

Jefferson City
Planning & Zoning Commission

November 10, 2016

Case No. P16018
Stitt Barony, LLC
617, 619, 621 & 623 E Capitol Avenue

- A. Rezoning from C-1 to PUD**
- B. Preliminary PUD Plan**

Parking: The property includes a parking lot containing approximately 45 spaces, and the applicant has submitted a striping plan in an effort to maximize the number of parking spaces within the paved lot. A small drive addition is planned to extend from the parking lot along the side of the 619 building to serve as loading/unloading access to the side door of the lower level space of that building. A planned pedestrian stairway would also connect the parking lot to the front of the building.

Signage: The narrative includes signage details for each of the buildings and business spaces as follows:

- 619 building – window signage only for the Scene One theater space and a 4’ by 4’ internally lighted sign on the back of the building for the music venue space.
- 621 building – exterior lit die cut metal sign on the front façade. No indication regarding signage on the back of the building, which serves as an entrance for the upper level of both buildings.
- 623 building – small window signage only.

In order to retain flexibility in the signage allowances for the property, staff recommend an allowance of signage that exceeds the current signage plan. An allowance of up to 32 square feet of signage for the front of each of the three buildings (including window decals and advertising) should allow for flexibility while limiting the commercial appearance of the buildings. Such signage should be unlit or lit by exterior light. A similar allowance of 32 square feet for the back of each building is recommend for flexibility on that façade as well, with the only interior lit sign to be the planned 4’ by 4’ sign for the music venue.

Lighting: Exterior lighting details are not included with the PUD Plan. Staff recommend the exterior lighting conform to requirements of the C-1 Neighborhood Commercial zoning district.

Exterior Appearance: The property owners plans are to restore the exterior of the 623 building to its historical appearance as much as possible (details on how this is planned to be accomplished are provided within the narrative). The 621 and 619 buildings would be painted a cream color on the side and rear to match the front of the buildings.

Accessory Structures: A 20’ by 20’ patio area is planned for the rear of the lower level of the 619 building.

Staff Recommendation

Staff recommend approval of the Rezoning and Preliminary PUD Plan, subject to conditions meant to reduce potential conflicts with the mixed use office and residential district envisioned for the remainder of Capitol Avenue. The property is different in character from the remainder of Capitol Avenue, with buildings built in a commercial manner rather than the historic residential buildings prevalent along Capitol Avenue. A unique zoning situation, in the form of a PUD Plan, is appropriate given the unique character of the building in relation to surrounding properties.

Form of Motion

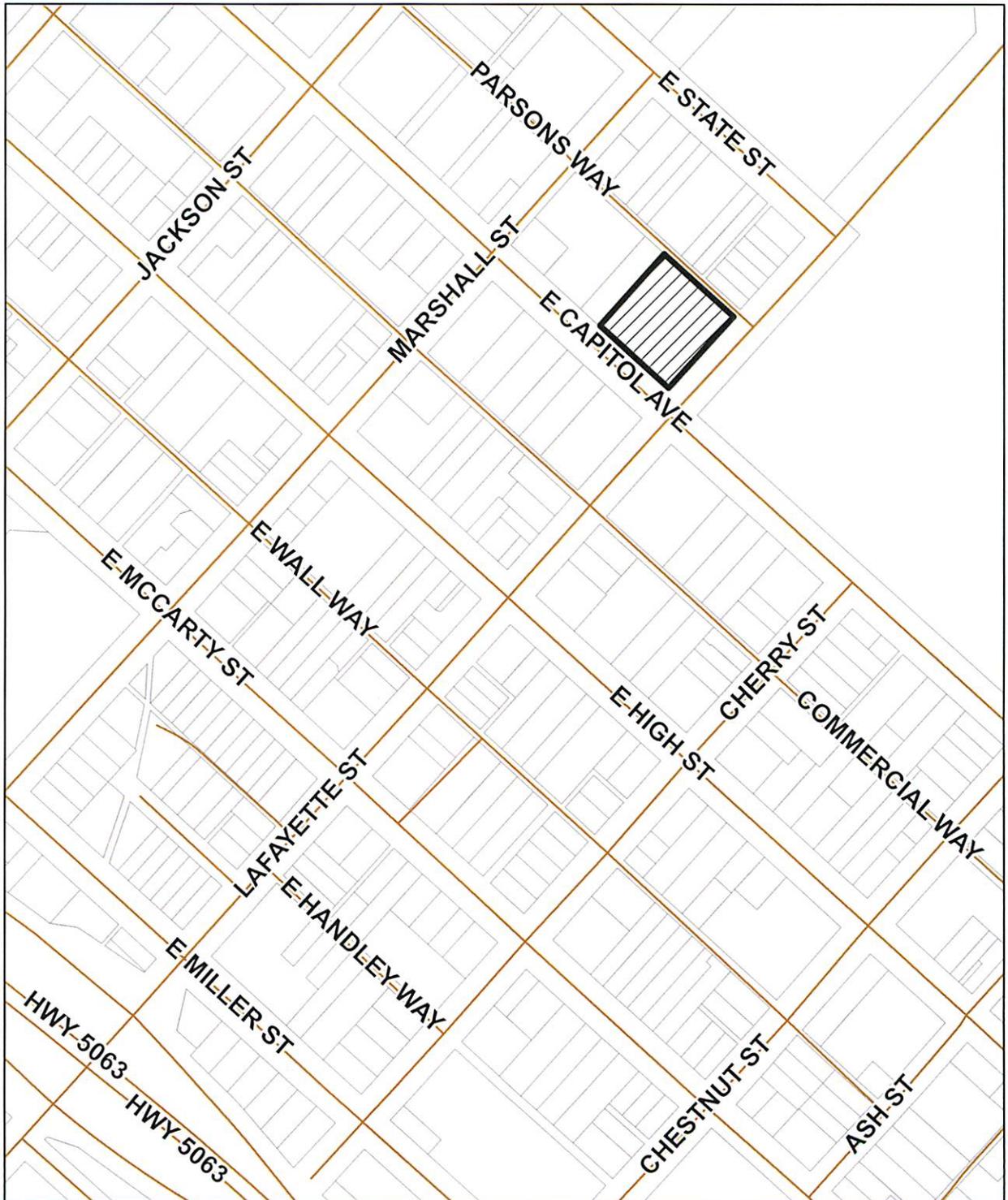
1. Motion for approval of the Rezoning of the property from C-1 to PUD.
2. Motion for approval of the Preliminary PUD Plan subject to the following conditions:
 - a. Permitted uses: As identified within the PUD narrative.
 - b. Hours of operation shall be as follows:
 - i. Music Venue with alcohol sales (lower level of 619 building)
 1. Sunday through Wednesday – 7:00 AM to 11:00 PM
 2. Thursday through Saturday – 7:00 AM to 1:30 AM (Sunday morning)
 - ii. Event space and Theater space (upper levels of 619 and 621 buildings)
 1. 7:00 AM to 12:30 PM, seven days a week.
 - iii. Offices and art studios – no restrictions with respect to hours of operation.
 - c. Parking: Not more than one of the three high traffic business spaces (Avenue HQ event space, Scene One Theater, music venue) shall be operated at the same time, except that

small events resulting in a total attendance of less than 186 people may be operated concurrently. Should additional parking be secured by the property owner, this attendance cap shall be increased by three people per additional parking space. There is no parking related attendance cap on any individual business space if operated when the other two spaces are closed.

- d. Exterior lighting shall adhere to the requirements of the C-1 Neighborhood Commercial zoning district.
- e. Signage: Signage shall be limited to 32 square feet on the front façade of each building and 32 square feet on the rear façade of each building. Such signage shall be either unlit or lit by exterior spotlight. One interior lit sign with a maximum size of 16 square feet shall be permitted on the back of the building, with the lighting turned off when the business is not in operation.

City of Jefferson Planning & Zoning Commission

VICINITY



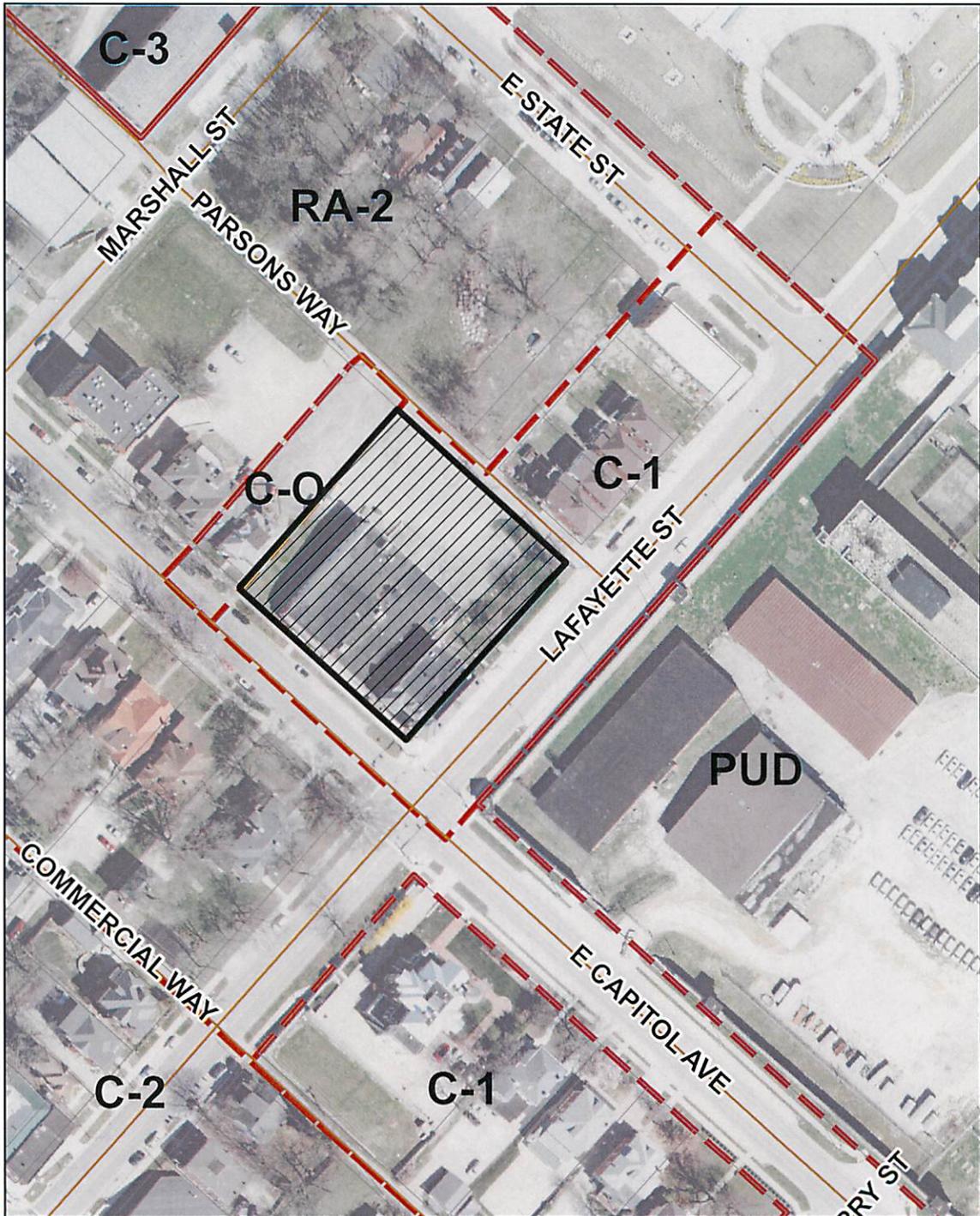
Case No. P16018
617,619,621,623 E. Capitol Ave.
Rezoning From C-1 to PUD
and Preliminary PUD Plan

0 112.5 225 450 Feet



City of Jefferson Planning & Zoning Commission

LOCATION MAP



0 50 100 200 Feet



Case No. P16018
617,619,621,623 E. Capitol Ave.
Rezoning From C-1 to PUD
and Preliminary PUD Plan



City of Jefferson
 Department of Planning & Protective Services
 320 E. McCarty Street
 Jefferson City, MO 65101
 Phone: 573-634-6410
jcplanning@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: 6017, 609, 621, 623 E Capital Ave. Jefferson City, MO 65101

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 C-1 district to

PUD district. The purpose of this rezoning request is to: To transform former office space to an Artistic Complex for artists, musicians and theater.

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.

Holly M Stitt
 Property Owner #1 Name (type or print)

Holly M Stitt
 Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 19th day of October in the year 2016.

ANNE M. STRATMAN
 Notary Public - Notary Seal
 State of Missouri
 Commissioned for Osage County
 My Commission Expires August 27, 2019
 Commission # 15366730

Anne M Stratman
 Notary Public

Address of Property Owner #1	
Name	<u>Stitt Barony LLC</u>
Mailing Address	<u>623 E Capital Ave Jefferson City, MO 65101</u>
Phone Number	<u>573-635-9199</u> <u>573-353-6333</u>
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@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: Avenue HO Artistic Complex
 Street Address: 617, 619, 621, 623 E Capital Ave Jefferson City, MO 65101
 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: Stitt Barony LLC (Holly Stitt)
 Address: 623 E Capital Ave Jefferson City, MO 65101
 Phone Number(s): 573-635-9199 573-353-6333

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

Consultant Name: _____
 Address: _____
 Phone Number(s): _____

The attached information accurately represents this proposed project.

[Signature]
 Property Owner Signature

Holly M Stitt 10-19-16
 Printed Name Date

 Consultant Signature

 Printed Name 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.

Avenue HQ Artistic Complex Proposal
for 617, 619, 621, & 623 E Capitol Ave.

It is my desire to put this property into a PUD designation to create an artistic complex. There is approximately 28,500 sq. ft. of property as well as a parking lot and a vacant lot in this parcel. The parcel is located at the corner of Lafayette Street and Capitol Avenue, directly across Lafayette St. from the Old Missouri State Penitentiary and caddy corner from the Marmaduke house which is currently host to the Prison Museum and the Jefferson City Convention and Visitors Bureau.

I am very much aware of the historic value of this area and what it means to Jefferson City. However, two of the buildings that I purchased were not designed to fit into the historic aspects of this area. They were connected to a historic building but were built as commercially run buildings and depict that look. It is my desire to take these buildings and turn them into a cultural corner here on this historic section of town. A place for artistic activities and entertainment while showing respect for the neighbors both business and residential properties that surround this particular property.

619 E Capitol Avenue:

The building located at 619 E Capitol Avenue is divided into two 5000 sq. ft. spaces on two floors. The plan for this property would be to separate the two floors on utilities (Electric and Gas) and run them as two separate entities.

The top floor is currently hosting a Theater Company. It is ADA accessible by the front entrance located on Capitol Avenue as well as the communal elevator that is entered into from the parking area. The current occupancy is set to 99 and there is no desire to increase that. It would remain and intimate black box theater. There will be no signage put on the front of this building, the only signage will be a window vinyl on the front window.

The bottom floor would be host to a music venue that would only be open on evenings that acts are booked to perform. It may also be rented out on rare occasions for private events but the primary purpose would be for performing acts. This business would offer a full bar service to customers only during the times that they are open for the events. These performances would mainly take place on the weekends Thursday- Saturday but there may be an occasional weekday performance. The business would be open to the public starting at 5:00 pm and staying open no later than 1:30 am on days of the performances, and in many cases earlier. There will be security and staffing here to make sure that there is no loitering in the parking or surrounding areas. The entrance to this venue would be from the backside of the building off of the parking area. A small 20' x 20' patio added to the back side where there is currently a dock area. There would be a 4 ft. x 4 ft. internally lighted sign to hang on the backside of the building above the entrance area.

621 E. Capitol Avenue:

This building contains two levels that include a 5000 sq. ft. space on the upper level and a 4000 sq. ft. space on the lower level.

The upper level of this space is currently host to Avenue HQ's venue rental space. This space is used to be rented out for weddings, business meetings, art activities, or intimate performances. All food and beverage is catered in by external businesses. It does contain a consumption license for alcohol only so that event rentals may be able to bring in their own if desired and when that is the case they are under a high security deposit that is regulated on them following the current posted city regulations. Depending on the particular use of rental, we do require our own security at the events and have the right to refuse any event we feel may be a nuisance to our area. All events or rentals in this building must be finished by 12:30 am.

Its front entrance is from the Capitol Avenue side, but it is also accessible from the parking area by the communal elevator and stairway shared with the upper level of 619. There will be a non-lighted die cut, powder coated metal sign on the front of this façade in the logo of Avenue HQ. There may be some small directional lights shining on the sign but in a way that would not affect the neighboring buildings.

The bottom floor of this building is currently storage use for the entire complex. It is accessible from the parking area by a locked double door or through the communal hallway by a locked single door. There is no plan to use this space for any other use other than storage.

623

~~621~~ E Capitol Ave.

This building consists of three floors with each floor being 2500 sq. ft. each. This is a designated historical building that had been converted into office space. The plan for this building would be to use it for Avenue HQ complex office space and rented art studio areas. It is currently used for the Avenue HQ office area on the main level. The plan would be to renovate it back to its historical roots as much as possible while still keeping it into a useable space for artists to use as studios with the possibility of a small gallery area. There will be no exterior sign except for a vinyl sign on the front window to keep the historic façade as much as possible.

Parking:

There is currently a parking area at the back of the building that will be shared by all of the facilities. The complex as a whole will work together on events to make sure that we do not overlap and exceed our parking capabilities. Most of the larger events are in the evening where office street parking is at a minimum. We will be re-stripping the parking area to maximize the spaces. The restriping will allow us to have 45 spaces. There is a portion of the lot that is not owned by Stitt Barony and will not be included in this re-stripping process or the amount of spaces.

Exterior:

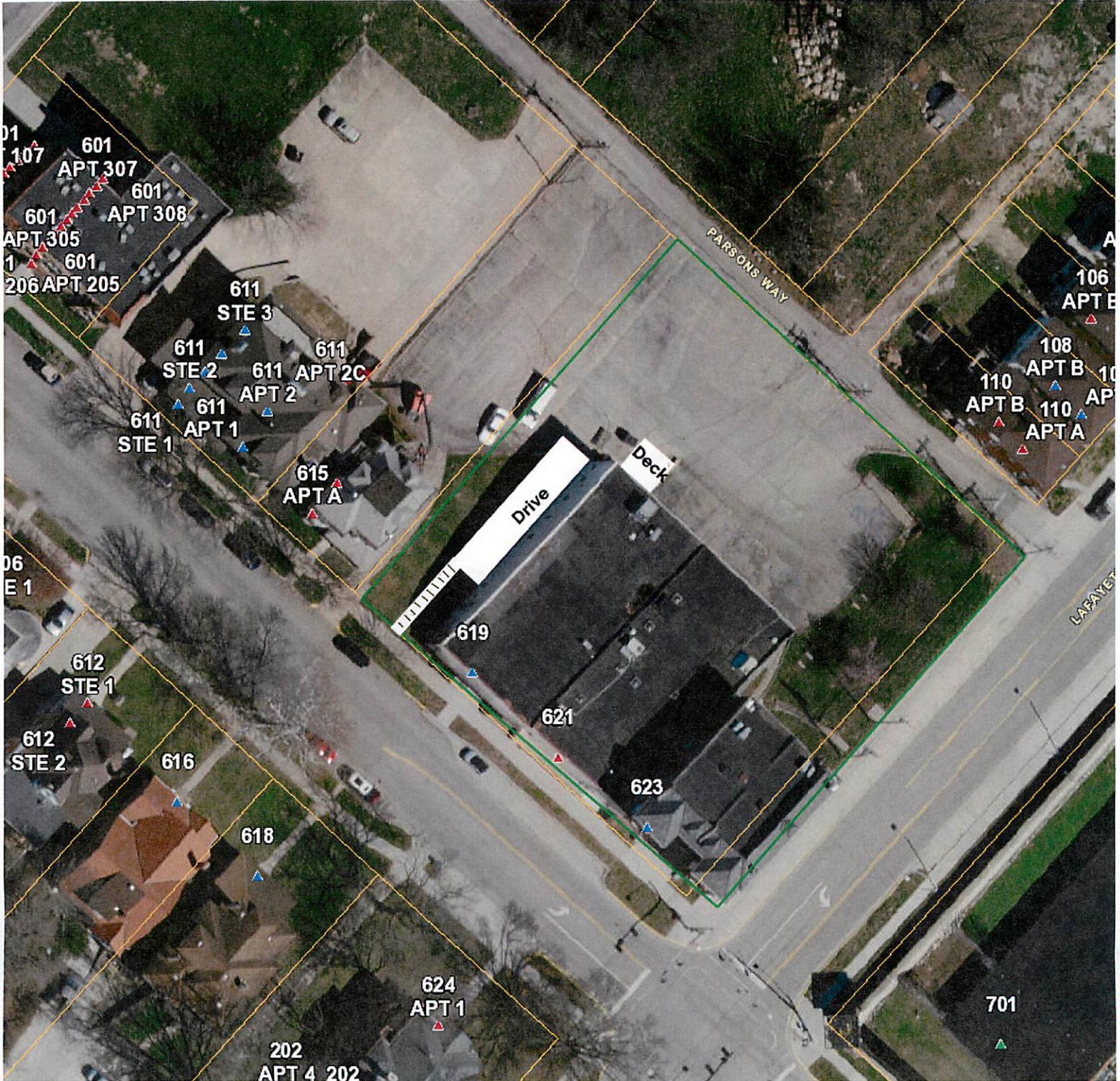
On 623 E Capitol, we will be putting the exterior of this building back to the original exterior to the best of our abilities. It is our knowledge that the white paneled areas on the front were once open air windows for porches that were blocked in for office space. Putting these back into open air porches does not seem feasible in still keeping it a working business, so it is our intent to put the white paneled areas into windows which will still be in keeping of the historical façade. The bricked in original windows on the sides and back of the building will also be restored. The false overhang on the front of the building will be removed, and once research shows us what the front of the building looked like we will return it to as close as possible. It is also our intention to try to return the foundation to limestone if structurally feasible.

The side and back of 621 & 619 will be repainted with the cream color matching the front of the building. There will be a deck added to the current dock area on the back of 619 extending it to a 20' x 20' patio that will be fenced in and become part of the music venue. The current dock door will be replaced with a historic looking one of glass and wood.

The windows located on the side of the lower level of 619 in what will be the music venue will be blocked in with glass blocks, again to maintain a historic look. There will be an asphalt driveway put in to the egress doors added to the bottom level on the 619 side of the building to allow for loading and unloading of the performers equipment. This drive will turn into cement stairs heading up to the Capitol Avenue sidewalk.

Noise:

To keep the noise from the music venue from disturbing nearby properties there will be significant internal sound proofing done on the interiors walls. Since the music venue is located in the lower level basement of 619, it is only the exterior side wall and back of the building that is a concern. The side and back wall will contain a sound proof wall consisting of 6" dead space, dual layers of 5/8" sheetrock, sound proof batting and green glue. We have used this particular sound proofing between the theater and venue rental and have no sound bleed on large events. We feel this will contain the music performances from disturbing any outside properties. There will be security on hand at every event to make sure there is no loitering in the parking area.



Book: 655 Page: 259

Receipt #: 289037
Reception: 201505949

Total Fees: \$27.00

SH

Pages Recorded: 2

Date Recorded: 6/22/2015 9:33:46 AM

CCA



WARRANTY DEED BY CORPORATION

This Indenture, made on the 19th day of June 2015. Know all men by these Presents, that the RDD PROPERTIES, INC., GRANTOR of the County of Cole, in the State of Missouri, a Corporation organized and existing under the laws of the State of Missouri, party of the first part, in consideration of One Dollar and Other Valuable Consideration paid by STITT BARONY, LLC, GRANTEE, Grantees mailing address

619 East Capitol Ave. Jefferson City, Mo. 65101 of the County of Cole, State of Missouri, party or parties of the second part, the receipt of which is hereby acknowledged and by virtue and in pursuance of a resolution of the Board of Directors of said party of the first part, does by these presents GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, and to the heirs, successors and assigns of such party or parties, the following described lots, tracts or parcels of land, lying, being and situate in the County of Cole and State of Missouri, to-wit:

ALL OF INLOT 137, IN THE CITY OF JEFFERSON, MISSOURI.

THE EASTERLY PART OF INLOT NO. 136, IN THE CITY OF JEFFERSON, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID INLOT; THENCE WESTERLY ALONG THE SOUTHERLY LINE THEREOF, 57 FEET 10 1/2 INCHES; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID INLOT, 198 FEET 9 INCHES, TO THE NORTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SAID NORTHERLY LINE, 57 FEET 10 1/2 INCHES, TO THE NORTHEASTERLY CORNER OF SAID INLOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE THEREOF, 198 FEET 9 INCHES, TO THE POINT OF BEGINNING.

ALSO, PART OF INLOT 136, IN THE CITY OF JEFFERSON, MISSOURI, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID INLOT NO. 136, A DISTANCE OF 20 FEET EASTERLY FROM THE SOUTHWESTERLY CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID INLOT, 26 FEET 6 INCHES; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE THEREOF, 198 FEET 9 INCHES, TO THE NORTHERLY LINE OF SAID INLOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 26 FEET 6 INCHES; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE THEREOF, 198 FEET 9 INCHES, TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THE PURPOSE OF THIS DEED IS TO CORRECT THE LEGAL DESCRIPTION IN A PRIOR WARRANTY OF RECORD IN BOOK 618, PAGE 189, COLE COUNTY RECORDER'S OFFICE, BY ADDING A PARCEL OF LAND WHICH SHOULD HAVE BEEN INCLUDED BUT WAS OMITTED FROM THAT DEED.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining unto the said party or parties of the Second Part, and unto the heirs, successors or assigns of such party or parties FOREVER, the said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed, that it has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by it or those under whom it claims, and that it will WARRANT AND DEFEND the title of the said premises unto the said party or parties of the Second Part, and unto the heirs, successors or assigns of such party or parties forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its Officer(s) the day and year first above written

CCA-RK-74606

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

October 27, 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, November 10, 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. P16018 – 617, 619, 621, and 623 East Capitol Avenue, Rezoning from C-1 to PUD and Preliminary PUD Plan. Request filed by Stitt Barony LLC, property owner, for a rezoning of 0.86 acres from C-1 Neighborhood Commercial to PUD Planned Unit Development and a Preliminary PUD Plan to utilize the existing buildings as a mixed use art and entertainment complex. The property is located on the northwest corner of the intersection of East Capitol Avenue and Lafayette Street and is described as all of Inlot 137 and part of Inlot 136, Jefferson City, 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 December 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,

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. P16018

617, 619, 621 & 623 E. Capitol Avenue

November 10, 2016

MISSOURI STATE PRISON
631 E STATE ST
JEFFERSON CITY, MO 65101
631 E STATE ST

PHILLIPS, WAYNE T
600 E STATE ST
JEFFERSON CITY, MO 65101
600 E STATE ST

UNITED STATES OF AMERICA
C/O US GENERAL SVCS ADMIN
1500 E BANNISTER RD
KANSAS CITY, MO 64131-3009
80 LAFAYETTE ST

CITY OF JEFFERSON
C/O CITY COUNSELORS OFFICE
320 E MCCARTY ST
JEFFERSON CITY, MO 65101
MARSHALL ST

S L L C
1685 HWY 94
HOLTS SUMMIT, MO 65043
100 LAFAYETTE ST
102 LAFAYETTE ST
622 E STATE ST
620 E STATE ST
618 E STATE ST

LAUX, PAUL L & FRANCES M
2711 TANNER BRIDGE RD
JEFFERSON CITY, MO 65101
601 E CAPITOL AVE

WEBER, JAMES L & ELIZABETH
3420 COUNTRY CLUB DR
JEFFERSON CITY, MO 65109
611 E CAPITOL AVE

SALTER, JAMES E & CHRISTINA R
6 VICTORIA LN
HOT SPRINGS VILLAGE, AR 71909-3435
104 LAFAYETTE ST

J & S PROPERTIES OF JEFFERSON CITY L L C
1413 INGLENOOK DR
JEFFERSON CITY, MO 65109
615 E CAPITOL AVE

ORGANIZED INVESTMENTS L L C
#9 ARIAS WAY
HOT SPRINGS, AR 71909
106 LAFAYETTE ST
108 LAFAYETTE ST
110 LAFAYETTE ST

STITT BARONY L L C
619 E CAPITOL AVE
JEFFERSON CITY, MO 65101
619 E CAPITOL AVE (*Subject Property*)

CAIN, JAMES D & MELISSA R
2214 BUEHRLE DR
JEFFERSON CITY, MO 65109
610 E STATE ST

MONACO, MILDRED P
C/O CENTRAL TRUST INVESTMENT CO, TRUSTEE
PO BOX 779
JEFFERSON CITY, MO 65102
624 E CAPITOL AVE

OUSLEY GROUP L L C
2000 E BROADWAY, STE 176
COLUMBIA, MO 65201
608 E STATE ST

MISSOURI RETAILERS ASSOCIATION
PO BOX 1336
JEFFERSON CITY, MO 65102
618 E CAPITOL AVE

BUETTNER, GARY A & LINDA K
606 E STATE ST
JEFFERSON CITY, MO 65101
606 E STATE ST

LEPAGE, JAMES T, TRUSTEE
616 E CAPITOL AVE
JEFFERSON CITY, MO 65101
616 E CAPITOL AVE

FLOTRON, FRANCIS E JR & ET'AL
LEWIS, DOROTHY ANNE
612 E CAPITOL AVE
JEFFERSON CITY, MO 65101
612 E CAPITOL AVE

GERMANO, GREGORY C
71120 N THUNDERBIRD TER
RANCHO MIRAGE, CA 92270-3522
606 E CAPITOL AVE

FACT PROPERTIES L L C
231 SUMMERHILL DR
JEFFERSON CITY, MO 65109
600 E CAPITOL AVE

STEENBERGEN, FORREST GENE & LINA LEE
249 LANDWEHR HILLS RD
JEFFERSON CITY, MO 65101
712 E CAPITOL AVE

OAKBROOK PROPERTIES L L C
320 NISHODSE BLUFF
JEFFERSON CITY, MO 65101
700 E CAPITOL AVE

Case No. P16018
617,619,621,623 E. Capitol Ave.
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185 ft. Notification Buffer

