# Jefferson City
# Planning & Zoning Commission

August 11, 2016

**Case No. P16008**
**Wortman - Fortner**
**910 Fairgrounds Road**

**Preliminary PUD Plan**

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

**Case No. P16008 – 910 Fairgrounds Road, Preliminary PUD Plan.** Request filed by Wortman – Fortner LLC, property owner, for a Preliminary PUD Plan to demolish the existing convenience store, car wash and fuel pumps and redevelop the property with a new 6,780 sf convenience store, 5 dispenser fuel canopy, and 2,520 sf car wash with vacuum stations. The property consists of 1.32 acres and is located at the northwest corner of the intersection of South Country Club Drive and Fairgrounds Road / West Edgewood Drive. The property is described as part of the West Half of the Southeast Quarter of Section 8, Township 44 North, Range 12 West, Jefferson City, Cole County, Missouri (Cochran Engineering, Consultant).

**Nature of Request**

The property owner intends to redevelop the site, by demolishing the existing convenience store, fuel pumps, and car wash and rebuild similar structures in a new arrangement on the property. The property is zoned PUD Planned Unit Development, and the property owner has submitted a Preliminary PUD Plan detailing the redevelopment plan.

**Zoning History**

The property was annexed into the corporate limits of Jefferson in 1985 with an RS-2 zoning. Later that year, the property was rezoned to C-4 Planned Commercial. (The C-4 district was later reclassified as PUD.)

A Preliminary and Final C-4 Site Development Plan for construction of a quick shop was approved by the Planning and Zoning Commission in 1986. The relocation of South Country Club Drive to its current intersection with Fairgrounds Road was accomplished at that time.

**Zoning and Surrounding Land Use:**

Zoning: PUD Use: Gasoline Station with Convenience Store

| | Surrounding Zoning | Surrounding Uses |
|---|---|---|
| North | RS-2 | Undeveloped/Utility Right-of-Way |
| South | PUD | Office, Medical Office, and Daycare Uses |
| East | PUD | Undeveloped / Townhouse Residential |
| West | RS-2 | Single Family Residential Home |

**Staff Analysis**

Permitted Uses: The Preliminary PUD Plan outlines use of the property as a convenience store with gasoline sales. Staff recommend establishment of an underlying zoning designation of C-1 Neighborhood Commercial for the purpose of determining future permitted uses.

Parking: 34 parking spaces are shown on the Preliminary PUD Plan. The parking plan meets the required parking for a convenience store of 1 space per 200 sf of floor area.

Signs: Two freestanding signs are shown on the Preliminary PUD Plan. A 32 feet tall pylon sign with price readers is shown at the northeast corner of the site adjacent to South Country Club Drive. A 10 feet tall monument sign with price readers is shown at the southeast corner of the site adjacent to the street intersection.

Lighting: An exterior lighting plan was included with the Preliminary PUD Plan submittal. The lighting plan shows an average lighting level of 1.9 footcandles across the property. For comparison, the C-1 zoning district permits a maximum lighting level of 2.0 footcandles. The lighting level under the gas station canopy is shown as 7.6 footcandles, which adheres to the maximum under canopy lighting level of 10.0 footcandles. Staff recommend establishment of an underlying zoning designation of C-1 for the purpose of determining permitted lighting levels.

Bufferyard: The neighboring property to the north, which consists of a 40 feet wide strip of former right-of-way currently occupied by an electrical utility line, is zoned RS-2 Single Family Residential. No bufferyard is proposed within the Preliminary PUD Plan along this property line.

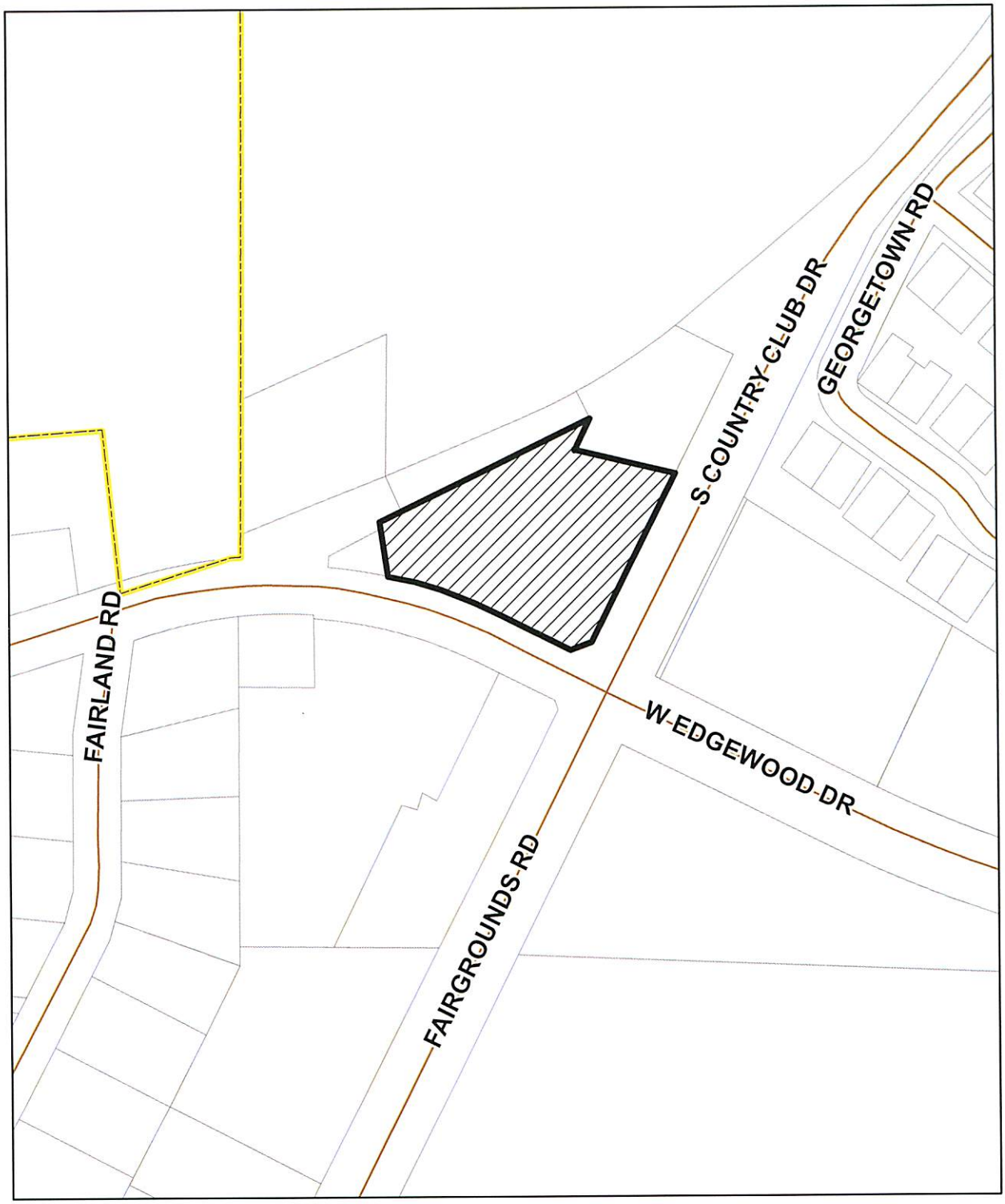
Accessory Structures: In addition to a two bay automatic vehicle wash building and the fuel station canopy, vehicle vacuum stations are shown at the northeast corner of the site adjacent to South Country Club Drive.

**Staff Recommendation**

Staff are still reviewing technical details of the Preliminary PUD plan. An updated staff report and will be presented at the meeting.

# City of Jefferson Planning & Zoning Commission

## VICINITY



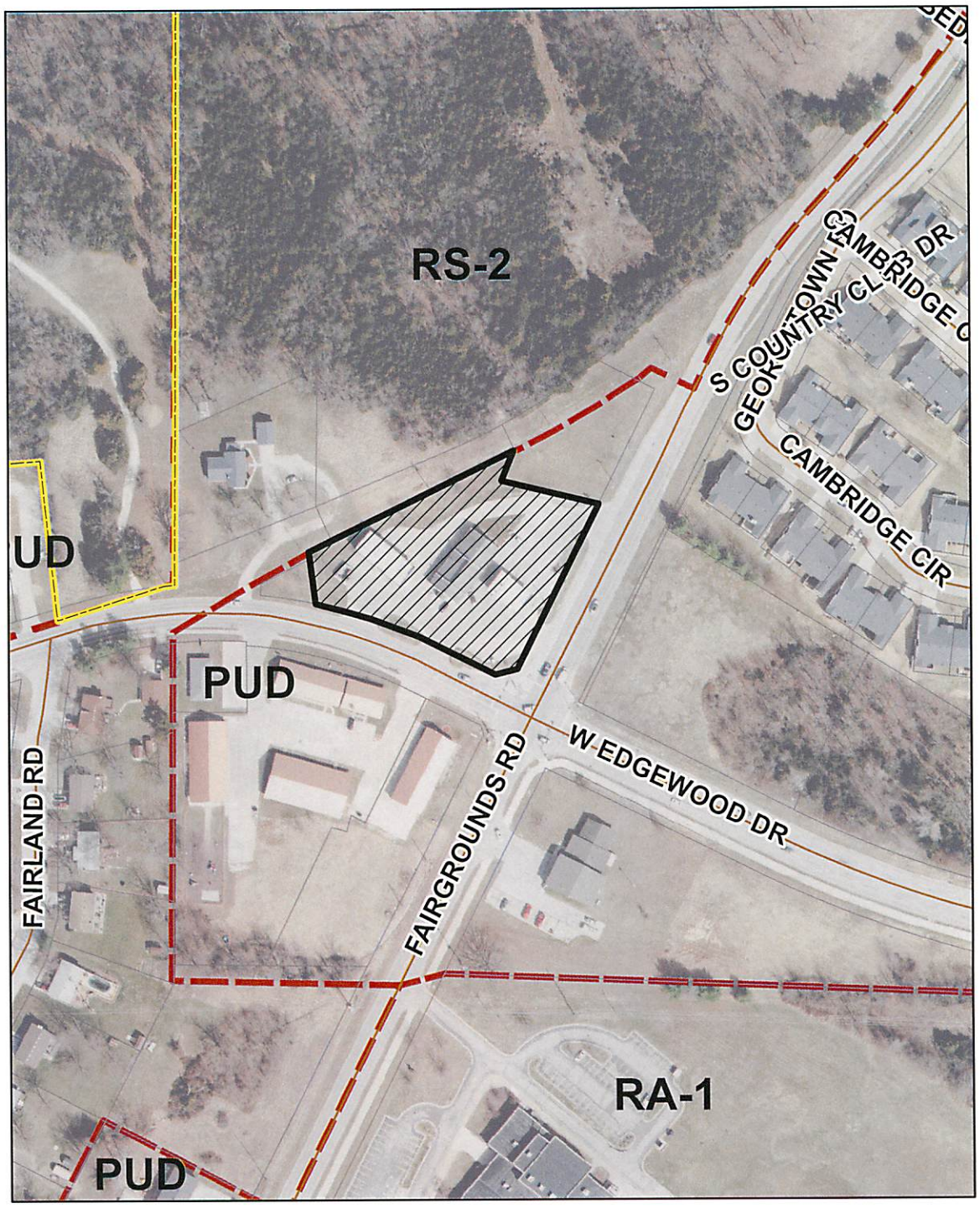

0 65 130 260 Feet

N
W E
S

**Case No. P16008**
**910 Fairgrounds Rd**
**Prelimnary PUD Plan**

# City of Jefferson Planning & Zoning Commission

## LOCATION MAP




0 75 150 300 Feet

N
W E
S

**Case No. P16008**
**910 Fairgrounds Rd**
**Prelimnary PUD Plan**

*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 PLANNED UNIT DEVELOPMENT (PUD)

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

**PUD Project Name:** Jack Flash - Jefferson City
**Street Address:** 910 Fairgrounds Road
**Legal Description** (as follows or is attached): See attached

***Please attach or include the following:***

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

**Application Information:**

Property Owner: Wortman-Fortner, LLC
Address 910 Fairgrounds Road, Jefferson City, MO 65109
Phone Number(s): 636-234-6479

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

Consultant Name: Cochran
Address: 530A East Independence Drive, Union, MO 63084
Phone Number(s): 636-584-0540

**The attached information accurately represents this proposed project.**

| | | |
|---|---|---|
| Property Owner Signature | James Fortner<br>Printed Name | 7/7/16<br>Date |
| Consultant Signature | David Van Leer<br>Printed Name | 7/7/2016<br>Date |

***For Staff Use Only:***
*Application Filing Fee Received:*_____ *Amount* _____ *Check #*_____)
*Attachments:* _____*Narrative* _____ *Site Plan* _____*Applicant/Project Information Sheet*
*Note other information submitted:* _____

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

New Jack Flash Fuel Station
910 Fair Ground Road

LEGAL DESCRIPTION

Part of the west half of the southeast quarter of Section 8, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From the southwest corner of the southeast quarter of said Section 8; thence north 85 degrees 05 minutes 19 seconds east, along the section line, 245.04 feet to a point on the westerly line of an abandoned railroad right-of-way; thence north 19 degrees 53 minutes 53 seconds east, along said right-of-way line, 414.32 feet, to a point on the north right-of-way line of South Country Club Drive as recorded in Book 298, Page 820, Cole County Recorder's Office; thence along said northerly line north 70 degrees 27 minutes 07 seconds west, 20.00 feet to the point of beginning for this description; thence continuing north 70 degrees 27 minutes 07 seconds west, along said northerly right-of-way line 95.29 feet; thence continuing along said right-of-way on a curve to the left having an arc distance of 154.71 feet and a radius of 610.36 feet (ch= north 77 degrees 42 minutes 49 seconds west, 154.30 feet); thence leaving said right-of-way north 15 degrees 54 minutes 06 seconds west, along the easterly line of a tract of land described in Book 294, Page 644, Cole County Recorder's Office, 64.71 feet to a point on the southerly right-of-way line of the former South Country Club Drive; thence north 57 degrees 28 minutes 18 seconds east, along said right-of-way, 301.33 feet; thence leaving said right-of-way south 19 degrees 53 minutes 53 seconds west, 44.07 feet; thence south 83 degrees 05 minutes 01 seconds east, 130.68 feet to a point on the westerly right-of-way line of the existing South Country Club Drive, thence south 19 degrees 53 minutes 53 seconds west, along said westerly right-of-way line 230.42 feet; thence south 64 degrees 43 minutes 23 seconds west, 35.46 feet to the beginning point of this description,

Except that part conveyed to the City of Jefferson in Warranty Deed Book 431, Page 57, Cole County Recorder's Office.

**PROJECT NARRATIVE**

**DATE**: July 7, 2016

**RE**: New Jack Flash Fuel Station
910 Fairgrounds Road, Jefferson City, MO
Cochran Project No. 16-6566

The existing zoning of the property at 910 Fairgrounds Road is PUD. Redevelopment of property zoned PUD requires review and approval through the City's zoning review process. The attached application and supporting documents have been submitted to meet these requirements.

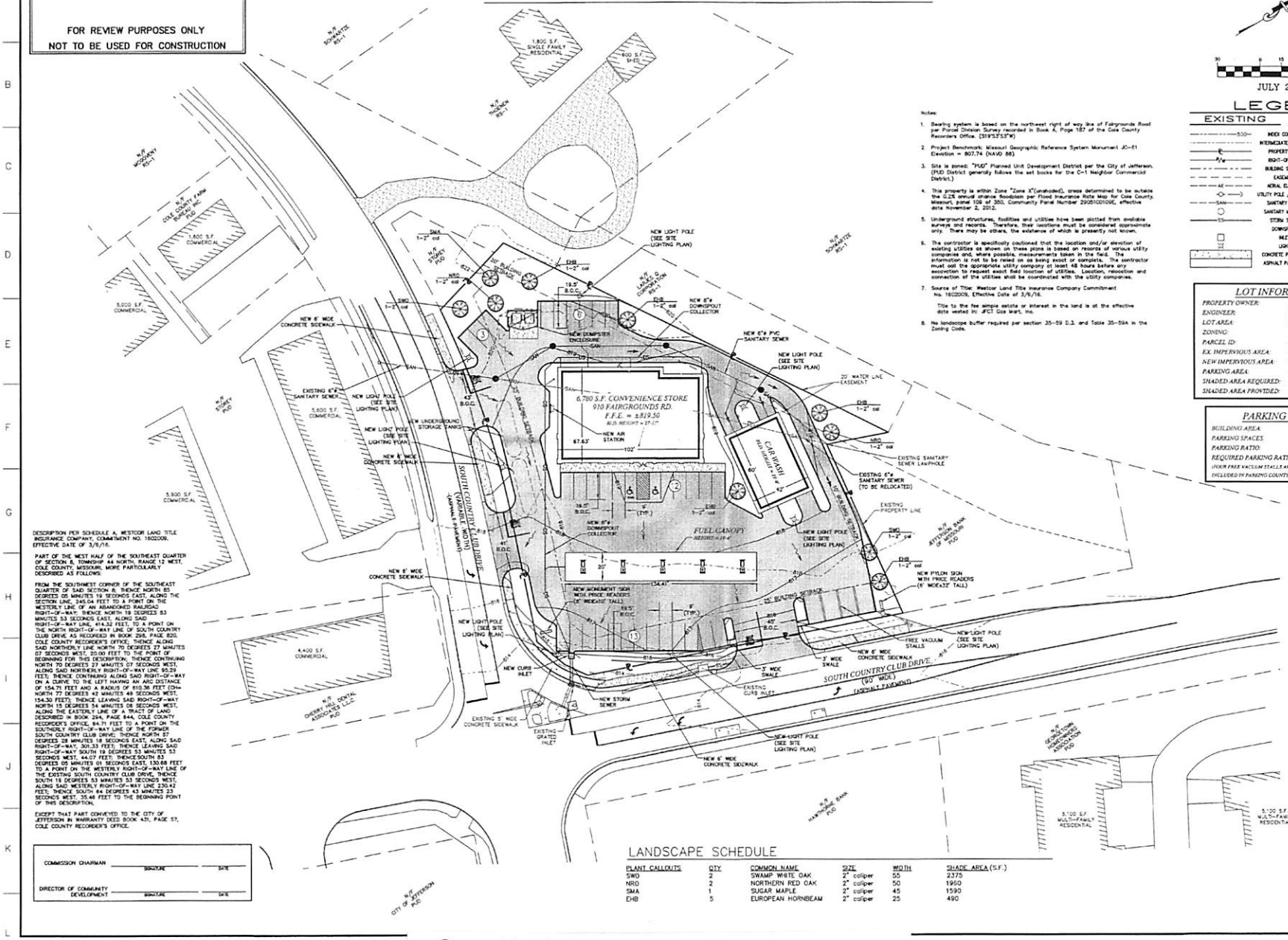
The existing convenience store, fuel canopy, and carwash located at 910 Fairgrounds road will be demolished allowing for the proposed site improvements.

The proposed site improvements include construction of a 6,780 square foot convenience store, a five dispenser fuel canopy, a two bay automatic carwash and other improvements required for development of the site. The lot located at 910 Fairgrounds Road is 1.35 acres. The commercial floor area of the convenience store is approximately 3,100 square feet. Sidewalks will be constructed along the subject property street frontage within City right-of-way. Existing sidewalks will be utilized where possible. The site will provide 34 off-street parking spaces meeting the City's required parking ratio. No deviations from the City's minimum design standards are known at this time. The proposed improvements comply with the minimum setback requirement and maximum building height listed in Sec. 35-51. The applicable requirements listed on the Application for Planned Unit Development (PUD) and 35-74.C.3.c are included in the PUD Preliminary Plan. The Landscaping Plan and Signage Plan are included on the PUD Preliminary Plan. A separate Site Photometrics Plan has been included. The convenience store exterior finishes will include brick, stone, and EIFS on the front and split face block on the sides and rear. A color building elevation is included.

# PUD PRELIMINARY PLAN

**PRELIMINARY DRAWING**

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION




Notes:

1. Bearing system is based on the northeast right of way line of Fairgrounds Road per Parcel Division Survey recorded in Book A, Page 187 of the Cole County Recorders Office. (S19°53'53"W)
2. Project Benchmark: Missouri Geographic Reference System Monument JC-61 Elevation = 807.74 (NAVD 88)
3. Site is zoned: "PUD" Planned Unit Development District per the City of Jefferson. (PUD District generally follows the set books for the C-1 Neighbor Commercial District.)
4. This property is within Zone "Zone X"(unshaded), areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map for Cole County, Missouri, panel 109 of 350, Community Panel Number 29051C0109E, effective date November 2, 2012.
5. Underground structures, facilities and utilities have been plotted from available surveys and records. Therefore, their locations must be considered approximate only. There may be others, the existence of which is presently not known.
6. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. Location, relocation and connection of the utilities shall be coordinated with the utility companies.
7. Source of Title: Westcor Land Title Insurance Company Commitment No. 16022009, Effective Date of 3/6/16.

   Title to the fee simple estate or interest in the land is at the effective date vested in: JFCT Gas Mart, Inc.
8. No landscape buffer required per section 35-59 D.3. and Table 35-59A in the Zoning Code.

JULY 2016

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| 500 | INDEX CONTOUR | 500 |
| | INTERMEDIATE CONTOUR | |
| | PROPERTY LINE | |
| R/W | RIGHT-OF-WAY | |
| | BUILDING SETBACK | |
| | EASEMENT | |
| AE | AERIAL ELECTRIC | |
| | UTILITY POLE / GUY WIRE | |
| SAN | SANITARY SEWER | SAN |
| | SANITARY MANHOLE | |
| SS | STORM SEWER | SS |
| | DOWNSPOUT | DS |
| | INLET | |
| | LIGHT | |
| | CONCRETE PAVEMENT | |
| | ASPHALT PAVEMENT | |

## LOT INFORMATION

| | |
|---|---|
| PROPERTY OWNER: | WORTMAN-FORTNER LLC |
| ENGINEER: | COCHRAN |
| LOT AREA: | ±2.35 AC |
| ZONING: | PUD |
| PARCEL ID: | 10030600040000020 |
| EX. IMPERVIOUS AREA: | 42,025 S.F. |
| NEW IMPERVIOUS AREA: | 47,547 S.F. |
| PARKING AREA: | 35,539 S.F. |
| SHADED AREA REQUIRED: | 12,446 S.F. |
| SHADED AREA PROVIDED: | 12,710 S.F. |

## PARKING DATA

| | |
|---|---|
| BUILDING AREA: | 6,780 S.F. |
| PARKING SPACES: | 34 SPACES |
| PARKING RATIO: | 5.01/1,000 SF |
| REQUIRED PARKING RATIO: | 5.00/1,000 SF |

(FOUR FREE VACUUM STALLS ARE NOT INCLUDED IN PARKING COUNT)

DESCRIPTION PER SCHEDULE A, WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 16022009, EFFECTIVE DATE OF 3/6/16.

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 12 WEST, COLE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 85 DEGREES 05 MINUTES 19 SECONDS EAST, ALONG THE SECTION LINE, 245.04 FEET TO A POINT ON THE WESTERLY LINE OF AN ABANDONED RAILROAD RIGHT-OF-WAY; THENCE NORTH 19 DEGREES 53 MINUTES 53 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 414.32 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH COUNTRY CLUB DRIVE AS RECORDED IN BOOK 295, PAGE 820, COLE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE, NORTH 70 DEGREES 27 MINUTES 07 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 70 DEGREES 27 MINUTES 07 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 95.21 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 154.71 FEET AND A RADIUS OF 810.36 FEET (CH= NORTH 77 DEGREES 42 MINUTES 48 SECONDS WEST, 154.30 FEET); THENCE LEAVING SAID RIGHT-OF-WAY NORTH 15 DEGREES 54 MINUTES 06 SECONDS WEST, ALONG THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 644, COLE COUNTY RECORDER'S OFFICE, 84.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FORMER SOUTH COUNTRY CLUB DRIVE; THENCE NORTH 87 DEGREES 28 MINUTES 18 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, 301.33 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 19 DEGREES 53 MINUTES 53 SECONDS WEST, 44.07 FEET; THENCE SOUTH 83 DEGREES 05 MINUTES 01 SECONDS EAST, 130.68 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE EXISTING SOUTH COUNTRY CLUB DRIVE; THENCE SOUTH 19 DEGREES 53 MINUTES 53 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE 230.42 FEET; THENCE SOUTH 84 DEGREES 43 MINUTES 23 SECONDS WEST, 35.46 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION.

EXCEPT THAT PART CONVEYED TO THE CITY OF JEFFERSON IN WARRANTY DEED BOOK 431, PAGE 57, COLE COUNTY RECORDER'S OFFICE.

| | | |
|---|---|---|
| COMMISSION CHAIRMAN | SIGNATURE | DATE |
| DIRECTOR OF COMMUNITY DEVELOPMENT | SIGNATURE | DATE |

## LANDSCAPE SCHEDULE

| PLANT CALLOUTS | QTY | COMMON NAME | SIZE | WIDTH | SHADE AREA (S.F.) |
|---|---|---|---|---|---|
| SWO | 2 | SWAMP WHITE OAK | 2" caliper | 55 | 2375 |
| NRO | 2 | NORTHERN RED OAK | 2" caliper | 50 | 1960 |
| SMA | 1 | SUGAR MAPLE | 2" caliper | 45 | 1590 |
| EHB | 5 | EUROPEAN HORNBEAM | 2" caliper | 25 | 490 |


COCHRAN
5300 E. Independence Dr.
Unity, Missouri 63304
636-544-0640 (Voice)
636-544-0512 (Fax)
mail@cochranengineering.com
• Civil Engineering
• Land Surveying
• Site Development
• General Consulting
• Architecture
Missouri State Certificate of Authority numbers:
Survey : 000380
Engineering : 001655
Architecture : 2002014240


The building drop points to be staked at any excavation shall be coordinated with call 1-800-344-7483 for utility location information.

All OSHA rules & regulations established for the safe of construction workers shall be adhered to. (e.g. trenching, shoring, etc.)

PRELIMINARY

SITE IMPROVEMENT PLANS
910 FAIRGROUNDS RD.
JEFFERSON CITY, MO

| DATE | REVISION | DRAWN BY | APPROVED BY |
|---|---|---|---|
| | | | |

DRAWN BY: TES
APPROVED BY: DPV
DATE: JUL. 7, 2016
SCALE: 1"=30'
PROJ. NO.: 16-6566
SHEET NO.: 1 OF 1

PUD PRELIMINARY PLAN

**Case No. P16008**
**910 Fairgrounds Road**
**Preliminary PUD Plan**

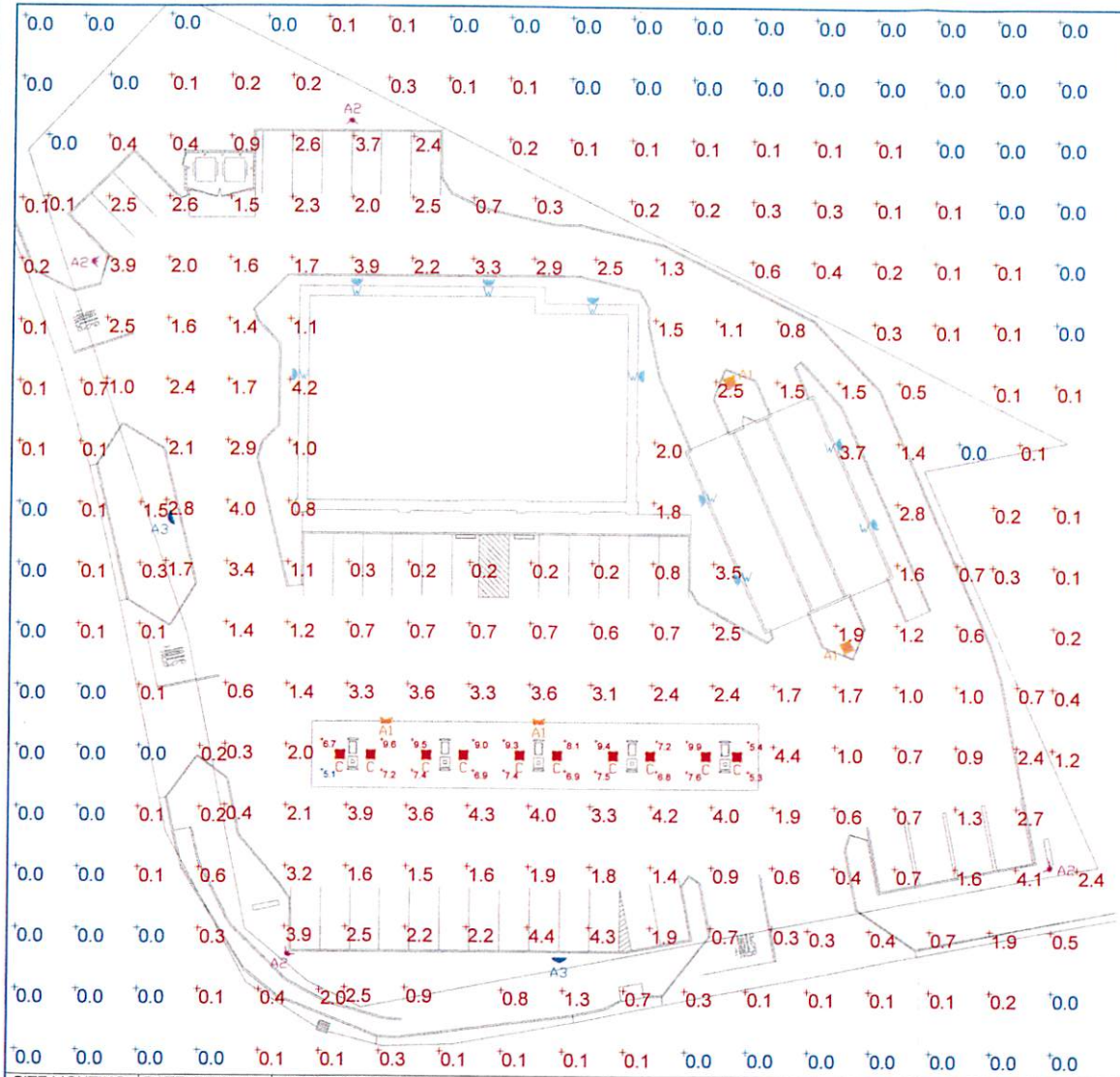
New Jack Flash Fuel Station
910 Fairgrounds Road

**Case No. P16008**
**910 Fairgrounds Road**
**Preliminary PUD Plan**

# EXTERIOR ELEVATION

2365 | WORTMAN FORTNER, LLC | JEFFERSON CITY, MO

PARAGON Solutions



## LUMINAIRE SCHEDULE

| SYMBOL | QTY | LABEL | DESCRIPTION |
|---|---|---|---|
| | 4 | A1 | OSQ-A-NM-5ME-B-57K-UL-BZ |
| | 4 | A2 | OSQ-A-NM-4ME-A-57K-UL-BZ OSQ-BLSMF |
| | 2 | A3 | OSQ-A-NM-3ME-A-57K-UL-BZ OSQ-BLSMF |
| | 9 | W | XSPW-A-0-3-M-G-U-Z |
| | 10 | C | CAN-304-SL-RS-04-E-UL-350 |

**Statistics**

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Fuel Canopy | + | 7.6 fc | 9.9 fc | 5.1 fc | 1.9:1 | 1.5:1 |
| Outside Property Boundaries | + | 0.1 fc | 2.0 fc | 0.0 fc | N/A | N/A |
| Property | + | 1.9 fc | 4.4 fc | 0.0 fc | N/A | N/A |

**LUMINAIRE LOCATION SUMMARY**

| LUM NO. | LABEL | MTG HT. |
|---|---|---|
| 1 | A1 | 22 |
| 2 | A1 | 22 |
| 3 | A1 | 22 |
| 4 | A1 | 22 |
| 5 | A2 | 22 |
| 6 | A2 | 22 |
| 7 | A2 | 22 |
| 8 | A2 | 22 |
| 9 | A3 | 22 |
| 10 | A3 | 22 |
| 11 | C | 16 |
| 12 | C | 16 |
| 13 | C | 16 |
| 14 | C | 16 |
| 15 | C | 16 |
| 16 | C | 16 |
| 17 | C | 16 |
| 18 | C | 16 |
| 19 | C | 16 |
| 20 | C | 16 |
| 21 | W | 12 |
| 22 | W | 12 |
| 23 | W | 12 |
| 24 | W | 12 |
| 25 | W | 12 |
| 26 | W | 12 |
| 27 | W | 12 |
| 28 | W | 12 |
| 29 | W | 12 |

| | | | | |
|---|---|---|---|---|
| SITE LIGHTING | DATE: 7/7/2016 | PROJECT NAME: | PROJECT ADDRESS: | Quality. |
| | DRWN BY: JMB | Jack Flash - Fairground | 910 Fairgounds Road | Accuracy. |
| PAGE | Job # P1303.V1 | | Jefferson City, MO 65101 | Honesty. |
| 1 OF 1 | | | | |

ONE3LED

18173 Edison Ave. Suite A
Chesterfield, MO 63005
Phone 636.787.2990

**Case No. P16008**
**910 Fairgrounds Road**
**Preliminary PUD Plan**

**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 and attached narrative, building rendering and PUD site plan):

> **Case No. P16008 – 910 Fairgrounds Road, Preliminary PUD Plan.** Request filed by Wortman – Fortner LLC, property owner, for a Preliminary PUD Plan to demolish the existing convenience store, car wash and fuel pumps and redevelop the property with a new 6,780 sf convenience store, 5 dispenser fuel canopy, and 2,520 sf car wash with vacuum stations. The property consists of 1.32 acres and is located at the northwest corner of the intersection of South Country Club Drive and Fairgrounds Road / West Edgewood Drive. The property is described as part of the West Half of the Southeast Quarter of Section 8, Township 44 North, Range 12 West, Jefferson City, Cole County, Missouri (Cochran Engineering, 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 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

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.

SMITH, PEGGY L
4011 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4011 NEW BEDFORD CT

MANNING, LENORA E TRUSTEE
4013 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4013 NEW BEDFORD CT

TRUMAN, ROBERT S JR & DONNA J
4012 NEW BEDFORD CT, UNIT 23B
JEFFERSON CITY, MO 65109
4012 NEW BEDFORD CT UNIT 23B

ROST, PAULINE E
4008 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4008 NEW BEDFORD CT

WEAVER, THOMAS H & M GWEN
4014 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4014 NEW BEDFORD CT

VERNON, FRANCIS M & CANDOUS
4003 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4003 NEW BEDFORD CT

BEAL, THOMAS A
COFFMAN, CHARLOTTE
4005 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4005 NEW BEDFORD CT

WILLIAMS, STANLEY & MARY ANN
4007 NEW BEDFORD CT
JEFFERSON CITY, MO 65101
4007 NEW BEDFORD CT

KROLL, ANGELINE G
4009 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4009 NEW BEDFORD CT

MORRIS, MARY PATRICIA & JOHN A, TRUSTEES
4010 ARLINGTON CT
JEFFERSON CITY, MO 65109
4010 ARLINGTON CT

HANCOCK, R WILLIAM & CAROLYN S, TRUSTEE
4012 ARLINGTON CT
JEFFERSON CITY, MO 65109
4012 ARLINGTON CT

MATTHEWS, JACKIE LOU
4007 ARLINGTON CT
JEFFERSON CITY, MO 65109
4007 ARLINGTON CT

SJODERGREN, CHARLES C & KAY M
2020 N BAYSHORE DR #3408
MIAMI, FL 33137-5175
4005 ARLINGTON CT

ANTWEILER, VIRGINIA M TRUSTEE
4013 ARLINGTON CT
JEFFERSON CITY, MO 65109
4013 ARLINGTON CT

LESS, WALTER W JR, TRUSTEE
4011 ARLINGTON CT
JEFFERSON CITY, MO 65109
4011 ARLINGTON CT

YAEGER, RUTH M, TRUSTEE
4041 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4041 CAMBRIDGE CIR

KEMNA, CAROLE L
4039 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4039 CAMBRIDGE CIR

ENGELBRECHT, VIRGINIA L
4027 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4027 CAMBRIDGE CIR

EARLEY, WILLIS R & CHARLOTTE A, TRUSTEES
4025 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4025 CAMBRIDGE CIR

DAWSON, JOHN T & MARY KAY
4023 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4023 CAMBRIDGE CIR

MORRIS, ROBERT T & POLLY D, TRUSTEES
4021 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4021 CAMBRIDGE CIR

HOVIS, GARY W & MARILYN A, TRUSTEES
4019 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4019 CAMBRIDGE CIR

PETHAN, BEVERLY J
4017 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4017 CAMBRIDGE CIR

PACK, RICHARD C & CONNIE L
4015 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4015 CAMBRIDGE CIR

HEISLER, AUGUST F & ALICE M
4013 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4013 CAMBRIDGE CIR

GRILLOS, PAUL E & J DARLENE
4011 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4011 CAMBRIDGE CIR

HULL, TIMOTHY P
1509 WELLINGTON WAY
LIBERTY, MO 64068
4009 CAMBRIDGE CIR

CAGE, JOAN N, TRUSTEE
4007 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4007 CAMBRIDGE CIR

WOLKEN, RONALD J & CHARMAINE L TRUSTEES
4005 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4005 CAMBRIDGE CIR

CROOKS, FRANK C & JEAN A, TRUSTEES
4003 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4003 CAMBRIDGE CIR

HEIDBREDER, JEANETTE
4006 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4006 CAMBRIDGE CIR

CHILES, ROBERT E TRUSTEE
4008 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4008 CAMBRIDGE CIR

CULLEY, JAMES D & BONNIE R, TRUSTEES
4012 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4012 CAMBRIDGE CIR

YELTON, MARION DORIS, TRUSTEE
4014 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4014 CAMBRIDGE CIR

FITZPATRICK, LOU
C/O RICHARD MCCULLOUGH
4217 PINEHURST CT #B
JEFFERSON CITY, MO 65109
4024 CAMBRIDGE CIR

POETKER, JAMES & KAREN
4026 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4026 CAMBRIDGE CIR

HARRELSON, LOIS ANN
3108 W TRUMAN BLVD
JEFFERSON CITY, MO 65109
4032 CAMBRIDGE CIR

HAWTHORN BANK
132 E HIGH ST
JEFFERSON CITY, MO 65101
3924 W EDGEWOOD DR

STOREY, EDWARD P & JOANNE
2916 FOXDALE DR
JEFFERSON CITY, MO 65109
S COUNTRY CLUB DR

COLE COUNTY FARM BUREAU INC
808 MADISON ST
JEFFERSON CITY, MO 65101
949 S COUNTRY CLUB DR

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

GEORGETOWN HOMEOWNERS ASSOC
4006 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
S COUNTRY CLUB DR
4001 CAMBRIDGE CIR
CAMBRIDGE CIR

KNERNSCHIELD, EDNA M, TRUSTEE
4006 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4006 NEW BEDFORD CT

CITY OF JEFFERSON
320 E MCCARTY ST
JEFFERSON CITY, MO 65101
FAIRGROUNDS RD

CURRY, JOHN M, TRUSTEE
4043 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4043 CAMBRIDGE CIR

NICHOLS, RUTH E
4037 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4037 CAMBRIDGE CIR

HILKE, THERESA
4035 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4035 CAMBRIDGE CIR

LAWSON, H CLARENCE, TRUSTEE
PO BOX 105305
JEFFERSON CITY, MO 65110-5305
4033 CAMBRIDGE CIR

PIERSON, ROGER W
4031 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4031 CAMBRIDGE CIR

JONES, KEITH C & JANICE A
4029 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4029 CAMBRIDGE CIR

CARENDER, MARY L
4001 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4001 CAMBRIDGE CIR

ZEHNDER, DONALD H & EDNA J, TRUSTEES
4000 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4000 CAMBRIDGE CIR

KREPS, JULIA A
C/O JOYCE R LEWIS
SELL, NANCY B
4002 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4002 CAMBRIDGE CIR

WITTENBERGER, DORIS M
4034 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4034 CAMBRIDGE CIR

CUNNINGHAM, GERALDINE
4036 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4036 CAMBRIDGE CIR

SEAVER, JAMIE L CONSERVATOR
FOR REBECCA S WILBERS ESTATE
4038 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4038 CAMBRIDGE CIR

BAX, ROBERT G & JOYCE G
5612 HENWICK LN
JEFFERSON CITY, MO 65109
4040 CAMBRIDGE CIR

BELL, WILLIAM W & CAROL J
4042 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4042 CAMBRIDGE CIR

WORTMAN - FORTNER L L C
PO BOX 217
EFFINGHAM, IL 62401
910 FAIRGROUNDS RD *(Subject Property)*

STOREY, EDWARD P & JOANNE
2916 FOXDALE DR
JEFFERSON CITY, MO 65109
925 S COUNTRY CLUB DR

JEFFERSON BANK OF MISSOURI
700 SOUTHWEST BLVD
JEFFERSON CITY, MO 65109
908 FAIRGROUNDS RD

LARJES Q CORPORATION
5607 HWY 50 W
JEFFERSON CITY, MO 65109
FAIRGROUNDS RD

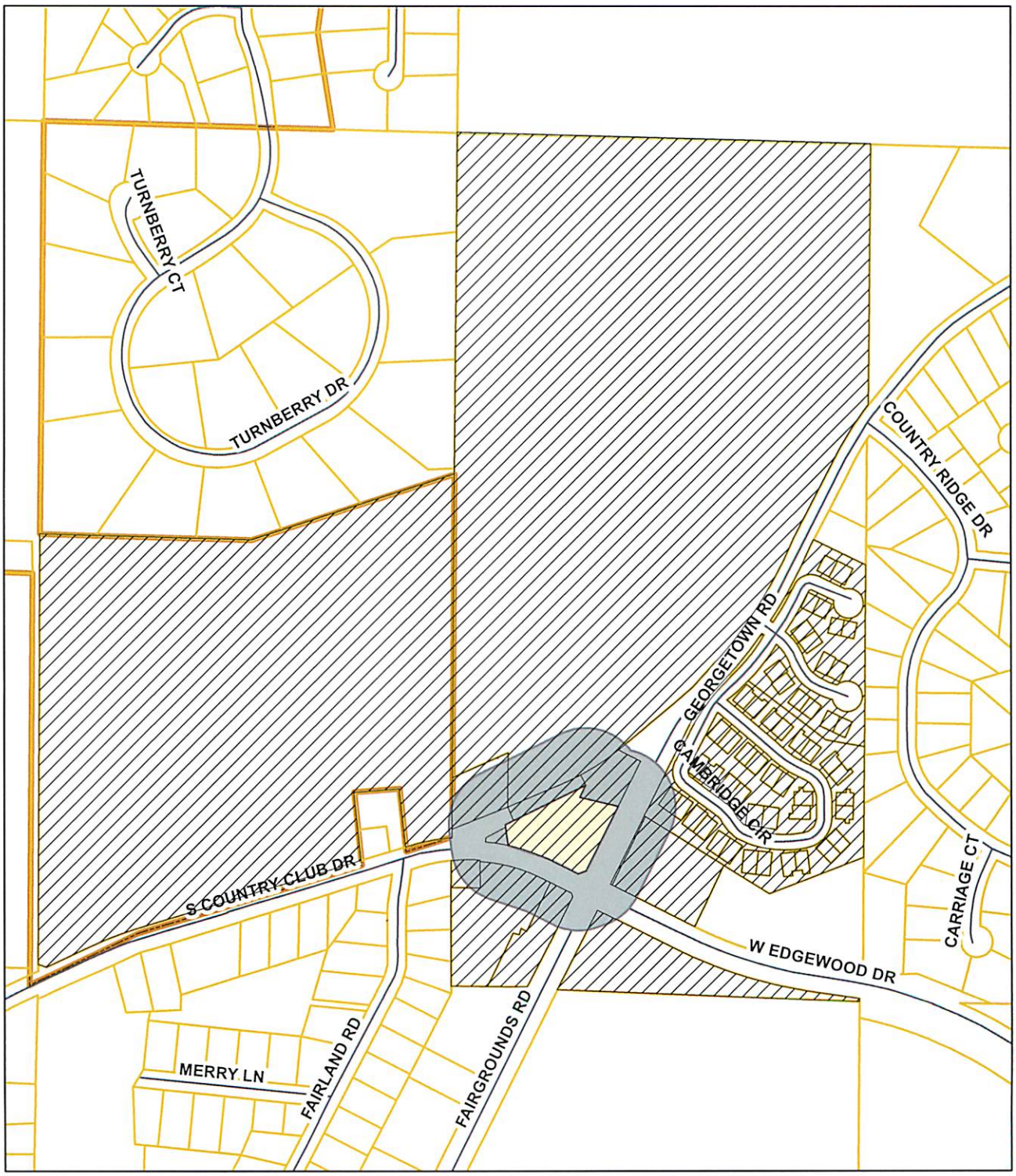
CHERRY HILL DENTAL ASSOCIATES L L C
2012 CHERRY HILL DR, STE 101
COLUMBIA, MO 65203
923 S COUNTRY CLUB DR

THOENEN, WILLIAM C & DENISE C
PO BOX 104982
JEFFERSON CITY, MO 65110
948 S COUNTRY CLUB DR

JEFFERSON CITY COUNTRY CLUB
516 S COUNTRY CLUB DR
JEFFERSON CITY, MO 65109
812 S COUNTRY CLUB DR

Case No. P16008
910 Fairgrounds Rd
Prelimnary PUD Plan

N
W E
S

0 112.5 225 450 675 900
Feet

185 ft. Notification Buffer