

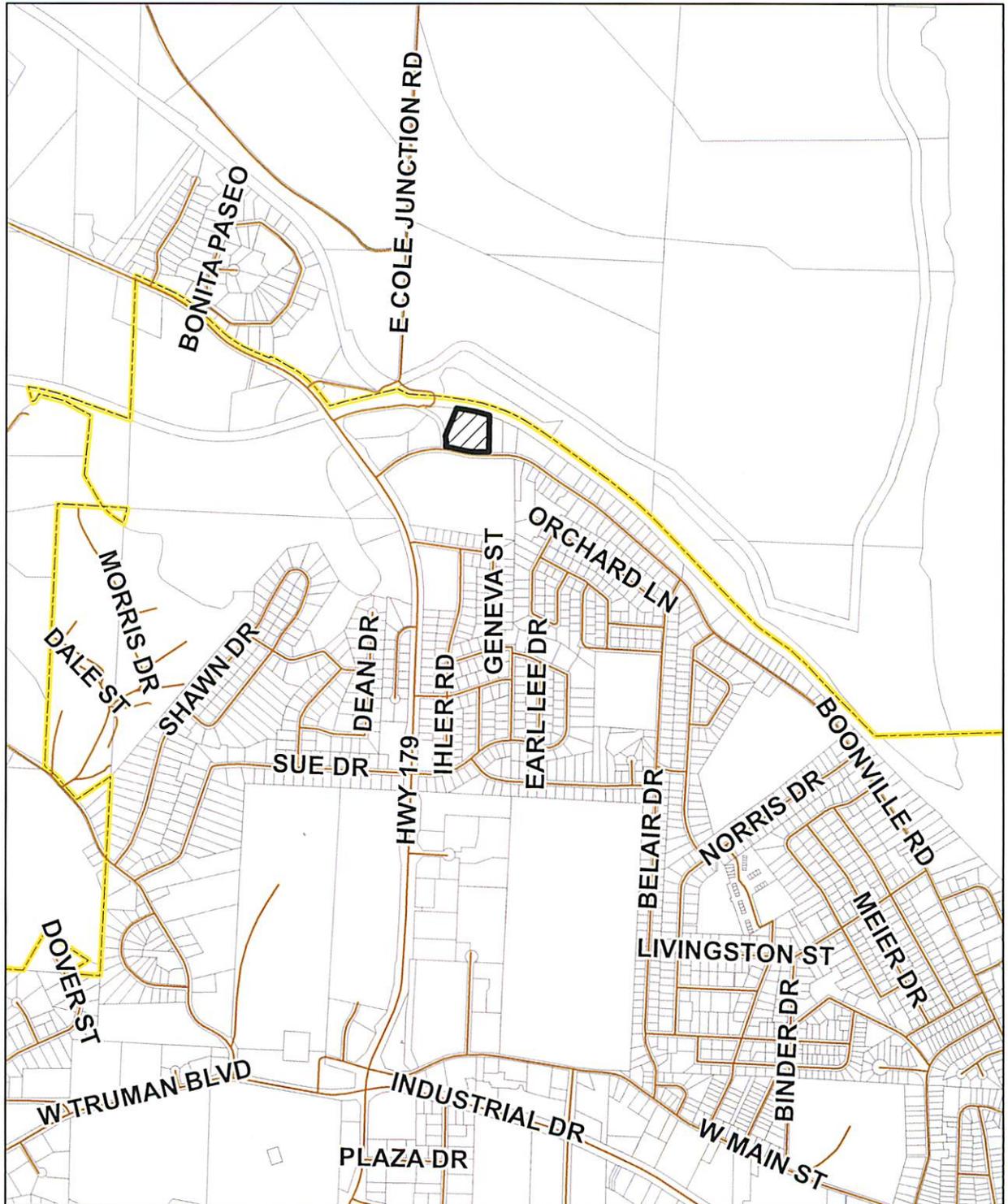
Jefferson City
Planning & Zoning Commission

November 10, 2016

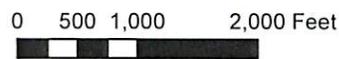
Case No. P16019
Scott Spencer
1140 Boonville Road
PUD Plan Amendment

City of Jefferson Planning & Zoning Commission

VICINITY

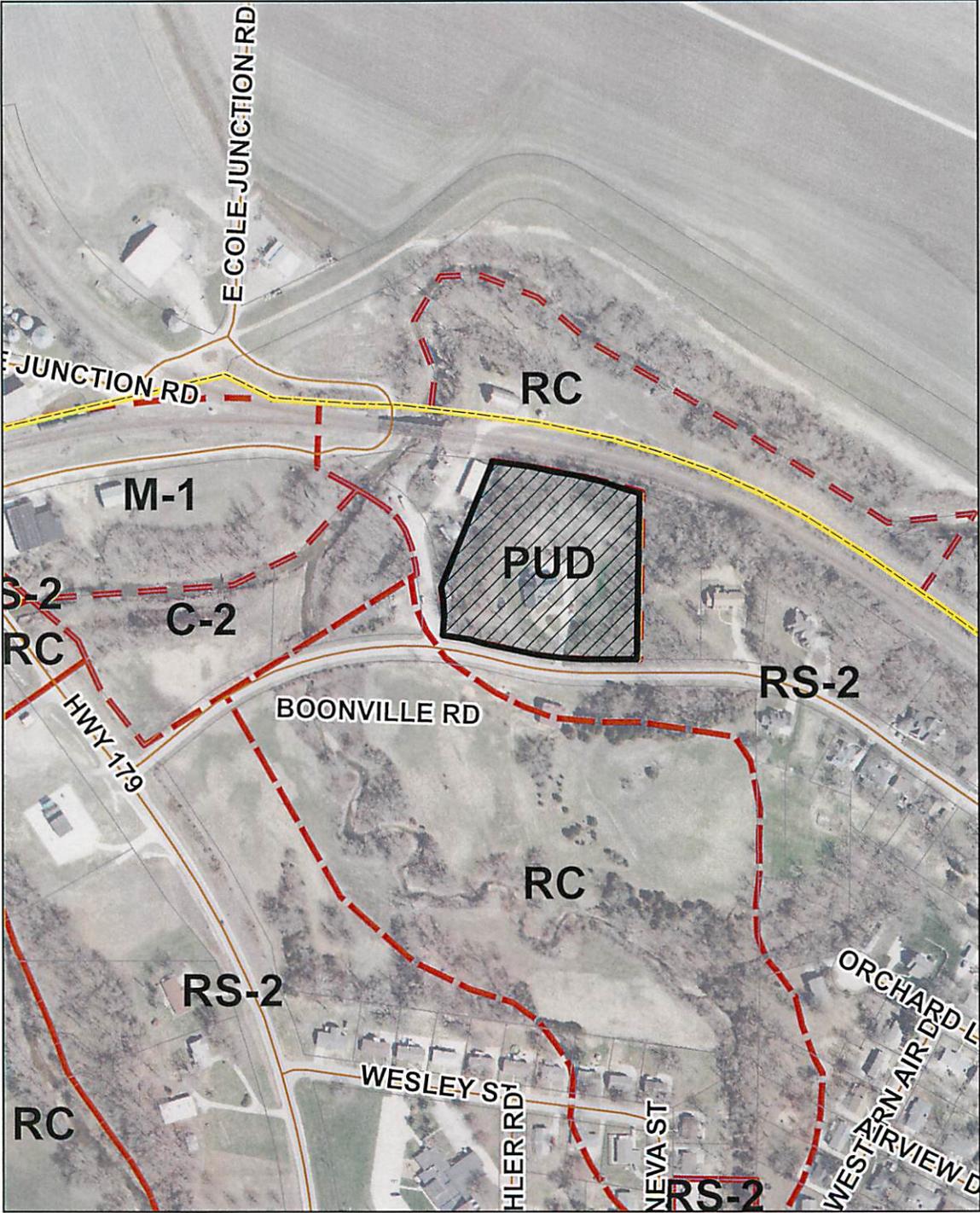


Case No. P16019
1140 Boonville Road
PUD Plan Amendment



City of Jefferson Planning & Zoning Commission

LOCATION MAP



Case No. P16019
1140 Boonville Road
PUD Plan Amendment





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 MINOR AMENDMENT TO FINAL PUD PLAN

The undersigned hereby petitions the City of Jefferson, Missouri, for an AMENDMENT to the approved Final PUD Plan for the following property:

Project Name: Garage & Work Shop
 Project Address: 1140 Boonville Rd.
 Describe Amendment: _____

Please attach the following:

- (a) Typed project narrative describing, in detail, the requested amendment, including affected area in square feet. Include project name and location on the project narrative sheet. If the amendment is for signage, include a copy of the sign detail.
- (b) Rendering or site plan drawing of affected area and proposed change, if applicable.
- (c) Filing fee (see instructions): Minor Amendment: \$105 (Revised June 30, 2015)

Applicant Information:

Property Owner Name: T. Scott & Tisha Spencer
 Address 1140 Boonville Rd.

Phone Number(s): 573-353-6937 573-893-6937

Consultant (Attach Project/Applicant Information Sheet if more space is necessary)

Name: N/A

Address: _____

Phone Number(s): _____

The attached information accurately represents all of the changes proposed for this project.

T. Scott Spencer T. SCOTT SPENCER 09-30-16
 Property Owner Signature Printed Name Date

Applicant Signature (if different from property owner) Printed Name Date

For City Use Only:

- Major Amendment: Referred to Planning and Zoning Commission
- Minor Amendment
 - List Previous Case Numbers: _____
 - Previous Testimony? - From persons at any prior public meeting (Such persons shall be notified of the proposed amendment a minimum of seven days prior to taking any action on the request.)
 - Department Decision
 Denied / Approved / Conditionally Approved on this _____ day of _____, _____.
 List any conditions _____

Signed/Title _____

Application Filing Fee Received: ___ Cash (indicate receipt # _____) ___ Check (check # _____)

Attachments: ___ Narrative ___ Map ___ Applicant/Project Information Sheet
 \$210 Debit Card 9-30-16

**T. Scott & Tisha Spencer
1140 Boonville Road
Jefferson City, MO 65109**

Project Narrative:

Mr. and Mrs. T. Scott Spencer reside at 1140 Boonville Road. We would like to submit an application for an amendment for our PUD zoning at the mentioned location. We are seeking the amendment for an 1800 sq. ft. 30' x 60' garage/work shop space that would be located to the Northeast corner of the property. The 3.79 acre property currently includes one single family home with a home based business. The proposed structure would not be visible from the street or by any neighbors in the area. The property is in close proximity to the railroad tracks, and the proposed new structure would also act as a sound buffer to the main house. The structure will utilize light gauge steel framing, the same type of construction that was utilized for the main house. Proposed materials include metal siding, cultured stone and synthetic slate shingles for the roof. The space will not include a living or bathroom area. The concrete floor will have a pvc drain system tied into the sanitary sewer system.

Hardship:

We own three collector cars that are currently stored in our three-car garage. This garage space is also shared with a woodworking shop. If we are able to move the vehicles into the new structure, we will be able finish a family room/mother-in-law living space with a full bath for an aging parent. We store maintenance equipment in the garage area such as a compact tractor, ZTR lawn mower, lawn de-thatcher and aerator. We have no garage space at this time for our truck or camper, which are both currently parked outside behind our home.

In closing, we believe the addition of this garage will enhance the overall beauty and functionality of our property. Because this structure is only visible from the rear of our home, it should not be a concern for any neighbors or traffic.

Thank you for your consideration,
Mr. and Mrs. T. Scott Spencer

Hide

Locate Me

Zoom In

Zoom Out

Full Extent

Prev Extent

Next Extent

Search Maps Tools More... MidMoGIS Quick Search Identify Street View Community Info Map Themes Print

Hide

Locate Me

Zoom In

Zoom Out

Full Extent

Prev Extent

Next Extent



0 30 60ft

21.23 ac

7.69 ac

370(S)

430(S)

350(S)

81.65

323.4

311.43

344.15

3.73 sq

443.85

60' x 60'

374.23

86.866

1.1 ac

142.39

1200(S)

135

352.24

0.99 ac

BOONVILLE RD

GRANGE CREEK

SIXTY ONE SEVEN SQ FT

BOONVILLE RD

BOONVILLE RD

GRANGE CREEK

SIXTY ONE SEVEN SQ FT

BOONVILLE RD

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BOONVILLE RD

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SIXTY ONE SEVEN SQ FT

BOONVILLE RD

GRANGE CREEK

SIXTY ONE SEVEN SQ FT

BOONVILLE RD



GENERAL WARRANTY DEED

This Indenture, Made on the 19 day of January, 2001
By and between RICHARD HUTCHERSON and MARILYN A. HUTCHERSON, husband and wife of the County of Cole,
State of Missouri, party or parties of the first Part, and T. SCOTT SPENCER and TISHA L. SPENCER, husband and wife,
Grantors mailing address 1727 Hayselton, JC, MO 65109 of the County of Cole,
in the State of Missouri, party or parties of the Second Part:

Witnesseth, That said party or parties of the First Part in consideration of the sum of One Dollar and Other Valuable
Consideration paid by the said party or parties of the Second Part, the receipt of which is hereby acknowledged, by these
presents. GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the Second Part, and
unto the heirs, successors or assigns of such party or parties, the following described lots, tracts or parcels of land lying being and
situate in the County of Cole, State of Missouri, to wit:

LOTS NOS. 1, 2 3 AND 4 OF SOMERSET MEADOWS, IN THE CITY OF JEFFERSON,
MISSOURI, PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 1000, COLE COUNTY
RECORDER'S OFFICE.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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,
suc-cessors or assigns of such party or parties FOREVER, the said party or parties of the first part hereby covenanting that said
party or parties being lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that said party or parties
having good right to convey the same: that the said premises are free and clear of any incumbrances done or suffered by said
party or parties of the first part or those under whom said party or parties of the first part claim and that said party or parties of
the first part will WARRANT AND DEFEND the title to said premises unto the said party or parties of the Second Part, and
unto the heirs, successors or assigns, of the party or parties of the second part FOREVER, against the lawful claims or demands
of all persons whomsoever.

IN WITNESS WHEREOF, the said party or parties of the First Part hereunto set their hand or hands the day and
year first above written.

[Signatures of Richard Hutcherson and Marilyn A. Hutcherson]
RICHARD HUTCHERSON
MARILYN A. HUTCHERSON

STATE OF MISSOURI
COUNTY OF COLE

On this 19 day of January, 2001, before me
personally appeared RICHARD HUTCHERSON and MARILYN A. HUTCHERSON, husband and wife, to me known to be
the person or persons described in and who executed the foregoing instrument, and acknowledged that said person or persons
executed the same as said person's or persons' free act and deed.

000645 IN TESTIMONY WHEREOF, I have hereunto set my hand and
affixed my official seal in the County and State aforesaid, the day
and year first above written.

STATE OF MISSOURI
COUNTY OF COLE
RECORDED BY

[Signature of Tara Lynn Hoskins] (Notary Seal)
Notary Public

'01 JAN 19 AM 10 31

BOOK 432 PAGE 477

LARRY D. RADEMAN

RECORDED

[Signature]

TARA LYNN HOSKINS
Notary Public-Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires 11/4/2002

18-CCA
HSB

[Handwritten initials]

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. P16019 – 1140 Boonville Road, PUD Plan Amendment. Request filed by Scott Spencer, property owner, for an amendment to the PUD Plan for the property to construct a 1,800 sf garage work shop. The purpose of the request is to accommodate a larger garage than the 1,500 sf maximum size permitted for residential uses. The property is located on the north side of Boonville Road 1,000 feet east of Highway 179 and is described as Lot A of Somerset Meadow Replat, 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,

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.

KEMPKER, JEFFREY F & LINDA R
1305 VISTA TIERRA
JEFFERSON CITY, MO 65109
1206 BOONVILLE RD
E COLE JUNCTION RD

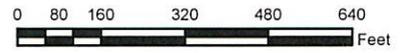
SPENCER, T SCOTT & TISHA L
1140 BOONVILLE RD
JEFFERSON CITY, MO 65109
1140 BOONVILLE RD (*Subject Property*)

STOKES, LORI E, TRUSTEE
PO BOX 572
JEFFERSON CITY, MO 65102
BOONVILLE RD

SCHNIEDERS, PETER J &
SCHNIEDERS, CLIFFORD & MARY TRUST
DENISE CONVERY & WM R SCHNIEDERS &
813 BOONVILLE RD
JEFFERSON CITY, MO 65109
1141 BOONVILLE RD

STOKES, BETTY ANN
PO BOX 572
JEFFERSON CITY, MO 65102
1128 BOONVILLE RD

Case No. P16019
1140 Boonville Road
PUD Plan Amendment



185 ft. Notification Buffer

