

Jefferson City
Planning & Zoning Commission

August 11, 2016

**Case No. P16007
City of Jefferson
2521 E McCarty Street**

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

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

Case No. P16007 – 2521 E. McCarty Street, Rezoning and Comprehensive Plan Amendment. Request filed by planning division staff to rezone 0.67 acres from RS-2 Single Family 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 rear of 2521 E. McCarty Street and a portion of adjacent property at 2527 East McCarty Street. The property is described as part of Reserved Tract 1 and part of Reserved Tract 2 of Mount Hope Heights Subdivision, Jefferson City, Cole County, Missouri.

Nature of Request

A pocket of RS-2 residential zoning exists at the rear of the property addressed as 2521 E. McCarty Street, which is a property currently used in a commercial manner and a parking lot serving the commercial use is partially contained within the area zoned RS-2. A small portion of RS-2 zoning also exists on the adjacent property addressed as 2527 E. McCarty Street, which is currently in use as a mini-warehouse storage business. The purpose of the staff initiated rezoning request is to remove the split zoning situation on these two properties, bringing the zoning of each property into alignment under the C-2 General Commercial designation. An amendment to the development plan map of the Comprehensive Plan (from Medium Density Residential to Commercial) is also proposed to support the existing commercial use and proposed zoning of the two properties.

Zoning History

The property was annexed into the corporate limits in 1968 with an RS-2 zoning.

Zoning and Surrounding Land Use

Current Zoning: RS-2

Current Use: Commercial (Parking Area)

Requested Zoning: C-2

Intended Use: Commercial

	Surrounding Zoning	Surrounding Uses
North	C-2/RA-2	Mini-Storage / Undeveloped
South	C-2	Commercial
East	C-2	Mini-storage
West	RS-2	Single Family Residential

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 by staff 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 uses commercial (as a parking area) and is adjacent to existing commercial uses Adjacent residential uses to the west 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, but would conflict with the adjacent single family home to the west. It is noted however, that the single family homes are largely overshadowed by the commercial uses in the area.
After rezoning, the allowed uses would be compatible with adjacent existing land uses	X		Two adjacent single family residential homes would be impacted by the commercial rezoning. It is noted however, that the single family homes are largely overshadowed by the commercial uses in the area.
If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning)	X		The surrounding property to the east, north, and south 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 northeast of the subject property, is a more prevalent trend.

Rezoning Request:

Staff recommends approval of the request to rezone the property from RS-2 to C-2. The property is bordered to the north, east, and south 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 somewhat impacted by the rezoning, it is noted that the homes are already bordered by commercial uses and the comprehensive plan already envisions a higher level of development for their property than single family residential.

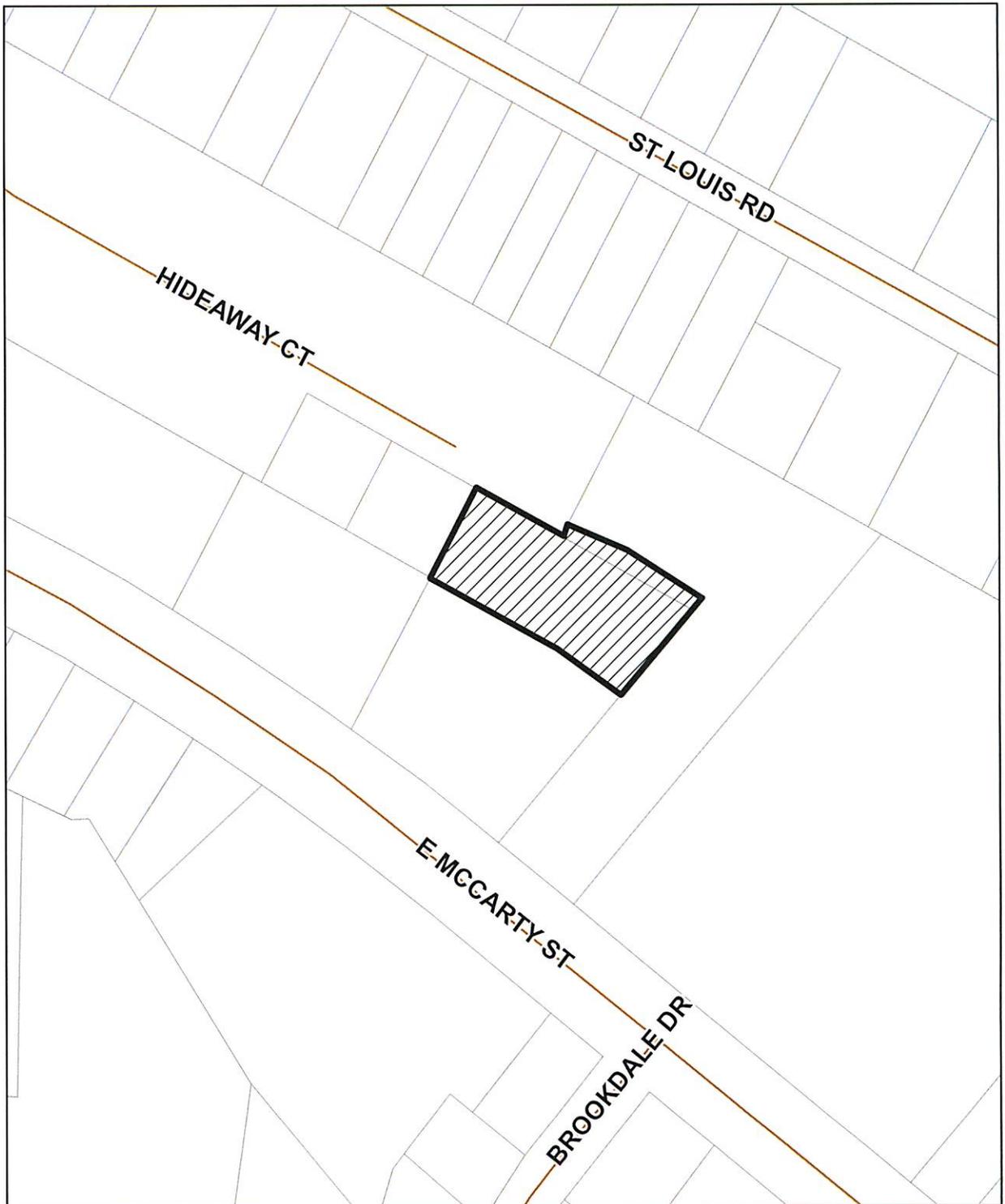
	Approve	Deny	Neutral
Staff Recommendation	X		

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 RS-2 to C-2.

City of Jefferson Planning & Zoning Commission

VICINITY



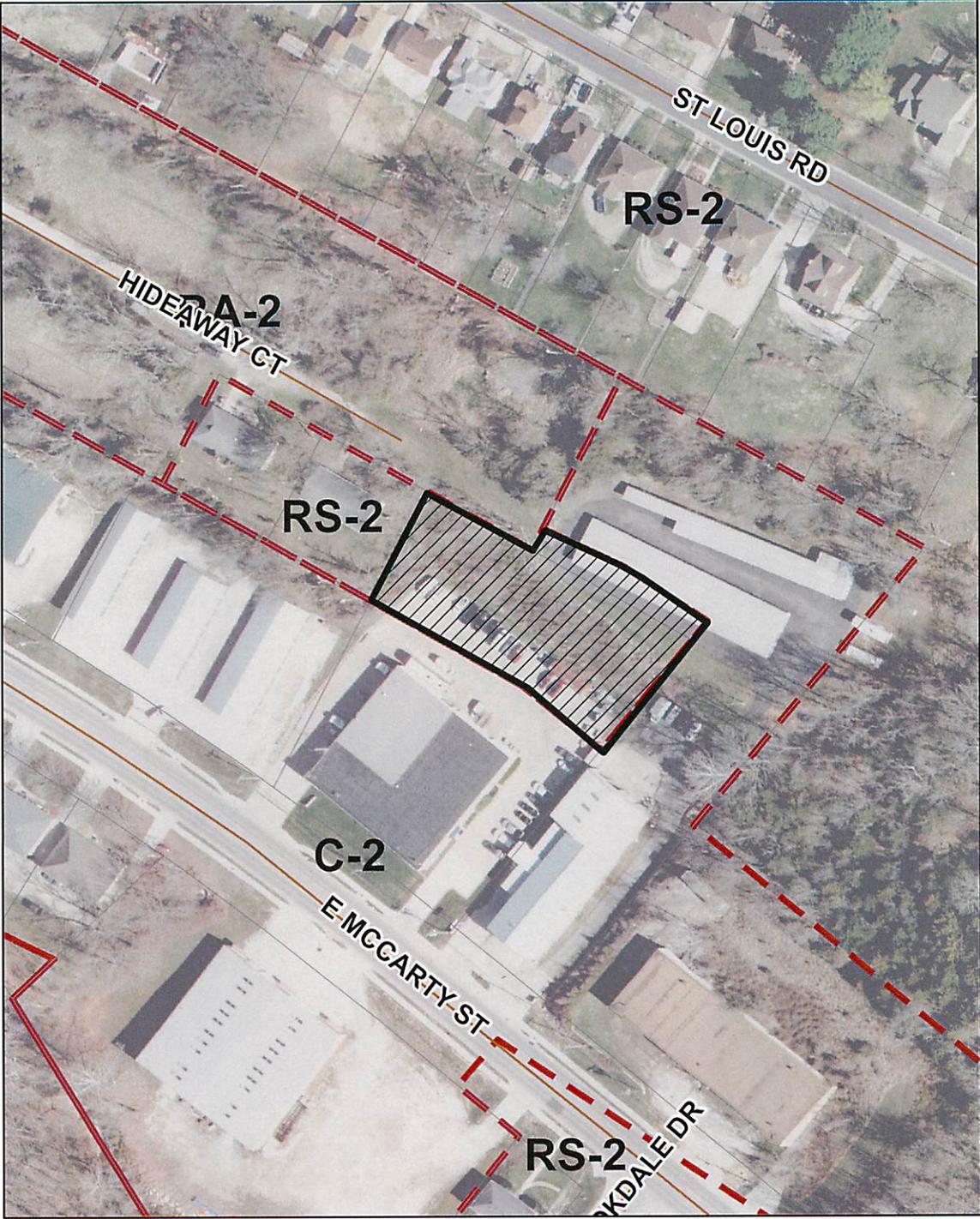
0 55 110 220 Feet



Case No. P16007
2521 E. McCarty St
Rezoning from RS-2 to C-2
and Comprehensive
Plan Amendment

City of Jefferson Planning & Zoning Commission

LOCATION MAP



Case No. P16007
2521 E. McCarty St
Rezoning from RS-2 to C-2
and Comprehensive
Plan Amendment

Staff Initiated Rezoning

Property Address: 2521 E. McCarty Street

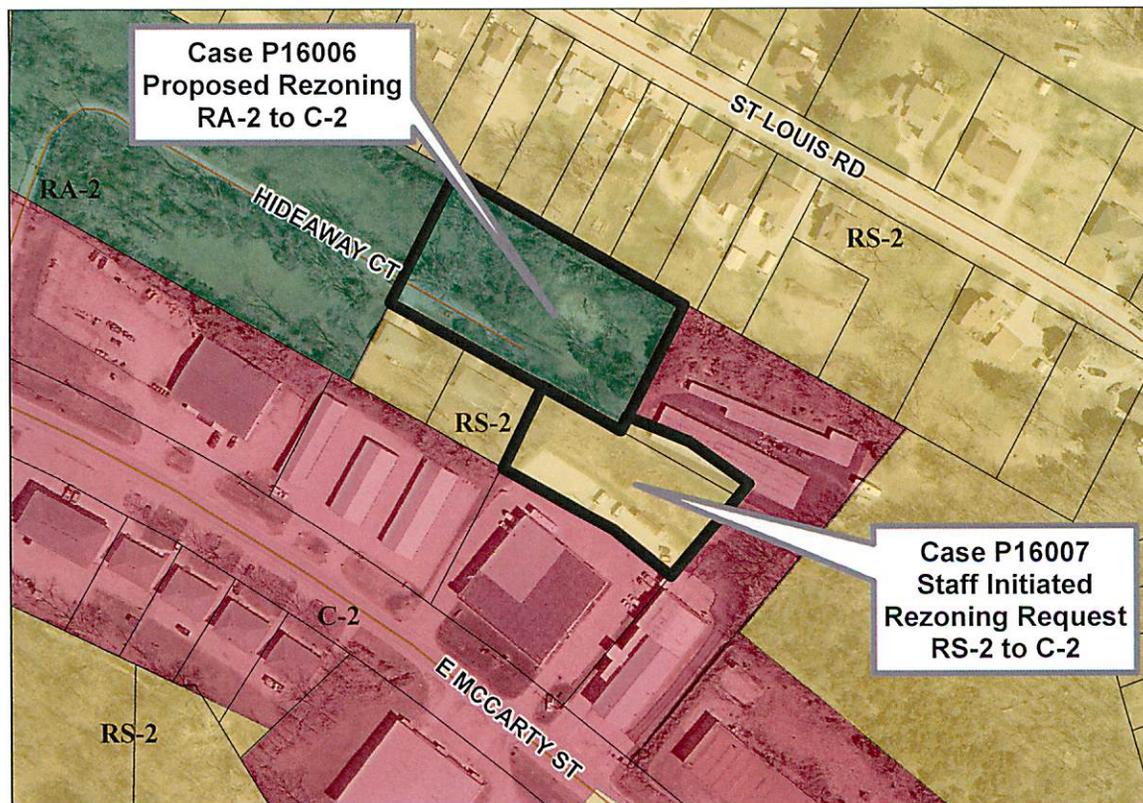
Rezoning from RS-2 to C-2

Case No: P16007

Area proposed to be rezoned from RS-2 Single Family Residential to C-2 General Commercial by Planning Division Staff. A pocket of RS-2 residential zoning exists at the rear of the property addressed as 2521 E. McCarty Street, which is a property currently used in a commercial manner and a parking lot serving the commercial use is partially contained within the area zoned RS-2. A small portion of RS-2 zoning also exists on the adjacent property addressed as 2527 E. McCarty Street, which is currently in use as a mini-warehouse storage business.

The purpose of the staff initiated rezoning request is to remove the split zoning situation on these two properties, bringing the zoning of each property into alignment under the C-2 General Commercial designation. An amendment to the development plan map of the Comprehensive Plan (from Medium Density Residential to Commercial) is also proposed to support the existing commercial use and proposed zoning of the two properties.

A separate rezoning request, brought forward by the owner of the property to the northwest of this request, is taken up by separate case (Case P16006).



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. P16007 – 2521 E. McCarty Street, Rezoning and Comprehensive Plan Amendment. Request filed by planning division staff to rezone 0.67 acres from RS-2 Single Family 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 rear of 2521 E. McCarty Street and a portion of adjacent property at 2527 East McCarty Street. The property is described as part of Reserved Tract 1 and part of Reserved Tract 2 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
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. 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.

CAPITOL PROJECTS INC
2001 E MCCARTY ST
JEFFERSON CITY, MO 65101
2601 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

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

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

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

RACKERS, NICHOLAS J, TRUSTEE
5509 BRADFORD CT
JEFFERSON CITY, MO 65101
2521 E MCCARTY ST (*Subject Property*)

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

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

TRIPPENSEE, FREDERICK E & SHIRLEY TRUSTEES
RANDALL, BEVERLY SUE & JON D
2510 ST LOUIS RD
JEFFERSON CITY, MO 65101
2508 ST LOUIS RD
2510 ST LOUIS RD

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

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

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

Case No. P16007
2521 E. McCarty St
Rezoning from RS-2 to C-2
and Comprehensive
Plan Amendment



185 ft. Notification Buffer

