and is described as Lot A of Somerset Meadow Replat, Jefferson City, Missouri.

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. P16020 – 310 and 312 W. Elm Street, Rezoning from C-2 to RA-2 and Final Subdivision Plat.** Request filed by Phoenix Healthcare Realty Holdings LLC, property owner, for a rezoning of 0.12 acres from C-2 General Commercial to RA-2 High Density Residential and a three lot subdivision. The purpose of the request is to divide the property into three lots and align the zoning boundary along the lot lines so that the property can be used as a commercial parking lot in the rear and two residential lots in the front. The property is located on the north side of West Elm Street 150 feet west of Broadway Street and is described as Inlot 686, Jefferson City, Missouri (Bartlett and West, Consultant).

- 7. Other Business**
- 8. Adjourn**

## MINUTES

### JEFFERSON CITY PLANNING AND ZONING COMMISSION

October 13, 2016

5:15 p.m.

#### COMMISSION MEMBERS PRESENT

Bunnie Trickey Cotten

Dean Dutoi

Bob George

Chris Jordan, Chairman

Michael Lester

David Nunn

Dale Vaughan

Chris Yarnell, Vice Chairman

Ron Fitzwater, Alternate

Blake Markus, Alternate

Matthew Hall, Alternate

#### ATTENDANCE RECORD

2 of 2

2 of 2

1 of 2

2 of 2

2 of 2

2 of 2

1 of 2

2 of 2

1 of 2

2 of 2

2 of 2

#### COMMISSION MEMBERS ABSENT

Jack Deeken

#### ATTENDANCE RECORD

1 of 2

#### COUNCIL LIAISON PRESENT

Carlos Graham

#### STAFF PRESENT

Janice McMillan, Director of Planning & Protective Services

Eric Barron, Senior Planner

Shane Wade, Civil Engineer II

Bryan Wolford, Associate City Counselor

Anne Stratman, Administrative Assistant

#### **1. Call to Order and Introduction of Members, Ex-officio Members and Staff**

The Chairman and seven regular members and all alternates were present. A quorum was present.

##### **Designation of Voting Alternates**

The Chairman announced that all regular members and alternates Ms. Cotten and Mr. Fitzwater are eligible to vote.

The Chairman announced that Ms. Cotten will be leaving early. Alternate Mr. Markus will vote in her place.

#### **2. Procedural Matters and Procedures Explained**

Mr. Barron explained the procedures for the meeting. The following documents were entered as exhibits. Mr. Barron advised that copies of the exhibits are available through the City Clerk or the Department of Planning and Protective Services:

The City Code of the City of Jefferson, as amended

Comprehensive Plan and Land Use Map

Copies of applications under consideration

A list of property owners to whom notices were sent

Affidavit of publication of the public notice in the newspaper

Rules of Procedure, Planning & Zoning Commission

Mr. Barron submitted the following items for the record:

Staff reports

Minutes of proceedings

Copies of drawings, plans, and/or renderings under consideration

Letters or memoranda from staff

Materials submitted by the public or applicants pertaining to the cases under consideration

**3. Adoption of Agenda**

Mr. George moved and Ms. Cotten seconded to adopt the agenda as printed. The motion passed 8-0 with the following votes:

Aye: Cotten, Dutoi, George, Lester, Nunn, Vaughan, Yarnell, Fitzwater

**4. Approval of Minutes from the Regular Meeting of September 8, 2016**

Mr. Nunn moved and Mr. George seconded to approve the minutes of the Regular Meeting of September 8, 2016 as written. The motion passed 8-0 with the following votes:

Aye: Cotten, Dutoi, George, Lester, Nunn, Vaughan, Yarnell, Fitzwater

**5. Communications Received**

Correspondence was received for Case No. P16013.

**6. New Business/Public Hearings**

**Case No. P16013 – 2005 Schotthill Woods Drive – Preliminary PUD Plan Amendment.** Request filed by CAC Real Estate, property owner, Chris McCrea, applicant, for a Preliminary PUD Plan Amendment to demolish the existing restaurant on the property and construct a new 2,200 sf restaurant with drive through lane. The property is located on the northeast corner of Eastland Drive and Schotthill Woods Drive and is described as part of Lot 60 of Schotthill Woods Section 2, Jefferson City, Missouri (Weihe Engineers, Consultant).

Mr. Barron described the proposal and explained that the property owner intends to redevelop the site by demolishing the existing restaurant and rebuilding a new Taco Bell restaurant with drive through lane. The property is zoned PUD Planned Unit Development, and the property owner has submitted a Preliminary PUD Plan Amendment request detailing the redevelopment plan. He stated that the property was originally developed according to a PUD Plan approved in 1991. This PUD Plan outlined the development of a restaurant with drive through lane.

Mr. Barron indicated that the order box is proposed to be located in the northeast corner of the site directed away from the adjacent residential neighborhood and that the existing 20' tall light poles with double lighting fixtures are planned to be replaced with 25' tall poles with single lighting fixtures. He stated that there are several staff recommended conditions, including the establishment of an underlying zoning designation of C-1 Neighborhood Commercial for the purpose of determining future permitted uses with the addition of restaurant with drive through lane as a permitted use, that the site adhere to the signage allowances of the C-1 district with the exception that one pylon sign, up to 25 feet in height, be permitted in the northwest corner of the site, and that the drive through lane be shifted to adhere to the required 20 feet setback from the neighboring property.

Mr. Bill Terry, Weihe Engineers, 10505 North College Avenue, Indianapolis, IN spoke regarding this request. Mr. Terry explained that the hours of operation will be 7:00 AM to 2:00 AM Sunday to Thursday and 7:00 AM to 3:00 AM Friday and Saturday. He stated that they have met the minimum requirements for lighting and do not want to go any lower for security reasons.

The following individuals spoke in opposition to this request:

Joe Halbrook, 2007 Fox Trail  
Gary Heislen, 920 Eastland Drive  
Stephen D'Alessandro, 2011 Fox Trail  
Thomas Fennessey, 2005 Fox Trail

Those speaking in opposition voiced the following concerns:

Opposed to the proposed development because of the extreme deviation from the current land use at this property;  
Excessive late night hours of operation which greatly exceeds the norm of any business located in that general area, aside from McDonald's which is located approximately one city block from where we live;

Main concern is late night noise from vehicles queued at the drive through window;  
Increase in traffic;  
Lack of a sound barrier such as a sound fence or row of evergreen trees;  
Element that this type of late night drive through establishment might attract to our neighborhood;  
Pizza Hut is a good neighbor. There is limited lighting and they do not have a continuously used drive through lane that has queued cars with loud speakers and noisy exhaust;  
Hours of existing business are compatible with the neighborhood. They close at 11:00 p.m. on weeknights and 12:00 a.m. on weekends;  
Businesses are not similar in nature.

Correspondence in opposition to this request was received from the following individuals:

Joe & Mary Halbrook, 2007 Fox Trail  
Stephen D'Alessandro, 2011 Fox Trail  
Thomas Fennessey, 2008 Fox Trail

Mr. Barron explained that the specific business is not an item for consideration by the Planning and Zoning Commission. He stated that there are no restrictions on hours of operation on the existing restaurant.

Mr. Wade gave the Engineering Division staff report.

Mr. Terry stated that he concurs with staff comments and recommendations.

Mr. Nunn moved and Mr. Vaughan seconded to recommend approval of the Preliminary PUD Plan to the City Council, subject to the following conditions:

1. An underlying zoning district of C-1 be established for the purpose of determining permitted uses with the addition of restaurant with drive through lane as a permitted use.
2. Signage shall adhere to the allowances of the C-1 zoning district with the exception that one pylon sign with a maximum height of 25 feet shall be permitted in the northwest corner of the site.
3. Adherence to the standard 20 feet setback for drive through lanes.
4. Compliance with comments and technical corrections of the Planning and Engineering divisions.

The motion passed 7-1 with the following votes:

Aye: Cotten, Dutoi, Fitzwater, Lester, Nunn, Vaughan, Yarnell,  
Nay: George

Ms. Cotten left at 6:33 p.m. Alternate Mr. Markus will vote in her place.

**Case No. P16014 – 815 West Stadium Boulevard, Rezoning from C-1 to C-2.** Request filed by Providence Bank, property owner, for a rezoning of 2.85 acres from C-1 Neighborhood Commercial to C-2 General Commercial. The property is located on the east side of West Stadium Boulevard 250 feet south of Hyde Park Road and is described as part of lot 67 of Jordon Towne Subdivision, Jefferson City, Missouri.

Mr. Barron described the proposal and explained that the property owner desires to remove their existing signage and replace with new signage. He stated that the C-1 zoning of the property permits a maximum sign height of 10 feet. Mr. Barron explained that the existing freestanding sign on the property is approximately 23 feet tall, and the owner wishes to replace it with a sign of similar height. He stated that because the sign is nonconforming, a permit cannot be issued for a new sign greater than 10 feet in height. Mr. Barron explained that the owner has applied to rezone the property to a C-2 General Commercial district, which would permit a sign height of up to 32 feet.

Mr. Tim Harris, Pinnacle Sign Group, 505 N. Glenstone, Springfield, Missouri spoke regarding this request and explained that this is primarily driven by the Bank's desire to rebrand their image. He stated that Providence Bank is remodeling and refreshing their signs at this time. Mr. Harris explained that the existing 23 foot tall sign is a legal nonconforming sign. He stated that the proposed sign would be 22 feet tall. Mr. Harris explained that to be in conformance with the sign code we would have to replace the existing 23 foot tall sign with a 10 foot tall sign. He stated that rezoning to C-2 would bring their property into closer conformance with the existing businesses in the area.

No one spoke in opposition to this request and no correspondence was received.

Mr. Barron gave the Planning Division staff report.

Mr. Vaughan moved and Mr. George seconded to recommend approval of rezoning the property from C-1 to C-2 to the City Council. The motion passed 8-0 with the following votes:

Aye: Dutoi, Fitzwater, George, Lester, Markus, Nunn, Vaughan, Yarnell

**Case No. P16015 – 2220 Weathered Rock Road – Preliminary PUD Plan.** Request filed by Twenty Seven Properties LLC, property owner, for a Preliminary PUD Plan to construct two residential triplexes on 0.96 acres. The property is located on the west side of Weathered Rock Road 650 feet south of Millbrook Drive and is described as Part of Tract B of Millbrook Subdivision, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Mr. Barron described the proposal and explained that the owner intends to develop the property with two residential triplexes fronting on Weathered Rock Road. He stated that each triplex would contain two units on the upper level and one unit on the lower level. Mr. Barron explained that the property is zoned PUD Planned Unit Development, and the property owner has submitted a Preliminary PUD Plan detailing the development plan. He stated that each of the residential triplexes is shown with three driveways, one serving each unit. Mr. Barron explained that the two units on the upper level of each building will contain a garage. He stated that Staff recommends establishment of an underlying zoning designation of RA-1 High Density Residential for the purpose of determining future permitted uses.

Mr. Chris Hentges, 5404 Aberdeen Waye, spoke regarding this request and explained that the building materials will consist of brick on the front of the building and siding on the remaining sides. He stated that the proposed development is similar to the development on Deer Valley.

No one spoke in opposition to this request and no correspondence was received.

Mr. Barron gave the Planning Division staff report.

Mr. Wade gave the Engineering Division staff report.

Mr. Hentges stated that he concurs with staff comments and recommendations.

Mr. Yarnell moved and Mr. Lester seconded to recommend approval of the Preliminary PUD Plan subject to the following conditions to the City Council:

1. An underlying zoning district of RA-1 be established for the purpose of determining permitted uses, outdoor lighting, and signage.
2. Compliance with comments and technical corrections of the Planning and Engineering Divisions.

The motion passed 8-0 with the following votes:

Aye: Dutoi, Fitzwater, George, Lester, Markus, Nunn, Vaughan, Yarnell,

**7. Other New Business**

**Case No. P16016 – 2821 S. Ten Mile Drive – Final Subdivision Plat.** Request filed by MERS Goodwill for a Final Subdivision Plat on property zoned C-1 Neighborhood Commercial consisting of 1.7 acres and one lot. The purpose of the request is to consolidate three separate property tracts into a single lot. The property is located on the South Side of South Ten Mile Drive 400 feet west of Stoneridge Parkway.

Mr. Barron described the proposal and explained that this is a one lot subdivision filed for the purpose of consolidating three separate tracts into a single lot. He stated that the property is intended to be developed with a new 14,500 sf Goodwill Store.

Mr. Curt Daniels, Cochran Engineering, 8 East Main Street, Wentzville, Missouri explained that the purpose of the request is to consolidate the subject property into one single lot.

No one spoke in opposition to this request and no correspondence was received.

Mr. Barron gave the Planning Division staff report.

Mr. Wade gave the Engineering Division staff report.

Mr. Daniels stated that he concurs with staff comments and recommendations.

Mr. Lester moved and Mr. Markus seconded to recommend approval of the proposed final plat subject to the following conditions to the City Council:

1. Compliance with the comments and technical corrections of the Planning and Engineering Divisions.
2. Submittal of a signed plat document prior to introduction to the City Council.

The motion passed 8-0 with the following votes:

Aye: Dutoi, Fitzwater, George, Lester, Markus, Nunn, Vaughan, Yarnell,

**8. Other Business**

A. Ms. McMillan announced that she will be retiring effective January 12, 2017.

**9. Adjourn.** There being no further business, the meeting adjourned at 7:10 p.m.

Respectfully Submitted,

Eric Barron, Assistant Secretary

Jefferson City  
Planning & Zoning Commission

November 10, 2016

**Case No. P16017**  
**Green Industries, Inc.**  
**612 Broadway Street**

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

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

**Case No. P16017 – 612 Broadway Street, Rezoning from RA-2 to C-2 and Comprehensive Plan Amendment.** Request filed by Green Industries Inc, property owner, for a rezoning of 0.17 acres from RA-2 High Density Residential to C-2 General Commercial and an associated amendment to the Development Plan Map of the Comprehensive Plan. The purpose of the request is to utilize the existing building as a contractors office with parts store. The property is located on the northwest corner of the intersection of Broadway Street and West Cedar Way and is described as part of Inlots 789 and 790, Jefferson City, Missouri.

**Nature of Request**

The property owner desires to convert the existing residential structure on the property, currently in use as a three unit apartment building, into a commercial business on the main level with residence above. The specific business that the property owner intends to lease the space to is a mechanical contractor, who would use the space as an office and in town base for service crews along with an off-site area in Centerville used for fabrication and storage. A four bay garage at the rear of the property would be used for storage of materials and vehicles and the front of the main building would be used for a small showroom and parts business. A small parking area would be constructed in the yard space behind the main building to meet the parking needs of the business.

The intended business would be classified by the Zoning Code as a contractor/trade shop with indoor operations and storage, which is a permitted use in the C-2 zoning district. The property owner has submitted a rezoning application to rezone the property to C-2, which would match the zoning of the property to the south (across the alley). The development plan map of the Comprehensive Plan identifies the property as intended for high density residential use, and the property owner has submitted an application to designate the property as intended for commercial use in order to support the proposed rezoning.

**Zoning History**

The property has been zoned for multi-family use since approximately 1968. The zoning designation of the property prior to that was for two family use.

**Zoning and Surrounding Land Use**

Current Zoning: RA-2

Current Use: Three unit residential

Requested Zoning: C-2

Intended Use: Commercial

	Surrounding Zoning	Surrounding Uses
North	RA-2	Three unit residential
South	C-2	Commercial
East	PUD	Daycare
West	C-2	Multi-family Residential

There are a number of commercial businesses along this block of Broadway Street, including the Schaefer House located across the alley from the subject property, a daycare located across Broadway Street, and a salon located a half block away at the corner of Elm Street and Broadway Street.

**Allowed Uses:**

Permitted uses within the C-2 General Commercial zoning district include general retail, offices, hotels, sit-down or drive through restaurants, banks, automobile sales, automobile repair, contractor and trade shops, and gas stations. Please see the Land Use Matrix in the Zoning Code for a more detailed list of permitted uses.

**Staff Analysis**

Standard checklist for rezoning:	Yes	No	Notes:
Complies with Comprehensive Plan		X	The Comprehensive Plan identifies the property as intended for high density residential use. An amendment is proposed change the designation of the property within the Comprehensive Plan to Commercial.
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 the existing C-2 district to the south.
Benefit to City is substantial when compared to adverse affects on adjacent property	X		The property is located on a block that has a mix of residential and commercial uses. Use of the property as commercial would benefit the city while conforming to the existing mixed land use along the street.
After rezoning, the allowed uses would be compatible with uses allowed in adjacent districts	X		The commercial zoning would be compatible with the adjacent commercial uses along Broadway Street.
After rezoning, the allowed uses would be compatible with adjacent existing land uses	X		There are several existing businesses along this block of Broadway street.
If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning)	X		The adjacent property to the south enjoys a C-2 zoning and the property to the east is approved for a mixed commercial residential use.
The requested rezoning would be an expansion of an existing district	X		The rezoning would be an expansion of the adjacent commercial zoning.

**Comprehensive Plan Amendment:**

Staff recommends approval of the request to amend the Comprehensive Plan Development Plan Map to show the property as Commercial. The property is located within a pocket of land designated as intended for high density residential use, with commercial designations on all sides and several properties within the pocket that are either non-conforming commercial or approved for commercial use through PUD processes. Re-designation of the property as commercial would be a minor change in the intended land use pattern for the area.

**Rezoning Request:**

Staff recommends approval of the request to rezone the property from RA-2 to C-2. The property is bordered to the south and west with commercial zoning and several commercial businesses exist along this block of Broadway Street.

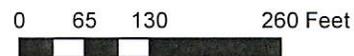
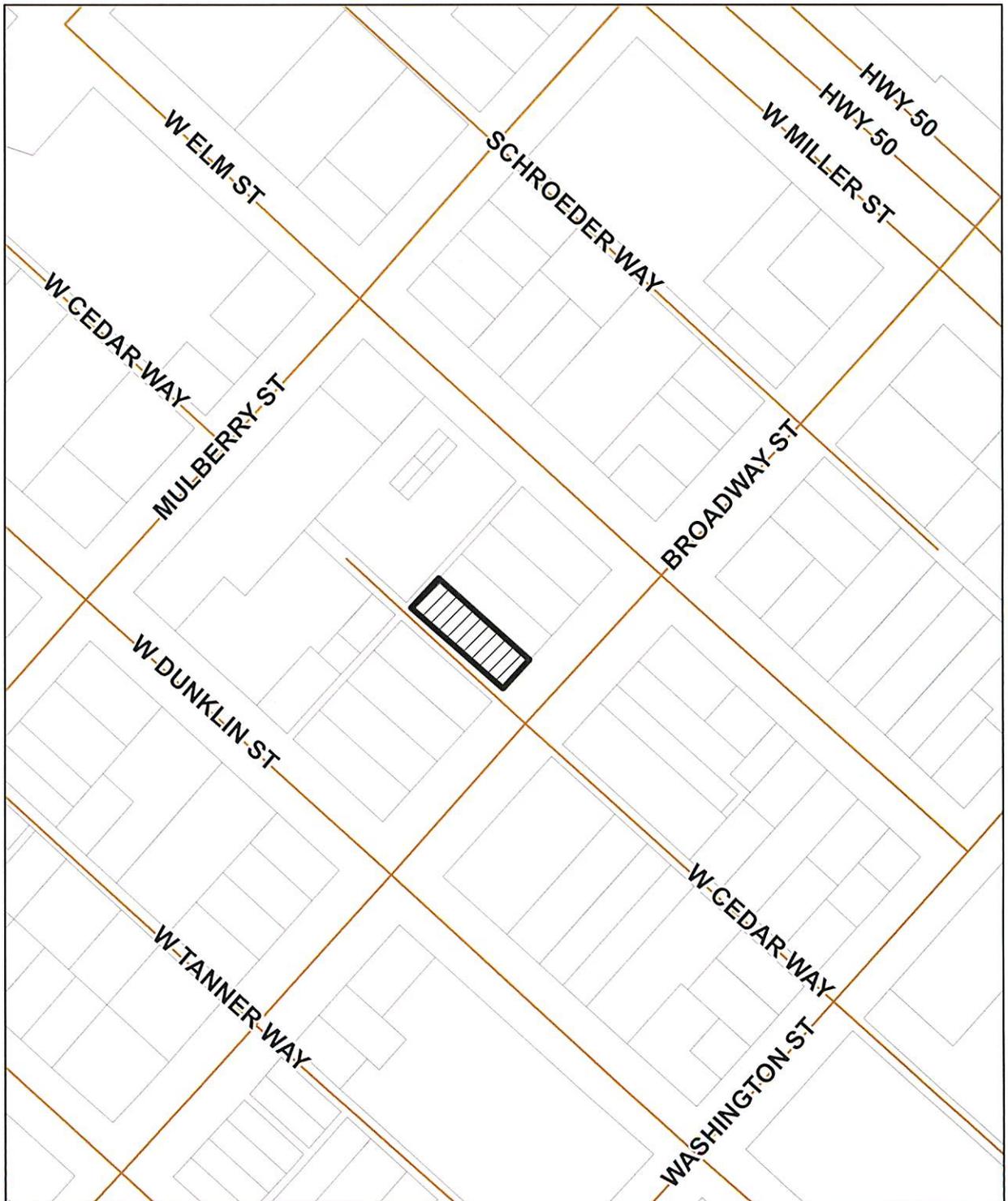
	Approve	Deny	Neutral
Staff Recommendation	X		

**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 RA-2 to C-2.

# City of Jefferson Planning & Zoning Commission

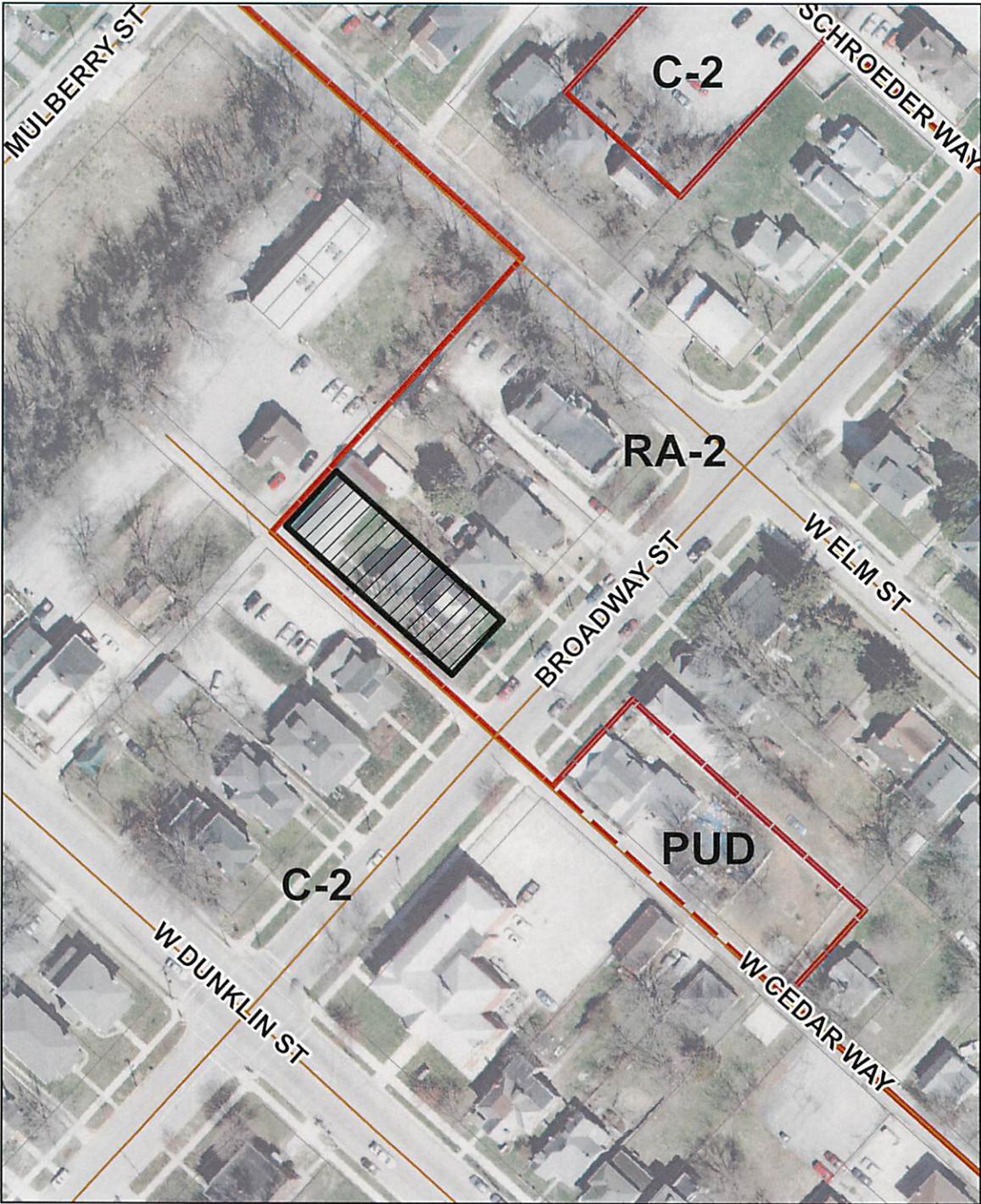
## VICINITY



Case No. P16017  
612 Broadway St  
Rezoning From RA-2 to C-2  
and Comprehensive Plan  
Amendment

# City of Jefferson Planning & Zoning Commission

## LOCATION MAP



Case No. P16017  
612 Broadway St  
Rezoning From RA-2 to C-2  
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@jeffersoncitymo.gov



JOSHUA R. HANLIN  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 County of Cole  
 My Commission Expires 9/15/2019  
 Commission # 15638231

### 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: 612 Broadway, Jefferson City, MO

Legal/Property Description (write out or attach as an exhibit): PT inlots 789 + 790, Lot 12

Who petition to rezone the above described real estate from its present classification of RA2 district to C2 district. The purpose of this rezoning request is to: use property as commercial contractors office/appliance parts 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.**

Danny J. Greer President G.I.F. Danny J. Greer  
 Property Owner #1 Name (type or print) Property Owner Signature

\_\_\_\_\_  
 Property Owner #2 Name (type or print) Property Owner Signature

Subscribed and sworn before me this 11<sup>th</sup> day of October in the year 2016.  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 County of Cole  
 My Commission Expires 9/15/2019  
[Signature]  
 Notary Public

Address of Property Owner #1	
Name	Danny Greer
Mailing Address	3108 Hunt Ridge Rd., J.C. MO 65109
Phone Number	573-230-3379
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@jeffersoncitymo.gov](mailto:icplanning@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 high density 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

Danny J. Green  
 Name (typed or printed)

Danny J. Green  
 Signature

Property Owner Name Danny J. Green President Green Industries, Inc

Address 3108 Hunt Ridge Rd. Jefferson City MO 65109

Phone Number(s): 573-230-3379

Applicant Name (if different from owner): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number(s) \_\_\_\_\_

**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

Property Address: 612 Broadway, Jefferson C.ty. MO.

- 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.

*This area of Broadway Street has transitioned a mixed commercial and residential use, although the Comprehensive Plan shows the area as intended for High Density Residential use. The property across the street is used as a residence/daycare and a nearby property is used as a salon.*

- B. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.

*This area of Broadway Street has had several residential homes converted into commercial uses since adoption of the Comprehensive Plan.*

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

*The change would allow for more commercial uses adjacent to an existing commercial 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.

*Several houses have been converted to commercial uses along Broadway Street since adoption of the Comprehensive Plan.*

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

*There is no known conflict with any adopted plans.*

- 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.

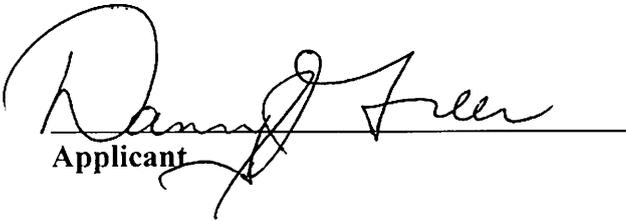
*All necessary utilities and facilities are in place to accommodate the proposed change.*

- 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.

*The proposed change would allow for more commercial land in an existing mixed commercial and residential area.*

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

*The community would benefit from the commercial use in an existing mixed commercial and residential area.*

  
Applicant

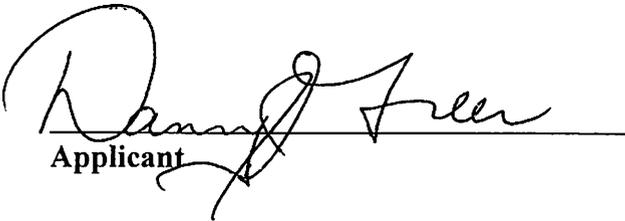
10-11-16  
Date

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.

*The proposed change would allow for more commercial land in an existing mixed commercial and residential area.*

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

*The community would benefit from the commercial use in an existing mixed commercial and residential area.*

  
Applicant

10-11-16  
Date

No. 200416016  
Bk 513 Pg 6  
State of Missouri  
Cole County  
RECORDED  
Dec 13, 2004  
2:52:35 PM  
Larry D. Rademan,  
Recorder of Deeds  
Fees \$27.00

df   
Deputy  
CCA

## **INDEPENDENT PERSONAL REPRESENTATIVE DEED**

THIS INDENTURE made and entered into the 10<sup>th</sup> day of December, 2004, by and between Robert M. Strange, Independent Personal Representative of the Estate of Robert Lee Strange, deceased, as Grantor and Green Industries, Inc., a Missouri Corporation, as Grantee, of the County of Cole, State of Missouri. The mailing address of the Grantee is 3108 Hunt Ridge Road, Jefferson City, MO 65109.

WITNESSETH:

WHEREAS, On August 14, 2004, Robert Lee Strange, a single person of Cole County Missouri, died intestate while owning certain real property in Cole County Missouri; and

WHEREAS, on the 23<sup>rd</sup> day of August, 2004, letters of administration as an independent personal representative were granted to the undersigned Robert M. Strange by the Probate Division of the Circuit Court of Cole County, Missouri, according to law, in estate number 04PR323198; and

WHEREAS, by virtue of appointment as independent personal representative, the undersigned is empowered, in his discretion, to sell and convey the real property hereinafter at private sale on such terms, in the undersigned's discretion, as might seem best; and

WHEREAS, Green Industries, Inc., a Missouri Corporation of Cole County, Missouri, has purchased the real estate hereinafter described on page 2 of this deed at private sale,

NOW THEREFORE, in consideration of the premises, the sum of Sixty Eight Thousand Five Hundred Dollars and no/100 (\$68,500) and other valuable consideration, the said Robert M. Strange, independent personal representative of the estate of Robert Lee Strange, deceased, does SELL AND CONVEY unto Green Industries, Inc., its successors, and assigns forever, all of the decedent's right, title and interest which the said Robert Lee Strange, deceased, had at the time of his death in and to the following described real property lying, being and situated in Cole County, Missouri, to-wit:



## 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

October 27, 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, November 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. P16017 – 612 Broadway Street, Rezoning from RA-2 to C-2 and Comprehensive Plan Amendment.** Request filed by Green Industries Inc, property owner, for a rezoning of 0.17 acres from RA-2 High Density Residential to C-2 General Commercial and an associated amendment to the Development Plan Map of the Comprehensive Plan. The purpose of the request is to utilize the existing building as a contractors office with parts store. The property is located on the northwest corner of the intersection of Broadway Street and West Cedar Way and is described as part of Inlots 789 and 790, 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 December 19, 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).

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.

Property Owner List

Case No. P16017

612 Broadway Street

November 10, 2016

H & H GLOBAL INVESTMENTS L L C  
58 LARAND DR  
HOLTS SUMMIT, MO 65043  
301 W ELM ST

REED, DANIEL  
608 BROADWAY  
JEFFERSON CITY, MO 65101  
608 BROADWAY

SILVEY, EDWARD R  
1922 SUN MEADOW LN  
JEFFERSON CITY, MO 65109  
610 BROADWAY

GREEN INDUSTRIES INC  
3108 HUNT RIDGE RD  
JEFFERSON CITY, MO 65109  
612 BROADWAY

HOLT, JANET SUE  
1950 COUNTY RD 382  
HOLTS SUMMIT, MO 65043  
616 BROADWAY

SCHAEFER, PATRICK H & JEANNINE  
SCHAEFER, JOSEPH L & JOYCE A  
3108 CEDAR BEND RD  
JEFFERSON CITY, MO 65109  
618 BROADWAY

TANNER HOUSE L L C  
630 BROADWAY  
JEFFERSON CITY, MO 65101  
620 BROADWAY

FAST, STANLEY P & MELVA M  
630 BROADWAY  
JEFFERSON CITY, MO 65101  
630 BROADWAY

MAHFOOD, KATHLEEN A  
C/O KATHLEEN JACQUOT  
7311 NORTHSORE DR  
HARTSBURG, MO 65039  
305 W CEDAR WAY  
310 W DUNKLIN ST  
308 W DUNKLIN ST

JOHNSON, LARRY R  
PO BOX 1424  
JEFFERSON CITY, MO 65102-1424  
307 W CEDAR WAY

CAPITAL CITY PROPERTIES L L C  
5502 WARDSVILLE RD  
JEFFERSON CITY, MO 65101  
306 W CEDAR WAY  
307 W ELM ST

CITY OF JEFFERSON  
320 E MCCARTY ST  
JEFFERSON CITY, MO 65101  
605 MULBERRY ST  
601 MULBERRY ST

CARPENTERS DISTRICT COUNCIL OF  
GREATER ST LOUIS & VICINITY  
1401 HAMPTON  
ST LOUIS, MO 63139  
230 W DUNKLIN ST

GREEN, DANNY J & KATHLEEN A  
3108 HUNT RIDGE RD  
JEFFERSON CITY, MO 65109  
213 W ELM ST

GREEN INDUSTRIES INC  
PO BOX 104656  
JEFFERSON CITY, MO 65110  
215 W ELM ST  
601 BROADWAY  
607 BROADWAY

GREEN, DANNY J & KATHLEEN A  
PO BOX 104656  
JEFFERSON CITY, MO 65110-4656  
609 BROADWAY

LONG, ROSEMARY J  
613 BROADWAY  
JEFFERSON CITY, MO 65101  
613 BROADWAY

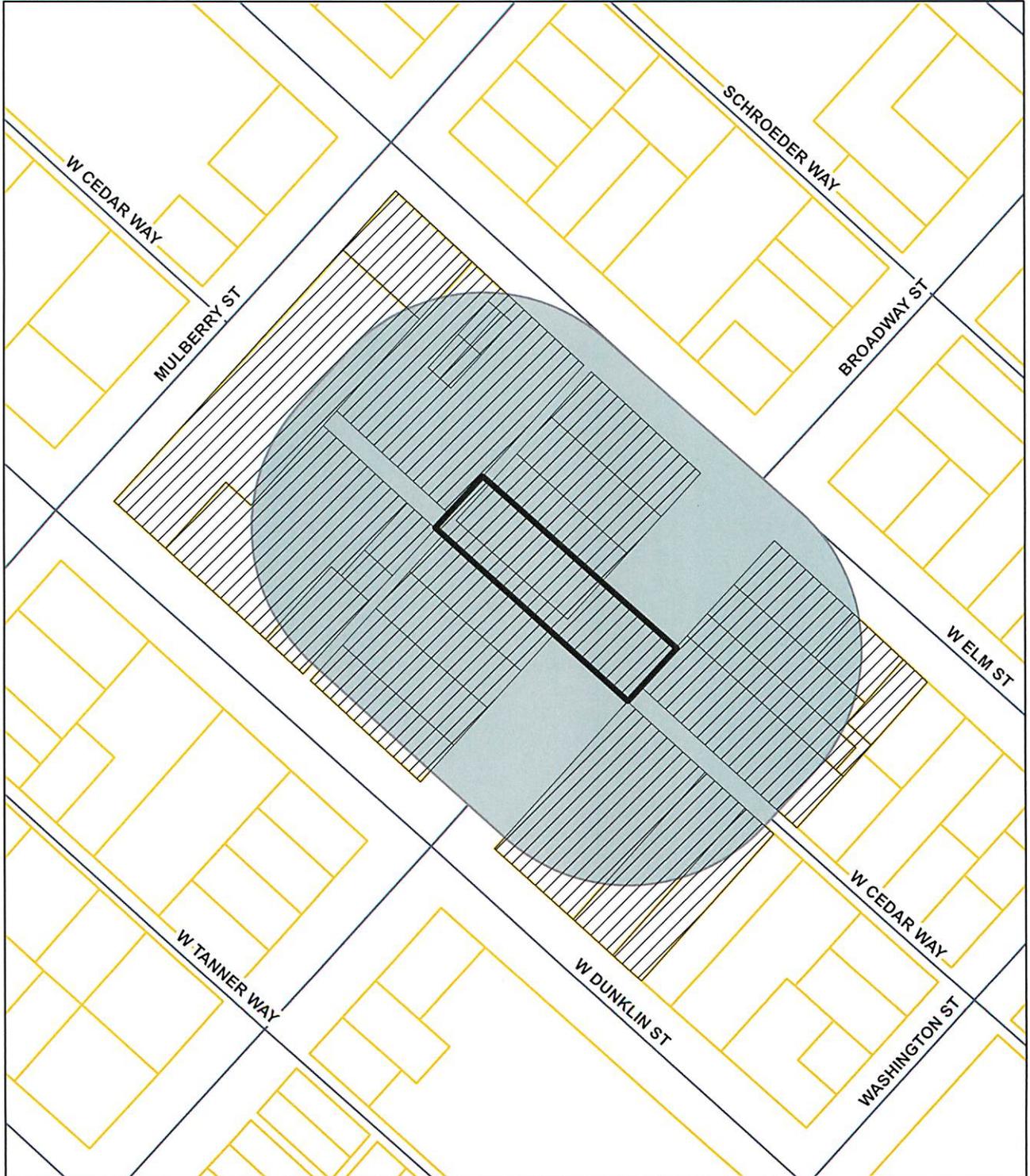
MEEKS, THOMAS R & NINA L  
912 OAKWOOD DR  
JEFFERSON CITY, MO 65101  
222 W DUNKLIN ST

EICHHOLZ, ALLEN C & DIANA L  
1401 BALD HILL RD  
JEFFERSON CITY, MO 65101  
218 W DUNKLIN ST

Case No. P16017  
612 Broadway St  
Rezoning From RA-2 to C-2  
and Comprehensive Plan  
Amendment



185 ft. Notification Buffer



Jefferson City  
Planning & Zoning Commission

November 10, 2016

**Case No. P16018**  
**Stitt Barony, LLC**  
**617, 619, 621 & 623 E Capitol Avenue**

- A. Rezoning from C-1 to PUD**
- B. Preliminary PUD Plan**

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

**Case No. P16018 – 617, 619, 621, and 623 East Capitol Avenue, Rezoning from C-1 to PUD and Preliminary PUD Plan.** Request filed by Stitt Barony LLC, property owner, for a rezoning of 0.86 acres from C-1 Neighborhood Commercial to PUD Planned Unit Development and a Preliminary PUD Plan to utilize the existing buildings as a mixed use art and entertainment complex. The property is located on the northwest corner of the intersection of East Capitol Avenue and Lafayette Street and is described as all of Inlot 137 and part of Inlot 136, Jefferson City, Missouri.

**Nature of Request**

The property owner intends to transform the property, which consists of three separate buildings formerly used as office buildings, into an entertainment and art complex with a variety of separate uses and businesses. Some of the buildings have already been converted (in conformance with the existing C-1 zoning of the property) including:

- Avenue HQ, an event and entertainment space located on the main floor of the 621 building.
- Scene One, a black box theater located on the main floor of the 619 building.
- Office space within the 623 building.

Future uses that are envisioned include:

- A music venue with alcohol sales located in the lower level of the 619 building.
- Art studio area within the 623 building.

The application includes a narrative that lays out the vision and uses for each of the buildings on the property and how exterior appearance, parking, signage, and noise issues are planned to be addressed.

In order to allow for the unique mix of uses envisioned for the property, along with the desire to ensure that the operation of the uses do not conflict with the mixed use office and residential district envisioned for Capitol Avenue in the Central Eastside Neighborhood Plan, the property owner has applied to rezone the property to a PUD designation with PUD plan laying out the plan for the property.

**Zoning History**

The property has been zoned C-1 Neighborhood Commercial since approximately 1972.

**Zoning and Surrounding Land Use:**

Zoning: C-1 Neighborhood Commercial

Use: Offices, event space, small theater.

Planned Zoning: PUD Planned Unit Development

Planned Use: Entertainment and art complex

	Surrounding Zoning	Surrounding Uses
North	C-1	Two unit residential buildings
South	RA-2	Multi-family residential / office space
East	PUD	Historic Missouri State Penitentiary
West	C-O/RA-2	Residential and Offices

**Staff Analysis**

**Permitted Uses:** Specific uses are identified within the PUD Plan narrative, with three different assembly type uses (the music venue with alcohol sales, Scene One black box theater, and Avenue HQ event space) and office and art studio space. Staff recommend that the permitted uses for the property be established as described in the PUD narrative.

**Hours of Operation:** Planned hours of operation are indicated within the narrative as follows:

- 619 building, lower level music venue – closing time of 1:30, with most events taking place on Thursday through Saturday.
- 621 building, upper level event space – closing time of 12:30 (people renting the space must end their events by 12:30)
- Cleaning of the buildings is expected to sometimes take place after the closing times.

In order to reduce potential conflicts with the surrounding office and residential area, staff recommend establishment of specific hours of operation based on the planned hours indicated in the PUD narrative, as noted in the Form of Motion recommended conditions at the bottom of this staff report.

**Parking:** The property includes a parking lot containing approximately 45 spaces, and the applicant has submitted a striping plan in an effort to maximize the number of parking spaces within the paved lot. A small drive addition is planned to extend from the parking lot along the side of the 619 building to serve as loading/unloading access to the side door of the lower level space of that building. A planned pedestrian stairway would also connect the parking lot to the front of the building.

**Signage:** The narrative includes signage details for each of the buildings and business spaces as follows:

- 619 building – window signage only for the Scene One theater space and a 4’ by 4’ internally lighted sign on the back of the building for the music venue space.
- 621 building – exterior lit die cut metal sign on the front façade. No indication regarding signage on the back of the building, which serves as an entrance for the upper level of both buildings.
- 623 building – small window signage only.

In order to retain flexibility in the signage allowances for the property, staff recommend an allowance of signage that exceeds the current signage plan. An allowance of up to 32 square feet of signage for the front of each of the three buildings (including window decals and advertising) should allow for flexibility while limiting the commercial appearance of the buildings. Such signage should be unlit or lit by exterior light. A similar allowance of 32 square feet for the back of each building is recommend for flexibility on that façade as well, with the only interior lit sign to be the planned 4’ by 4’ sign for the music venue.

**Lighting:** Exterior lighting details are not included with the PUD Plan. Staff recommend the exterior lighting conform to requirements of the C-1 Neighborhood Commercial zoning district.

**Exterior Appearance:** The property owners plans are to restore the exterior of the 623 building to its historical appearance as much as possible (details on how this is planned to be accomplished are provided within the narrative). The 621 and 619 buildings would be painted a cream color on the side and rear to match the front of the buildings.

**Accessory Structures:** A 20’ by 20’ patio area is planned for the rear of the lower level of the 619 building.

### **Staff Recommendation**

Staff recommend approval of the Rezoning and Preliminary PUD Plan, subject to conditions meant to reduce potential conflicts with the mixed use office and residential district envisioned for the remainder of Capitol Avenue. The property is different in character from the remainder of Capitol Avenue, with buildings built in a commercial manner rather than the historic residential buildings prevalent along Capitol Avenue. A unique zoning situation, in the form of a PUD Plan, is appropriate given the unique character of the building in relation to surrounding properties.

### **Form of Motion**

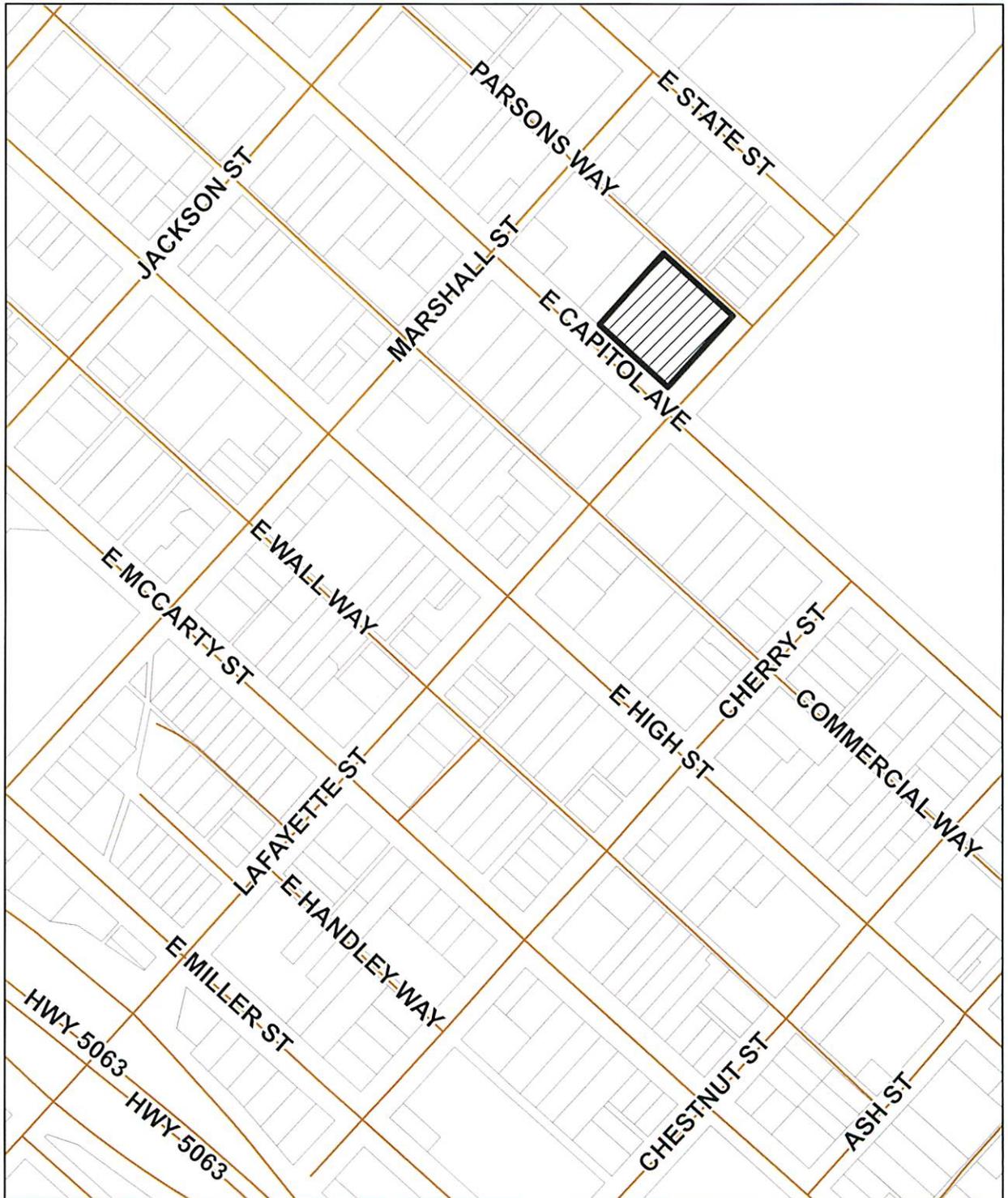
1. Motion for approval of the Rezoning of the property from C-1 to PUD.
2. Motion for approval of the Preliminary PUD Plan subject to the following conditions:
  - a. Permitted uses: As identified within the PUD narrative.
  - b. Hours of operation shall be as follows:
    - i. Music Venue with alcohol sales (lower level of 619 building)
      1. Sunday through Wednesday – 7:00 AM to 11:00 PM
      2. Thursday through Saturday – 7:00 AM to 1:30 AM (Sunday morning)
    - ii. Event space and Theater space (upper levels of 619 and 621 buildings)
      1. 7:00 AM to 12:30 PM, seven days a week.
    - iii. Offices and art studios – no restrictions with respect to hours of operation.
  - c. Parking: Not more than one of the three high traffic business spaces (Avenue HQ event space, Scene One Theater, music venue) shall be operated at the same time, except that

small events resulting in a total attendance of less than 186 people may be operated concurrently. Should additional parking be secured by the property owner, this attendance cap shall be increased by three people per additional parking space. There is no parking related attendance cap on any individual business space if operated when the other two spaces are closed.

- d. Exterior lighting shall adhere to the requirements of the C-1 Neighborhood Commercial zoning district.
- e. Signage: Signage shall be limited to 32 square feet on the front façade of each building and 32 square feet on the rear façade of each building. Such signage shall be either unlit or lit by exterior spotlight. One interior lit sign with a maximum size of 16 square feet shall be permitted on the back of the building, with the lighting turned off when the business is not in operation.

# City of Jefferson Planning & Zoning Commission

## VICINITY

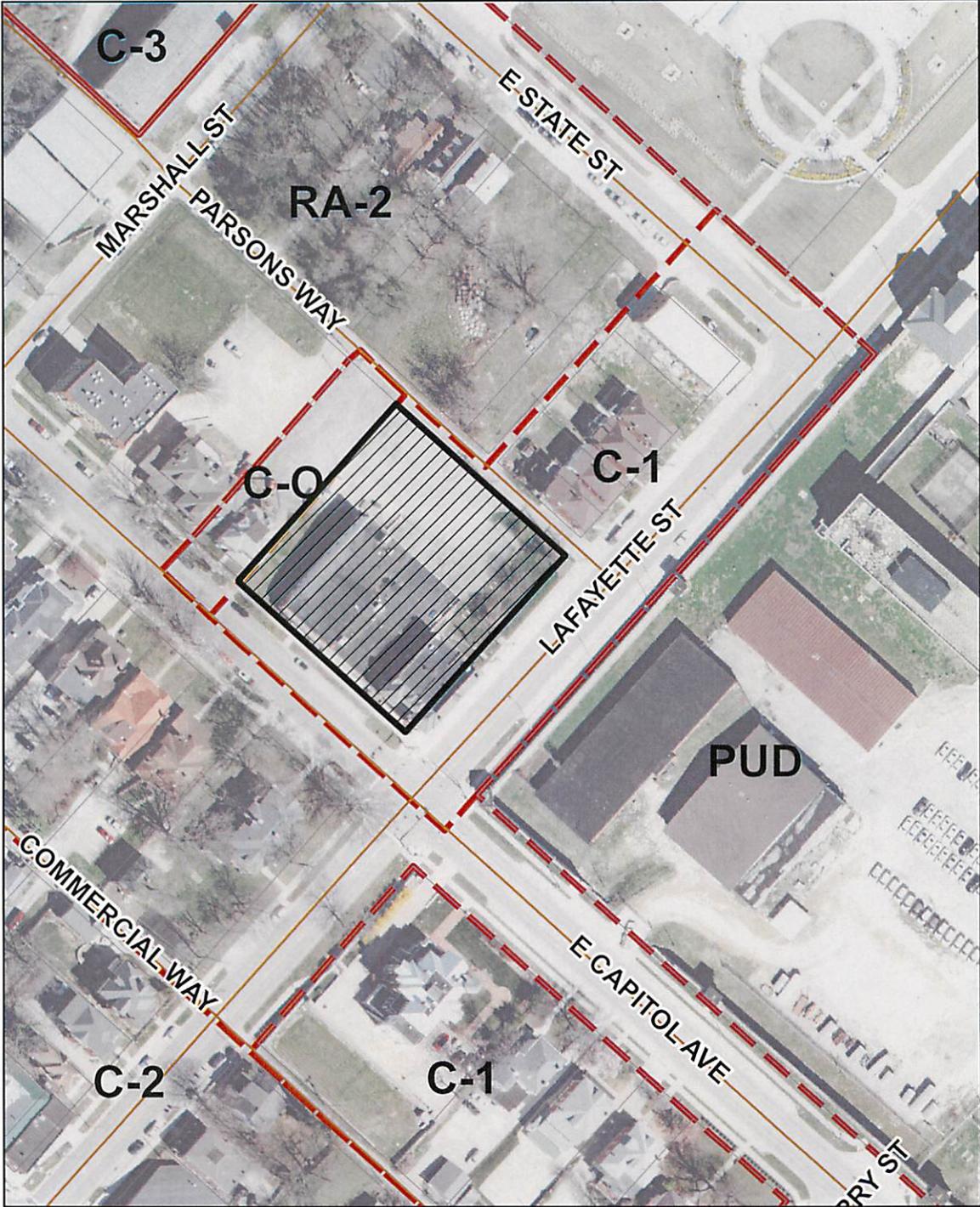


Case No. P16018  
617,619,621,623 E. Capitol Ave.  
Rezoning From C-1 to PUD  
and Preliminary PUD Plan



# City of Jefferson Planning & Zoning Commission

## LOCATION MAP



Case No. P16018  
617,619,621,623 E. Capitol Ave.  
Rezoning From C-1 to PUD  
and Preliminary PUD Plan



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 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: 6017, 609, 621, 623 E Capital Ave. Jefferson City, MO 65101

Legal/Property Description (write out or attach as an exhibit): See Attached

Who petition to rezone the above described real estate from its present classification of C-1 district to

PUD district. The purpose of this rezoning request is to: To transform former office space to an Artistic Complex for artists, musicians and theater.

**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.**

Holly M Stitt  
 Property Owner #1 Name (type or print)

Holly M Stitt  
 Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 19th day of October in the year 2016.

ANNE M. STRATMAN  
 Notary Public - Notary Seal  
 State of Missouri  
 Commissioned for Osage County  
 My Commission Expires August 27, 2019  
 Commission #012015356730

Anne M Stratman  
 Notary Public

Address of Property Owner #1	
Name	<u>Stitt Barony LLC</u>
Mailing Address	<u>623 E Capital Ave Jefferson City, MO 65101</u>
Phone Number	<u>573-635-9199      573-353-6333</u>
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  
 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: Avenue HO Artistic Complex  
 Street Address: 617, 619, 621, 623 E Capital Ave Jefferson City, MO 65101  
 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: Stitt Barony LLC (Holly Stitt)  
 Address: 623 E Capital Ave Jefferson City, MO 65101  
 Phone Number(s): 573-635-9199 573-353-6333

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

Consultant Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number(s): \_\_\_\_\_

The attached information accurately represents this proposed project.

[Signature] Property Owner Signature Holly M Stitt Printed Name 10-19-16 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.

## Avenue HQ Artistic Complex Proposal for 617, 619, 621, & 623 E Capitol Ave.

It is my desire to put this property into a PUD designation to create an artistic complex. There is approximately 28,500 sq. ft. of property as well as a parking lot and a vacant lot in this parcel. The parcel is located at the corner of Lafayette Street and Capitol Avenue, directly across Lafayette St. from the Old Missouri State Penitentiary and caddy corner from the Marmaduke house which is currently host to the Prison Museum and the Jefferson City Convention and Visitors Bureau.

I am very much aware of the historic value of this area and what it means to Jefferson City. However, two of the buildings that I purchased were not designed to fit into the historic aspects of this area. They were connected to a historic building but were built as commercially run buildings and depict that look. It is my desire to take these buildings and turn them into a cultural corner here on this historic section of town. A place for artistic activities and entertainment while showing respect for the neighbors both business and residential properties that surround this particular property.

### 619 E Capitol Avenue:

The building located at 619 E Capitol Avenue is divided into two 5000 sq. ft. spaces on two floors. The plan for this property would be to separate the two floors on utilities (Electric and Gas) and run them as two separate entities.

The top floor is currently hosting a Theater Company. It is ADA accessible by the front entrance located on Capitol Avenue as well as the communal elevator that is entered into from the parking area. The current occupancy is set to 99 and there is no desire to increase that. It would remain and intimate black box theater. There will be no signage put on the front of this building, the only signage will be a window vinyl on the front window.

The bottom floor would be host to a music venue that would only be open on evenings that acts are booked to perform. It may also be rented out on rare occasions for private events but the primary purpose would be for performing acts. This business would offer a full bar service to customers only during the times that they are open for the events. These performances would mainly take place on the weekends Thursday- Saturday but there may be an occasional weekday performance. The business would be open to the public starting at 5:00 pm and staying open no later than 1:30 am on days of the performances, and in many cases earlier. There will be security and staffing here to make sure that there is no loitering in the parking or surrounding areas. The entrance to this venue would be from the backside of the building off of the parking area. A small 20' x 20' patio added to the back side where there is currently a dock area. There would be a 4 ft. x 4 ft. internally lighted sign to hang on the backside of the building above the entrance area.

### 621 E. Capitol Avenue:

This building contains two levels that include a 5000 sq. ft. space on the upper level and a 4000 sq. ft. space on the lower level.

The upper level of this space is currently host to Avenue HQ's venue rental space. This space is used to be rented out for weddings, business meetings, art activities, or intimate performances. All food and beverage is catered in by external businesses. It does contain a consumption license for alcohol only so that event rentals may be able to bring in their own if desired and when that is the case they are under a high security deposit that is regulated on them following the current posted city regulations. Depending on the particular use of rental, we do require our own security at the events and have the right to refuse any event we feel may be a nuisance to our area. All events or rentals in this building must be finished by 12:30 am.

Its front entrance is from the Capitol Avenue side, but it is also accessible from the parking area by the communal elevator and stairway shared with the upper level of 619. There will be a non-lighted die cut, powder coated metal sign on the front of this façade in the logo of Avenue HQ. There may be some small directional lights shining on the sign but in a way that would not affect the neighboring buildings.

The bottom floor of this building is currently storage use for the entire complex. It is accessible from the parking area by a locked double door or through the communal hallway by a locked single door. There is no plan to use this space for any other use other than storage.

623

~~621~~ E Capitol Ave.

This building consists of three floors with each floor being 2500 sq. ft. each. This is a designated historical building that had been converted into office space. The plan for this building would be to use it for Avenue HQ complex office space and rented art studio areas. It is currently used for the Avenue HQ office area on the main level. The plan would be to renovate it back to its historical roots as much as possible while still keeping it into a useable space for artists to use as studios with the possibility of a small gallery area. There will be no exterior sign except for a vinyl sign on the front window to keep the historic façade as much as possible.

#### Parking:

There is currently a parking area at the back of the building that will be shared by all of the facilities. The complex as a whole will work together on events to make sure that we do not overlap and exceed our parking capabilities. Most of the larger events are in the evening where office street parking is at a minimum. We will be re-stripping the parking area to maximize the spaces. The restriping will allow us to have 45 spaces. There is a portion of the lot that is not owned by Stitt Barony and will not be included in this re-stripping process or the amount of spaces.

#### Exterior:

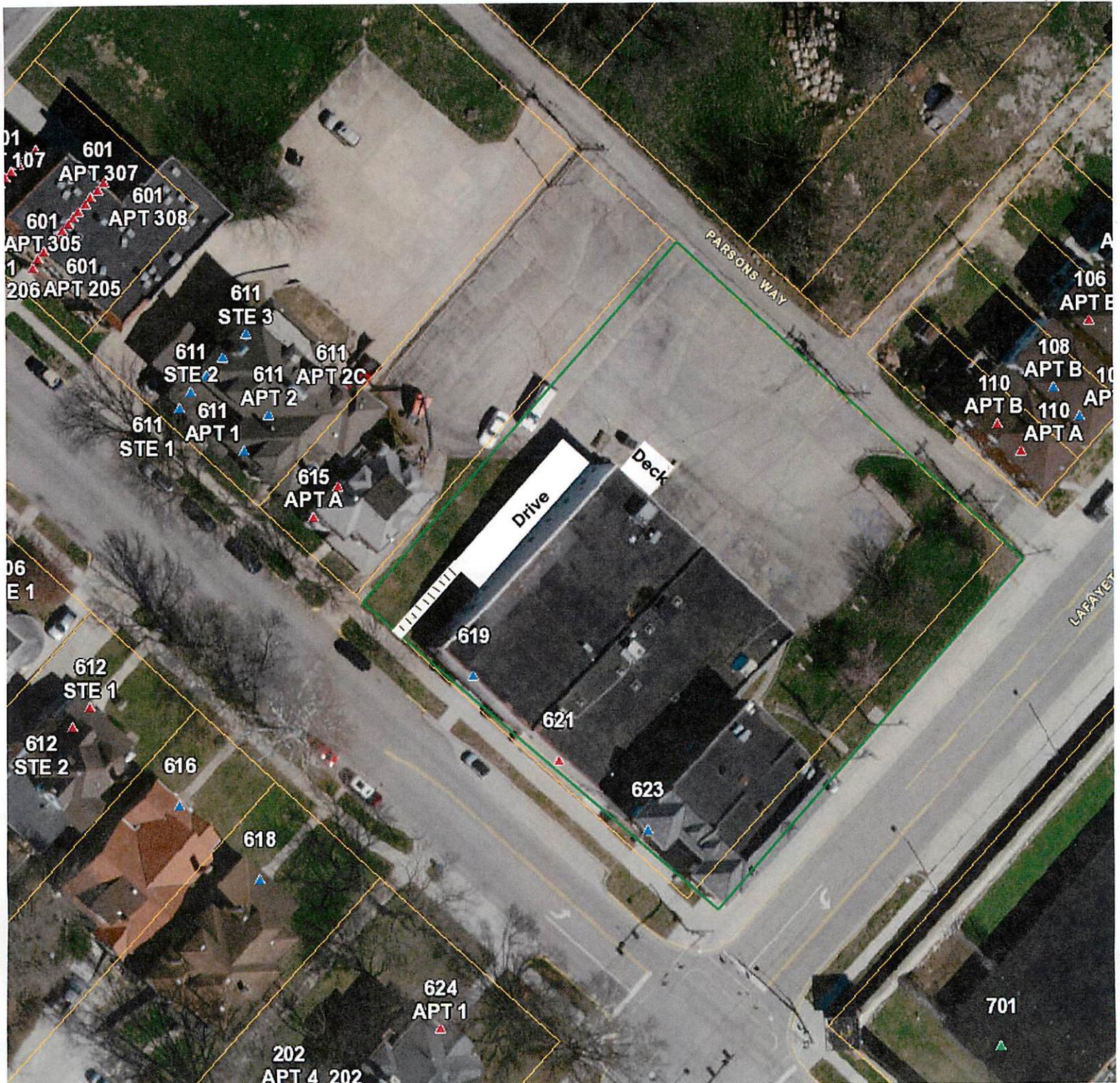
On 623 E Capitol, we will be putting the exterior of this building back to the original exterior to the best of our abilities. It is our knowledge that the white paneled areas on the front were once open air windows for porches that were blocked in for office space. Putting these back into open air porches does not seem feasible in still keeping it a working business, so it is our intent to put the white paneled areas into windows which will still be in keeping of the historical façade. The bricked in original windows on the sides and back of the building will also be restored. The false overhang on the front of the building will be removed, and once research shows us what the front of the building looked like we will return it to as close as possible. It is also our intention to try to return the foundation to limestone if structurally feasible.

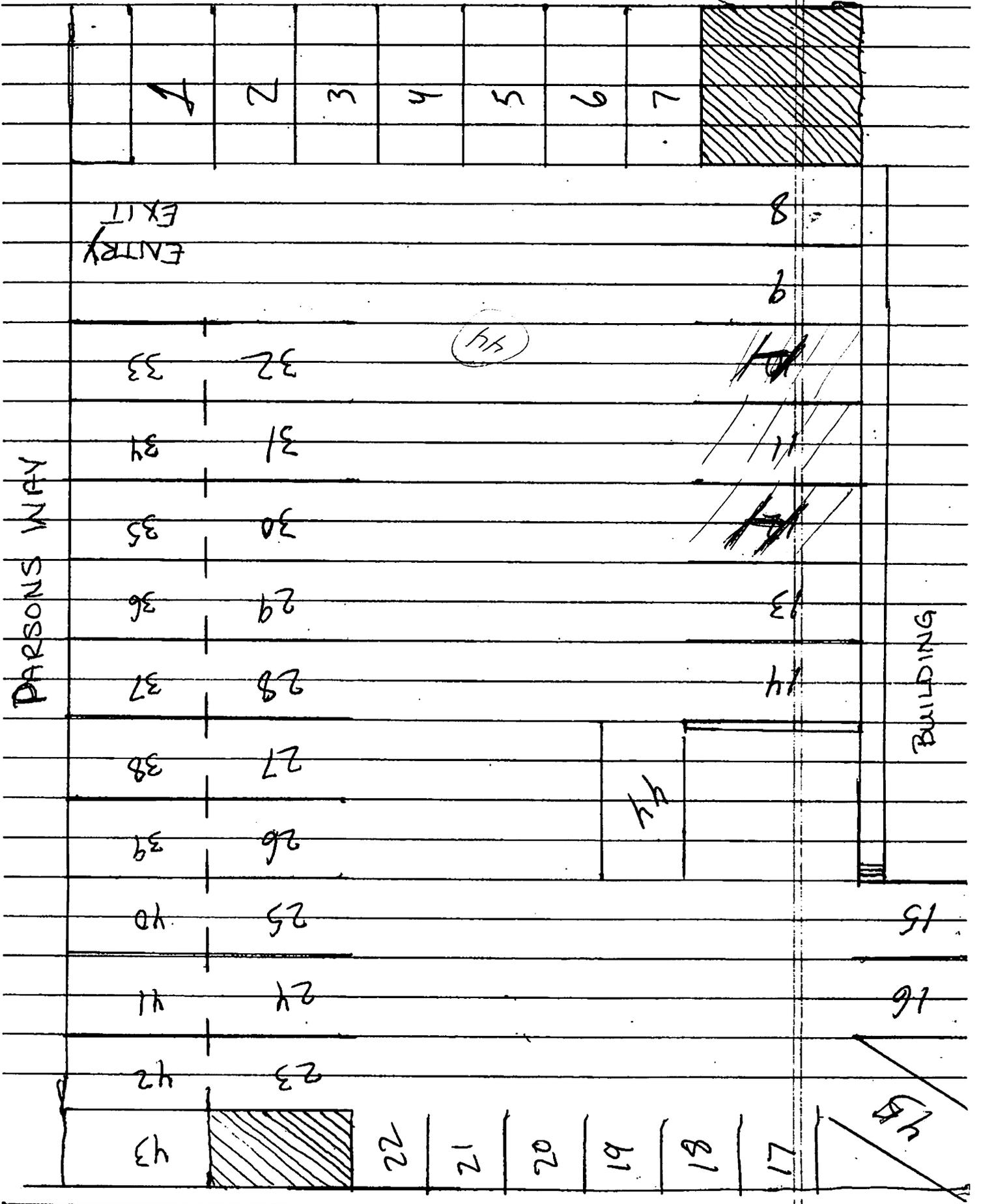
The side and back of 621 & 619 will be repainted with the cream color matching the front of the building. There will be a deck added to the current dock area on the back of 619 extending it to a 20' x 20' patio that will be fenced in and become part of the music venue. The current dock door will be replaced with a historic looking one of glass and wood.

The windows located on the side of the lower level of 619 in what will be the music venue will be blocked in with glass blocks, again to maintain a historic look. There will be an asphalt driveway put in to the egress doors added to the bottom level on the 619 side of the building to allow for loading and unloading of the performers equipment. This drive will turn into cement stairs heading up to the Capitol Avenue sidewalk.

**Noise:**

To keep the noise from the music venue from disturbing nearby properties there will be significant internal sound proofing done on the interiors walls. Since the music venue is located in the lower level basement of 619, it is only the exterior side wall and back of the building that is a concern. The side and back wall will contain a sound proof wall consisting of 6" dead space, dual layers of 5/8" sheetrock, sound proof batting and green glue. We have used this particular sound proofing between the theater and venue rental and have no sound bleed on large events. We feel this will contain the music performances from disturbing any outside properties. There will be security on hand at every event to make sure there is no loitering in the parking area.





Book: 655 Page: 259

Receipt #: 289037  
Reception: 201505949

Total Fees: \$27.00

574

Pages Recorded: 2

Date Recorded: 6/22/2015 9:33:46 AM

CCA



## WARRANTY DEED BY CORPORATION

This Indenture, made on the 19<sup>th</sup> day of June 2015. Know all men by these Presents, that the RDD PROPERTIES, INC., GRANTOR of the County of Cole, in the State of Missouri, a Corporation organized and existing under the laws of the State of Missouri, party of the first part, in consideration of One Dollar and Other Valuable Consideration paid by STITT BARONY, LLC, GRANTEE, Grantees mailing address 619 East Capitol Ave. Jefferson City, Mo. 65101 of the County of Cole, State of Missouri, party or parties of the second part, the receipt of which is hereby acknowledged and by virtue and in pursuance of a resolution of the Board of Directors of said party of the first part, does by these presents GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, and to the heirs, successors and assigns of such party or parties, the following described lots, tracts or parcels of land, lying, being and situate in the County of Cole and State of Missouri, to-wit:

ALL OF INLOT 137, IN THE CITY OF JEFFERSON, MISSOURI.

THE EASTERLY PART OF INLOT NO. 136, IN THE CITY OF JEFFERSON, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID INLOT; THENCE WESTERLY ALONG THE SOUTHERLY LINE THEREOF, 57 FEET 10 1/2 INCHES; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID INLOT, 198 FEET 9 INCHES, TO THE NORTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SAID NORTHERLY LINE, 57 FEET 10 1/2 INCHES, TO THE NORTHEASTERLY CORNER OF SAID INLOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE THEREOF, 198 FEET 9 INCHES, TO THE POINT OF BEGINNING.

ALSO, PART OF INLOT 136, IN THE CITY OF JEFFERSON, MISSOURI, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID INLOT NO. 136, A DISTANCE OF 20 FEET EASTERLY FROM THE SOUTHWESTERLY CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID INLOT, 26 FEET 6 INCHES; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE THEREOF, 198 FEET 9 INCHES, TO THE NORTHERLY LINE OF SAID INLOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 26 FEET 6 INCHES; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE THEREOF, 198 FEET 9 INCHES, TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THE PURPOSE OF THIS DEED IS TO CORRECT THE LEGAL DESCRIPTION IN A PRIOR WARRANTY OF RECORD IN BOOK 618, PAGE 189, COLE COUNTY RECORDER'S OFFICE, BY ADDING A PARCEL OF LAND WHICH SHOULD HAVE BEEN INCLUDED BUT WAS OMITTED FROM THAT DEED.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining unto the said party or parties of the Second Part, and unto the heirs, successors or assigns of such party or parties FOREVER, the said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed, that it has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by it or those under whom it claims, and that it will WARRANT AND DEFEND the title of the said premises unto the said party or parties of the Second Part, and unto the heirs, successors or assigns of such party or parties forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its Officer(s) the day and year first above written

CCA-RK-74606



## 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

October 27, 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, November 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. P16018 – 617, 619, 621, and 623 East Capitol Avenue, Rezoning from C-1 to PUD and Preliminary PUD Plan.** Request filed by Stitt Barony LLC, property owner, for a rezoning of 0.86 acres from C-1 Neighborhood Commercial to PUD Planned Unit Development and a Preliminary PUD Plan to utilize the existing buildings as a mixed use art and entertainment complex. The property is located on the northwest corner of the intersection of East Capitol Avenue and Lafayette Street and is described as all of Inlot 137 and part of Inlot 136, 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 December 19, 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).

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.

## Property Owner List

Case No. P16018

617, 619, 621 &amp; 623 E. Capitol Avenue

November 10, 2016

MISSOURI STATE PRISON  
631 E STATE ST  
JEFFERSON CITY, MO 65101  
631 E STATE ST

PHILLIPS, WAYNE T  
600 E STATE ST  
JEFFERSON CITY, MO 65101  
600 E STATE ST

UNITED STATES OF AMERICA  
C/O US GENERAL SVCS ADMIN  
1500 E BANNISTER RD  
KANSAS CITY, MO 64131-3009  
80 LAFAYETTE ST

CITY OF JEFFERSON  
C/O CITY COUNSELORS OFFICE  
320 E MCCARTY ST  
JEFFERSON CITY, MO 65101  
MARSHALL ST

S L L C  
1685 HWY 94  
HOLTS SUMMIT, MO 65043  
100 LAFAYETTE ST  
102 LAFAYETTE ST  
622 E STATE ST  
620 E STATE ST  
618 E STATE ST

LAUX, PAUL L & FRANCES M  
2711 TANNER BRIDGE RD  
JEFFERSON CITY, MO 65101  
601 E CAPITOL AVE

WEBER, JAMES L & ELIZABETH  
3420 COUNTRY CLUB DR  
JEFFERSON CITY, MO 65109  
611 E CAPITOL AVE

SALTER, JAMES E & CHRISTINA R  
6 VICTORIA LN  
HOT SPRINGS VILLAGE, AR 71909-3435  
104 LAFAYETTE ST

J & S PROPERTIES OF JEFFERSON CITY L L C  
1413 INGLENOOK DR  
JEFFERSON CITY, MO 65109  
615 E CAPITOL AVE

ORGANIZED INVESTMENTS L L C  
#9 ARIAS WAY  
HOT SPRINGS, AR 71909  
106 LAFAYETTE ST  
108 LAFAYETTE ST  
110 LAFAYETTE ST

STITT BARONY L L C  
619 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
619 E CAPITOL AVE *(Subject Property)*

CAIN, JAMES D & MELISSA R  
2214 BUEHRLE DR  
JEFFERSON CITY, MO 65109  
610 E STATE ST

MONACO, MILDRED P  
C/O CENTRAL TRUST INVESTMENT CO, TRUSTEE  
PO BOX 779  
JEFFERSON CITY, MO 65102  
624 E CAPITOL AVE

OUSLEY GROUP L L C  
2000 E BROADWAY, STE 176  
COLUMBIA, MO 65201  
608 E STATE ST

MISSOURI RETAILERS ASSOCIATION  
PO BOX 1336  
JEFFERSON CITY, MO 65102  
618 E CAPITOL AVE

BUETTNER, GARY A & LINDA K  
606 E STATE ST  
JEFFERSON CITY, MO 65101  
606 E STATE ST

LEPAGE, JAMES T, TRUSTEE  
616 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
616 E CAPITOL AVE

FLOTRON, FRANCIS E JR & ET'AL  
LEWIS, DOROTHY ANNE  
612 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
612 E CAPITOL AVE

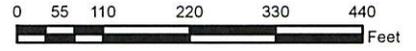
GERMANO, GREGORY C  
71120 N THUNDERBIRD TER  
RANCHO MIRAGE, CA 92270-3522  
606 E CAPITOL AVE

FACT PROPERTIES L L C  
231 SUMMERHILL DR  
JEFFERSON CITY, MO 65109  
600 E CAPITOL AVE

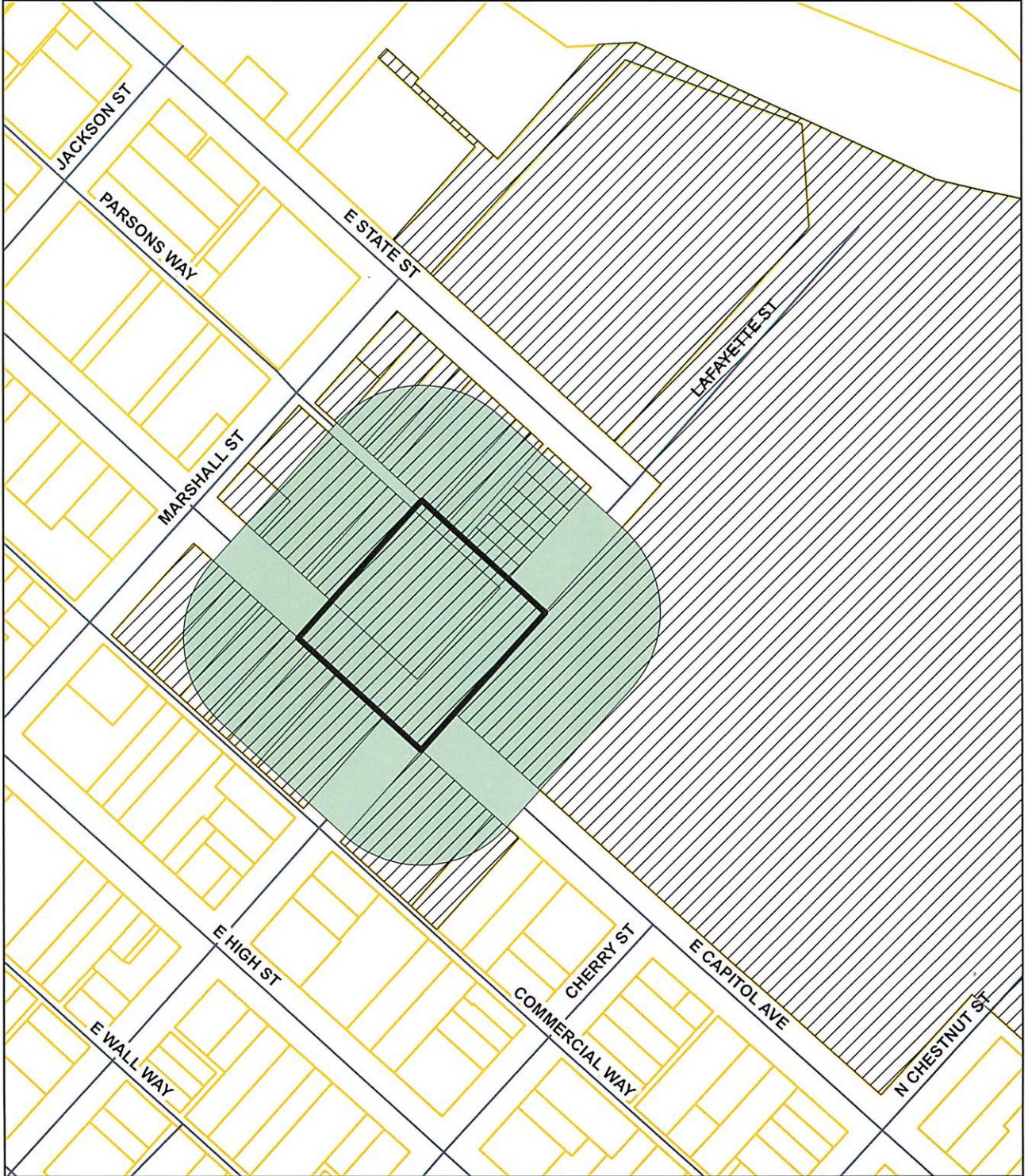
STEENBERGEN, FORREST GENE & LINA LEE  
249 LANDWEHR HILLS RD  
JEFFERSON CITY, MO 65101  
712 E CAPITOL AVE

OAKBROOK PROPERTIES L L C  
320 NISHODSE BLUFF  
JEFFERSON CITY, MO 65101  
700 E CAPITOL AVE

Case No. P16018  
617,619,621,623 E. Capitol Ave.  
Rezoning From C-1 to PUD  
and Preliminary PUD Plan



185 ft. Notification Buffer



Jefferson City  
Planning & Zoning Commission

November 10, 2016

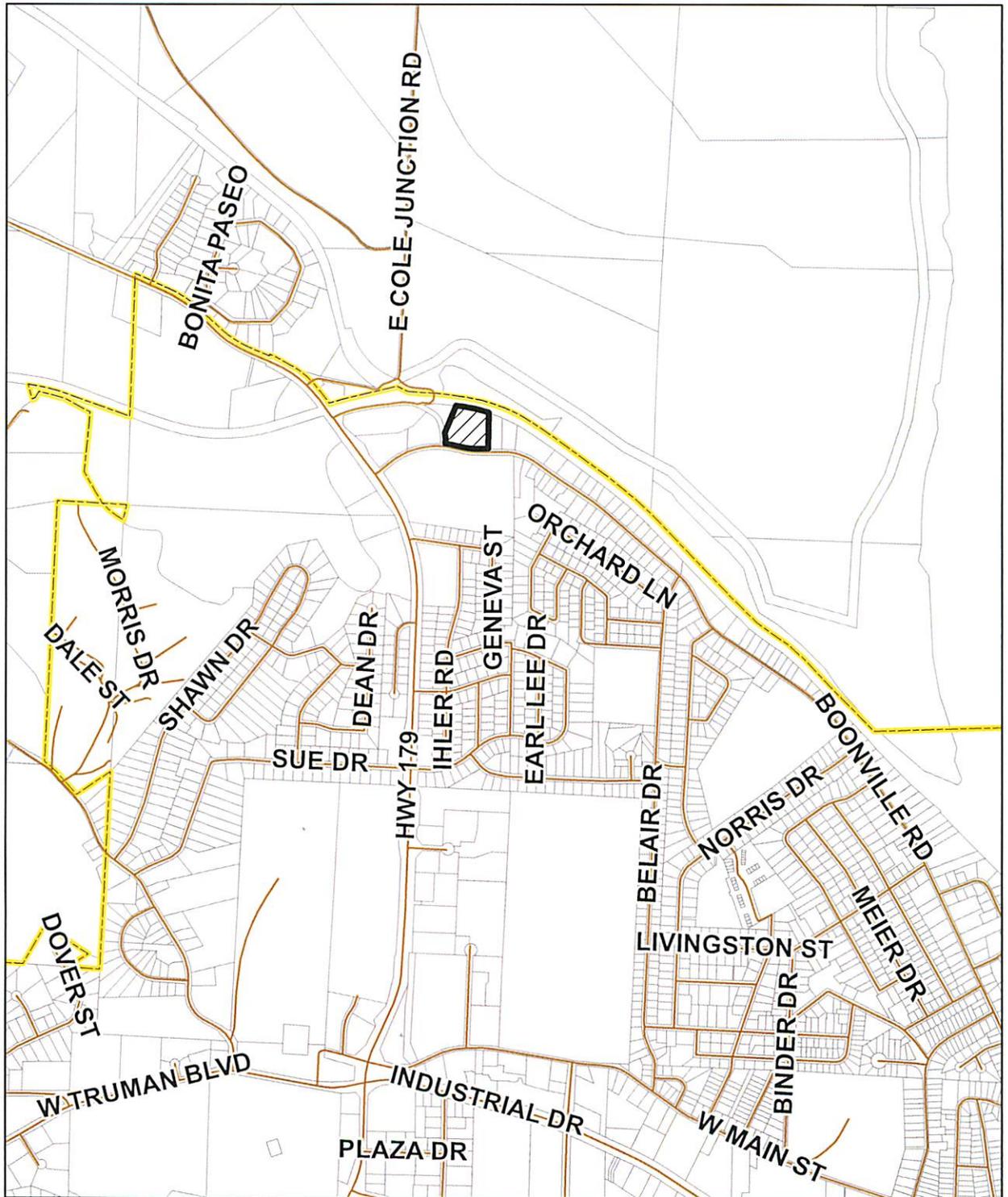
**Case No. P16019**  
**Scott Spencer**  
**1140 Boonville Road**

**PUD Plan Amendment**

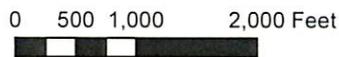


# City of Jefferson Planning & Zoning Commission

## VICINITY

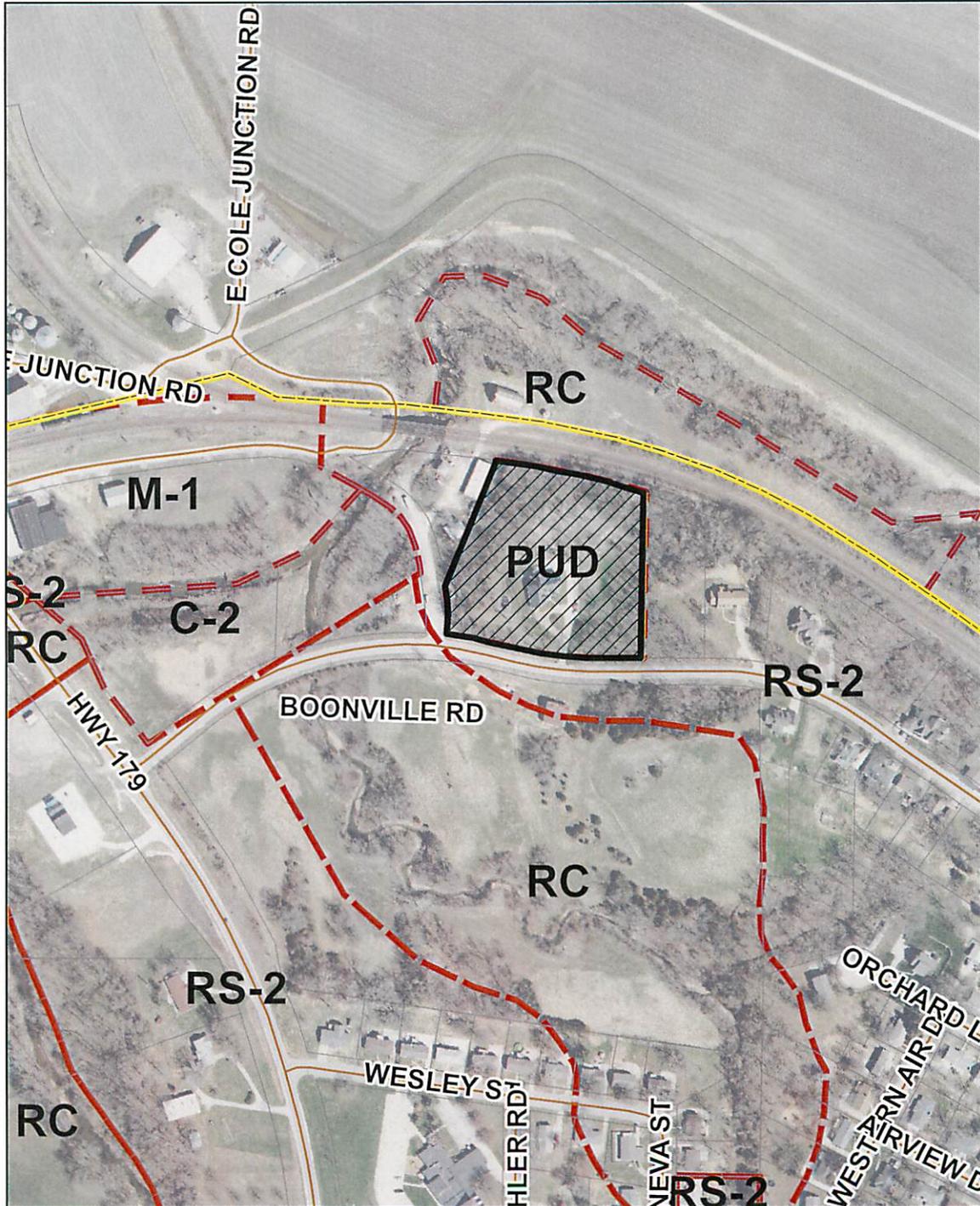


Case No. P16019  
1140 Boonville Road  
PUD Plan Amendment



# City of Jefferson Planning & Zoning Commission

## LOCATION MAP



Case No. P16019  
1140 Boonville Road  
PUD Plan Amendment

0 135 270 540 Feet





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 MINOR AMENDMENT TO FINAL PUD PLAN

The undersigned hereby petitions the City of Jefferson, Missouri, for an AMENDMENT to the approved Final PUD Plan for the following property:

Project Name: Garage & Work Shop  
 Project Address: 1140 Boonville Rd.  
 Describe Amendment: \_\_\_\_\_

**Please attach the following:**

- (a) Typed project narrative describing, in detail, the requested amendment, including affected area in square feet. Include project name and location on the project narrative sheet. If the amendment is for signage, include a copy of the sign detail.
- (b) Rendering or site plan drawing of affected area and proposed change, if applicable.
- (c) Filing fee (see instructions): Minor Amendment: \$105 (Revised June 30, 2015)

**Applicant Information:**

Property Owner Name: T. Scott & Tisha Spencer  
 Address 1140 Boonville Rd.

Phone Number(s): 573-353-6937 573-893-6937

Consultant (Attach Project/Applicant Information Sheet if more space is necessary)

Name: N/A

Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

The attached information accurately represents all of the changes proposed for this project.

T. Scott Spencer T. Scott Spencer 09-30-16  
 Property Owner Signature Printed Name Date

Applicant Signature (if different from property owner) Printed Name Date

**For City Use Only:**

- Major Amendment: Referred to Planning and Zoning Commission**
- Minor Amendment**
  - List Previous Case Numbers: \_\_\_\_\_
  - Previous Testimony? - From persons at any prior public meeting (Such persons shall be notified of the proposed amendment a minimum of seven days prior to taking any action on the request.)
  - Department Decision**  
 Denied / Approved / Conditionally Approved on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
 List any conditions \_\_\_\_\_

Signed/Title \_\_\_\_\_

Application Filing Fee Received: \_\_\_ Cash (indicate receipt # \_\_\_\_\_) \_\_\_ Check (check # \_\_\_\_\_)

Attachments: \_\_\_ Narrative \_\_\_ Map \_\_\_ Applicant/Project Information Sheet

*\$210  
Debit Card  
9-30-16*

**T. Scott & Tisha Spencer  
1140 Boonville Road  
Jefferson City, MO 65109**

**Project Narrative:**

Mr. and Mrs. T. Scott Spencer reside at 1140 Boonville Road. We would like to submit an application for an amendment for our PUD zoning at the mentioned location. We are seeking the amendment for an 1800 sq. ft. 30' x 60' garage/work shop space that would be located to the Northeast corner of the property. The 3.79 acre property currently includes one single family home with a home based business. The proposed structure would not be visible from the street or by any neighbors in the area. The property is in close proximity to the railroad tracks, and the proposed new structure would also act as a sound buffer to the main house. The structure will utilize light gauge steel framing, the same type of construction that was utilized for the main house. Proposed materials include metal siding, cultured stone and synthetic slate shingles for the roof. The space will not include a living or bathroom area. The concrete floor will have a pvc drain system tied into the sanitary sewer system.

**Hardship:**

We own three collector cars that are currently stored in our three-car garage. This garage space is also shared with a woodworking shop. If we are able to move the vehicles into the new structure, we will be able finish a family room/mother-in-law living space with a full bath for an aging parent. We store maintenance equipment in the garage area such as a compact tractor, ZTR lawn mower, lawn de-thatcher and aerator. We have no garage space at this time for our truck or camper, which are both currently parked outside behind our home.

In closing, we believe the addition of this garage will enhance the overall beauty and functionality of our property. Because this structure is only visible from the rear of our home, it should not be a concern for any neighbors or traffic.

Thank you for your consideration,  
Mr. and Mrs. T. Scott Spencer



21.23 ac

BOONVILLE RD

135

0.99 ac

3479.03

443.85

1.1 ac

352.24

81.65

374.23

86.866

1.1 ac

142.39

370(S)

7.89 ac

CITY OF JEFFERSON

311.43

323.4

142.39

430(S)

344.15

350(S)

1200(S)





GENERAL WARRANTY DEED

This Indenture, Made on the 19 day of January, 2001
By and between RICHARD HUTCHERSON and MARILYN A. HUTCHERSON, husband and wife of the County of Cole, State of Missouri, party or parties of the first Part, and T. SCOTT SPENCER and TISHA L. SPENCER, husband and wife, Grantees mailing address 1727 Hayselton, JC, MO 65109 of the County of Cole, in the State of Missouri, party or parties of the Second Part:

Witnessed, That said party or parties of the First Part in consideration of the sum of One Dollar and Other Valuable Consideration paid by the said party or parties of the Second Part, the receipt of which is hereby acknowledged, by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the Second Part, and to the heirs, successors or assigns of such party or parties, the following described lots, tracts or parcels of land lying being and situate in the County of Cole, State of Missouri, to wit:

LOTS NOS. 1, 2 3 AND 4 OF SOMERSET MEADOWS, IN THE CITY OF JEFFERSON, MISSOURI, PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 1000, COLE COUNTY RECORDER'S OFFICE. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said party or parties of the Second Part and unto the heirs, suc-cessors or assigns of such party or parties FOREVER, the said party or parties of the first part hereby covenanting that said party or parties being lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that said party or parties having good right to convey the same: that the said premises are free and clear of any incumbrances done or suffered by said party or parties of the first part or those under whom said party or parties of the first part claim and that said party or parties of the first part will WARRANT AND DEFEND the title to said premises unto the said party or parties of the Second Part, and unto the heirs, successors or assigns, of the party or parties of the second part FOREVER, against the lawful claims or demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party or parties of the First Part hereunto set their hand or hands the day and year first above written.

Handwritten signatures of RICHARD HUTCHERSON and MARILYN A. HUTCHERSON.

STATE OF MISSOURI
COUNTY OF COLE

On this 19 day of January 2001, before me personally appeared RICHARD HUTCHERSON and MARILYN A. HUTCHERSON, husband and wife, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that said person or persons executed the same as said person's or persons' free act and deed.

000645 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

STATE OF MISSOURI
COUNTY OF COLE
RECORDED ON

Handwritten signature of Notary Public and Notary Seal.

Handwritten notes: 18-CCA, HSB

01 JAN 19 AM 10 31

BOOK 432 PAGE 477

LARRY D. RADEMAN

RECORDED

Handwritten signature: Debra L. ...

Notary Public

TARA LYNN HOSKINS
Notary Public-Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires 11/4/2002

## 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

October 27, 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, November 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. P16019 – 1140 Boonville Road, PUD Plan Amendment.** Request filed by Scott Spencer, property owner, for an amendment to the PUD Plan for the property to construct a 1,800 sf garage work shop. The purpose of the request is to accommodate a larger garage than the 1,500 sf maximum size permitted for residential uses. The property is located on the north side of Boonville Road 1,000 feet east of Highway 179 and is described as Lot A of Somerset Meadow Replat, 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 December 19, 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).

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.

KEMPKER, JEFFREY F & LINDA R  
1305 VISTA TIERRA  
JEFFERSON CITY, MO 65109  
1206 BOONVILLE RD  
E COLE JUNCTION RD

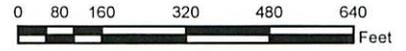
SPENCER, T SCOTT & TISHA L  
1140 BOONVILLE RD  
JEFFERSON CITY, MO 65109  
1140 BOONVILLE RD (*Subject Property*)

STOKES, LORI E, TRUSTEE  
PO BOX 572  
JEFFERSON CITY, MO 65102  
BOONVILLE RD

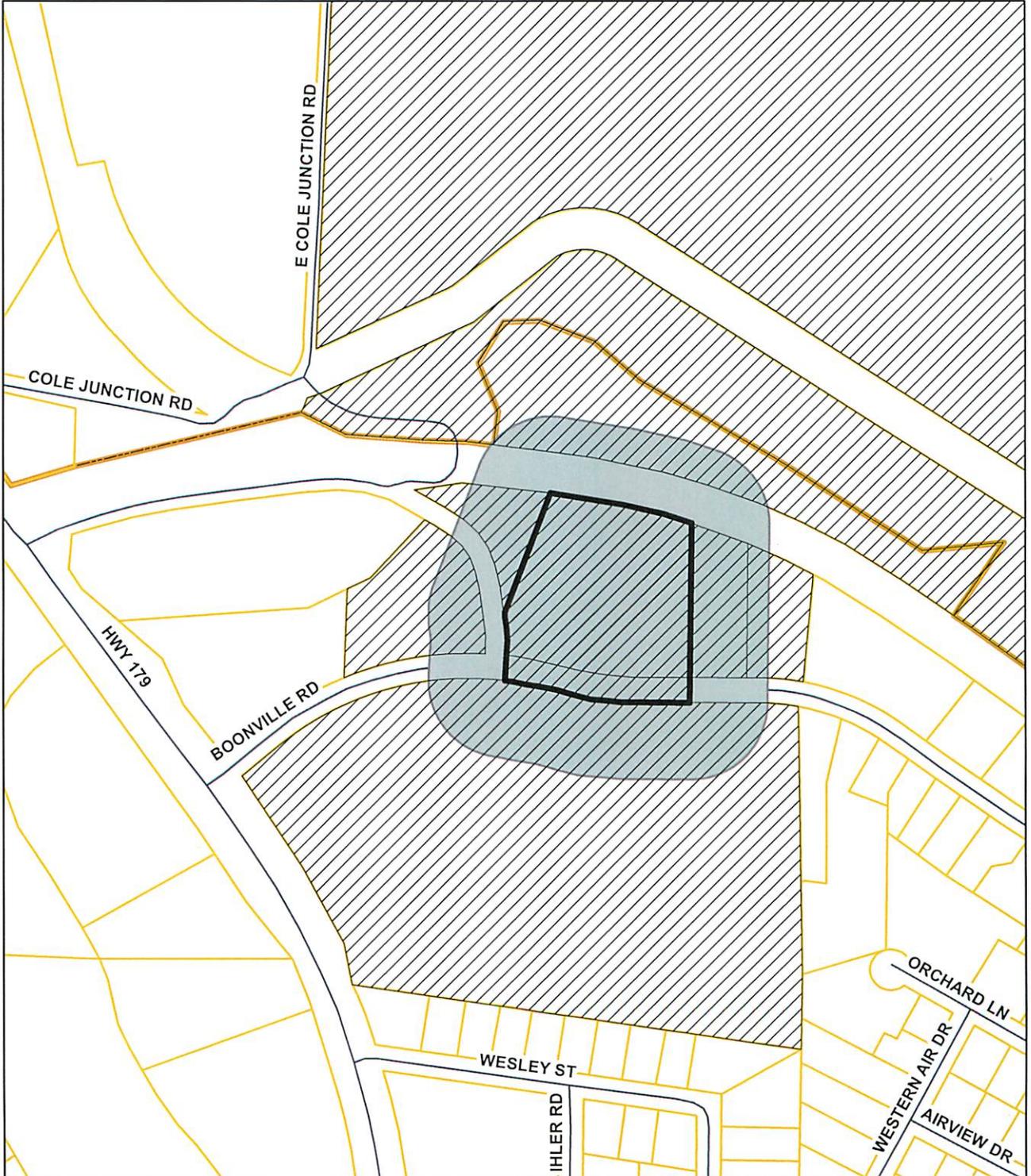
SCHNIEDERS, PETER J &  
SCHNIEDERS, CLIFFORD & MARY TRUST  
DENISE CONVERY & WM R SCHNIEDERS &  
813 BOONVILLE RD  
JEFFERSON CITY, MO 65109  
1141 BOONVILLE RD

STOKES, BETTY ANN  
PO BOX 572  
JEFFERSON CITY, MO 65102  
1128 BOONVILLE RD

Case No. P16019  
1140 Boonville Road  
PUD Plan Amendment



185 ft. Notification Buffer



Jefferson City  
Planning & Zoning Commission

November 10, 2016

**Case No. P16020**  
**Phoenix Healthcare Realty Holdings LLC**  
**310 & 312 W Elm**

- A. Rezoning from C-2 to RA-2**
- B. Final Subdivision Plat**

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

**Case No. P16020 – 310 and 312 W. Elm Street, Rezoning from C-2 to RA-2 and Final Subdivision Plat.** Request filed by Phoenix Healthcare Realty Holdings LLC, property owner, for a rezoning of 0.12 acres from C-2 General Commercial to RA-2 High Density Residential and a three lot subdivision. The purpose of the request is to divide the property into three lots and align the zoning boundary along the lot lines so that the property can be used as a commercial parking lot in the rear and two residential lots in the front. The property is located on the north side of West Elm Street 150 feet west of Broadway Street and is described as Inlot 686, Jefferson City, Missouri (Bartlett and West, Consultant).

**Nature of Request**

This property consists of single tract (one of the original Inlots of Jefferson City) with two houses, each of which has been converted into a two unit building, and a parking lot at the rear of the property. Of the two houses, both are vacant and one is in a state of severe dilapidation and in need of demolition. The property was recently acquired by Phoenix Healthcare, who have offices located a short distance away at 500 Broadway Street, and they are interested in the parking lot portion of the property only with no desire to retain ownership of the houses. After consultation with Planning Division Staff, they have submitted a plan that would divide the property into 3 lots (one lot for each house and one for the parking lot). A variance from the Zoning Code street frontage requirement for the parking lot tract (allowing it to be split from the rest of the property although it's only access is from an alley) was approved by the Board of Adjustment at their September 13 meeting. Variances from the 60 feet minimum lot width requirement were also approved by the Board of Adjustment to permit the two houses to be plated on separate lots with 52 feet of lot width each. A rezoning proposal to shift the C-2/RA-2 zoning boundary on the property to align with the lot line boundary between the residential lots and commercial parking lot is included with the subdivision plat application. Easements across the parking lot tract would be granted to each of the residential lots so that vehicle access and parking could be accommodated at the rear of the residential lots (negating the need for driveway access from Elm Street).

**Zoning History**

Prior to 1987, the property was entirely zoned RA-2. In 1987 the rear portion of the property was rezoned to C-2 for the purpose of constructing a parking lot.

**Zoning and Surrounding Land Use**

Current Zoning: C-2

Current Use: Residential with commercial parking lot in rear

Requested Zoning: RA-2

Intended Use: Residential with commercial parking lot in rear

	Surrounding Zoning	Surrounding Uses
North	C-2	Commercial parking lot / hotel, retail, office uses
South	RA-2	Vacant residential structures / apartment buidlings
East	RA-2	Single family and two unit residential
West	RA-2	Single family residential

**Allowed Uses:**

The RA-2 district permits single family, duplex, and multi-family uses as well as residential care facilities and similar uses. Please see Exhibit 35-28 for a complete list of authorized uses.

Minimum lot area for two family uses within the RA-2 district are 3,000 sf per dwelling and minimum lot area for multi-family uses within the RA-2 district are 1,500 sf per dwelling unit.

**Staff Analysis of Rezoning Proposal**

Standard checklist for rezoning:	Yes	No	Notes:
Complies with Comprehensive Plan	X		The Comprehensive Plan identifies the property as intended for high density residential use, which would support the requested rezoning.
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 RA-2 district.
Benefit to City is substantial when compared to adverse affects on adjacent property	X		The rezoning would realign the zoning boundary with the property lines shown on the associated subdivision plat.
After rezoning, the allowed uses would be compatible with uses allowed in adjacent districts	X		The RA-2 zoning would match the zoning of the properties to each side.
After rezoning, the allowed uses would be compatible with adjacent existing land uses	X		The RA-2 district would be compatible with the surrounding area.
If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning)	X		The C-2/RA-2 zoning boundary currently bisects the residential portion of the property. Realigning the boundary to the future lot line is appropriate.
The requested rezoning would be an expansion of an existing district	X		The rezoning would be an expansion of the adjacent RA-2 zoning.

**Staff Analysis of Subdivision Plat**

The final subdivision plat, titled “Inlot 686 Subdivision”, shows three lots. Lot 1 and Lot 2 are drawn around the existing houses fronting on Elm Street. Lot 3 is drawn around the existing parking lot located to the rear of the property. Lots 1 and 2 would each include a small portion of the existing parking lot, which would serve the parking needs of each lot, and a proposed 20 feet wide access easements for each lot is shown across the parking lot tract. Lots 1 and 2 are shown with a lot width of 52 feet each, which would not meet the standard 60 feet lot width of the RA-2 district, however, the Board of Adjustment approved a lot width variance for these two lots to permit the 52 feet lot width. Lot 3 would not meet the Zoning Code requirement for street frontage, as the only frontage for the lot is along an alley (which does not qualify as a street), however, the Board of Adjustment approved a variance from the street frontage requirement to allow the lot to have sole access from an alley. A condition of that variance is that no permanent structure may be constructed upon the lot.

**Staff Recommendations:**

**Rezoning Request:** Staff recommends approval of the request to rezone the property from C-2 to RA-2. The proposed rezoning consists of a small portion of the property, which is currently in residential use, and would align the zoning boundary with the proposed lot lines of the subdivision plat.

**Final Subdivision Plat:** Staff recommends approval of the Final Subdivision Plat. With the lot width and street frontage variances approved by the Board of Adjustment, and subject to technical comments on the plat document identified by staff, the plat meets the requirements of subdivision plats and applicable zoning regulations.

	Approve	Deny	Neutral
Staff Recommendation	X		

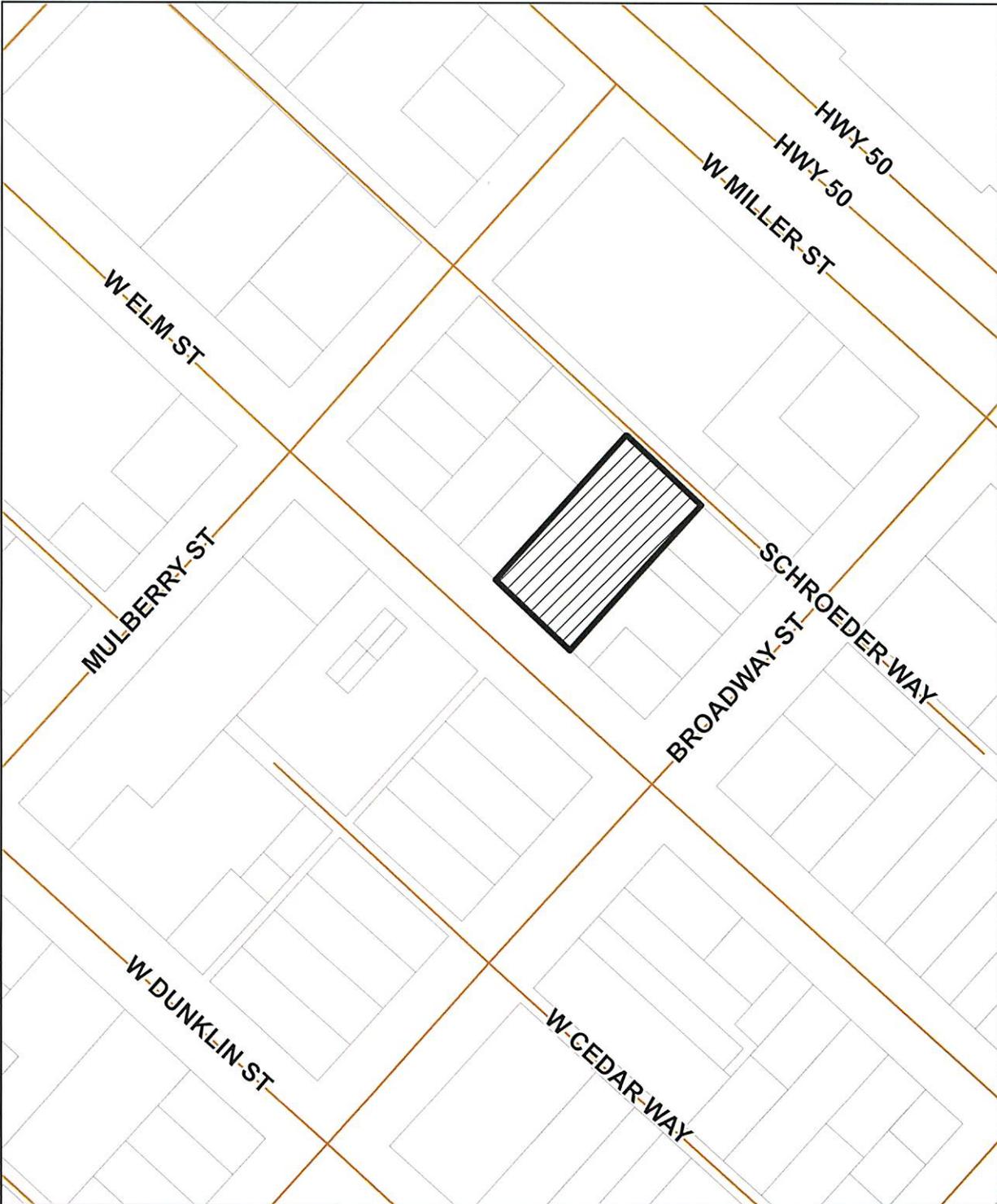
**Form of Motion**

1. Motion to approve the request to rezone the property, consisting of 0.12 acres, from C-2 to RA-2.
2. Motion for approval of the Final Subdivision Plat of Inlot 686 Subdivision, subject to the following conditions:
  - a. Compliance with the comments and technical corrections of the Planning and Engineering Divisions.
  - b. Submittal of a signed plat document prior to introduction to the City Council.

**Staff Note:** these two items will be forwarded to the City Council as separate council bills, one for the rezoning and one for the subdivision plat. The rezoning bill will include a public hearing before the council. The subdivision plat is not subject to public hearing requirements. Depending on when the signed final plat document is received and forwarded for consideration by the City Council, the two bill may proceed to the City Council on different dates and timelines.

# City of Jefferson Planning & Zoning Commission

## VICINITY

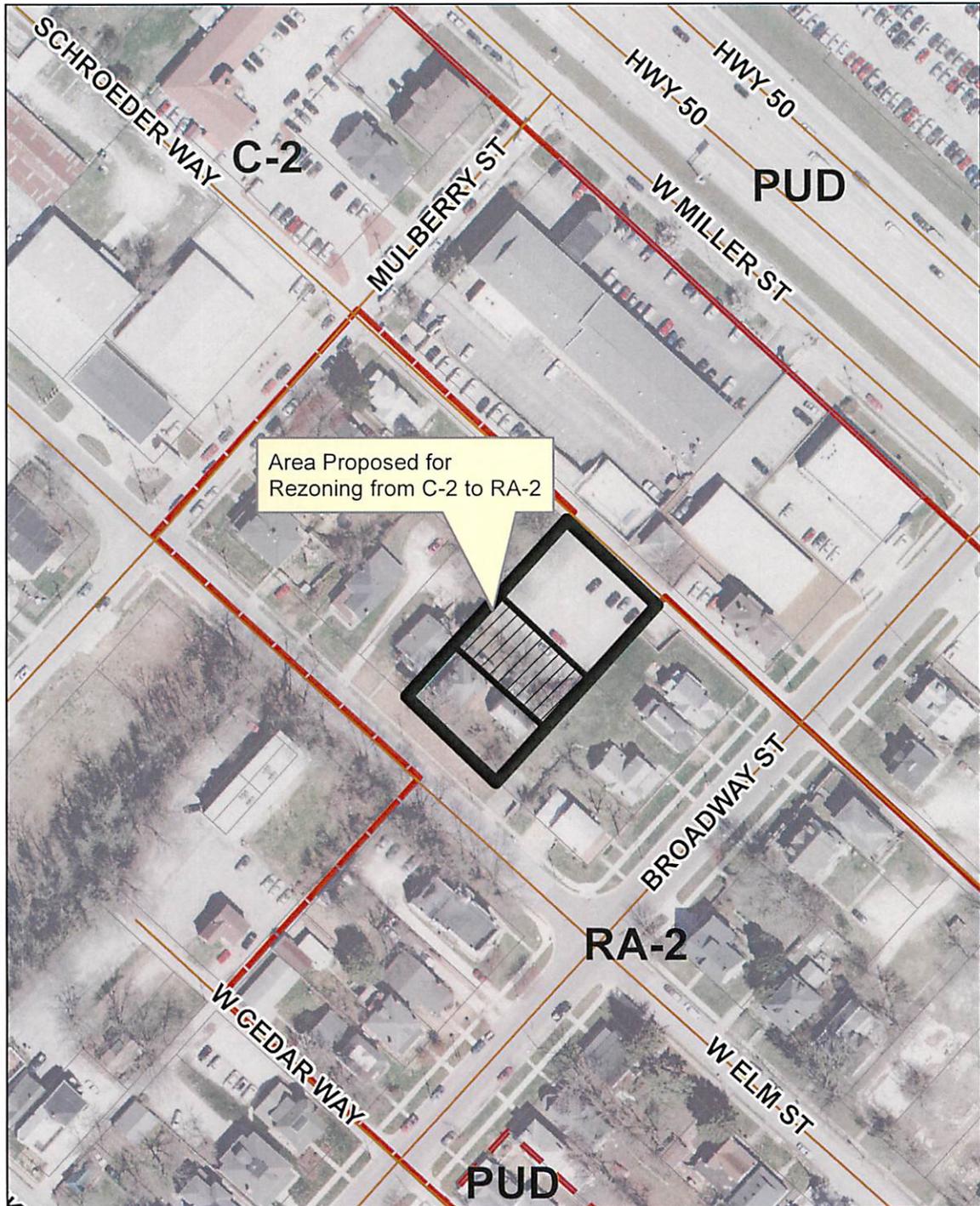


Case No. P16020  
310 & 312 W, Elm St.  
Rezoning from C-2 to RA-2  
& Final Subdivision Plat

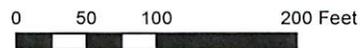


# City of Jefferson Planning & Zoning Commission

## LOCATION MAP



Case No. P16020  
310 & 312 W, Elm St.  
Rezoning from C-2 to RA-2  
& Final Subdivision Plat





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: 312 W. Elm Street

Legal/Property Description (write out or attach as an exhibit): Inlot 686

Who petition to rezone the above described real estate from its present classification of RA-2 AND C2 district to RA-2 AND C2 district. The purpose of this rezoning request is to: Move the current zoning line from the Northerly 140 feet of Inlot 686 to the south line of Lot 3 of the proposed Subdivision of Inlot 686.

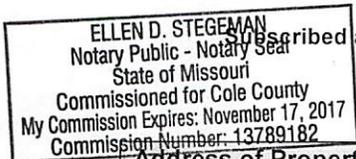
**ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.**

JEFFREY W BUKER *Exe. Director*  
 Property Owner #1 Name (type or print)

*Jeffrey W Buker*  
 Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature



Subscribed and sworn before me this 6<sup>th</sup> day of October in the year 2016.

*Ellen D Stegeman*  
 Notary Public

Address of Property Owner #1	
Name	JEFFREY W BUKER,
Mailing Address	312 DEERFIELD PL, JEFFERSON CITY, MO 65109
Phone Number	573-619-2031
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  
[jcplanning@jeffcitymo.org](mailto:jcplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov)



### APPLICATION FOR SUBDIVISION PLAT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri for the following type of subdivision:  Preliminary Plat  Final Plat

- Name of Subdivision: Subdivision of Inlot 686
- General location: 312 W. Elm Street
- Existing/Proposed zoning: RA-2 and C2
- Existing/Proposed use of the property: RA-2 and C2
- Size of the property in acres: 0.48 acres
- Total number of lots proposed: 3

7. The following items need to be submitted with the plat drawing, if applicable:

A. Public improvement construction plans are to be submitted to the Engineering Division with a final plat. Signature of the Division Director, or his/her designee, is needed to certify that plans have been submitted:

\_\_\_\_\_  
 Signature NA \_\_\_\_\_ Date (N/A if no plans are required)

B. Description of any variances to the Subdivision Regulations being requested (please note section number of the regulation below and attach a letter stating justification for the variance(s):

\_\_\_\_\_

C. Appropriate application filing fee: \$ \_\_\_\_\_ Preliminary Plat - Residential-\$213\* plus \$4 per lot  
 Preliminary Plat - Commercial/Industrial-\$213\* plus \$4 per lot  
 Final Plat - \$240\* plus \$4 per lot  
 \*Revised June 30, 2015

JEFFREY W BUKER *Exc. Director* \_\_\_\_\_ Jeffrey W Buker \_\_\_\_\_ 10/6/16  
 Property Owner Name (type or print) Property Owner Signature Date

\_\_\_\_\_  
 Engineer Name (type or print) Engineer Signature Date  
Dustin E. Kaiser \_\_\_\_\_ Dustin E. Kaiser \_\_\_\_\_ 10/6/16  
 Surveyor Name (type or print) Surveyor Signature Date

Contact person for this application:

Name: JEFFREY W BUKER  
 Address: 312 DEERFIELD PL, JEFFERSON CITY, MO 65109  
 Phone Number: 573-619-2031

For Staff Use Only

Attachments:

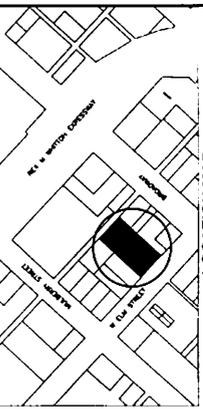
- Variance request letter
- Additional documentation

Notes: \_\_\_\_\_

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.

*\$252*

**INLOT 686 SUBDIVISION**  
**CITY OF JEFFERSON**  
**COLE COUNTY, MISSOURI**  
 ZONED RA-2 AND C-2



**NOTES:**  
 1. ALL OF INLOT 686 OF THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI, AS REFERRED BY THE DEDICATED INSTRUMENT, IS TO BE CONVEYED TO PHOENIX HEALTHCARE REALTY HOLDINGS, LLC.

**NOTES:**  
 1. ALL OF INLOT 686 OF THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI, AS REFERRED BY THE DEDICATED INSTRUMENT, IS TO BE CONVEYED TO PHOENIX HEALTHCARE REALTY HOLDINGS, LLC.



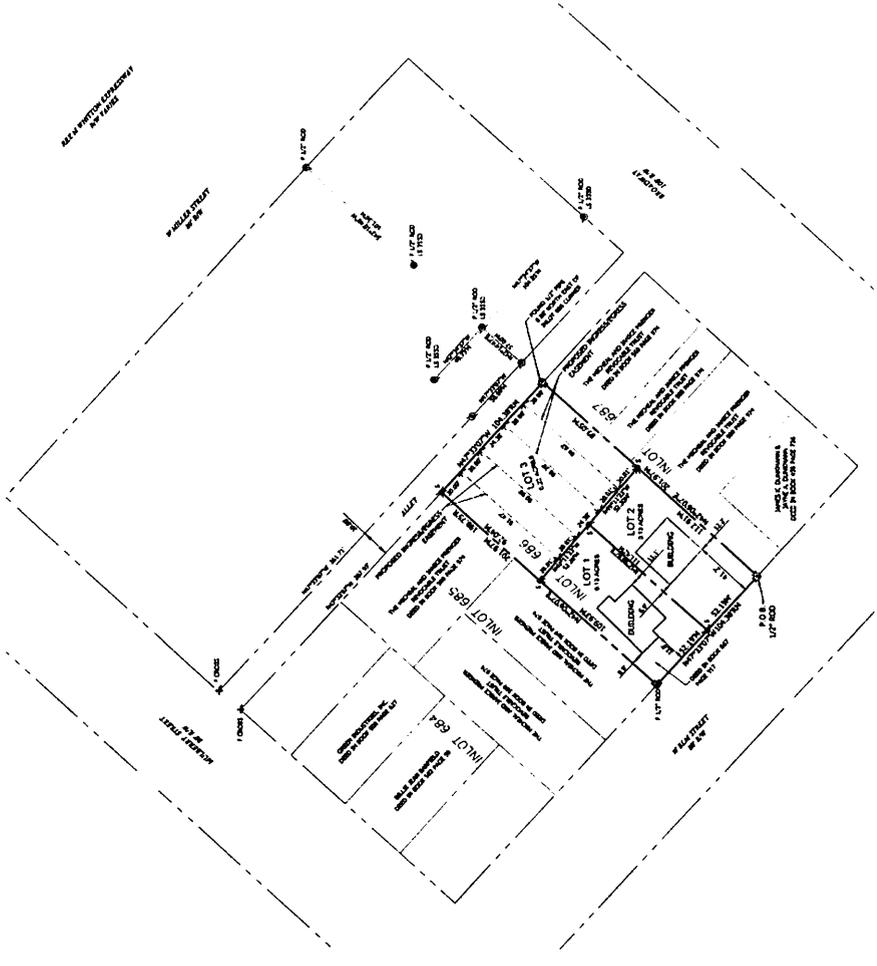
- LEGEND**
- FOUND AS NOTED
  - SET 3/8" ROD w/ CAP (CS 202011321)
  - ✦ CUT CROSS FOUND
  - COMPUTED POINT
  - ✦ TO JAC CORNER
  - SET CORNER
  - ✦ MEASURED
  - ✦ RECORD
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - P.O. POINT OF TERMINATION

PHOENIX HEALTHCARE REALTY HOLDINGS, LLC, a Missouri limited liability company, is the owner of the property described in the attached plat. The undersigned owners of the property described in the attached plat have executed and acknowledged the same to be their free act and deed. The undersigned owners of the property described in the attached plat have executed and acknowledged the same to be their free act and deed. The undersigned owners of the property described in the attached plat have executed and acknowledged the same to be their free act and deed. The undersigned owners of the property described in the attached plat have executed and acknowledged the same to be their free act and deed.

JENNIFER W. BLAKER  
 STATE OF MISSOURI }  
 COUNTY OF COLE }

ON THIS 20th DAY OF OCTOBER, 2018, BEFORE ME PERSONALLY DO AND ACKNOWLEDGE THE SAME TO BE HIS FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIRMED MY SEAL, THIS 20th DAY OF OCTOBER, 2018.

IN COMMISSION EXPIRES \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_



I, THE CITY CLERK OF THE CITY OF JEFFERSON, COUNTY OF COLE STATE OF MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR OF JEFFERSON, MISSOURI, ON THE 20th DAY OF OCTOBER, 2018.

PHILLIS POWELL, CITY CLERK

CHARLES D. WATSON, INTERIM DIRECTOR  
 DEPARTMENT OF COMMUNITY DEVELOPMENT



**INLOT 686 SUBDIVISION**  
**CITY OF JEFFERSON**  
**COLE COUNTY, MISSOURI**

1117 BARTLETT & WEST, L.L.C.  
 1117 BARTLETT & WEST, L.L.C.  
 1117 BARTLETT & WEST, L.L.C.



PREPARED FOR: PHOENIX HEALTHCARE REALTY HOLDINGS, LLC

PLAT NO.	19271.000	SHEET NUMBER	1
SCALE	1" = 40'		
DRAWN BY	DAK	DATE	OCTOBER 2018
CHECKED BY	DAK		

DEED NO. 19271.000

DOCUMENT NO. \_\_\_\_\_  
 COUNTY OF COLE }  
 STATE OF MISSOURI }  
 AT \_\_\_\_\_ O'CLOCK AND \_\_\_\_\_ MINUTES  
 OF \_\_\_\_\_ DAY OF \_\_\_\_\_  
 2018, RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 RALPH C. RAY, RECORDER  
 DEPUTY

## 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

October 27, 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, November 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. P16020 – 310 and 312 W. Elm Street, Rezoning from C-2 to RA-2 and Final Subdivision Plat.** Request filed by Phoenix Healthcare Realty Holdings LLC, property owner, for a rezoning of 0.12 acres from C-2 General Commercial to RA-2 High Density Residential and a three lot subdivision. The purpose of the request is to divide the property into three lots and align the zoning boundary along the lot lines so that the property can be used as a commercial parking lot in the rear and two residential lots in the front. The property is located on the north side of West Elm Street 150 feet west of Broadway Street and is described as Inlot 686, Jefferson City, Missouri (Bartlett and West, 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](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 December 19, 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).

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.

Property Owner List

Case No. P16020

310 &amp; 312 W. Elm Street

November 10, 2016

HOTEL DEVILLE L L C  
827 VALLEY CREEK DR  
FARMINGTON, MO 63640-1974  
319 W MILLER ST

SILVEY, EDWARD R  
1922 SUN MEADOW LN  
JEFFERSON CITY, MO 65109  
610 BROADWAY

STEWART, TIMOTHY T  
509 MULBERRY ST  
JEFFERSON CITY, MO 65101  
509 MULBERRY ST

GREEN INDUSTRIES INC  
3108 HUNT RIDGE RD  
JEFFERSON CITY, MO 65109  
612 BROADWAY

GREEN INDUSTRIES INC  
PO BOX 104656  
JEFFERSON CITY, MO 65110  
511 MULBERRY ST

CAPITAL CITY PROPERTIES L L C  
5502 WARDSVILLE RD  
JEFFERSON CITY, MO 65101  
306 W CEDAR WAY  
307 W ELM ST

BARFIELD, BILLIE JEAN  
513 MULBERRY ST  
JEFFERSON CITY, MO 65101  
513 MULBERRY ST

CITY OF JEFFERSON  
320 E MCCARTY ST  
JEFFERSON CITY, MO 65101  
605 MULBERRY ST  
601 MULBERRY ST

CROOK, KANDY, TRUSTEE  
515 MULBERRY ST  
JEFFERSON CITY, MO 65101  
515 MULBERRY ST

PHOENIX HEALTHCARE REALTY HOLDINGS L L C  
3033 S KANSAS EXPWY  
SPRINGFIELD, MO 65087  
500 BROADWAY  
312 W ELM ST (*Subject Property*)

PRENGER, MICHAEL W & JANICE I, TRUSTEES  
902 TANYA LYNN DR  
JEFFERSON CITY, MO 65109  
315 W SCHROEDER WAY  
318 W ELM ST  
314 W ELM ST  
512 BROADWAY  
514 BROADWAY  
516 BROADWAY

NORTHWAY, TOMMY LEE & AMY ROSE  
1336 BONITA PASEO  
JEFFERSON CITY, MO 65109  
508 BROADWAY

H & H GLOBAL INVESTMENTS L L C  
58 LARAND DR  
HOLTS SUMMIT, MO 65043  
301 W ELM ST

BROWN, RON  
510 BROADWAY  
JEFFERSON CITY, MO 65101  
510 BROADWAY

REED, DANIEL  
608 BROADWAY  
JEFFERSON CITY, MO 65101  
608 BROADWAY

DUNKMANN, JAMES K & JAYNE A  
12624 NORTHVIEW DR  
HOLTS SUMMIT, MO 65043  
518 BROADWAY

R R R E HOLDINGS L L C  
501 BROADWAY  
JEFFERSON CITY, MO 65101  
501 BROADWAY

GREEN INDUSTRIES INC  
PO BOX 104656  
JEFFERSON CITY, MO 65110  
509 BROADWAY  
601 BROADWAY  
607 BROADWAY

GREEN, DANNY J & KATHLEEN A  
PO BOX 104656  
JEFFERSON CITY, MO 65110-4656  
511 BROADWAY

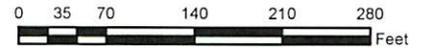
GREEN, DANNY J & KATHLEEN A  
3108 HUNT RIDGE RD  
JEFFERSON CITY, MO 65109  
513 BROADWAY

SCHROEDER, JULIANNA M  
FERBER, SUSAN K  
224 W ELM ST  
JEFFERSON CITY, MO 65101  
224 W ELM ST

GREEN, DANNY J & KATHLEEN A  
PO BOX 104656  
JEFFERSON CITY, MO 65110-4656  
609 BROADWAY

LONG, ROSEMARY J  
613 BROADWAY  
JEFFERSON CITY, MO 65101  
613 BROADWAY

Case No. P16020  
310 & 312 W, Elm St.  
Rezoning from C-2 to RA-2  
& Final Subdivision Plat



185 ft. Notification Buffer

