

Notice of Meeting & Tentative Agenda



City of Jefferson Planning and Zoning Commission
Thursday, December 10, 2015 ~ 5:15 P.M.
City Council Chambers, John G. Christy Municipal Building, 320 East McCarty Street
Enter through Main Lobby

All interested parties will be given a chance to be heard.

TENTATIVE AGENDA

- 1. Call to Order and Introductions**
- 2. Procedural Matters**
 - Determination of quorum and designation of voting alternates
 - Call for cases
 - Receive and review requests for continuance
 - Receive requests for reordering the agenda
 - Format of hearing
 - List of exhibits
- 3. Adoption of Agenda (as printed or reordered)**
- 4. Approval of Regular Minutes of November 12, 2015**
- 5. Communications Received**
- 6. New Business/Public Hearings**

Case No. P15021 – 2104 Industrial Drive, Rezoning from RS-3 to C-1 and Comprehensive Plan Amendment. Staff initiated proposal to rezone approximately 0.13 acres from RS-3 Single Family Residential to C-1 Neighborhood Commercial in order to expand the existing C-1 zoning on the property and an associated amendment to the Comprehensive Plan Development Plan Map to show the property as Commercial. The property consists of Old Fire Station Number 3 and is located on the north side of Industrial Drive 1000 feet west of Dix Road. The property is described as part of the Southeast Quarter of Section 2, Township 44 North, Range 12 West, Jefferson City, Missouri.
- 7. Other Business**
 - A. Scheduled Reports**
 - Environmental Quality Commission
- 8. Adjourn**

JCTV, Digital Cable Channel 81 or Digital Television Channel 12.2. broadcasts the

Planning and Zoning Commission meetings live at 5:15 p.m.

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.

MINUTES

JEFFERSON CITY PLANNING AND ZONING COMMISSION

November 12, 2015

5:15 p.m.

COMMISSION MEMBERS PRESENT

Bunnie Trickey Cotten
Jack Deeken
Bob George
Chris Jordan, Chairman
Michael Lester
David Nunn
Dale Vaughan
Chris Yarnell, Vice Chairman
Ron Fitzwater, Alternate
Blake Markus, Alternate

ATTENDANCE RECORD

3 of 4
3 of 4
4 of 4
4 of 4
4 of 4
3 of 4
3 of 4
4 of 4
2 of 4
2 of 3

COMMISSION MEMBERS ABSENT

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Erin Wiseman, Alternate

2 of 4
3 of 4

COUNCIL LIAISON

Carlos Graham

STAFF PRESENT

Janice McMillan, Director of Planning & Protective Services
Eric Barron, Senior Planner
Bryan Wolford, Associate City Counselor
Shane Wade, Civil Engineer II
Anne Stratman, Administrative Assistant

1. Call to Order and Introduction of Members, Ex-officio Members and Staff

The Chairman, seven regular members and two alternates were present. A quorum was present.

Designation of Voting Alternates

The Chairman announced that all regular members and Alternate Mr. Fitzwater was eligible to vote.

2. Procedural Matters and Procedures Explained

Mr. Barron explained the procedures for the meeting. The following documents were entered as exhibits. Mr. Barron advised that copies of the exhibits are available through the City Clerk or the Department of Planning and Protective Services:

The City Code of the City of Jefferson, as amended
Comprehensive Plan and Land Use Map
Copies of applications under consideration
A list of property owners to whom notices were sent
Affidavit of publication of the public notice in the newspaper
Rules of Procedure, Planning & Zoning Commission

Mr. Barron submitted the following items for the record:

Staff reports
Minutes of proceedings
Copies of drawings, plans, and/or renderings under consideration
Letters or memoranda from staff
Materials submitted by the public or applicants pertaining to the cases under consideration

3. Adoption of Agenda

Mr. Lester moved and Ms. Cotten seconded to adopt the agenda as amended. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Fitzwater, George, Lester, Nunn, Vaughan, Yarnell

4. Approval of Minutes from the Regular Meeting of October 8, 2015

Mr. Lester moved and Mr. George seconded to approve the minutes of the Regular Meeting of October 8, 2015 as written. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Fitzwater, George, Lester, Nunn, Vaughan, Yarnell

5. Communications Received

Correspondence was received for Case No. P15016.

6. New Business/Public Hearings

Case No. P15016 – 3519 Bennett Lane (Property Located in the 2300 and 2600 Block of Christy Drive), Rezoning from RU to C-2. Request filed by F&F Development LLC, property owner, to rezone 19.51 acres from RU Rural to C-2 General Commercial and an associated amendment to the Comprehensive Plan. The property is a portion of the Rickman Center property addressed as 3519 Bennet Lane, and consists of two tracts on opposite sides of Missouri Route B. The first tract consists of 2.29 acres and is located on the north side of Missouri Route B, 1500 feet west of the intersection with Christy Drive, and is accessed through property in the 2300 Block of Christy Drive. The second tract consists of 17.22 acres located on the south side of Missouri Route B, 1500 feet west of the intersection with Christy Drive, and is accessed from the 2600 Block of Christy Drive. The property is described as part of the North Half of the Northeast Quarter of Section 26, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Mr. Barron described the proposal and explained that the property owner recently purchased the property and envisions a future commercial use for the area, and is proposing a rezoning of the property to C-2 General Commercial. He stated that an amendment to the Development Plan Map of the Comprehensive Plan is also proposed in order to support the requested rezoning. Mr. Barron explained that the property is located adjacent to a major highway interchange with access from Christy Drive which acts as an outer road to the highway. He stated that the property is bordered to the north by existing commercial zoning and is ideal for commercial development.

Mr. Paul Sampson, Central Missouri Professional Services, 2500 E. McCarty Street, spoke regarding this request. Mr. Sampson distributed a visual depicting the area to be rezoned. He explained that the property was recently transferred from The Christian Church Disciples of Christ of Mid-America Inc., to F & F Development. He stated that the property owners wish to rezone the subject property because it sits directly on the interchange with excellent visibility from Route B at Highway 179 and Highway 54. Mr. Sampson explained that the property is suitable for commercial development.

No one spoke in opposition to this request and no correspondence was received.

Mr. Barron gave the Planning Division staff report.

Ms. Cotten moved and Mr. Vaughan seconded to recommend approval of the comprehensive plan amendment to show the property as commercial to the City Council. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Fitzwater, George, Lester, Nunn, Vaughan, Yarnell

Ms. Cotten moved and Mr. Vaughan seconded to recommend approval to rezone the property from RU to C-2 to the City Council. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Fitzwater, George, Lester, Nunn, Vaughan, Yarnell

Case No. P15018 – 810 Stonecreek Drive, Amendment to Special Exception Permit. Request filed by Menard Inc, property owner, for an amendment to a big box retail special exception permit to enclose an overhang area and construct an additional 22,300 square feet warehouse within the existing enclosed yard area. The property is located on the northwest corner of Stonecreek Drive and Hard Rock Drive 1000 feet west of Stadium Boulevard and is described as Lot 9 of Stoneridge Village Section Two, Jefferson City, Missouri.

Mr. Barron described the proposal and explained that Menards is planning to construct improvements on their site, including the enclosure of an overhang area on the southern and western sides of their building and construction of an additional 22,347 square foot warehouse at the southwest corner of their enclosed lumberyard area. He stated that the use is classified as a Superstore/Big Box retail development and exceeds 100,000 square feet of gross floor area, which is a Special Exception Use of the C-2 General Commercial zoning district. Mr. Barron explained that the site received approval of a Special Exception Use Permit in 2008. He stated that the planned improvements to the site would require an amendment to that permit, and the company has made application to that effect. Mr. Barron explained that the proposed enclosure would match the existing building design and that the warehouse addition will be identical in design to the existing warehouse located at the back of the lumberyard area.

Mr. Nick Brenner, Real Estate Representative, Menards Inc. Properties, 5101 Menard Drive, Eau Claire, WI, spoke regarding this request. Mr. Brenner explained that the purpose of this request is to enclose the existing garden center and lumberyard area to protect the merchandise from the elements and give customers a more pleasant shopping experience. He stated that the warehouse addition and garden center will match the existing building.

No one spoke in opposition to this request and no correspondence was received.

Mr. Barron gave the Planning Division staff report.

Mr. Nunn moved and Mr. George seconded to recommend approval of the proposed amendment to the Special Exception Permit to the City Council. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Fitzwater, George, Lester, Nunn, Vaughan, Yarnell

Case No. P15019 – 1600 and 1700 Block of Highway 179; Amended Concept PUD Plan. Request filed by The Harvard Group LLC, owner under contract, for an amendment to a Concept Planned Unit Development Plan. The new Concept PUD plan outlines a mixed use development consisting of 200 residential units and 453,400 square feet of commercial space. The property is located on the west side of the intersection of Highway 179 and Mission Drive and is described as part of the West half of the Southeast quarter of Section 15, Township 44 North, Range 12 West, Jefferson City, Cole County, Missouri.

Mr. Barron described the proposal and explained that the property was rezoned from C-2 to PUD and a Concept PUD Plan was approved in 2010. He stated that this request is for an amendment to the previously approved Concept PUD Plan. Mr. Barron explained that the previous plan envisioned a mixed use development consisting of 565 residential units and 351,700 square feet of non-residential floor area. He stated that the new plan envisions a mixed use development consisting of 200 residential units and 453,400 square feet of commercial space. Mr. Barron explained that the amended Concept PUD Site Plan shows an arrangement of commercial retail, restaurant, office, hotel, and assisted living units. He stated that the new plan also rearranges the roadway plan for the site, with a proposed Mission Drive extension straight west from the existing Mission Drive interchange. Mr. Barron explained that a Preliminary PUD Plan would still need to be submitted for the property and reviewed by the Planning and Zoning Commission and City Council. A future Preliminary Plat and Final Subdivision plat(s) would also need to be submitted in order to accommodate the development plan.

Mr. Charlie Stroud, 1208 Mead Drive, St. Louis, MO, spoke regarding this request. Mr. Stroud explained that amenities will include a lake and gazebo overlook at the front of the hotel, a green area behind the assisted living dwelling containing a fountain and garden features and a green open space area at the north property line. He stated that an extension of Mission Drive west from the interchange with Highway 179 is proposed with this Concept PUD Plan. Mr. Stroud explained that Mr. Chris Kersten, Manager of the Harvard Group is also present. He stated that the proposed project will be constructed in two phases with Phase One consisting of construction of the roadway and the development of the retail area. Mr. Stroud explained that Phase Two will consist of the hotel and lake development.

Councilman Graham left at 5:55 p.m.

No one spoke in opposition to this request.

Correspondence was received from Ms. Molly White, 2026 Meadow Lane.

Mr. Barron gave the Planning Division staff report.

Mr. Nunn moved and Mr. Yarnell seconded to recommend approval of the Concept PUD Plan to the City Council. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Fitzwater, George, Lester, Nunn, Vaughan, Yarnell

Ms. McMillan left at 6:00 p.m.

7. Other New Business

Case No. P15020 – Preliminary and Final Subdivision Plat of Lecar-2 Subdivision. Request filed by Lecar LLC, property owner, Leon Beck, authorized representative, for a Preliminary and Final Subdivision Plat of 12.12 acres consisting of 13 lots. The property is zoned RS-1 Single Family Residential and is located on the north side of Creek Trail Drive/Frog Hollow Road at the intersection of Lecar Drive. The property is described as lots 1-6 of LeCar Subdivision and part of the NW Quarter of the NE Quarter and part of the SW Quarter of the NE Quarter of Section 15, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Mr. Barron described the proposal and explained that the applicant is requesting approval of a Preliminary and Final Subdivision Plat of an existing single family residential development located on Lecar Drive. He stated that the purpose of the request is to subdivide the existing development into single family residential lots corresponding to the existing houses. Mr. Barron explained that Lecar Drive would also be upgraded to City street standards in order to meet subdivision requirements. He stated that parking on Lecar Drive would be restricted to the east side of the street, with no parking permitted on the west side of the street. Mr. Barron explained that the cul-de-sac street would be 1,300 feet long, which would require a variance from the maximum cul-de-sac length of 800 feet. He stated that no sidewalks are proposed for this subdivision plat and that a variance from the sidewalk requirements would be necessary for the plat to be approved.

Mr. Wade gave the Engineering Division staff report.

Mr. Paul Sampson, Central Missouri Professional Services, 2500 E. McCarty Street, spoke regarding this request. Mr. Sampson distributed a visual depicting the layout of the proposed subdivision. He explained that the reason for creating the subdivision is to upgrade the street to City standards. Mr. Sampson stated that all of the homes are currently owned by Mr. Beck and he wanted to put each house on a separate tract to make it easier to sell the lot in the future.

No one spoke in opposition to this request and no correspondence was received.

Mr. Nunn moved and Mr. Yarnell seconded to approve a 500 feet variance from the maximum cul-de-sac length of 800 feet to allow a cul-de-sac length of 1300 feet. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Fitzwater, George, Lester, Nunn, Vaughan, Yarnell

Mr. Nunn moved and Mr. Yarnell seconded to approve a variance to the requirement to construct sidewalks within a Major Subdivision. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Fitzwater, George, Lester, Nunn, Vaughan, Yarnell

Mr. Nunn moved and Mr. George seconded to approve Preliminary Subdivision Plat of Lecar 2 Subdivision subject to minor corrections and comments of the Planning and Engineering Divisions. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Fitzwater, George, Lester, Nunn, Vaughan, Yarnell

Mr. Nunn moved and Ms. Cotten seconded to recommend approval of the Final Subdivision Plat of Lecar 2 Subdivision subject to minor corrections and comments of the Planning and Engineering Divisions to the City Council. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Fitzwater, George, Lester, Nunn, Vaughan, Yarnell

8. Other Business

A. Scheduled Reports

Environmental Quality Commission. Mr. Lester stated that the Commission did not meet last month.

9. Adjourn. There being no further business, the meeting adjourned at 6:20 p.m.

Respectfully Submitted,

Eric Barron, Assistant Secretary

Jefferson City
Planning & Zoning Commission

December 10, 2015

Case No. P15021
City Staff
2104 Industrial Drive

- A. Rezoning from RS-3 to C-1**
- B. Comprehensive Plan Amendment**

PLANNING STAFF REPORT
JEFFERSON CITY PLANNING AND ZONING COMMISSION
December 10, 2015

Case No. P15021 – 2104 Industrial Drive, Rezoning from RS-3 to C-1 and Comprehensive Plan Amendment. Staff initiated proposal to rezone approximately 0.13 acres from RS-3 Single Family Residential to C-1 Neighborhood Commercial in order to expand the existing C-1 zoning on the property and an associated amendment to the Comprehensive Plan Development Plan Map to show the property as Commercial. The property consists of Old Fire Station Number 3 and is located on the north side of Industrial Drive 1000 feet west of Dix Road. The property is described as part of the Southeast Quarter of Section 2, Township 44 North, Range 12 West, Jefferson City, Missouri.

Nature of Request

The City of Jefferson owns the subject property and have operated a fire station on the property since the 1960's. A cellular tower is also located toward the rear of the property. With the construction of new Fire Station #3 on Rock Hill Road/Highway 179, the existing fire station on this property is no longer required. The City intends to split the property so that the fire station and cellular tower will be on a separate tracts, and the City is in final negotiations regarding the sale of the fire station portion of the property. A previous case in 2014 rezoned the fire station portion of the property from RS-3 to C-1, however, the boundaries of the property being offered for sale have changed, with an additional 0.13 acres being added to the property. This request would rezone the additional 0.13 acres in order to match the C-1 zoning of the rest of the portion of the property being sold.

Zoning and Surrounding Land Use

Current Zoning: RS-3

Current Use: Old Fire Station

Requested Zoning: C-1

Intended Use: General Retail

	Surrounding Zoning	Surrounding Uses
North	RS-3	Single Family Residential
South	M-2	Church, Fed-Ex Distribution Facility
East	RS-3	Single Family Residential
West	C-O	Office Building

Allowed Uses:

The C-1 Neighborhood Commercial zoning district allows for a variety of land uses including day care centers, hotel/motel (less than 50,000 sq. ft.), offices, banks, restaurants, general retail, personal services, and laundromats. (please see exhibit 35-28 of the zoning code for a complete list of authorized uses)

Staff Analysis

Standard checklist for rezoning:	Yes	No	Notes:
Complies with Comprehensive Plan		X	The Comprehensive Plan currently identifies this property as intended for Public and Semi Public use. An amendment to show the property as intended for Commercial use is proposed.
Has access to necessary utilities	X		The property is currently served by necessary utilities.
Located outside flood zone	X		The property does not lie within the 100 year floodplain.
Meets district size requirement	X		When combined with the rest of the front tract, the area exceeds the minimum district size for the C-1 district of 1 acre.
Benefit to City is substantial when compared to adverse affects on adjacent property	X		The rezoning would be more compatible with the adjacent commercial and industrial uses than the current single family zoning.

Standard checklist for rezoning:	Yes	No	Notes:
The rezoning would not be a grant of privilege to the owner with little or no benefit to the public	X		The rezoning would be more compatible with the adjacent commercial and industrial uses than the current single family zoning.
After rezoning, the allowed uses would be compatible with uses allowed in adjacent districts	X		The property to the east is zoned Office Commercial and the property to the south is zoned Manufacturing.
After rezoning, the allowed uses would be compatible with adjacent existing land uses	X		Existing uses along Industrial Drive include a mix of Commercial and Industrial uses.
If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning)	X		Given the location on Industrial Drive and adjacent commercial uses, it would be difficult to develop the property in a single family residential manner.
The requested rezoning would be an expansion of an existing district		X	The rezoning would not match the adjacent C-O or M-2 districts, but would be supported by the mixed commercial and industrial uses along Industrial Drive.

Staff Recommendation

Comprehensive Plan Amendment:

The proposed Comprehensive Plan Amendment to change the intended use of the property from Public / Semi-Public to Commercial is supported by the commercial designation of adjacent property to the west along the north side of Industrial Drive.

Rezoning Request:

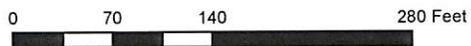
Rezoning of the property to C-1 would seem appropriate given the commercial and industrial nature of existing uses along Industrial Drive and the C-1 zoning established for the rest of the front tract of property in 2014. The existing building on the property also lends itself to a commercial (rather than Residential) use.

	Approve	Deny	Neutral
Staff Recommendation	X		

Form of Motion

1. Motion to approve the comprehensive plan amendment request to show the property as Commercial on the development plan map.
2. Motion to approve the request to rezone the property from RS-3 to C-1.

City of Jefferson Planning and Zoning Commission Location Map

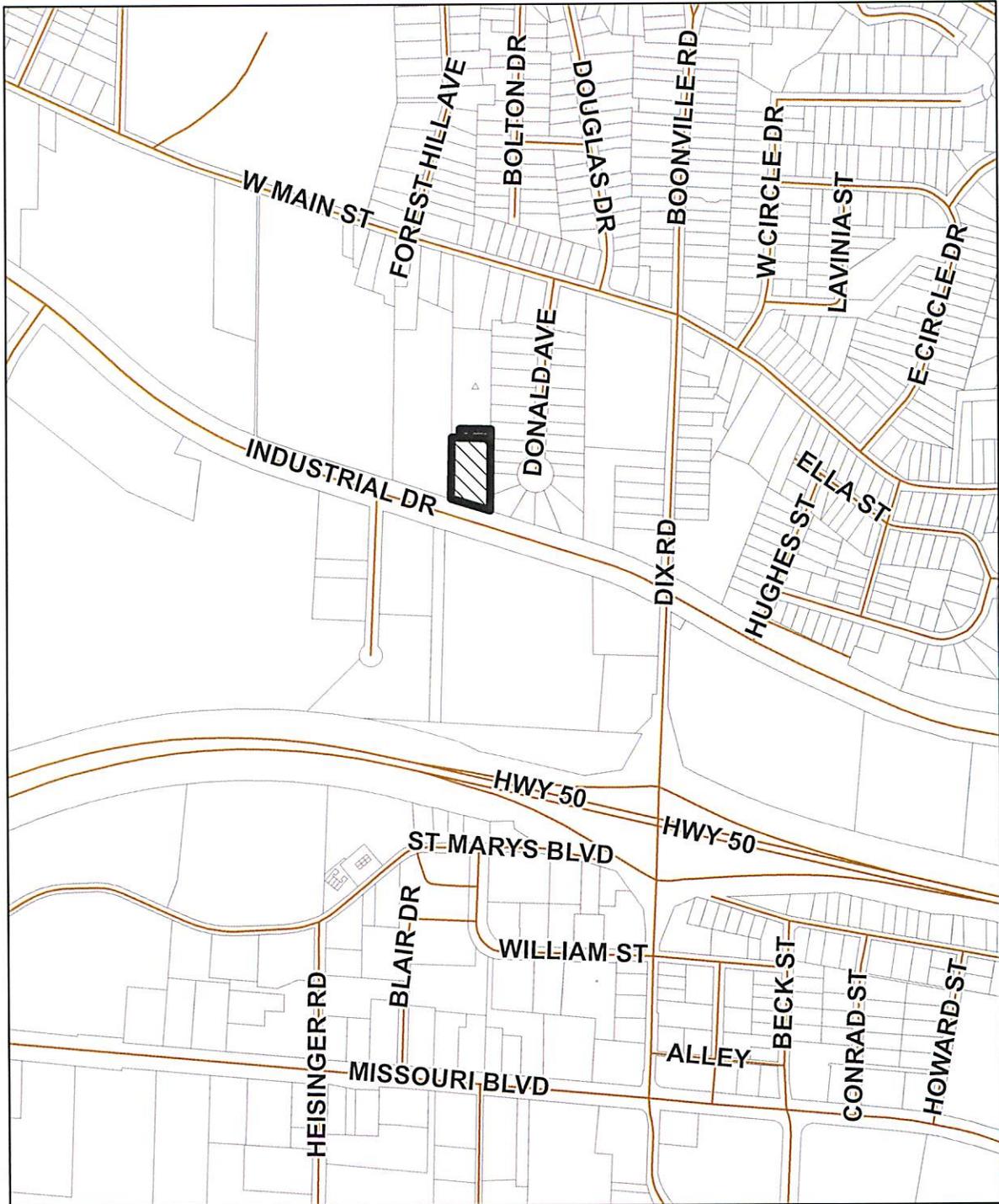


Case No. P15021
2104 Industrial Drive
Rezoning from RS-3 to C-1

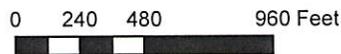


City of Jefferson Planning & Zoning Commission

VICINITY



Case No. P15021



2104 Industrial Drive

Rezoning from RS-3 to C-1 and
Comprehensive Plan Amendment



City of Jefferson

Staff Initiated Rezoning

Property Address: 2104 Industrial Drive

Rezoning from RS-3 to C-1

Case No: P15021



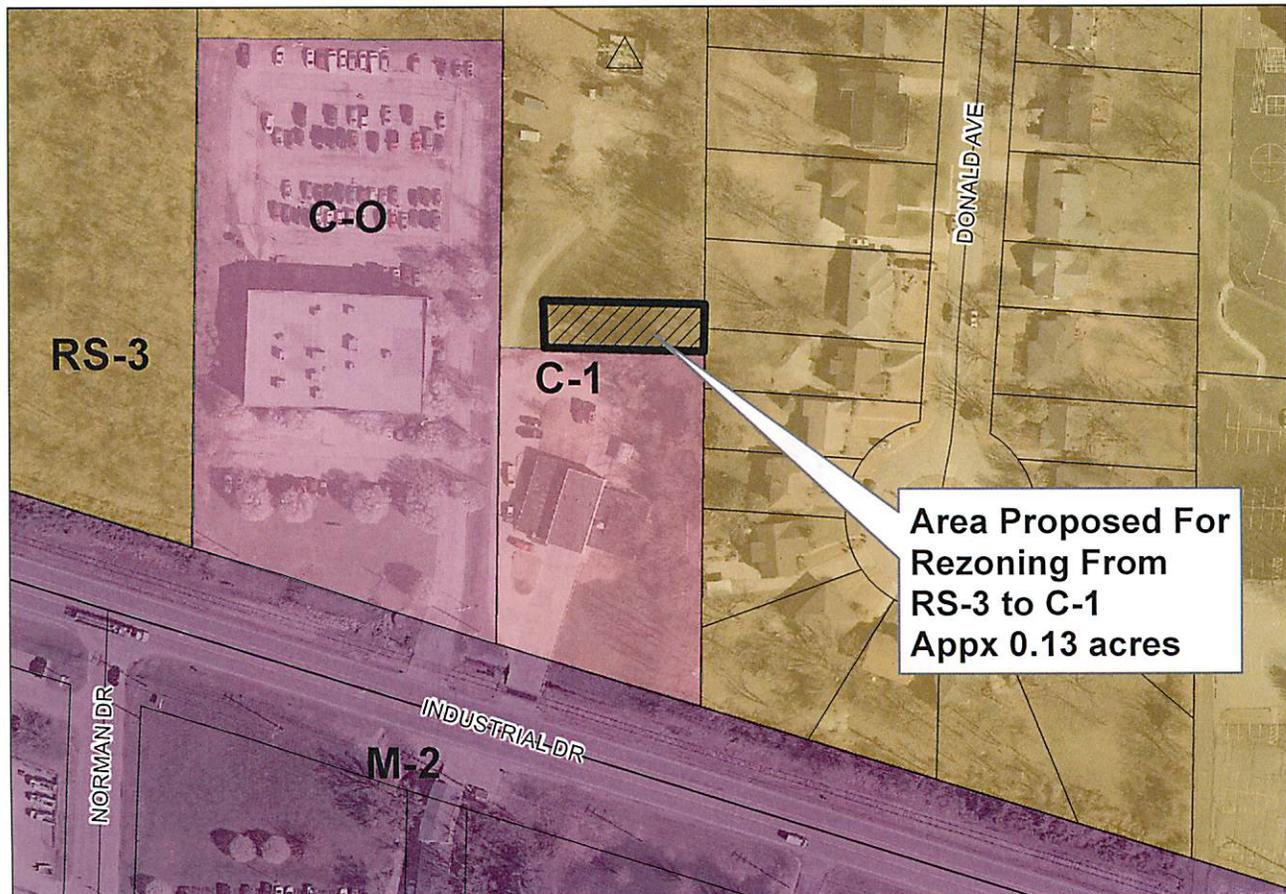
Staff Contact: Eric Barron, Senior Planner

573-634-6419

Summary of Request:

Area proposed to be rezoned from RS-3 Single Family Residential to C-1 Neighborhood Commercial by Planning Division Staff. The purpose of the staff initiated rezoning request is to accommodate the conversion of the former fire station structure to a commercial use including sale of the property from the City to a private entity.

A previous staff initiated rezoning approved in July/August of 2014 rezoned the front portion of the fire station property to C-1. This request would expand the existing C-1 zoning by approximately 0.13 acres in order to match the future property line of the portion of the property to be sold. The remainder of the property located to the rear and including an existing cellular tower, would remain in City ownership and would remain zoned RS-3 Single Family Residential.



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

November 24, 2015

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, December 10, 2015 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. P15021 – 2104 Industrial Drive, Rezoning from RS-3 to C-1 and Comprehensive Plan Amendment. Staff initiated proposal to rezone approximately 0.13 acres from RS-3 Single Family Residential to C-1 Neighborhood Commercial in order to expand the existing C-1 zoning on the property and an associated amendment to the Comprehensive Plan Development Plan Map to show the property as Commercial. The property consists of Old Fire Station Number 3 and is located on the north side of Industrial Drive 1000 feet west of Dix Road. The property is described as part of the Southeast Quarter of Section 2, Township 44 North, Range 12 West, 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 January 4, 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.

FOX, WENDY
205 DONALD AVE
JEFFERSON CITY, MO 65109
205 DONALD AVE

FAERBER, SUSAN R
206 DONALD AVE
JEFFERSON CITY, MO 65109-0944
206 DONALD AVE

KUTSCHER, RICHARD G
207 DONALD AVE
JEFFERSON CITY, MO 65109
207 DONALD AVE

WILLIBRAND PROPERTIES L L C
PO BOX 128
WESTPHALIA, MO 65085
208 DONALD AVE

SCHEDLER, SARAH M
209 DONALD AVE
JEFFERSON CITY, MO 65109
209 DONALD AVE

OWENS, REX B & JANELL K, TRUSTEES
405 CRYSTAL VIEW TER
JEFFERSON CITY, MO 65109
210 DONALD AVE

MUCK, OSCAR W JR & JUANITA E
211 DONALD AVE
JEFFERSON CITY, MO 65109
211 DONALD AVE

HODGE, GEORGE W & MARCELLA C
212 DONALD AVE
JEFFERSON CITY, MO 65109
212 DONALD AVE

KRUEGER, SARAH
213 DONALD AVE
JEFFERSON CITY, MO 65109
213 DONALD AVE

SPINNER, VICTORIA
214 DONALD AVE
JEFFERSON CITY, MO 65109
214 DONALD AVE

AZAR, MICHAEL & JENNIFER
215 DONALD AVE
JEFFERSON CITY, MO 65109
215 DONALD AVE

NOLL, EDITH, TRUSTEE
216 DONALD AVE
JEFFERSON CITY, MO 65109
216 DONALD AVE

WARREN, JACK LEE & VICKI C
120 DONALD AVE
JEFFERSON CITY, MO 65109
120 DONALD AVE

CITY OF JEFFERSON
FIRE DEPT STATION 3
320 E MCCARTY ST
JEFFERSON CITY, MO 65101
2104 INDUSTRIAL DR

HAMBLIN, ELIZABETH
202 DONALD AVE
JEFFERSON CITY, MO 65109
202 DONALD AVE

HOWERTON, RICHARD A
PROPERTIES & DEVELOPMENT INC
PO BOX 574
JEFFERSON CITY, MO 65102
2112 INDUSTRIAL DR

OWENS, REX B & JANELL K
TRUSTEES
405 CRYSTAL VIEW TER
JEFFERSON CITY, MO 65109
204 DONALD AVE

FAITH LUTHERN CHURCH
2027 INDUSTRIAL DR
JEFFERSON CITY, MO 65109
2027 INDUSTRIAL DR

Property Owner List

Case No. P15021

2104 Industrial Drive

December 10, 2015

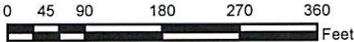
JAMPAM L L C
10706 MARINA RD
JEFFERSON CITY, MO 65101
2105 INDUSTRIAL DR

F & F DEVELOPMENT L L C
C/O FEDERAL EXPRESS CORPORATION
3965 AIRWAYS BLVD
TAX DEPT
MEMPHIS, TN 38116
303 NORMAN DR

Case No. P15021

2104 Industrial Drive

Rezoning from RS-3 to C-1 and
Comprehensive Plan Amendment



185 ft. Notification Buffer

