

Jefferson City  
Planning & Zoning Commission

August 11, 2016

**Case No. P16006  
Sutty Properties, LLC  
2500 Block of Hideaway Court**

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

**PLANNING STAFF REPORT**  
**JEFFERSON CITY PLANNING AND ZONING COMMISSION**  
**August 11, 2016**

**Case No. P16006 – Property in the 2500 Block of Hideaway Court, Rezoning and Comprehensive Plan Amendment.** Request filed by Suttly Properties LLC, property owner, on behalf of Don Renkemeyer, applicant, for a rezoning of 1.12 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 property is located at the terminus of Hideaway Court, a private road, approximately 750 feet from the intersection of East McCarty Street, and is adjacent to the rear portion of property addressed as 2527 E. McCarty. The property is described as part of Reserved Tract 1 of Mount Hope Heights Subdivision, Jefferson City, Cole County, Missouri.

**Nature of Request**

The applicant is in the process of buying the 1.12 acre property, which is being split from a larger 4.24 acre property. The applicant intends to construct mini-storage units on the property, as an expansion of his existing mini-storage business on the neighboring property. Mini-storage uses are a conditional use of the C-2 zoning district, and the applicant is prepared to file an application to the Board of Adjustment upon successful completion of the rezoning proposal.

**Zoning History**

The property was annexed into the corporate limits in 1968 with an RS-2 zoning. The property was rezoned to RA-2 in the mid 1970's. The C-2 zoning of the neighboring property was established in 1994 and a conditional use permit for construction of mini-storage sheds was issued in 1996.

**Zoning and Surrounding Land Use**

Current Zoning: RA-2  
 Requested Zoning: C-2

Current Use: Undeveloped  
 Intended Use: Mini-storage

	Surrounding Zoning	Surrounding Uses
North	RS-2	Single family residential
South	RS-2	Single family residential
East	C-2	Mini-storage
West	RA-2	Undeveloped

**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 medium density attached residential use. An amendment is proposed to 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 an existing C-2 district.

Standard checklist for rezoning:	Yes	No	Notes:
Benefit to City is substantial when compared to adverse affects on adjacent property	X		The property is adjacent to existing commercial uses to the east and has access from that property. Neighboring residential uses to the north are buffered by a large change in elevation. Adjacent residential uses to the south are limited to two single family homes, which are adjacent to existing commercial uses to the south.
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 to the east and southeast, but would conflict with the two adjacent single family residential homes and the adjacent (undeveloped) multi-family zoning to the west.
After rezoning, the allowed uses would be compatible with adjacent existing land uses		X	Two adjacent single family residential homes would be heavily impacted by the commercial rezoning.
If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning)	X		The property to the east enjoys a C-2 zoning. The prevalent land uses for properties accessed by East McCarty Street in this area is commercial in nature.
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 1996 Comprehensive Plan envisioned a residential tier of development behind the commercial development along the north side of East McCarty Street in this area, which has not materialized. The expansion of the commercial uses along McCarty Street into the second tier area, as evidenced by the storage shed expansion to the east of the subject property and the acquisition and parking lot expansion of the commercial use to the southeast, is a more prevalent trend.

**Rezoning Request:**

Staff recommends approval of the request to rezone the property from RA-2 to C-2. The property is bordered to the east by existing commercial zoning and is located in an area where the prevalent land use is commercial. While the adjacent two single family residential homes would be heavily impacted by the rezoning, it is noted that the homes are already bordered by commercial uses to the south and east and the comprehensive plan already envisions a higher level of development for their property than single family residential. The single family residential uses along St. Louis Road are located uphill from the subject property and are therefore buffered from the effects of future commercial development by the change in topography.

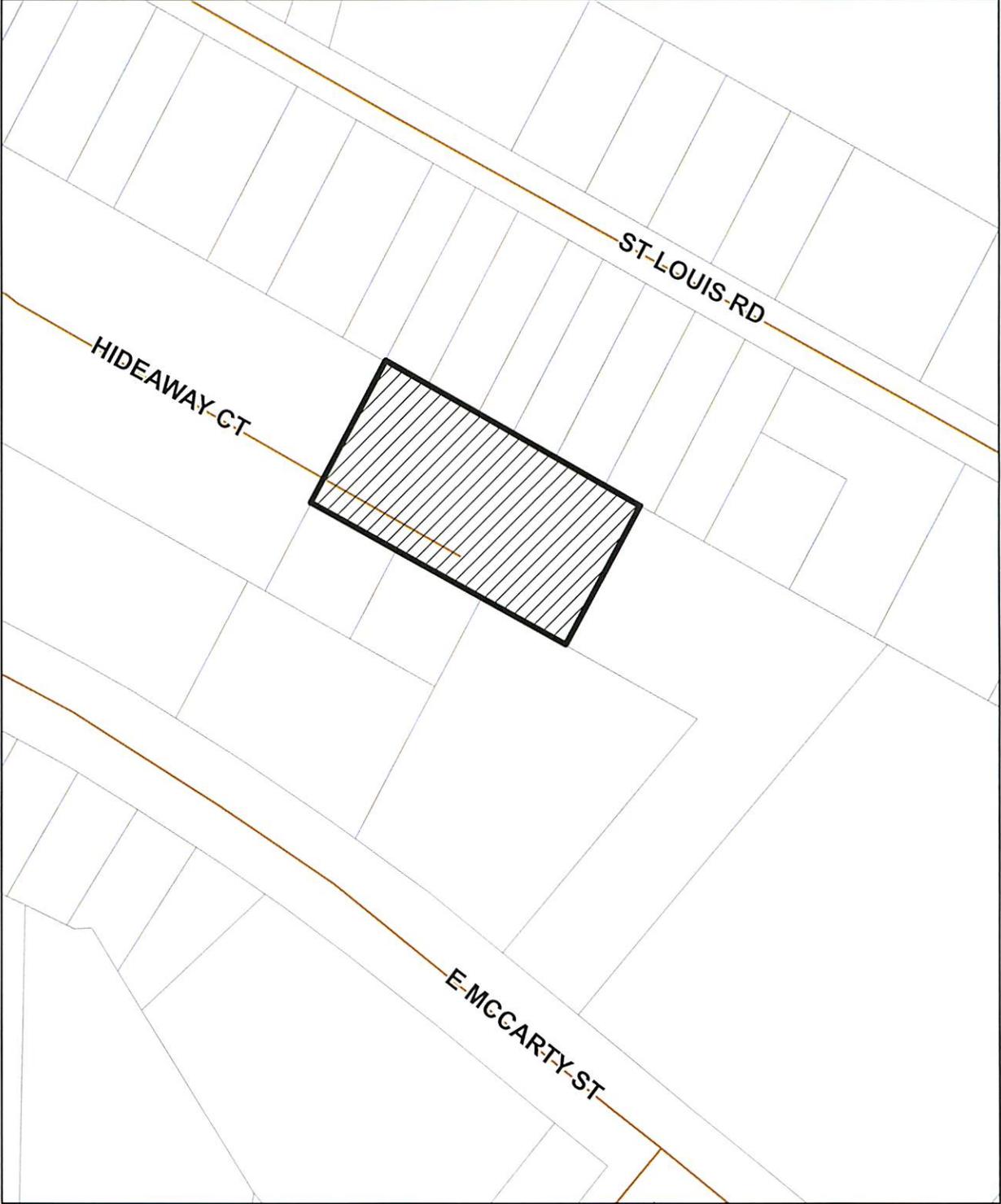
	Approve	Deny	Neutral
Staff Recommendation	X		

**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

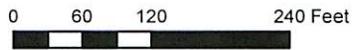
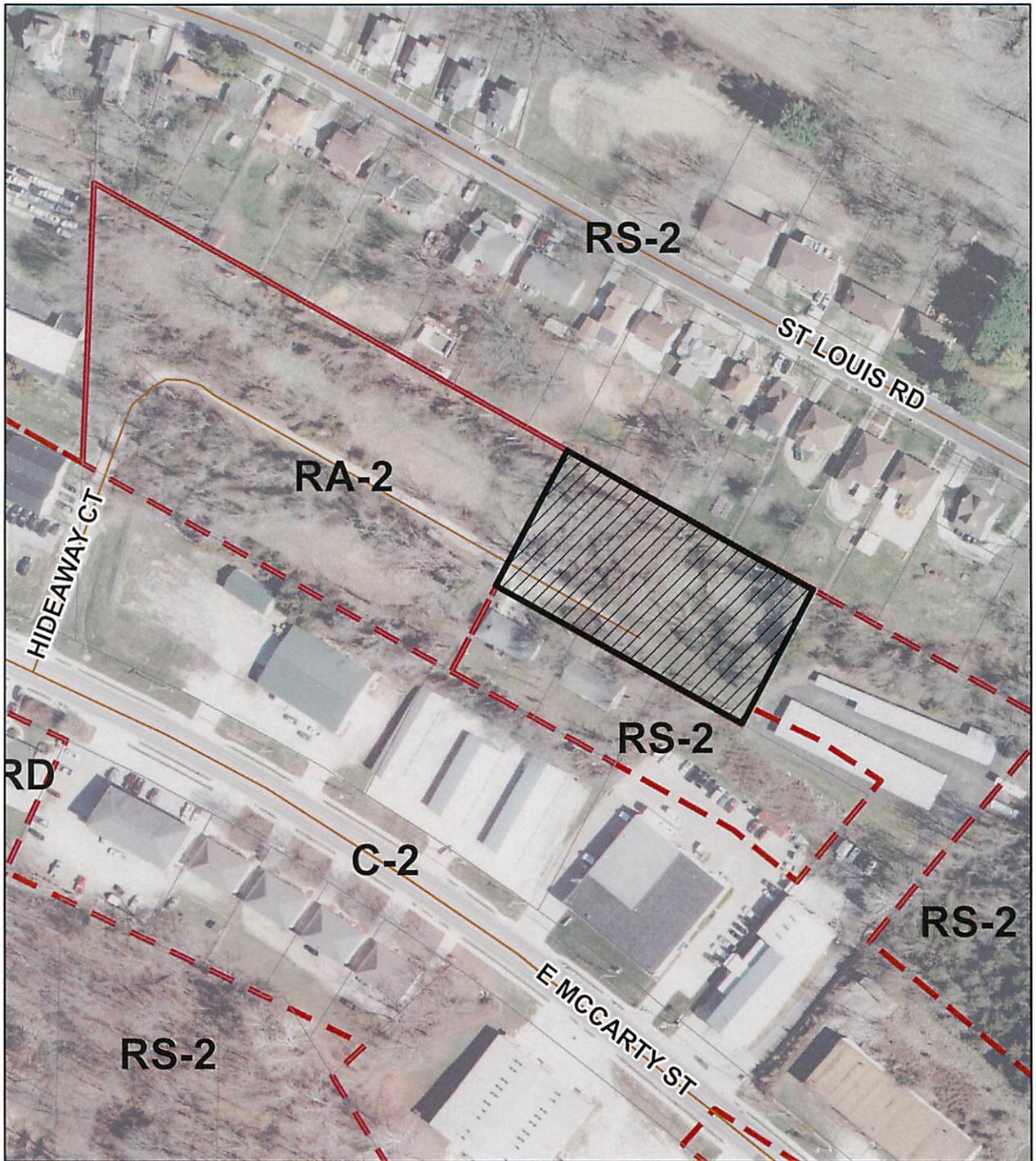
## VICINITY



Case No. P16006  
2500 Block of Hideaway Ct  
Rezoning from RA-2 to C-2  
and Comprehensive  
Plan Admendment

# City of Jefferson Planning & Zoning Commission

## LOCATION MAP



Case No. P16006  
2500 Block of Hideaway Ct  
Rezoning from RA-2 to C-2  
and Comprehensive  
Plan Admendment



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)

Don Reukemeyer  
 450 Cedar Creek CT  
 JC, MO 65101  
 573-291-7911



### 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: Hideaway Court - Portion of Property Adjacent to 2527 E. McCarty

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 RA-2 district to C-2 district. The purpose of this rezoning request is to: Expansion of adjacent storage unit business

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.

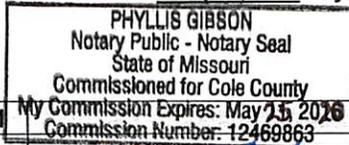
Tom Sutthoff <sup>SUTTHOFF</sup>  
 Property Owner #1 Name (type or print)

Tom Sutthoff  
 Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 17<sup>th</sup> day of June in the year 2016.



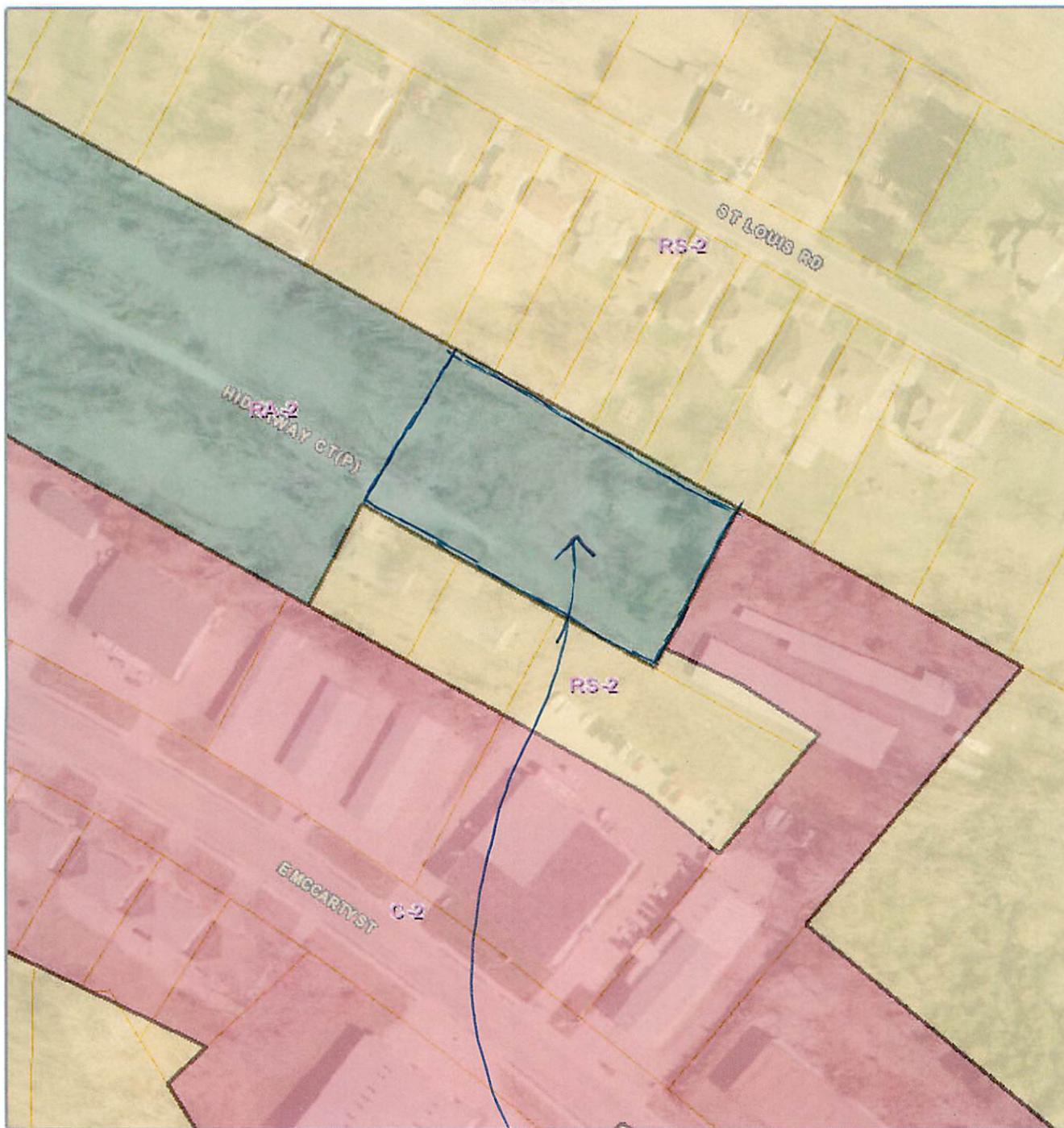
Phyllis Gibson  
 Notary Public

Address of Property Owner #1	<u>Tom Sutthoff</u>
Name	<u>Tom Sutthoff</u>
Mailing Address	<u>2900 Wakoda Dr JC, MO 65101</u>
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.

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 = 139 feet  
6/17/2016

proposed Rezoning  
RA-2 to C-2

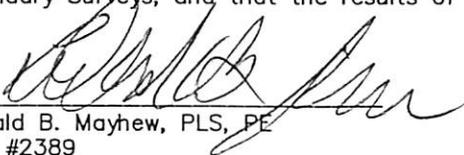
TRACT A: A tract of land being a part of a tract of land as described in Book 663, at Page 707 (also known as Document 201603128), Cole County records, said tract being a part of Reserved Tract #1, of "Mount Hope Heights", a subdivision of record in Cole County, Missouri, and tract being more particularly described as follows:

Beginning at an the southwest corner of Lot 1 of said subdivision; thence S60°49'49"E, 573.4 feet, to the southernmost corner of Lot 11 of said subdivision; thence S29°11'31"W, 263.64 feet, to an existing iron pin at the westernmost corner of a tract of land as described in Book 398, at Page 283, Cole County records; thence N60°59'23"W, 439.71 feet, to an iron pin at the northernmost corner of Lot 73 of said subdivision; thence N02°23'45"E, 296.56 feet, to the point of beginning. Containing 3.07 acres, more or less.

TRACT B: A tract of land being a part of a tract of land as described in Book 663, at Page 707 (also known as Document 201603128), Cole County records, said tract being a part of Reserved Tract #1, of "Mount Hope Heights", a subdivision of record in Cole County, Missouri, and tract being more particularly described as follows:

Beginning at an existing iron pin at the easternmost corner of said Reserved Tract #1 of said subdivision; thence S29°11'31"W, 162.09 feet, to an existing iron pin in the northern line of a tract of land as described in Book 375, at Page 494, Cole County records; thence N60°47'16"W, 300.26 feet, to an iron pin at the northernmost corner of a tract of land as described in Book 398, at page 283, Cole County records; thence N29°11'31"E, 161.87 feet, to the point of beginning. Containing 1.12 acres, more or less.

CERTIFICATION: This is to certify that I, Donald B. Mayhew, PLS, at the direction of Mr. Don Renkemeyer, have executed a survey of the tract of land shown and described hereon, and that said survey was, to the best of my knowledge and belief, executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, and that the results of said survey are shown hereon.



Donald B. Mayhew, PLS, PE  
PLS #2389  
04/15/16



CITY OF JEFFERSON ENDORSEMENT:

Janice McMillan, AICP  
Director Dept. of Planning and  
Protective Services

Date

Matthew J. Morash, PE  
Director of Public Works

Date

REMOVED

MAYHEW SURVEYING  
AND ENGINEERING

PO BOX 418  
CROCKER, MO 65452  
573-736-2482

S, LLC

E HGTS.



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)

*Don Renkemeier*  
 450 Cedar Creek CT  
 JEFF CITY MO  
 65105  
 573 230 7901

**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 Medium 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.

- 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.
- Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- Whether the change is consistent with the goals, objectives and policies of the Plan.
- 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.
- Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- 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.
- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- 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

TOM SUTHOFF  
SUTTY Properties LLC  
 Name (typed or printed)

*Tom Suthoff*  
 Signature  
SUTTY Properties LLC

Property Owner Name TOM SUTHOFF SUTTY Properties LLC

Address 2902 WAKODA DR JC MO 65101

Phone Number(s): 573-659-0471

Applicant Name (if different from owner): Don Renkemeier

Address: 450 Cedar Creek CT JC, MO 65101

Phone Number(s) 573 230 7901

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.



## 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

July 28, 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, August 11, 2016 in the **Boone/Bancroft Room #200** (Upper Level Conference Room) of the John G. Christy Municipal Building, 320 East McCarty Street, to consider the following matter (see map on back):

**Case No. P16006 – Property in the 2500 Block of Hideaway Court, Rezoning and Comprehensive Plan Amendment.** Request filed by Sully Properties LLC, property owner, on behalf of Don Renkemeyer, applicant, for a rezoning of 1.12 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 make the property available for future expansion of the neighboring mini-storage business. The property is located at the terminus of Hideaway Court, a private road, approximately 750 feet from the intersection of East McCarty Street, and is adjacent to the rear portion of property addressed as 2527 E. McCarty. The property is described as part of Reserved Tract 1 of Mount Hope Heights Subdivision, Jefferson City, Cole County, 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 September 19, 2016, 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.

MOTTE, EVELYN V  
2520 ST LOUIS RD  
JEFFERSON CITY, MO 65101  
2520 ST LOUIS RD  
ST LOUIS RD

KOHL, DEBORAH SUE  
2518 ST LOUIS RD  
JEFFERSON CITY, MO 65101  
2518 ST LOUIS RD

SALING, KENNETH G & PAMELA M  
2514 ST LOUIS RD  
JEFFERSON CITY, MO 65101  
2514 ST LOUIS RD

BUSCHJOST, VICTOR H & MARY W  
2512 ST LOUIS RD  
JEFFERSON CITY, MO 65101  
2512 ST LOUIS RD

TRIPPENSEE, FREDERICK E & SHIRLEY TRUSTEES  
2510 ST LOUIS RD  
JEFFERSON CITY, MO 65101  
2510 ST LOUIS RD  
2508 ST LOUIS RD

QUTAMI, MICHAEL M & CONNIE S  
2975 COUNTY RD 491  
NEW BLOOMFIELD, MO 65063  
2506 ST LOUIS RD

BIRK MISSOURIA PROPERTIES L L C  
5415 WALNUT ACRES RD  
LOHMAN, MO 65053  
2504 ST LOUIS RD

SCRIVNER, ARLENE J  
2502 ST LOUIS RD  
JEFFERSON CITY, MO 65101  
2502 ST LOUIS RD

REEVES, RICHARD B & SHIRLEY A  
2440 ST LOUIS RD  
JEFFERSON CITY, MO 65101  
2440 ST LOUIS RD

HAGNER, LWANA R & HAROLD F  
2436 ST LOUIS RD  
JEFFERSON CITY, MO 65101  
2436 ST LOUIS RD

SUTTY PROPERTIES L L C  
2902 WAKODA DR  
JEFFERSON CITY, MO 65101  
E MCCARTY ST

KEVERS COMMERCIAL L L C  
188 BROKEN STONE TRL  
ST THOMAS, MO 65076  
2503 E MCCARTY ST

EAST END STORAGE L L C  
11968 COUNTY RD 4040  
HOLTS SUMMIT, MO 65043-1798  
2511 E MCCARTY ST

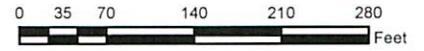
RACKERS, NICHOLAS J TRUSTEE  
5509 BRADFORD CT  
JEFFERSON CITY, MO 65101  
2521 E MCCARTY ST

A PLUS SELF STORAGE L L C  
C/O DONALD RENKEMEYER  
426 E HIGH ST  
JEFFERSON CITY, MO 65101  
2527 E MCCARTY ST

BUTLER, MARTHA JANE  
2534 HIDEAWAY CT  
JEFFERSON CITY, MO 65101  
2534 HIDEAWAY CT

ALBERTS, RICHARD C JR  
202 ARDEN DR  
JEFFERSON CITY, MO 65109  
2530 HIDEAWAY CT

Case No. P16006  
2500 Block of Hideaway Ct  
Rezoning from RA-2 to C-2  
and Comprehensive  
Plan Admendment



185 ft. Notification Buffer

