



**DEPARTMENT OF PLANNING AND PROTECTIVE SERVICES
ACTIVITY REPORT FOR MAY 2016**

Janice McMillan, AICP, Director

Metropolitan Planning Organization, Sonny Sanders, Senior Transportation Planner

- The Pedestrian and Bicycle Plan second open house on May 25 was deemed a success with over 60 attendees providing many good comments and discussions. It is planned to provide a working draft to the Pedestrian and Bicycle Plan Steering Committee on June 16. Posters from the event may be found at www.jeffersoncitymo.gov/government/long_range_transportation_plan/current_projects.php
- The Capital Area Metropolitan Planning Organization (CAMPO), together with Jefferson City, federal, state, and local partners, conducted a safety assessment of Missouri Boulevard on May 26. The assessment is part of the *Safer People, Safer Streets* initiative launched by the U.S. Department of Transportation in 2014. The goal of the initiative is to reduce the growing number of pedestrian, transit user and bicyclist injuries and fatalities across the United States. Studies have shown a byproduct of increased safety for pedestrians, transit users and bicyclists, is a reduction in the number of accidents for motorists also. The goal of the Jefferson City assessment was to look at safety conditions along 3.4 miles of the Missouri Boulevard corridor and collect valuable data that will be used by CAMPO and the Missouri Department of Transportation (MoDOT) to better plan for improvements. Missouri Boulevard, also known as US Business 50, is a five lane roadway that bisects Jefferson City's largest commercial district, and is drawing an increasing number of pedestrians and bicyclists. The assessment included 23 participants broken into three teams. These teams took meticulous notes and photos block by block, detailing conditions. Data collected included sidewalk conditions, transit accessibility and conditions, bicycle access issues, and general observations of gaps in connectivity, safety, and design flaws. Following the assessment, the teams reconvened to discuss the findings, compare notes, and discuss recommendations. Teams reported seeing many of the same problems throughout the assessment corridor, including lack of sidewalk connectivity, lack of crosswalks, ADA non-compliance, numerous driveways, and lack of bicycle lanes or signage.

Planning Division, Eric Barron, Senior Planner

The Planning Division conducts review of site development plans for commercial and multifamily residential construction, provides staff support for the Planning and Zoning Commission and Board of Adjustment, researches and drafts amendments to the City Code on development related issues, and conducts area planning studies and updates to the City Comprehensive Plan.

- Planning and Zoning: No meeting was held in May.
- Board of Adjustment: Setback variances approved for 415 Marshall Street (Habitat for Humanity).
- Mural Permit issued for Hoxton Tavern, 418 W Elm Street
- Site Development Plans Approved:
 - IHOP Restaurant – 2011 Missouri Boulevard
 - Church of God in Christ – 616 Locust Street
 - Fed Ex Parking Lot Expansion – 303 Norman Drive
 - Boys and Girls Club – 1105 Lafayette Street
- Long Term Projects:
 - Sign Code – Revisions to temporary signage regulations are being drafted.
 - Capitol Avenue / East High Street Plan – Drafting plan for rezoning and overlay district.

Neighborhood Services, Jayme Abbott, Manager

The Neighborhood Services Section includes the budget divisions of Redevelopment and Grants, Community Development Block Grant Program and Property Maintenance.

- Heritage Day Celebration was held on May 17 in the Council Chambers.
- At their special meeting on June 7, the Historic Preservation Commission reopened consideration of a draft ordinance proposing changes to demolition review and approval processes.
- HeRo Grant. Ten applications were received by the May 13 deadline, and are being reviewed for eligibility. Eligible homeowners may receive up to \$22,500 for necessary repairs, modifications and maintenance on eligible properties. The City's grant award was \$49,500.
- Façade Improvement Committee Met May 13 and approved applications for 106 and 108 E High St, now owned by Missouri Independent Bankers Association (MIBA). The MIBA estimates renovations of \$425,000 for interior and exterior improvements. MIBA will occupy 106 E High and use the upper floors for meeting space. Lower level of 108 E High will remain as the Religious Shop. The approval authorizes the MIBA to receive property tax rebates for a 5-year period after the work has been completed.
- Work continues at 304 Marshall Street, as part of the Neighborhood Stabilization Program. This residential structure is being rehabilitated for sale to an area median income household.
- Consultants for the Blight Study of the East Capitol Avenue area completed on-site visits in May. The draft report is expected in June 2016.

Property Maintenance

- Dave Helmick started on May 2 as Property & Housing Inspector.
- 2016 Spring clean-up resulted in 550 tons of waste picked up from residents of City of Jefferson.
- In May 2016 the Property Maintenance Division handled **192** property maintenance cases.
- The weed and grass season is in full swing. Property inspectors are busy posting notices and issuing summons for properties exhibiting violations. Tall weeds and accumulation of brush accounted for **61.5%** of the violations; abandoned building complaints and activities at **12.5%**, accumulation of trash at **10.9%**, and building maintenance violations at **5.7%**, followed by the other activities. As of May 31, **47%** of the cases investigated since November 1 have been closed; **53%** are active and are in process of being closed as the time frame of the notices expire and action is taken for resolution.

<i>Property Maintenance Activities</i>	<i>May 2016</i>	<i>FY 2016 YTD</i>
Building maintenance violations	11	73
Accumulation of trash	21	211
Abandoned building complaints and activities	24	40
Tall weeds & accumulation of brush	118	193
Illegal dumping	3	29
Litter violations	0	10
Failure to maintain trash service (no trash service)	2	17
Blue cart violations (blue cart out inconsistent with code)	4	12
Motor vehicle complaints/referrals to JCPD	4	26
Animal complaints/referrals to JCPD	0	0
Outdoor storage violations	1	42
Illegal parking, zoning, sign violations	1	5
Cemetery burials	0	6
Other	2	8
Complaint investigated, no violation found	1	1
Summons	0	4
Total Cases	192	657
--Active	102	468
--Closed	90	209

Environmental Health Division, David Grellner Environmental Health Manager.

The Environmental Health Division conducts sanitation inspections of consumer food outlets (food service and retail food), child care homes, child care centers, and tattoo establishments. A summary of program activities for May 2016 appears below. The Food Establishment Report may be viewed via the following [link](#).

- Special Circumstance Inspections are visits to food service establishments to check on items such as food recalls, emergency procedure checks, or other public health inquiries.
- Child Care Home and Child Care Sanitation Inspections are conducted under contract with the Missouri Department of Health and Senior Services.
- Food Code violations are broken down into two categories: critical and non-critical. Critical violations are items that, if in non-compliance, are more likely to contribute to food contamination, illness, or an environmental health hazard. Some examples of critical items include: improper holding temperatures of foods, inadequate cooking of food items, poor personal hygiene, and contaminated equipment. Examples of non-critical items are: cleaning and maintenance of floors, walls, and ceilings, open waste receptacles, unshielded light bulbs in food preparation areas, and missing thermometers in refrigeration units for monitoring temperature.

<i>Environmental Health Activity Report</i>	<i>May 2016</i>	<i>FY2016 YTD</i>	<i>FY2015 Actual</i>
<i>Inspection/Service Visit Summary</i>			
Consumer Food (Food Service & Retail Food)	55	433	778
Child Care Home Inspections	1	6	16
Child Care Center Inspections	4	28	51
Body Art Establishment Inspection	0	1	1
Total Service Visit Inspections	60	468	846
<i>Food Code Violation Summary</i>			
--Critical Violations	10	52	101
--Non-Critical Violations	51	384	828

Building Inspection Division, Larry Burkhardt, Building Official.

Building Permits may be viewed via the following [link](#).

Listed below is a representation of active commercial building permits for May 2016. The total number of all active building permits for this time period is 482 with a project cost of \$68.9 million.

<i>Notable Building Permits</i>		
<i>Address</i>	<i>Description</i>	<i>Project Cost</i>
2727 W Edgewood Dr	New convenience store/gas station – Mrs. Convenience	\$1,332,000
3600 Country Club Dr	Renovations to mall entrances	\$700,000
1614 Jefferson St	New Big O Tires	\$726,000
1002 W Main St	Renovations at Heisinger Bluff	\$286,200
1299 Lafayette St	Lincoln University-Jefferson City Parks and Recreation Wellness and Multipurpose Recreation Center	\$11,569,803
325 Lewis & Clark Dr	Lewis & Clark Middle School - track & field repairs and cafeteria renovations	\$781,368
1105 Lafayette St	New Boys and Girls Club	\$2,865,602
2009 Missouri Blvd	New IHOP Restaurant	\$850,000