

Jefferson City
Planning & Zoning Commission

September 8, 2016

Case No. P16011
Capital Region Medical Center
1100 Block of Oak Street

- A. Rezoning from RS-4 to C-O**
- B. Comprehensive Plan Amendment**

PLANNING STAFF REPORT
JEFFERSON CITY PLANNING AND ZONING COMMISSION
September 8, 2016

Case No. P16011 – Property in the 1100 Block of Oak Street, Rezoning from RS-4 to C-O and Comprehensive Plan Amendment. Request filed by Capital Region Medical Center, property owner, for a rezoning of 0.97 acres from RS-4 Single Family Residential to C-O Office Commercial and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located on the west side of Oak Street south of Woodlawn Avenue and north of Union Street and is described as lots 18-25 of Woodcrest Addition, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Nature of Request

Capital Region Medical Center has acquired all of the property on the west side of the 1100 Block of Oak Street. All of the houses on the property have been demolished. Capital Region is proposing a rezoning of the property from its current single family designation to Commercial Office. A request to amend the Development Plan Map of the Comprehensive Plan to show the property as an expansion of the Public and Semi Public intended land use for the hospital campus is attached to the rezoning request.

Zoning and Surrounding Land Use

Current Zoning: RS-4

Current Use: Vacant

Requested Zoning: C-O

Intended Use: Hospital Campus

	Surrounding Zoning	Surrounding Uses
North	RS-4/RA-2	Single family residential / Nursing Home
South	RS-4	Hospital Parking (received conditional use permit approval)
East	RS-4	Single Family Residential
West	C-2	Hospital

Allowed Uses:

Permitted uses within the C-O Office Commercial zoning district include offices, assisted living facilities, daycares, nursing homes, dance schools, and funeral homes. 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 detached (single family) residential use. An amendment is proposed to change the designation of the property within the Comprehensive Plan to Public and Semi-Public, which is the same designation as the bulk of the hospital campus.
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-O 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 Capital Region Medical Center parking and the rezoning request is a natural expansion of the hospital use.
After rezoning, the allowed uses would be compatible with uses allowed in adjacent districts	X		While much of the surrounding zoning is single family residential, the hospital building to the west, nursing home to the north, and adjacent hospital parking to the west and south largely define the area.
After rezoning, the allowed uses would be compatible with adjacent existing land uses	X		While much of the surrounding use is single family residential, the hospital building to the west, nursing home to the north, and adjacent hospital parking to the west and south largely define the area.
If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning)	X		The adjacent property is zoned C-O and the zoning of the hospital is C-2.
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 Public and Semi Public. The Capital Region Medical Center campus is of regional importance, serving the needs of residents of Jefferson City and the surrounding area. The Comprehensive Plan recognizes the importance of this facility by designating it as a node of Public/Semi Public use on the Development Plan Map. Expansion of that node of Public/Semi Public designation to support the needs of the hospital is appropriate.

Rezoning Request:

Staff recommends approval of the request to rezone the property from RS-4 to C-O. In terms of land use, the area is largely defined by the existence of the hospital. Expansion of the existing C-O zoning area to support the needs of the hospital is appropriate.

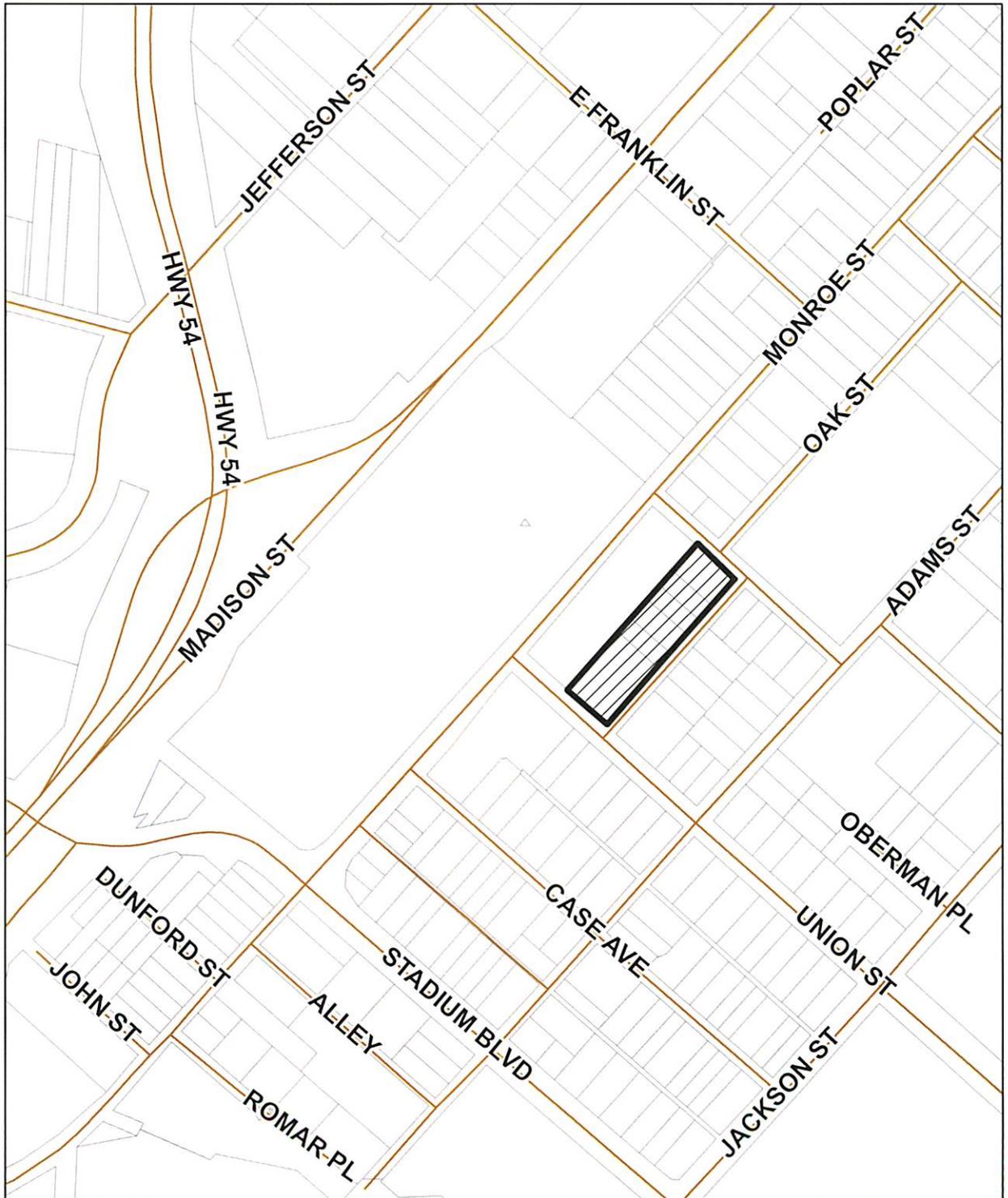
	Approve	Deny	Neutral
Staff Recommendation	X		

Form of Motion

1. Motion to approve the comprehensive plan amendment request to show the property as Public and Semi Public on the Development Plan Map of the Comprehensive Plan.
2. Motion to approve the request to rezone the property from RS-4 to C-O.

City of Jefferson Planning & Zoning Commission

VICINITY



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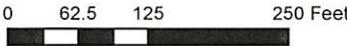
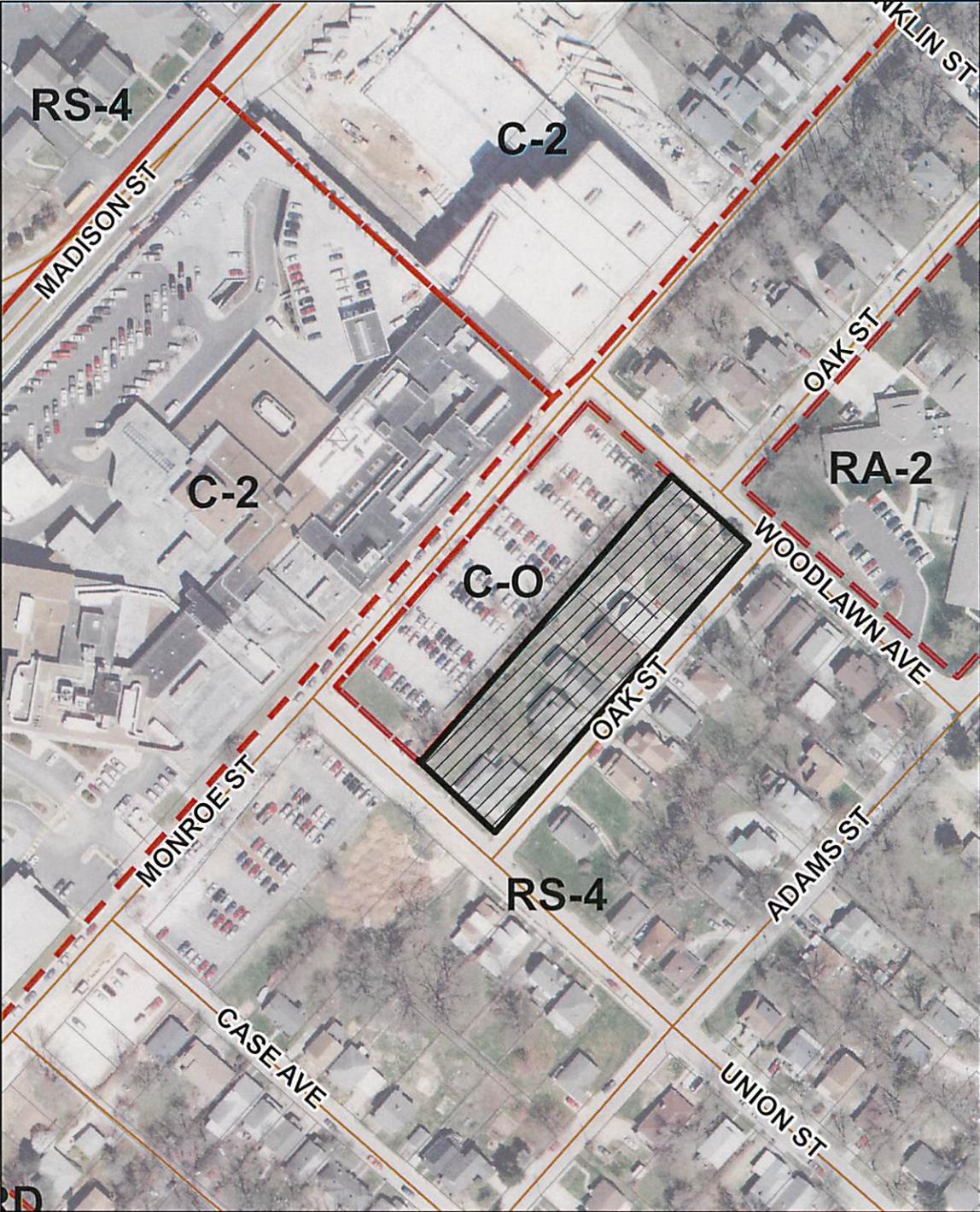


Case No. P16011
1100 Block Oak St
Rezoning from RS-4 to C-O
Comprehensive Plan Amendment



City of Jefferson Planning & Zoning Commission

LOCATION MAP



Case No. P16011
1100 Block Oak St
Rezoning from RS-4 to C-O
Comprehensive Plan Amendment



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 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 Public and Semi Public

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

Martin Grabanski
 Name (typed or printed)

Martin Grabanski
 Signature

Property Owner Name Capital Region Medical Center

Address 1125 Madison Street, Jefferson City, MO 65101

Phone Number(s): 573-636-5050

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.

REVIEW CRITERIA COMPREHENSIVE PLAN AMENDMENT
Capital Region Medical Center Rezoning
1125 Madison Street
Jefferson City, MO 65101
CMPS JOB # 83-005
08/15/16

- 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

Without question, events subsequent to the adoption of the 1996 Comprehensive Plan have radically changed the area surrounding the immediate campus of Capital Region Medical Center. During the past few years CRMC has invested \$40 million in a medical office building adjoining the main campus to the north of the original hospital. This expansion was done in partnership with the City of Jefferson and Cole County to improve major infrastructure components of the plan. Specifically, Woodlawn Avenue was closed and vacated along with the widening of Monroe Street for two way traffic with a signalized intersection at Monroe and Stadium Boulevard. Concurrently, improvements were made for sanitary sewer and stormwater systems. Missouri American Water Company also invested significantly to improve water flows that were limited when the original hospital was built in the early 1950's. Over the last 20 years, CRMC has continued to acquire adjoining residential properties adjacent to their facilities. These acquisitions have allowed the expansion of parking and other support services as the hospital has grown. In 2015, CRMC initiated a planning study for an area surrounding the campus in anticipation of their continued growth and the changing character of the adjoining neighborhoods. The boundaries of the study were the Rex Whitten Expressway to the north, Broadway and Linden Avenue to the west/southwest to Myrtle Avenue; and Stadium Boulevard to the south and Lafayette Street to the east. Organizations included in the study were the Jefferson City Public School District, Lincoln University, Helias Catholic High School, and the City. To date, the study has involved community meetings and charrettes with advisory committee meetings. The ultimate goal is to finalize a plan that would be adopted by the City as a complimentary plan to the Comprehensive Plan.

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

We believe the plan is consistent with the vision of an evolving comprehensive 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

The initial planning process has identified a neighborhood that is in transition. It is the intent of CRMC to be the catalyst and be proactive in the redevelopment of this area. While there are major significant improvements underway throughout the neighborhood, there are areas where housing is falling into disrepair, potentially harming the entire area.

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

It is the vision of CRMC that this sub-plan will complement the comprehensive plan.

- 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.

Yes, public and community facilities have been upgraded or are in the process of major improvement.

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

There is adequate land available.

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

Benefits from the planning process have been derived to date and will be compounded by further implementation of the 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 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: 1106, 1108, 1110, 1112, 1114 Oak Street

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 RS-4 district to C-O district. The purpose of this rezoning request is to: allow the property to be developed as a commercial use.

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.

Martin Grabanski
 Property Owner #1 Name (type or print)

Martin Grabanski
 Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

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

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

Gregory Dorge
 Notary Public

Address of Property Owner #1	
Name	Capital Region Medical Center Attn: Martin Grabanski
Mailing Address	1125 Madison Street, Jefferson City, MO 65101
Phone Number	573-632-5050
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.

All of Lots 18, 19, 20, 21, 22, 23, 24 and 25 of Woodcrest Addition to the City of Jefferson, as recorded in Plat Book 3, page 2, Cole County Recorder's Office, in the City of Jefferson, Cole County, Missouri.

REVIEW CRITERIA REZONING APPLICATION
Capital Region Medical Center
1125 Madison Street
Jefferson City, MO 65101
CMPS JOB # 83-005
08/15/16

- 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-4.

- 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.

Capital Region Medical Center continues to grow, with the last major expansion being completed in 2015. They continue to acquire adjacent properties on the outskirts of the main campus for future growth.

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

The City would benefit by the proposed zoning to allow expansion of CRMC.

- 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 changes will 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 east; however, commercial developments exist in all other directions along the corridor of Route 54. The zoning would be consistent with these properties and will be buffered in accordance with existing City ordinances.

- 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.

Significant improvements have been made to date and will continue to be as redevelopment occurs.

- 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 currently no requirement for a site specific traffic impact study.

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

At this time there is no specific plan that would affect the capacity of the surrounding street network. The area of rezoning is in close proximity to arterial street networks, which could handle future development

- 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 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 area encompasses the remainder of a block that is currently owned by CRMC. An adequate supply of land exists as the property is currently configured.

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

The City will benefit by the proposal in the short term as the plan is implemented and in the long term as the overall plan is adopted and the City updates the Comprehensive 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

August 25, 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, September 8, 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. P16011 – Property in the 1100 Block of Oak Street, Rezoning from RS-4 to C-O and Comprehensive Plan Amendment. Request filed by Capital Region Medical Center, property owner, for a rezoning of 0.97 acres from RS-4 Single Family Residential to C-O Office Commercial and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located on the west side of Oak Street south of Woodlawn Avenue and north of Union Street and is described as lots 18-25 of Woodcrest Addition, 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 October 17, 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.

Property Owner List

Case No. P16011

1100 Block of Oak Street

September 8, 2016

RIEGER, LINDSEY
1022 OAK ST
JEFFERSON CITY, MO 65101
1022 OAK ST

ADAMS, JEFFREY A
901 JEFFERSON ST
JEFFERSON CITY, MO 65101
1111 OAK ST

STEGEMANN, KATHERINE D
28752 FERRY LANDING RD
STOVER, MO 65078
1024 OAK ST

BRITT, BEWEY MILTON
HAWKINS INVESTMENT PROPERTIES L L C
905 JUSTUS ST
JEFFERSON CITY, MO 65101
1113 OAK ST

PAPPENFORT, JULIE
1026 OAK ST
JEFFERSON CITY, MO 65101
1026 OAK ST

STUENKEL, JEFFREY S
1115 OAK ST
JEFFERSON CITY, MO 65101
1115 OAK ST

WADE, DRUSILLA L
1028 OAK ST
JEFFERSON CITY, MO 65101
1028 OAK ST

BOYER, CHAD I
1119 OAK ST
JEFFERSON CITY, MO 65101
1119 OAK ST

FEYEN, WILLARD G
1119 MONROE ST
JEFFERSON CITY, MO 65101
1119 MONROE ST

SESTAK, MICHAEL L
1909 WOODCLIFT DR
JEFFERSON CITY, MO 65109
315 UNION ST

CAPITAL REGION MEDICAL CENTER
1125 MADISON ST
JEFFERSON CITY, MO 65101
1114 OAK ST
1112 OAK ST
1110 OAK ST
308 UNION ST
305 CASE AVE
1106 OAK ST
1108 OAK ST

BATES, JO ANN
214 RIVERVIEW DR
JEFFERSON CITY, MO 65101
317 UNION ST

DUDENHOEFFER, MARK A
317 MANILA ST
JEFFERSON CITY, MO 65109
1116 ADAMS ST

STECK, LEO A & BETTY J, TRUSTEES
3023 ROCK RIDGE RD
JEFFERSON CITY, MO 65109
308 WOODLAWN AVE
310 WOODLAWN AVE

GIVENS, LORI
1112 ADAMS ST
JEFFERSON CITY, MO 65101
1112 ADAMS ST

BRAUN, GARY WAYNE & DONNA KAY
3506 CODY DR
JEFFERSON CITY, MO 65109
1107 OAK ST

Property Owner List

Case No. P16011

1100 Block of Oak Street

September 8, 2016

RUTLEDGE, ROBERT M
RUTLEDGE, DANIEL L
KIRTLEY, CARRIE S
12310 DAVIS CT
FT MEYERS, FL 33905
1110 ADAMS ST
1106 ADAMS ST

KEIL, KATHERINE ELIZABETH
1108 ADAMS ST
JEFFERSON CITY, MO 65101
1108 ADAMS ST

JOBE, KENDALL D
312 WOODLAWN AVE
JEFFERSON CITY, MO 65101
314 WOODLAWN AVE
312 WOODLAWN AVE

JACKSON, LESLIE CHARLES & JANET M
316 WOODLAWN AVE
JEFFERSON CITY, MO 65101
316 WOODLAWN AVE

LIERMAN FAMILY COMPANY X, L L C
2500 S OLD HIGHWAY 94, STE 104
ST CHARLES, MO 63303
1024 ADAMS ST

MISSOURI OSTEOPATHIC FOUNDATION INC
1125 MADISON ST
JEFFERSON CITY, MO 65101
1116 MONROE ST
1125 MADISON ST
304 UNION ST

MEMORIAL - STILL REGIONAL MEDICAL CENTER
1125 MADISON ST
JEFFERSON CITY, MO 65101
1118 MONROE ST

PATERSON, PAT & LEE ANN
3923 RANDALL DR
JEFFERSON CITY, MO 65109
316 UNION ST

KLEINDIENST, JAMES A & ANGELA
4201 CATALINA DR
JEFFERSON CITY, MO 65109
1200 ADAMS ST

DUNBAR, BILLY D & JANNIE F
1002 LESLIE BLVD
JEFFERSON CITY, MO 65101
314 UNION ST

AREA WIDE PROPERTIES L L C
530 EMERALD POINT
HARTSBURG, MO 65039
312 UNION ST

GORDON, MARY
310 UNION ST
JEFFERSON CITY, MO 65101
310 UNION ST

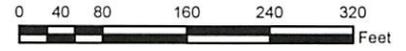
SCOTT, JOSEPH TIMOTHY & NANCY JEAN
4463 HWY P
CLARK, MO 65243
307 CASE AVE

WHEELER, DAVID & STACEY
2404 CO RD 4042
HOLTS SUMMIT, MO 65043
309 CASE AVE

BRASHEAR, JOHN R & GILBERTE R
311 CASE AVE
JEFFERSON CITY, MO 65101
311 CASE AVE

DUDENHOEFFER, MARK A & TONI L
317 MANILA ST
JEFFERSON CITY, MO 65109
315 CASE AVE

Case No. P16011
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185 ft. Notification Buffer

