

Notice of Meeting & Tentative Agenda



City of Jefferson Planning and Zoning Commission

Thursday, April 14, 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 Regular Minutes of March 10, 2016**
5. **Communications Received**
6. **New Business/Public Hearings**

Case No. P16003 – 1050 South Country Club Drive, Rezoning and Comprehensive Plan Amendment. Request filed by the Schepeler Family, property owner, on behalf of James Lage Construction, applicant, for a rezoning of 34.5 acres from C-1 Neighborhood Commercial to RS-2 Single Family Residential and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located on the west side of South Country Club Drive 350 feet north of Old Lohman Road and is described as part of the Southwest Quarter of Section 8 and part of the Northwest Quarter of Section 17, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Case No. P16004 – 1105 Lafayette Street, Special Exception Permit. Request filed by Boys and Girls Club of Jefferson City for a Special Exception Use Permit to operate a Neighborhood Center / Community Activity Building in an RS-2 / RS-4 zoning district. The property is located on the east side of Lafayette Street at the intersection of Franklin Street and is described as part of outlots 26 and 82 and part of vacated Franklin Street right of way. (Central Missouri Professional Services, Consultant).
7. **Other Business**
 - A. **CAMPO Regional Bicycle and Pedestrian Plan**
 - B. **Comprehensive Planning Support – Report from Staff**
 - C. **Update on Capitol Avenue/East High Street Plans**
 - D. **Discussion of Possible Amendments to Zoning Code**
 - E. **Scheduled Reports**
 - Environmental Quality Commission
8. **Adjourn**

JCTV, Digital Cable Channel 81 or Digital Television Channel 12.2, broadcasts the Planning and Zoning Commission meetings live at 5:15 p.m.

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.

MINUTES

JEFFERSON CITY PLANNING AND ZONING COMMISSION

March 10, 2016

5:15 p.m.

COMMISSION MEMBERS PRESENT

Jack Deeken
Dean Dutoi
Bob George
Chris Jordan, Chairman
Michael Lester
Dale Vaughan
Chris Yarnell, Vice Chairman
Ron Fitzwater, Alternate
Blake Markus, Alternate

ATTENDANCE RECORD

5 of 6
4 of 6
6 of 6
6 of 6
6 of 6
5 of 6
6 of 6
4 of 6
4 of 6

COMMISSION MEMBERS ABSENT

Bunnie Trickey Cotten
David Nunn

ATTENDANCE RECORD

4 of 6
4 of 6

COUNCIL LIAISON

Carlos Graham

STAFF PRESENT

Janice McMillan, Director of Planning & Protective Services
Matt Morasch, Director of Public Works
Eric Seaman, Wastewater Division Director
David Bange, City Engineer
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, six regular members and two alternates were present. A quorum was present.

Designation of Voting Alternates

The Chairman announced that all regular members and Alternates Mr. Fitzwater and Mr. Markus are eligible to vote.

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. Barron requested to reorder the agenda in order to hear Case No. P16002 first.

Mr. Lester moved and Mr. Dutoi seconded to adopt the agenda as reordered. The motion passed 8-0 with the following votes:

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

4. Approval of Minutes from the Regular Meeting of December 10, 2015

Mr. Yarnell moved and Mr. George seconded to approve the minutes of the Regular Meeting of December 10, 2015 as written. The motion passed 8-0 with the following votes:

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

5. Communications Received

Correspondence was received for Case No. P16001.

6. New Business/Public Hearings

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

Mr. Barron described the proposal and explained that the applicant is under contract to purchase the two houses at 2821 and 2827 South Ten Mile Drive and the subject 0.3 acre tract behind those houses. He stated that the applicant plans to demolish the two houses and redevelop the site with a 14,561 square foot retail building. Mr. Barron explained that the two houses are currently zoned C-1 Neighborhood Commercial, and general retail uses are permitted in the C-1 district. He stated that the 0.3 acre tract behind the houses has a split zoning of RD and C-O, which are districts that do not permit general retail uses. Mr. Barron explained that in order to unify the zoning of the three tracts and allow the development plan for the property to proceed, the applicant is applying to rezone the 0.3 acre tract to C-1. He stated that a comprehensive plan amendment showing the property as commercial is also associated with this request. Mr. Barron explained that a site plan showing the proposed development of a Goodwill store was submitted with the application. He stated that a full traffic impact study was conducted by George Butler and Associates in conjunction with this development. He stated that the study showed that the existing intersection would be able to accommodate the traffic that would be generated by the development. Mr. Barron explained that the study recommended to remove on street parking in front of the development, as well as, in front of Arby's on South Ten Mile Drive.

Mr. David Kutchback, President of MERS/Goodwill, 1315 N. 5th Street, St Charles, MO, spoke regarding this request and explained that MERS/Goodwill is a non-profit organization with 75 career centers and 43 stores throughout Missouri and Illinois. He stated that their mission is to work with individuals to find productive employment. Mr. Kutchback explained that their stores help to fulfill that mission as well as generate revenue for the career centers. He stated that the proposed store will aid in that mission.

Mr. Mike Bates, Central Missouri Professional Services, 2500 E. McCarty Street, spoke regarding this request. Mr. Bates distributed the following visuals: (1) visual depicting the area to be rezoned; (2) actual footprint of the proposed Goodwill Store; (3) site plan; (4) rendering of proposed Goodwill Store; and (5) visual depicting non-owner occupied properties.

Mr. Malcolm Lee DeBroeck, 2830 S. Ten Mile Drive expressed the following concerns: (1) increase of traffic on South Ten Mile Drive; (2) delivery trucks accessing entrance will block access to residential area; (3) South Ten Mile Drive was intended for residential traffic when it was built; and; (4) sight distance is limited at entrances to the subject property.

No correspondence was received.

Mr. Wade addressed site plan questions. Mr. Bange addressed traffic impact study questions.

Mr. Barron gave the Planning Division staff report.

Mr. Dutoi moved and Mr. Lester seconded to approve the comprehensive plan amendment request to show the property as Commercial on the Development Plan Map of the Comprehensive Plan to the City Council. The motion passed 8-0 with the following votes:

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

Mr. Dutoi moved and Mr. Lester seconded to approve the request to rezone the property from RD and C-O to C-1 to the City Council. The motion passed 8-0 with the following votes:

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

Case No. P16001 – 1600 Block of Hayselton Drive and 1414 West Main Street. Request filed by River Bluff Condominiums LLC and Paul Chinn Trust, property owners, for the following:

1. A rezoning of 14.69 acres from PUD Planned Unit Development to RS-3 Single Family Residential.
2. An amendment to the Development Plan Map of the Comprehensive Plan to show the property, consisting of 14.69 acres, as Low Density Residential.
3. A Preliminary and Final Subdivision Plat of 10.9 acres consisting of 9 lots.

The property is accessed from Hayselton Drive 200 feet east of Beverly Street and from West Main Street 150 feet east of Manila Street. The property is described as part of the Southwest part of the Northeast Quarter, the Northwest part of the Southeast Quarter, the East Half, and the Northwest Quarter of Section one, Township 44 North, Range 12 West, Jefferson City, Missouri. (Central Missouri Professional Services, Consultant)

Mr. Barron described the proposal and explained that this request comes as two parts. He stated that the first part of the request is to revert the zoning of the River Bluff Condominiums LLC property back to the single family residential status it held prior to 2005. Mr. Barron explained that a comprehensive plan amendment is also proposed to revert the planned use of the property back to the low density residential designation it held prior to 2005. He stated that the single family zoning is proposed for the entirety of the 14.69 acre PUD zoned property owned by River Bluff Condominiums LLC. Mr. Barron explained that the second part of the request is for approval of a Preliminary and Final Subdivision Plat for a nine lot subdivision, with one lot being platted around an existing single family home, one lot designated for construction of a sewer pump station, and seven lots made available for new single family homes. He stated that this request pairs the northern portion of the River Bluff Condominiums LLC property with the Chinn property to the west, and includes a 650 feet long cul-de-sac street with access off of Hayselton Drive. Mr. Barron also explained that the applicant has requested a variance to the provisions of Chapter 33, Subdivision Code, regarding the right-of-way width of the new street. Mr. Barron distributed a draft of the Declaration of Protective Covenants and Restrictions of River Bluff Estates Subdivision. Mr. Barron also presented a history of development within the area and examples of other infill development streets.

Mr. Morasch gave a presentation on the infrastructure for the proposed development, as well as, the proposed pump station.

Mr. Lester left at 6:45 p.m.

Mr. Mike Bates, Central Missouri Professional Services, 2500 E. McCarty Street, spoke regarding this request. Mr. Bates distributed visuals that show the comparison between the proposed new development and the development proposed in 2012. He also distributed a series of air photos that show a timeline of development in this area. Mr. Bates explained that the previous development in 2005 proposed a 50 unit condominium development. He stated that the project was not viable based on the construction costs and the market interest and was put on hold. Mr. Bates explained that in 2010 and 2011 a proposal for a 15 lot subdivision was brought forward and approved by the Planning and Zoning Commission but was withdrawn prior to Council consideration. He stated that the current proposal consists of a total of nine lots of which will consist of seven new lots. Mr. Bates explained that the remaining two lots consist of an existing single family home and the proposed sewer pump station. He stated that the proposed development will be compatible with the existing neighborhood and will have a positive impact on property values.

Mr. Gary Oberkrom, River Bluff Condominiums LLC, 604-D Missouri Boulevard Court spoke regarding this request and explained that they tried to lessen the density of the proposed development from 15 single family lots to seven. He stated that there will be less traffic with the proposed development compared to previous proposals. Mr. Oberkrom explained that the cul-de-sac length was shortened to 650 feet.

Correspondence received in favor of this request was received from the following individuals:
Dan Klindt, President, Home Builders Association, 1411 Christy Drive; and Heath Clarkston, HBA Public/Political Affairs Consultant

Correspondence received in opposition to this request was received from the following individuals:
Mark Pauley, 1606 Hayselton Drive; Patricia Schlechte, 115 E. Circle Drive; Cheri Chockley, 1602 Beverly Street; and Troy Chockley, 1602 Beverly Street

The following individual spoke in favor of this request:

Mr. Shannon Block, 5422 Aberdeen Way, spoke regarding this request and explained that he constructed an infill development in 2012 on Karen Drive. He stated that residents expressed similar concerns that will be heard tonight. Mr. Block explained that some of the residents that stood in opposition commented that they were pleased how the development turned out.

The following individuals spoke in opposition to this request:

Matt Connor, 1531 Hayselton Drive; Joe Bednar, 3434 Hobbs Lane; Mark Pauley, 1608 Hayselton; Rob Johnson, 1702 Hayselton; 1901 N. Circle Drive; Angela Park, 1609 Beverly Street; Sarah Bassman, 1621 Hayselton Drive; Mary Browning, 1716 Hayselton Drive; Charlie Christiansen, 1718 Hayselton; Linda Patton, 1509 Hayselton; Mary VanDyne, 1930 Hayselton Drive; Melinda French, 1537 Hayselton Drive; Kevin Thompson, 138 E. Circle Drive

Those speaking in opposition to this request expressed the following concerns:

The subdivision variance request to access development from Hayselton Drive is inappropriate. The developer needs to reflect on their original plan to access the development from West Main Street.

Topography issues on the property are significant.

The subdivision development will destroy the character of the existing neighborhood.

A development agreement should be required with the City to guarantee only what is proposed will be developed.

Access to proposed development will be difficult for emergency personnel.

Adverse effects on property values if the development is approved.

The building materials may not match existing homes in the area.

New houses will not have the same historic nature as the existing houses on Hayselton Drive.

Concerns about where infrastructure such as utilities come from and they will be tapping onto old infrastructure.

Connecting to Hayselton Drive negatively impacts property owners at 1602 and 1608 Hayselton Drive.

Connecting a street to Hayselton Drive at the hairpin curve is the creation of a dangerous intersection.

No guarantee that they will not come back and ask for a change from seven lots to more.

Development will impact both the back and front yard at 1609 Beverly and concerns about water runoff impacting 1609 Beverly Street.

Creation of street connecting to Hayselton Drive will create safety issues to pedestrians.

There should be additional study before Planning and Zoning Commissioners vote.

Chairman Jordan allowed for rebuttal testimony from the applicant's consultant and neighborhood representative.

Mr. Mike Bates, Central Missouri Professional Services, 2500 E. McCarty Street, gave his rebuttal testimony. Mr. Bates explained that the developer has searched for a less offensive scope and view than previous proposals. He stated that there are no development plans for the remainder of the property. Mr. Bates explained that the access road for the pump station would be a single lane gravel road at a cost of approximately \$400,000. He stated that a street to the proposed development from Main Street was estimated at approximately \$500,000 but does not include infrastructure for the subdivision.

Mr. Joe Bednar, 3434 Hobbs Lane, owner of 1602 Hayselton Drive, gave his rebuttal testimony. Mr. Bednar commented that the developer cannot identify what the lots will sell for. He stated that the proposed development could tie this area to the rest of city by adding greenway trails. Mr. Bednar asked the Commission to hold off approving this matter until the developer submits a plan that lays out the absorption rate, price point for the homes, the cost of the infrastructure and the impact on the neighborhood.

Mr. George commented that the Commissioners are not contractors, they are not builders, they are not paid to do this. All the applicant is asking us to do is rezone the property to residential. All of this stuff you are talking about, you make a good speech about it, but it does not mean anything to us because their contract is none of our business.

Chairman Jordan closed testimony at 8:10 p.m.

Mr. Barron gave the Planning Division staff report.

Mr. Dutoi commented that he opposes connecting to Hayselton Drive because the street was never designed to handle that type of traffic, that piece of property was never intended to have an intersection there, and the radius of the curve is too tight. He stated that he understands that connecting to West Main Street is an expensive option, however, West Main Street is an arterial street. He stated that the adjacent home owners are being asked to bear the brunt of a bad property buying decision by Mr. Otke.

Mr. Deeken commented that the curve on Hayselton Drive is not that dangerous. The most dangerous aspect is at 1708 Hayselton where you cannot see if a vehicle is approaching. He stated that he felt that Mr. Pauley at 1608 Hayselton is the only property owner that will be affected by the construction of River Bluff Court. He stated that this is a good example of infill development within the City.

Mr. Vaughan moved and Mr. Yarnell seconded to approve the proposed amendment to the Development Plan Map of the Comprehensive Plan to show the 14.69 acre property as intended for low density residential use to the City Council. The motion passed 7-0 with the following votes:

Aye: Deeken, Dutoi, Fitzwater, George, Markus, Vaughan, Yarnell

Mr. Vaughan moved and Mr. George seconded to approve the proposed rezoning of the 14.69 acre property from PUD Planned Unit Development to RS-3 Single Family Residential to the City Council. The motion passed 7-0 with the following votes:

Aye: Deeken, Dutoi, Fitzwater, George, Markus, Vaughan, Yarnell

Mr. Yarnell moved and Mr. George seconded to approve the requested variance to the right-of-way width. The motion passed 5-2 with the following votes:

Aye: Deeken, Fitzwater, George, Vaughan, Yarnell

Nay: Dutoi, Markus

Mr. Yarnell moved and Mr. Fitzwater seconded to approve the proposed Preliminary Plat of River Bluff Estates subject to comments and technical corrections by city staff. The motion passed 5-2 with the following votes:

Aye: Deeken, Fitzwater, George, Vaughan, Yarnell

Nay: Dutoi, Markus

Mr. Fitzwater moved and Mr. Vaughan seconded to approve the proposed Final Subdivision Plat of River Bluff Estates to the City Council. The motion passed 5-2 with the following votes:

Aye: Deeken, Fitzwater, George, Vaughan, Yarnell

Nay: Dutoi, Markus

7. Other Business

A. Community Development Block Grant (CDBG) Consolidated Annual Performance Report

Ms. McMillan gave an overview of the Community Development Block Grant (CDBG) Consolidated Annual Performance Report. She requested that comments are due by March 21, 2016.

B. Scheduled Reports

Environmental Quality Commission. As Mr. Lester was absent, a report was not given.

8. Adjourn. There being no further business, the meeting adjourned at 8:52 p.m.

Respectfully Submitted,

Eric Barron, Assistant Secretary

Jefferson City
Planning & Zoning Commission

April 14, 2016

**Case No. P16003
Scheperle Family
1050 S. Country Club Drive**

- A. Rezoning from C-1 to RS-2**
- B. Comprehensive Plan Amendment**

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

Case No. P16003 – 1050 South Country Club Drive, Rezoning and Comprehensive Plan Amendment. Request filed by the Scheperle Family, property owner, on behalf of James Lage Construction, applicant, for a rezoning of 34.5 acres from C-1 Neighborhood Commercial to RS-2 Single Family Residential and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located on the west side of South Country Club Drive 350 feet north of Old Lohman Road and is described as part of the Southwest Quarter of Section 8 and part of the Northwest Quarter of Section 17, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Nature of Request

The applicant intends to develop the property as a single family residential subdivision, and is proposing a rezoning of the property from its current C-1 Neighborhood Commercial designation to RS-2 Single Family Residential in order to proceed with the subdivision platting process. An amendment to the Comprehensive Plan Development Plan map to show the property as intended for low density residential use (rather than its current designation of commercial) is proposed in order to support the plan to develop the property in a single family residential manner.

History

The commercial zoning for the bulk of the property was established at the time of voluntary annexation in 2002. A rezoning of the portion of the property fronting on South Country Club Drive (from RS-2 to C-1 to match the rest of the property) was approved in 2007.

Zoning and Surrounding Land Use

Current Zoning: C-1

Current Use: Undeveloped

Requested Zoning: RS-2

Intended Use: Single Family Residential Subdivision

	Surrounding Zoning	Surrounding Uses
North	Unincorporated	Quarry site
South	RS-2	Single family houses along South Country Club Drive
East	Unincorporated	Undeveloped
West	RA-1 / Unincorporated	Duplex development along Emily Lane / Undeveloped

Allowed Uses:

The RS-2 Single family residential zoning district has a minimum lot size of 10,000 sf and minimum lot width of 80 feet.

Staff Analysis

Standard checklist for rezoning:	Yes	No	Notes:
Complies with Comprehensive Plan		X	The Comprehensive Plan Development Plan Map identifies this property as intended for Commercial Use. The proposed Comprehensive Plan Amendment would designate the property as intended for Low Density Residential use.
Has access to necessary utilities	X		Necessary utilities can be reasonably extended to serve the property.
Located outside flood zone	X		The property does not lie within a floodplain.

Standard checklist for rezoning:	Yes	No	Notes:
Meets district size requirement	X		There is no minimum district size for the RS-2 zoning district.
Benefit to City is substantial when compared to adverse effects on adjacent property	X		The City would benefit from the availability of additional single family property with less potential impact on surrounding property than the current commercial zoning would permit.
The rezoning would not be a grant of privilege to the owner with little or no benefit to the public	X		The property is located in an area near existing residential uses. Utilization of the property in a single family residential manner is ideal.
After rezoning, the allowed uses would be compatible with uses allowed in adjacent districts	X		The majority of the adjacent property is unincorporated, but shown on the development plan map as intended for low density residential use.
After rezoning, the allowed uses would be compatible with adjacent existing land uses	X		There are existing single family uses to the south and northeast of the property and a duplex development to the west.
If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning)	X		Adjacent property to the south and property to the northeast is zoned single family residential.
The requested rezoning would be an expansion of an existing district	X		The rezoning would be an expansion of the RS-2 district to the south.

Staff Recommendation

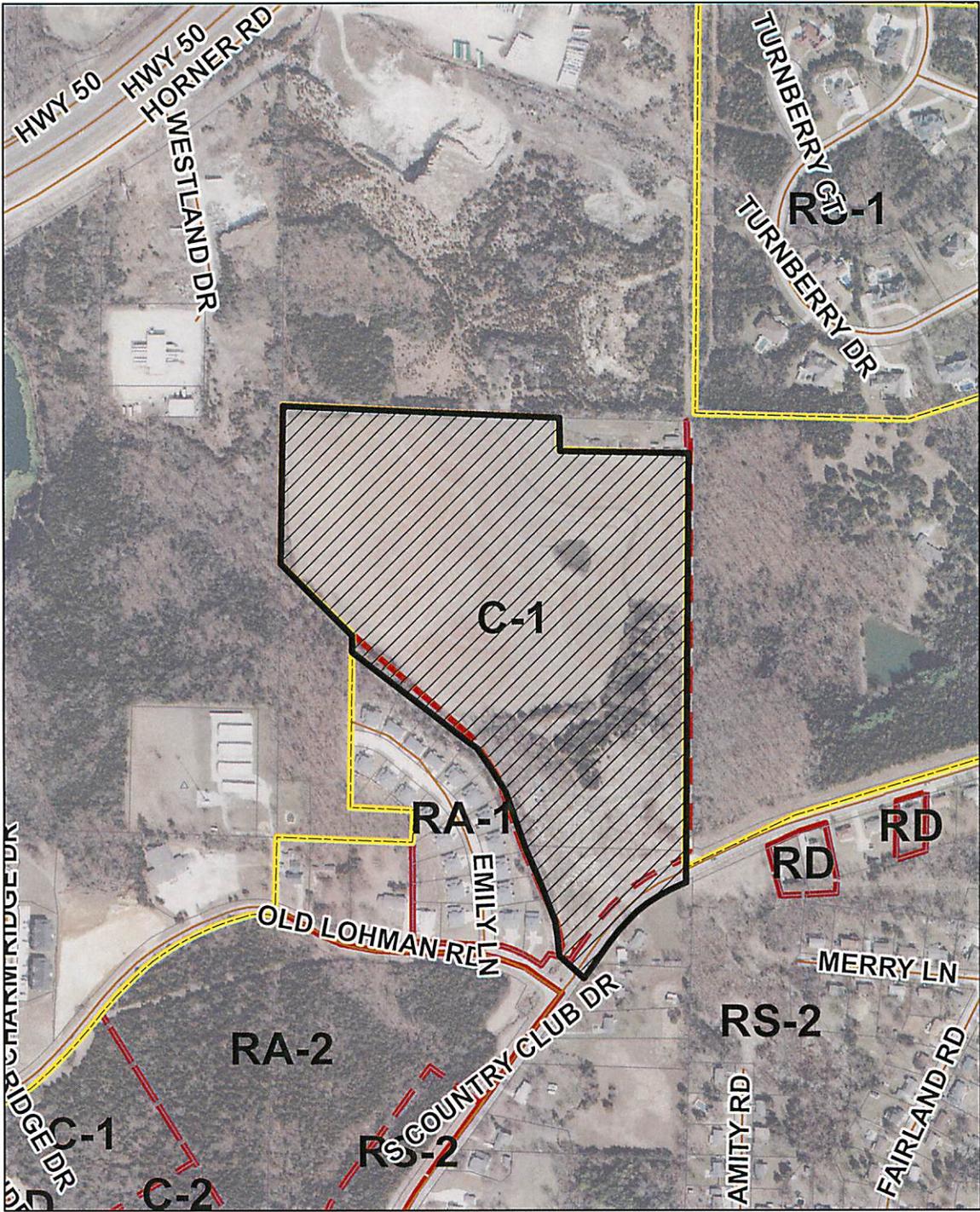
Staff recommend approval of the requested comprehensive plan amendment and rezoning. A low density residential designation for the property on the development plan map would better match the planned future use of surrounding property as shown on that map. Rezoning of the property to a single family residential district would better match the existing single family uses along South Country Club Drive and in Turnberry Court Subdivision to the northeast.

Form of Motion

1. Motion to approve the request to designate the property as Low Density Residential on the Development Plan Map of the Comprehensive Plan.
2. Motion to approve the request to rezone the property from C-1 Neighborhood Commercial to RS-2 Single Family Residential.

City of Jefferson Planning & Zoning Commission

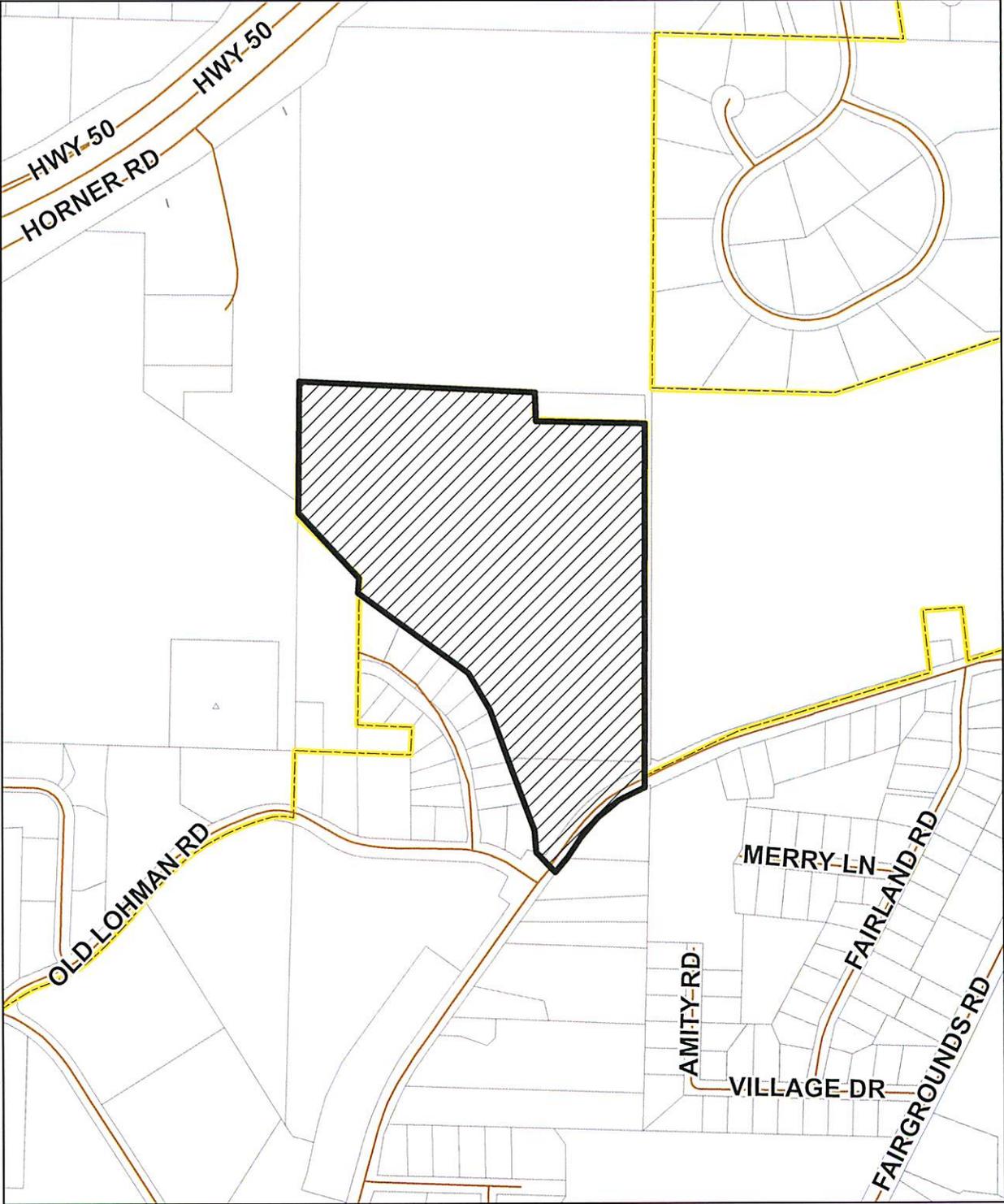
LOCATION MAP



Case No. P16003
1050 S Country Club Dr.
Rezoning from C-1 to RS-2

City of Jefferson Planning & Zoning Commission

VICINITY



Case No. P16003
1050 S Country Club Dr.
Rezoning from C-1 to RS-2



City of Jefferson
 Department of Planning & Protective Services
 320 E. McCarty Street
 Jefferson City, MO 65101
 Phone: 573-634-6410
 jcplanning@jeffcitymo.org
 www.jeffersoncitymo.gov



APPLICATION FOR 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: _____

X Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: 1050 South Country Club Drive

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

Who petition to rezone the above described real estate from its present classification of C-1 district to RS-2 district. The purpose of this rezoning request is to: allow the property to be developed as a residential subdivision.

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.

Dale A. Schepelerle
 Property Owner #1 Name (type or print)

Dale A. Schepelerle
 Property Owner Signature

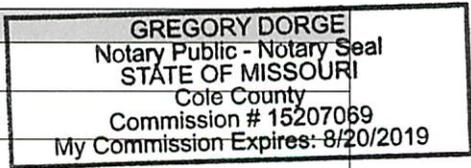
Alvyne G. Schepelerle
 Property Owner #2 Name (type or print)

Alvyne G. Schepelerle
 Property Owner Signature

Subscribed and sworn before me this 23rd day of MARCH in the year 2016.

Gregory Dorge
 Notary Public

Address of Property Owner #1	
Name	Dale A. Schepelerle
Mailing Address	7801 E. Lloyd Hudson Road, Hartsburg, MO 65039
Phone Number	573-690-5104
Address of Property Owner #2	
Name	Alvyne G. Schepelerle
Mailing Address	7801 E. Lloyd Hudson Road, Hartsburg, MO 65039
Phone Number	573-690-5104



For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
 Payment Received: Cash (Receipt #); Check (Copy; check #)
 Attachments: Additional sheets or documentation Applicant/Project Information Sheet Location Map

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



City of Jefferson
 Department of Planning & Protective Services
 320 E. McCarty Street
 Jefferson City, MO 65101
 Phone: 573-634-6410
icplanning@jeffcitymo.org
www.jeffersoncitymo.gov

APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

Text Amendment Map Amendment

Current Development Plan Map Designation Neighborhood Commercial

Proposed Development Plan Map Designation Low Density Residential

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

Dale and Alvyne Scheperle
 Name (typed or printed)

Dale Scheperle
 Signature
Alvyne G. Scheperle

Property Owner Name Dale and Alvyne Scheperle

Address 7801 E. Lloyd Hudson Road, Hartsburg, MO 65039

Phone Number(s): 573-690-5104

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

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

Who petition to rezone the above described real estate from its present classification of C-1 district to RS-2 district. The purpose of this rezoning request is to: allow the property to be developed as a residential subdivision.

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.

H. Renee Korsmeyer
 Property Owner #1 Name (type or print)

H. Renee Korsmeyer
 Property Owner Signature

 Property Owner #2 Name (type or print)

 Property Owner Signature

Subscribed and sworn before me this 22ND day of MARCH in the year 2016.

[Signature]
 Notary Public

Address of Property Owner #1		GREGORY DORGE Notary Public - Notary Seal STATE OF MISSOURI Cole County Commission # 15207069 My Commission Expires: 8/20/2019
Name	H. Renee Korsmeyer	
Mailing Address	3120 Williamsburg Way, Jefferson City, MO 65109	
Phone Number		
Address of Property Owner #2		
Name		
Mailing Address		
Phone Number		

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
 Payment Received: Cash (Receipt #); Check (Copy; check #)
 Attachments: Additional sheets or documentation Applicant/Project Information Sheet Location Map

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



City of Jefferson
 Department of Planning & Protective Services
 320 E. McCarty Street
 Jefferson City, MO 65101
 Phone: 573-634-6410
icplanning@jeffcitymo.org
www.jeffersoncitymo.gov

APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

Text Amendment Map Amendment

Current Development Plan Map Designation Commercial

Proposed Development Plan Map Designation Low Density Residential

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

H. Renee Korsmeyer
 Name (typed or printed)

H. Renee Korsmeyer
 Signature

Property Owner Name H. Renee Korsmeyer

Address 3120 Williamsburg Way, Jefferson City, MO 65109

Phone Number(s): _____

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

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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: 1050 South Country Club Drive

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

Who petition to rezone the above described real estate from its present classification of C-1 district to RS-2 district. The purpose of this rezoning request is to: allow the property to be developed as a residential subdivision.

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.

Gary P. Schepeler
 Property Owner #1 Name (type or print)

Gary P. Schepeler
 Property Owner Signature

Brenda L. Schepeler
 Property Owner #2 Name (type or print)

Brenda L. Schepeler
 Property Owner Signature

Subscribed and sworn before me this 21st day of March in the year 2016.

GREGORY DORGE
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission # 15207069
 My Commission Expires: 8/20/2019

Gregory Dorge
 Notary Public

Address of Property Owner #1	
Name	<u>Gary P. Schepeler</u>
Mailing Address	<u>52960 Swiss Valley Road, Jamestown, MO 65046</u>
Phone Number	<u>660-849-9312</u>
Address of Property Owner #2	
Name	<u>Brenda L. Schepeler</u>
Mailing Address	<u>52960 Swiss Valley Road, Jamestown, MO 65046</u>
Phone Number	<u>660-849-9312</u>

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
 Payment Received: Cash (Receipt #); Check (Copy; check #)
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Proposed Development Plan Map Designation Low Density Residential

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- 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

Gary and Brenda Schepeler
 Name (typed or printed)

Gary and Brenda Schepeler
 Signature

Property Owner Name Gary and Brenda Schepeler

Address 52960 Swiss Valley Road, Jamestown, MO 65046

Phone Number(s): 660-849-9312

Applicant Name (if different from owner): _____

Address: _____

Phone Number(s) _____

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
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Attachments: _____ Narrative _____ Map _____ Applicant/Project Information Sheet

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Zoning Text Amendment (Describe below or attach complete narrative)
 Article and Section Affected (if applicable) _____

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Janis Miller
 Property Owner #1 Name (type or print)

[Signature]
 Property Owner Signature

Eric C. Miller
 Property Owner #2 Name (type or print)

[Signature]
 Property Owner Signature

KELLY A. KIRCHOFF
 Notary Public
 State of Missouri
 Commission for St. Charles County
 My Commission Expires: April 20, 2017
 My Commission Number: 13773162

Subscribed and sworn before me this 21st day of March in the year 2016.
[Signature]
 Notary Public

Address of Property Owner #1	
Name	Janis Miller
Mailing Address	241 Selma Avenue, Webster Groves, MO 62119
Phone Number	314-918-7139
Address of Property Owner #2	
Name	Eric C. Miller
Mailing Address	241 Selma Avenue, Webster Groves, MO 62119
Phone Number	314-918-7139

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
 Payment Received: Cash (Receipt #); Check (Copy; check #)
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- 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

Eric and Janis Miller
 Name (typed or printed)

[Handwritten signatures]
 Signature

Property Owner Name Eric and Janis Miller

Address 241 Selma Avenue, Webster Grove, MO 62119

Phone Number(s): 314-918-7139

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.

Rezone from C-1 to RS-2

Part of the West Half of the Southwest Quarter of Section 8, Township 44 North, Range 12 West, and part of the Northwest Quarter of the Northwest of Section 17, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southwest corner of Section 8, Township 44 North, Range 12 West, Cole County, Missouri; thence $N6^{\circ}32'04''W$, along the Section Line 813.10 feet to the most northerly corner of a tract described by deed of record in Book 401, page 939, Cole County Recorder's Office and the POINT OF BEGINNING for this description being a point on the westerly boundary of the property described in Book 509, page 764 Cole County Recorder's Office; thence along the boundary of said property described in Book 509, page 764 the following courses, continuing $N6^{\circ}32'04''W$, along the Section Line, 583.82 feet to a point 16 feet north of the north line of the Southwest Quarter of the Southwest Quarter of said Section 8; thence $N84^{\circ}36'54''E$, parallel to the Quarter Quarter Section Line, 897.70 feet to the northwest corner of a tract described by deed of record in Book 320, page 640, Cole County Recorder's Office; thence $S06^{\circ}34'18''E$, along the westerly line of said tract described in Book 320, page 640, 104.28 feet to the southwest corner thereof; thence $N84^{\circ}36'54''E$, along the south line of said tract described in Book 320, page 640, 417.12 feet to the southeast corner thereof and said corner being 30 feet west of the east line of the West Half of the Southwest Quarter of the aforesaid Section 8; thence $N6^{\circ}34'18''W$, along the east line of said tract described in Book 320, page 640, 104.28 feet to the northeast corner thereof and said corner being 16 feet north of the north line of the Southwest Quarter of the Southwest Quarter of the aforesaid Section 8; thence $N84^{\circ}36'54''E$, parallel to the Quarter Quarter Section Line, 14.00 feet to a point 16 feet west of the east line of the West Half of the Southwest Quarter of said Section 8; thence $S6^{\circ}34'18''E$, parallel to the east line of the West Half of the Southwest Quarter of said Section 8, 1398.60 feet to a point on the south line of said Section 8; thence continuing $S6^{\circ}34'18''E$, 4.29 feet to the northerly Right-of-Way of SOUTH COUNTRY CLUB DRIVE; thence leaving the boundary of the aforesaid property described in Book 509, page 764 $S57^{\circ}21'49''W$ along the northerly Right-of-Way of SOUTH COUNTRY CLUB DRIVE, 79.44 feet; thence southwesterly along said Right-of-Way on a curve to the left, having a radius of 612.96 feet, an arc distance of 308.40 feet, (CH: $S42^{\circ}56'59''W$, 305.16 feet); thence $S28^{\circ}32'09''W$, along said Right-of-Way 87.58 feet to the northeasterly corner of a tract described in Book 471, page 660, Cole County Recorder's Office; thence $S28^{\circ}32'08''W$ along the easterly line of said tract described in Book 471, page 660, being the northwesterly Right-of-Way line of said SOUTH COUNTRY CLUB DRIVE 33.48 feet to a point on the south line of the north 10.70 acres off the north end of the Northwest Quarter of the Northwest Quarter of the aforesaid Section 17 described in Book 41, page 539 Cole County Recorder's Office; thence $S84^{\circ}41'11''W$ along the south line of said tract described in Book 41, page 539, 32.84 feet to a point on the south line of the aforesaid tract described in Book 471, page 660; thence $N82^{\circ}27'12''W$ along the south line of said tract described in Book 471, page 660, 1.53 feet; thence leaving the south line of the aforesaid tract described in Book 471, page 660 $N16^{\circ}28'21''W$, 28.50 feet to the north line of the aforesaid tract described

in Book 471, page 660; thence continuing N16°28'21"W, 78.31 feet; thence N28°23'09"W, 260.11 feet to a point on the north line of Section 17, Township 44 North, Range 12 West; thence continuing N28°23'09"W, 218.72 feet; thence N40°35'22"W, 148.52 feet; thence N59°59'24"W, 508.15 feet to the northeasterly corner of the aforesaid tract described in Book 401, page 939; thence N55°48'04"W, along the northerly line of said tract described in Book 401, page 939, 309.05 feet to the POINT OF BEGINNING.
Containing 34.55 Acres.

REVIEW CRITERIA SCHEPERELE REZONING
1050 South Country Club Drive
Jefferson City, MO 65101
CMPS JOB # 01-014
03/23/16

- a) The existing zoning was in error at the time of adoption.

There was no error at the time of adoption. The original zoning for a portion of this property was RS-2.

- b) There has been a change in character in the area due to installation of public utilities, other zone changes, new growth trends, neighborhood deterioration, or development transitions.

South Country Club was improved to arterial roadway standards and just west of the property Emily Lane has developed into residential subdivision.

- c) There is a community need for the proposed zoning.

The City would benefit by the proposed zoning in establishing a new residential development.

- d) The proposed change is consistent with, and in furtherance of, the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and policies, intents, and requirements of this Ordinance and other City regulations and guideline.

The change would be reflected in an update of the comprehensive plan that would provide consistency with all plans.

- e) The proposed zoning is compatible with the zoning and use of property nearby.

Residential developments exist to the south, east and west of the property and the zoning would be consistent with these properties.

- f) Public and community facilities, which may include, but are not limited to, sanitary and storm sewers, water, electrical service, police and fire protection, schools, parks and recreation facilities, roads, libraries, and solid waste collection and disposal, are available and adequate to serve uses authorized under the proposed zoning.

All public facilities and utilities are available.

- g) A traffic impact analysis has been provided to indicate the potential number of new trips generated and provisions are provided to mitigate impacts of high traffic-generating projects.

There is no requirement for a site specific traffic impact study. The platting and planning process will address this issue in the future.

- h) Authorized uses shall not adversely affect the capacity or safety of the street network in the vicinity of the property.

Past improvements to South Country Club Drive to arterial roadway standards have allowed sufficient capacity for growth in this area.

- i) Potential environmental impacts (e.g. excessive storm water runoff, water pollution, air pollution, noise pollution, excessive lighting, or other environmental harms) of authorized uses shall be mitigated.

There are no anticipated environmental impacts from the rezoning and any impacts would be addressed through the future platting and planning process.

- j) There is adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

The proposed rezoning is a 35 acre tract with undeveloped land adjacent the property.

- k) Benefits shall be derived by the community or area proposed to be rezoned.

The City will benefit from the well planned and orderly development of the area between South Country Club Drive and Highway 50.

REVIEW CRITERIA COMPREHENSIVE PLAN AMENDMENT

1050 South Country Club Drive

Jefferson City, MO 65101

CMPS JOB # 01-014

03/23/16

- a. Whether there was an error in the original Comprehensive Plan adoption in the Planning and Zoning Commission failed to take into account then existing facts, projections, or trends that were reasonably foreseeable to exist in the future.

There was no error at the time of adoption.

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

The Comprehensive Plan amendment would change back to the original development plan land use.

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

The change will be consistent with present and future goals.

- 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

Residential development areas around the property make this application acceptable.

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

A change back to the original development plan land use would improve consistency between 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.

All public facilities and utilities are available.

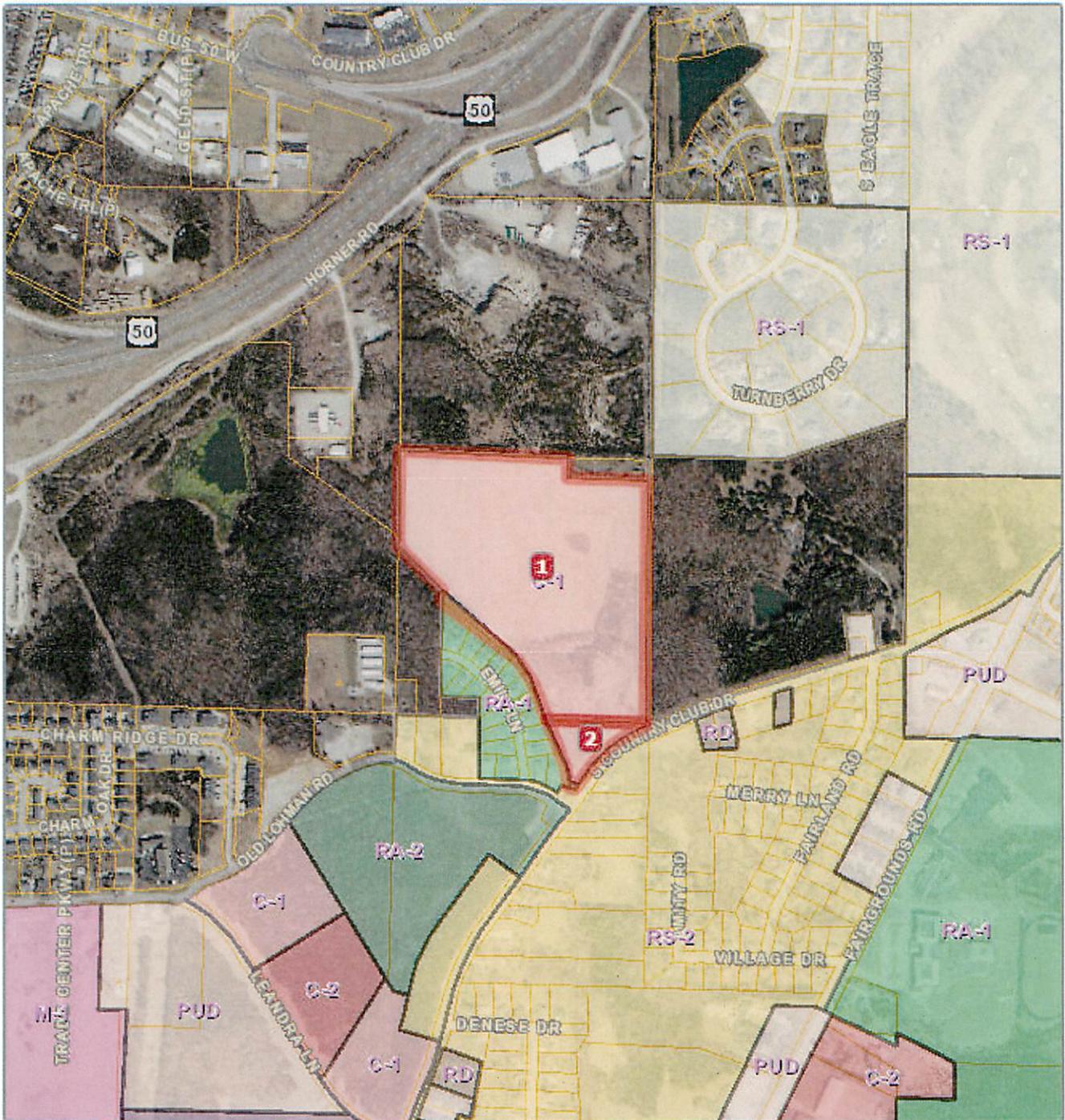
- g. Whether there is adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

The proposed rezoning is a 35 acre tract with undeveloped land adjacent the property.

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

The City will benefit from the well planned and orderly development of the area between South Country Club Drive and Highway 50.

MidMoGIS, MO



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 815 feet
3/30/2016

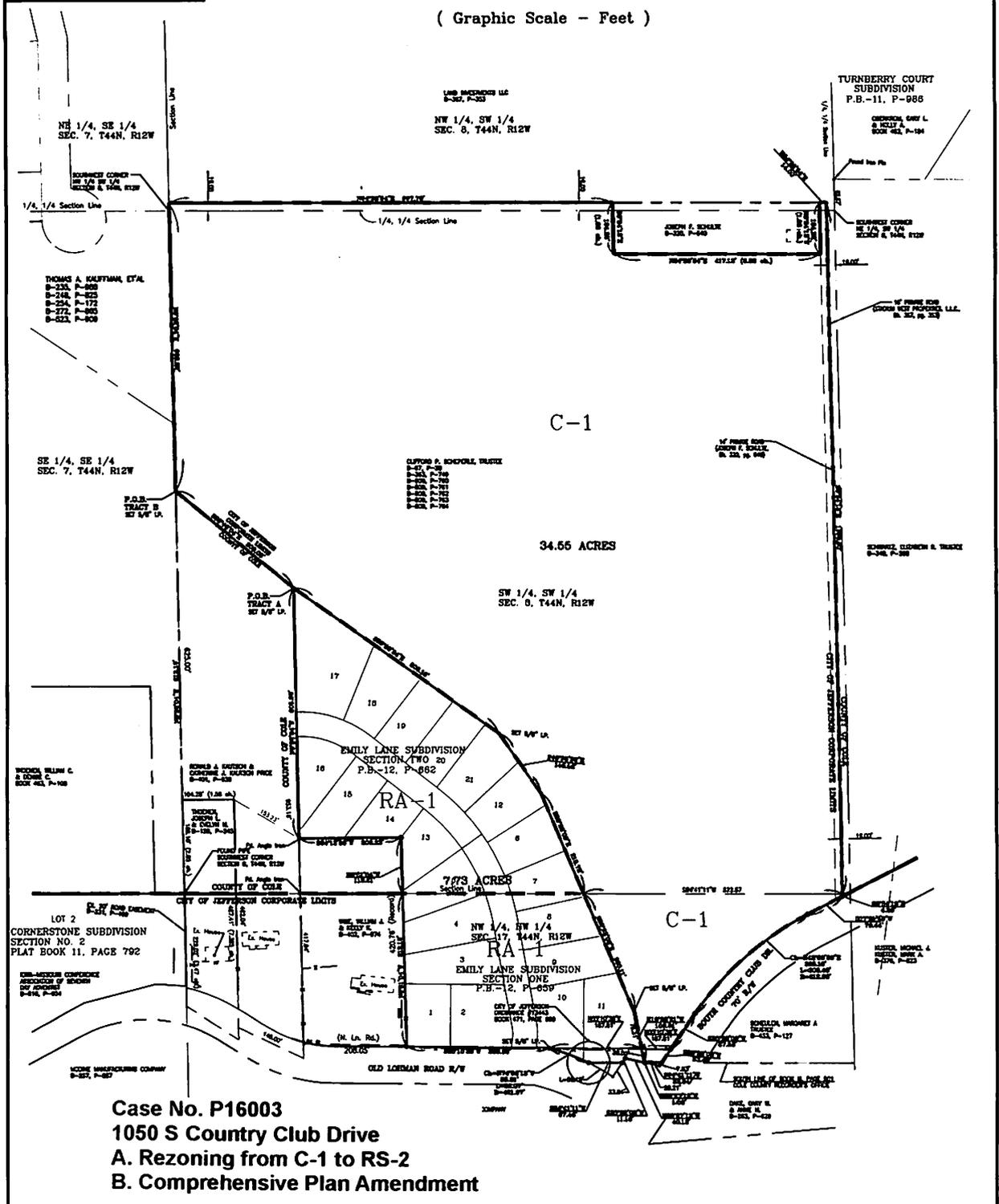
Case No. P16003
1050 S Country Club Drive
A. Rezoning from C-1 to RS-2
B. Comprehensive Plan Amendment



1 inch = 200 feet



(Graphic Scale - Feet)



Case No. P16003
1050 S Country Club Drive
A. Rezoning from C-1 to RS-2
B. Comprehensive Plan Amendment

TITLE	VISUAL REZONING APPLICATION		
FOR	JIM LAGE/DALE SCHEPERLE		
DATE	3-21-16	DRN. BY	JHH
SCALE	1"=200'	BOOK	

	Central Missouri Professional Services, Inc. ENGINEERING - SURVEYING - MATERIALS TESTING		
	2500 E. McCARTY JEFFERSON CITY, MISSOURI 65101	Phone (573) 634-3455 FAX (573) 634-8898	
REV. DATE	CKD. BY	RMB	SHEET 1 OF 1
			JOB NO. 01-014

City of Jefferson

Department of Planning & Protective Services
320 E. McCarty St.
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

March 31, 2016

Dear Property Owner:

This letter is to notify you that the Jefferson City Planning and Zoning Commission will meet at 5:15 p.m. on Thursday, April 14, 2016 in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street, to consider the following matter (see map on back):

Case No. P16003 – 1050 South Country Club Drive, Rezoning and Comprehensive Plan Amendment. Request filed by the Scheperle Family, property owner, on behalf of James Lage Construction, applicant, for a rezoning of 34.5 acres from C-1 Neighborhood Commercial to RS-2 Single Family Residential and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located on the west side of South County Club Drive 350 feet north of Old Lohman Road and is described as part of the Southwest Quarter of Section 8 and part of the Northwest Quarter of Section 17, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

As a nearby landowner and/or neighbor, you have the privilege of attending this hearing. Unfortunately, we are unable to record comments received by telephone, however, written comments may be directed to the Planning and Zoning Commission in one of the following ways:

e-mail: jcplanning@jeffcitymo.org
fax: Dept. of Planning and Protective Services / Planning Division 573-634-6457
mail: Dept. of Planning and Protective Services / Planning Division
John G. Christy Municipal Building, 320 E. McCarty Street Jefferson City, MO 65101

Written comments received on or before 1:00 p.m. on the day of the meeting will be made a part of the official record and copied and distributed to Commission members at the meeting. Those unable to provide written comments in advance are invited to deliver their comments to the Commission Chairman only at the meeting. Correspondence received after 1:00 p.m. will be included in the official record, but there is no guarantee that copies will be made for distribution to all Commission members.

For your information, this case is tentatively scheduled for a public hearing in front of the City Council on May 16, 2016. The City Council meets at 6:00 p.m. in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street.

Information regarding this case may be viewed on the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

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

Sincerely,

A handwritten signature in blue ink that reads "Eric Barron".

Eric Barron, AICP
Senior Planner

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

Please call (573) 634-6410 with questions regarding agenda items.

M M F REAL ESTATE COMPANY INC
913 BIG HORN DR
JEFFERSON CITY, MO 65109
913 BIG HORN DR

KAUFFMAN, THOMAS A & RICHARD L &
KENNETH W & WILLIAM J & LEONA B
PO BOX 605
JEFFERSON CITY, MO 65102
HWY 50 W

OBERKROM, GARY L & HOLLY A
726 TURNBERRY DR
JEFFERSON CITY, MO 65109
726 TURNBERRY DR

LAND INVESTMENTS L L C
8514 LIBERTY RD
JEFFERSON CITY, MO 65101
1049 S COUNTRY CLUB DR

SCHULTE, JOSEPH F
1048 S COUNTRY CLUB DR
JEFFERSON CITY, MO 65109
1048 S COUNTRY CLUB DR

SCHEPERLE, HELEN, TRUSTEES
SCHEPERLE, GARY P & BRENDA ET'AL
7801 E LLOYD HUDSON RD
HARTSBURG, MO 65039
1050 S COUNTRY CLUB DR (*Subject Property*)

KAUTSCH, RONALD J
3808 WALNUT ST
JAMESTOWN, MO 65046
OLD LOHMAN RD

CAPITOL CITY RESIDENTIAL PROPERTIES LLC
602 GELD ST
JEFFERSON CITY, MO 65109
1054 EMILY LN
1051 EMILY LN
1059 EMILY LN
1043 EMILY LN
1042 EMILY LN
1026 EMILY LN
1018 EMILY LN
1008 EMILY LN
1001 EMILY LN
1009 EMILY LN
1035 EMILY LN
4680 OLD LOHMAN RD RD
1084 EMILY LN
1074 EMILY LN
1064 EMILY LN
1067 EMILY LN
1075 EMILY LN
4690 OLD LOHMAN RD

GOLDSCHMIDT, PETER ALFRED, TRUSTEE
602 GELD ST
JEFFERSON CITY, MO 65109
1017 EMILY LN
1025 EMILY LN

SCHWARTZ3SIB L L C
6565 MILL CREEK RD
THE DALLES, OR 97058
956 S COUNTRY CLUB DR

KUSTER, MICHAEL J
KUSTER, MARK A
112 S CAPISTRANO DR
JEFFERSON CITY, MO 65109
1045 S COUNTRY CLUB DR

SCHEULEN, MARGARET A, TRUSTEE
11002 DEER RUN RD
JEFFERSON CITY, MO 65101
1059 S COUNTRY CLUB DR

DAKE, GARY W & ANNE M
1101 S COUNTRY CLUB DR
JEFFERSON CITY, MO 65109
1101 S COUNTRY CLUB DR

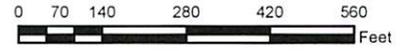
SCHEPERLE, HELEN, TRUSTEES
SCHEPERLE, GARY P & BRENDA ET'AL
7801 E LLOYD HUDSON RD
HARTSBURG, MO 65039-9799
S COUNTRY CLUB DR

B I PROPERTIES L P
1119 BIG HORN DR
JEFFERSON CITY, MO 65109
4725 OLD LOHMAN RD

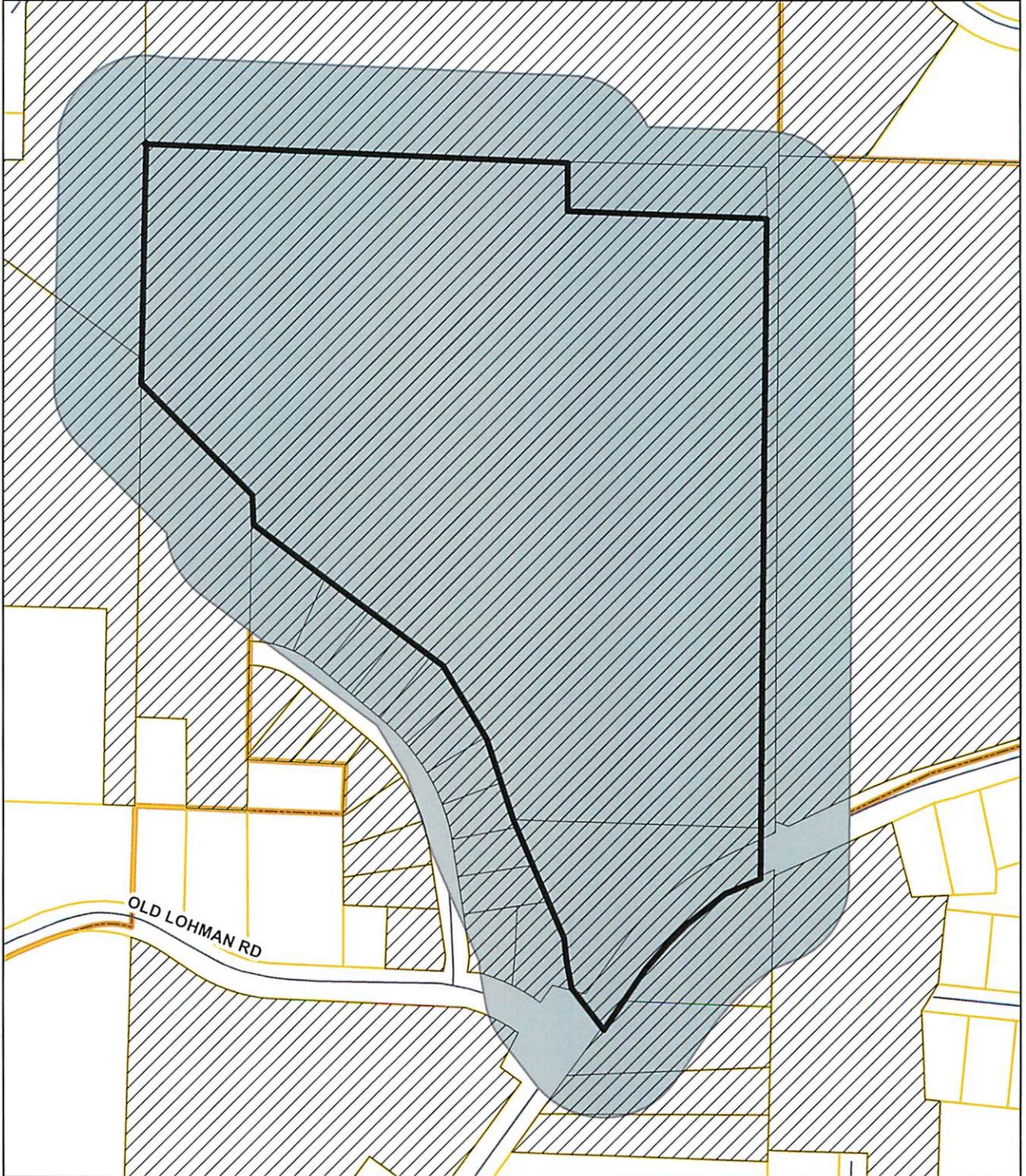
TRUBE, EARL E
1801 SHOSHONI DR
JEFFERSON CITY, MO 65109
1111 S COUNTRY CLUB DR

KOETTING, EDWARD B & MAKI S
1105 S COUNTRY CLUB DR
JEFFERSON CITY, MO 65109
1105 S COUNTRY CLUB DR

Case No. P16003
1050 S Country Club Dr.
Rezoning from C-1 to RS-2



185 ft. Notification Buffer



Jefferson City
Planning & Zoning Commission

April 14, 2016

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

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

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

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

Nature of Request

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

Zoning and Surrounding Land Use:

Current Zoning: RS-2 and RS-4

Current Use: Lincoln University

Requested Zoning: No change

Intended Use: Boys and Girls Club

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

Staff Analysis

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

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

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

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

Staff Recommendation

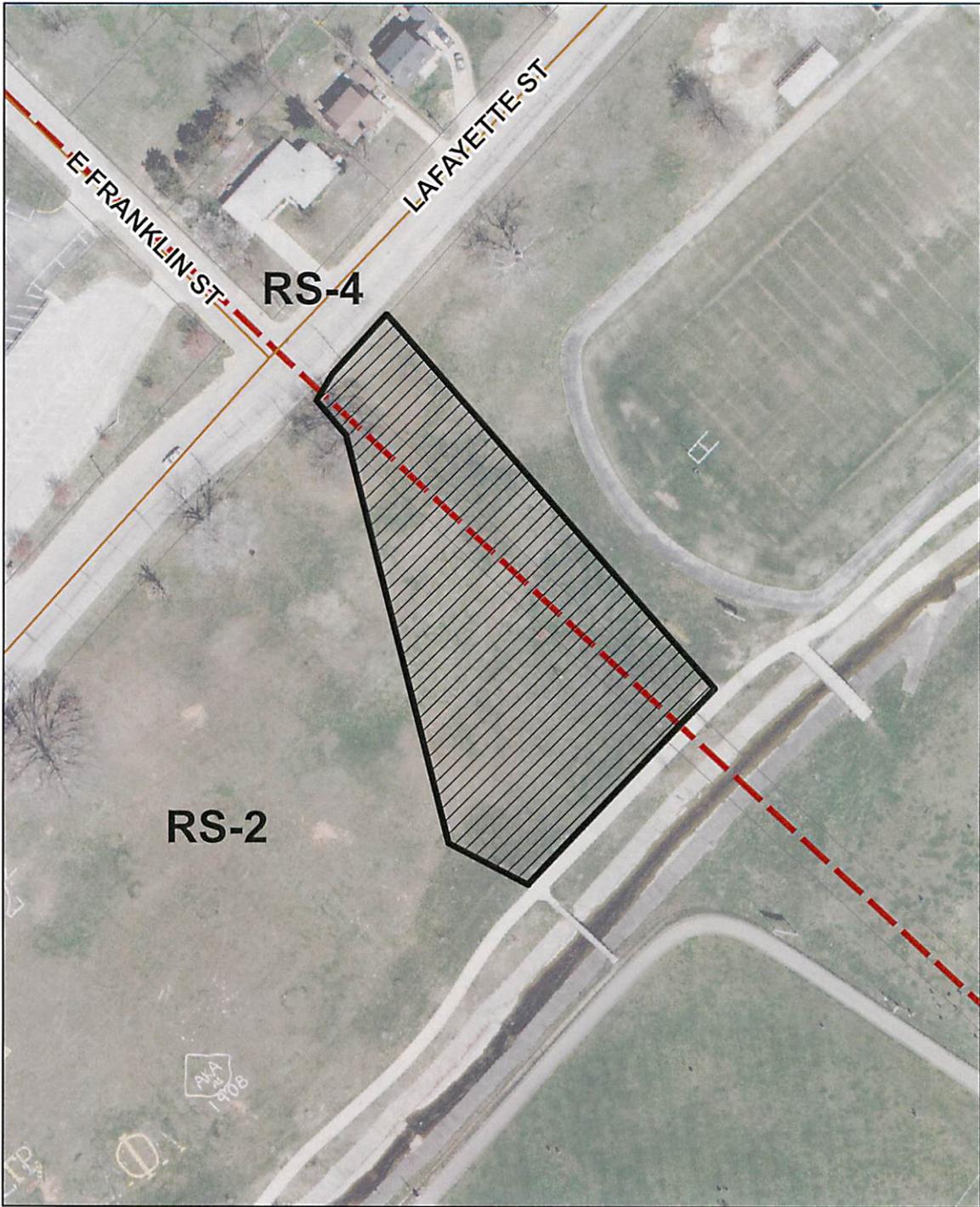
Staff recommend approval of the special exception use permit request. The required findings for a special exception permit appear to be met. The proposed Boys and Girls Club facility is in an ideal location, adjacent to other community oriented uses such as the High School and the Recreation and Wellness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

Form of Motion

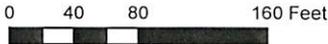
1. Motion for approval of the requested special exception use permit for a neighborhood center/community activity building.

City of Jefferson Planning & Zoning Commission

LOCATION MAP

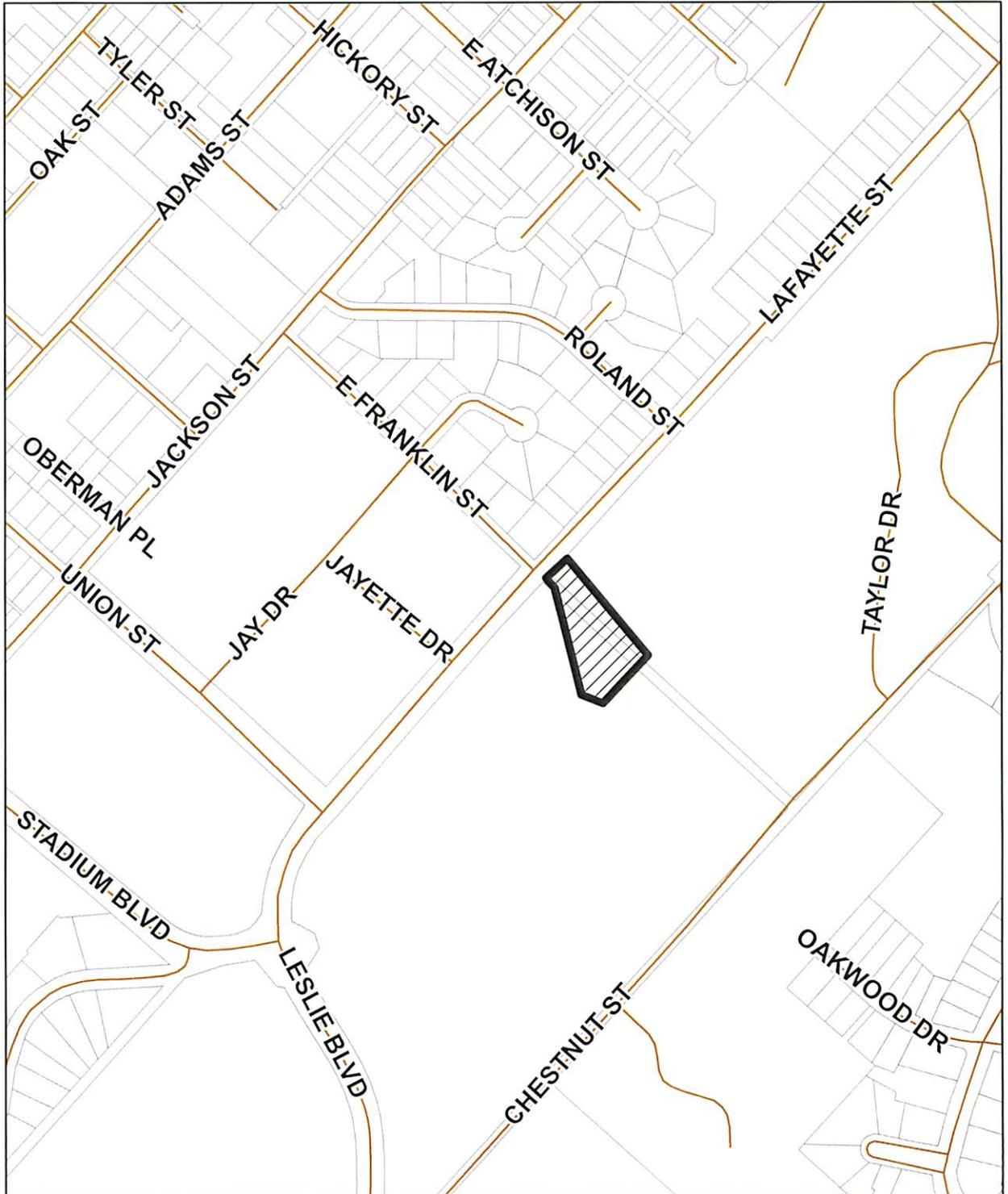


Case No. P16004
1150 Lafayette St
Special Exception Use Permit
For the Boys & Girls Club



City of Jefferson Planning & Zoning Commission

VICINITY



0 155 310 620 Feet



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





City of Jefferson
 Department of Planning & Protective Services
 320 E. McCarty Street
 Jefferson City, MO 65101
 Phone: 573-634-6410
icplanning@jeffcitymo.org
www.jeffersoncitymo.gov



APPLICATION FOR SPECIAL EXCEPTION USE

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

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

Property Location/Address: 1105 Lafayette Street

Legal/Property Description:

- Is Attached
- Is as follows: _____

Current Zoning District: RS-2 + RS-4

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

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

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

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

James L. Vossen
 Property Owner Signature

 Property Owner #2 Name (type or print)

 Property Owner Signature

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

Katlyn Prenger
 Notary Public

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

Address of Property Owner #2 _____

Phone Number(s): _____

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

Applicant Information (if different from property owner):

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

Phone Number(s) 573-634-2582

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

Payment Received:

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

Attachments:

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

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

Boys and Girls Club of the Capital City

PROPERTY BOUNDARY DESCRIPTION - TRACT A

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

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

Containing 1.36 acres.

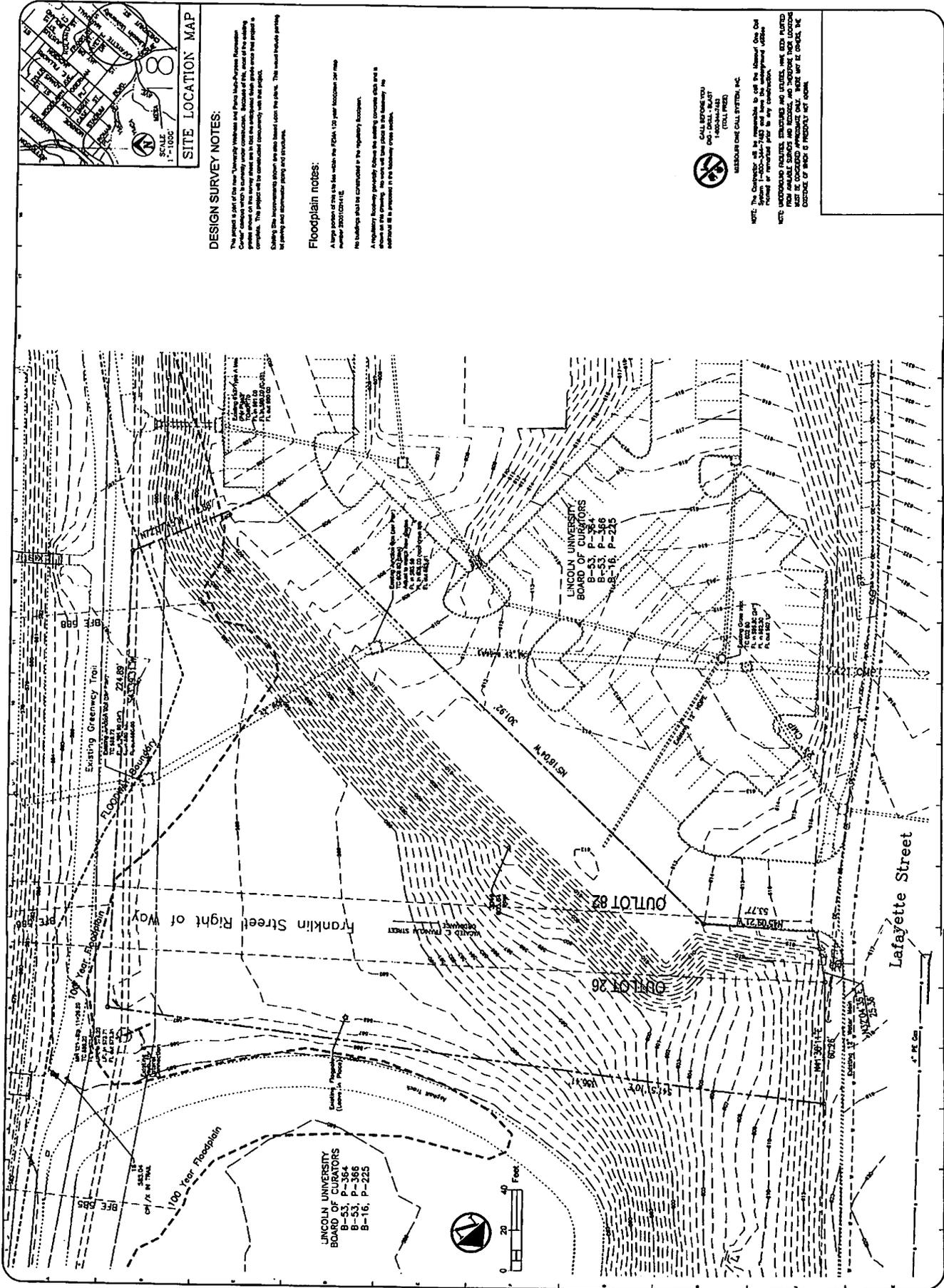
**Case No. P16004
1105 Lafayette Street
Special Exception Permit**

PROJECT NO. 104
DATE: 03/20/16
C100
Sheet 1 of 6

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

Design Survey
and
Clearing Plan

The Architects
An Affiliated Firm of
CENTRAL SERVICES, INC.
2600 E. MICHIGAN STREET
JEFFERSON CITY, MO 65103
PHONE: 873-634-4533
FAX: 873-634-4533
DENSCH: 873-634-4533
CENTRAL SERVICES, INC.
A MISSOURI LIMITED LIABILITY COMPANY



SITE LOCATION MAP



DESIGN SURVEY NOTES:
This project is part of the new University Westside and Parks High-Purpose Recreation Center campus which is currently under construction. Because of this, most of the existing site information was obtained from the design team's previous site visit and is not intended to be used as a basis for the design of this project. The project is to be constructed in accordance with the design team's previous site visit information. The project is to be constructed in accordance with the design team's previous site visit information. The project is to be constructed in accordance with the design team's previous site visit information.

Floodplain notes:
A large portion of this site lies within the FEMA 100 year floodplain. No buildings shall be constructed in the regulatory floodplain. A regulatory floodplain, although shown on the existing site plan, is shown on this drawing. No work shall be done in the floodplain. No work shall be done in the floodplain. No work shall be done in the floodplain.



NOTE: The Contractor will be responsible to call the Missouri One Call (800) 4-A-SAFE (4-7263) to locate all underground utilities. The Contractor will be responsible to call the Missouri One Call (800) 4-A-SAFE (4-7263) to locate all underground utilities. The Contractor will be responsible to call the Missouri One Call (800) 4-A-SAFE (4-7263) to locate all underground utilities.

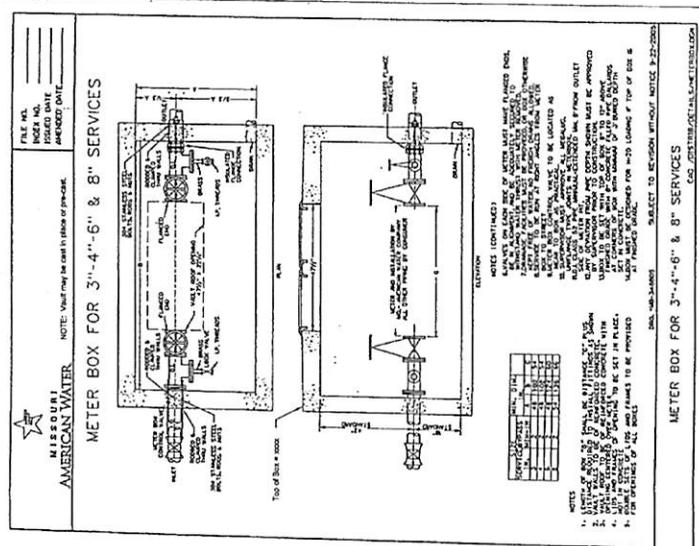


The Architects Alliance Inc.
 CIVIL ENGINEERS
 2500 E. MARYLAND STREET
 JEFFERSON CITY, MISSOURI 64109
 Phone: 573-634-3450
 Fax: 573-634-3451
 CENTRAL SERVICES, INC.
 ENGINEERING SERVICES - MATERIAL TESTING
 1000 N. GARDNER STREET
 JEFFERSON CITY, MISSOURI 64109

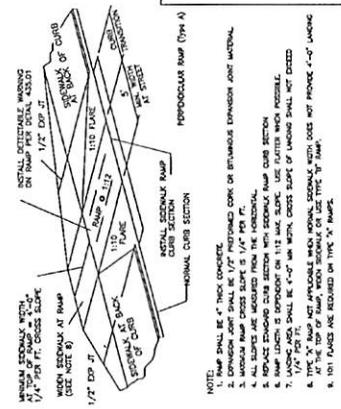
Site Details

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

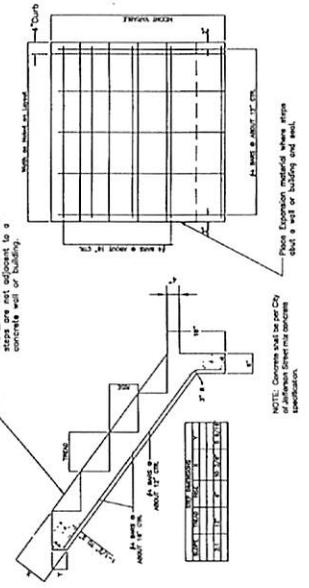
PROJECT NO. 15W
 DATE: 02/26/2009
C500
 Sheet 6 of 6



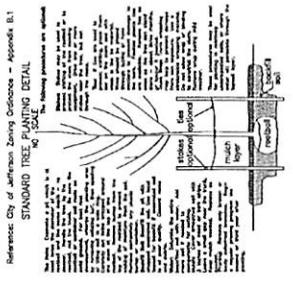
Missouri American Water - S-18 Meter Pit Details
 No Scale



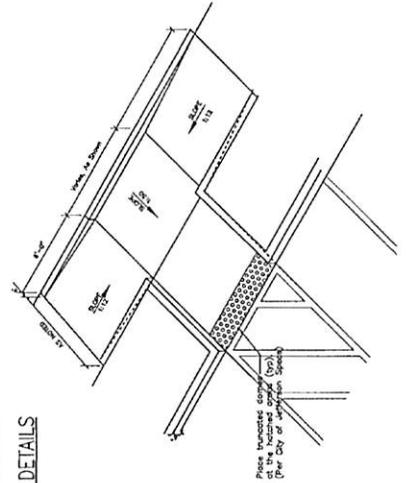
S-16 - ADA RAMP DETAIL
 No Scale



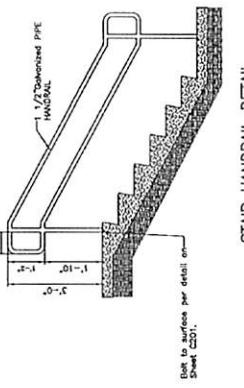
S-20 - CONCRETE STEPS DETAIL
 No Scale



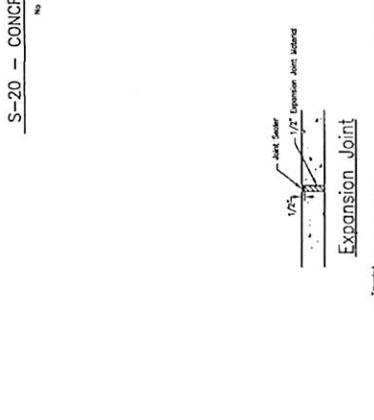
CITY TREE PLANTING DETAIL
 No Scale



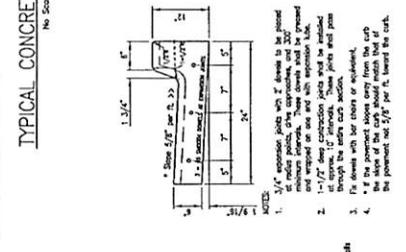
S-15 - PARALLEL ADA SIDEWALK RAMP DETAIL
 No Scale



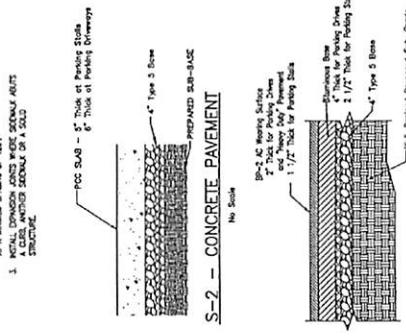
S-21 - STAIR HANDRAIL DETAIL
 No Scale



TYPICAL CONCRETE JOINT DETAILS
 No Scale



S-1 - CONCRETE CURB & GUTTER
 No Scale



S-2 - ASPHALT PAVEMENT
 No Scale

S-3 - TYPICAL SIDEWALK SECTION
 No Scale

Case No. P16004
 1105 Lafayette Street
 Special Exception Permit

City of Jefferson

Department of Planning & Protective Services
320 E. McCarty St.
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

March 31, 2016

Dear Property Owner:

This letter is to notify you that the Jefferson City Planning and Zoning Commission will meet at 5:15 p.m. on Thursday, April 14, 2016 in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street, to consider the following matter (see map on back):

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

As a nearby landowner and/or neighbor, you have the privilege of attending this hearing. Unfortunately, we are unable to record comments received by telephone, however, written comments may be directed to the Planning and Zoning Commission in one of the following ways:

e-mail: jcplanning@jeffcitymo.org

fax: Dept. of Planning and Protective Services / Planning Division 573-634-6457

mail: Dept. of Planning and Protective Services / Planning Division

John G. Christy Municipal Building, 320 E. McCarty Street Jefferson City, MO 65101

Written comments received on or before 1:00 p.m. on the day of the meeting will be made a part of the official record and copied and distributed to Commission members at the meeting. Those unable to provide written comments in advance are invited to deliver their comments to the Commission Chairman only at the meeting. Correspondence received after 1:00 p.m. will be included in the official record, but there is no guarantee that copies will be made for distribution to all Commission members.

For your information, this case is tentatively scheduled for a public hearing in front of the City Council on May 16, 2016. The City Council meets at 6:00 p.m. in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street.

Information regarding this case may be viewed on the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

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

Sincerely,

Eric Barron, AICP
Senior Planner

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

Please call (573) 634-6410 with questions regarding agenda items.

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

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

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

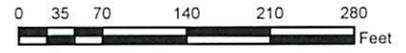
LINCOLN UNIVERSITY
BOARD OF CURATORS
820 CHESTNUT ST
JEFFERSON CITY, MO 65101
LAFAYETTE ST
CHESTNUT ST

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

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

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

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



185 ft. Notification Buffer

