

Notice of Meeting & Tentative Agenda



City of Jefferson Planning and Zoning Commission

Thursday, September 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 August 13, 2015**

5. **Communications Received**

6. **New Business/Public Hearings**

Case No. P15011 – 2301 and 2305 E. McCarty Street, Rezoning from C-2 to RA-1 and Comprehensive Plan Amendment. Request filed by Price Development Company LLC, property owner, John Price, authorized representative, to rezone 0.49 acres from C-2 General Commercial to RA-1 Multi-family Residential and an amendment to the development plan map of the Comprehensive Plan to show the property as High Density Residential. The property is located at the northeast corner of the intersection of E. McCarty Street and Doehla Drive and is described as lots 18 and 19 of Doehlas Subdivision, Jefferson City, Missouri.

Case No. P15012 – 816, 818 and 820 Southwest Boulevard, Rezoning from RA-2 to C-2. Request filed by GRD Properties LLC, property owner, to rezone 0.62 acres from RA-2 Multi-family Residential to C-2 General Commercial. The properties are located on the west side of Southwest Boulevard 200 feet north of Glenwood Drive and are described as lot 1 and part of lot 2 of Westwood Subdivision Part 1, Jefferson City, Missouri (A Civil Group, Consultant)

Case No. P15013 – Zoning Code Text Amendment. Request filed by Scott Bradshaw, private citizen, to amend the text of Chapter 35, Zoning, Section 35-28 Land Use Matrix, to establish motor vehicle sales as a permitted use of the M-2 General Industrial zoning district. The complete text of the amendment is available for review at the Department of Planning and Protective Services, 320 E. McCarty Street, or may be viewed at the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

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

August 13, 2015

5:15 p.m.

COMMISSION MEMBERS PRESENT

Bunnie Trickey Cotten
Jack Deeken
Dean Dutoi
Bob George
Chris Jordan, Chairman
Michael Lester
David Nunn
Dale Vaughan
Chris Yarnell, Vice Chairman
Erin Wiseman, Alternate

ATTENDANCE RECORD

1 of 1
1 of 1

COMMISSION MEMBERS ABSENT

Ron Fitzwater, Alternate

0 of 1

EX-OFFICIO MEMBERS PRESENT

Glenn Costales, Fourth Ward City Councilman

STAFF PRESENT

Eric Barron, Senior Planner
Bryan Wolford, Associate City Counselor
Shane Wade, Civil Engineer II
Anne Stratman, Administrative Assistant

Ms. McMillan presented a plaque to Mr. Ralph Robinett for his years of service on the Commission. Mr. Robinett was appointed as an Alternate in 2002 and served as Chairman from 2009 to 2015.

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

The Chairman, eight regular members and one alternate were present. A quorum was present. The meeting was called to order at 5:21 p.m.

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

Designation of Voting Alternates

The Chairman announced that all regular members were eligible to vote.

3. Adoption of Agenda

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

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

4. Approval of Minutes from the Regular Meeting of July 9, 2015

Mr. Dutoi moved and Mr. Lester seconded to approve the minutes of the Regular Meeting of July 9, 2015 as written. The motion passed 8-0 with the following votes:

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

5. Communications Received

No correspondence was received.

6. New Business/Public Hearings

Case No. P15009 – Zoning Code Text Amendments. (Continued from July 9, 2015) Staff initiated proposal to amend the text of Chapter 35, Zoning, including sections 35-58 Driveway Standards and 35-59 Fence Standards. The complete text of the amendment is available for review at the Department of Planning and Protective Services, 320 E. McCarty Street, or may be viewed at the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

Driveway Standards

Mr. Barron described the proposal and explained that staff are recommending a revision to this amendment to permit driveways with a maximum width of 30 feet for single family and duplex uses with three car garages facing the street. He stated that analysis of driveway width requirements for other communities shows a wide range of maximum widths, with the general conclusion drawn by staff that residential driveway standards are a matter of local preference. Mr. Barron explained that many of these local preferences tie the driveway width to the width of the garage, with the allowance of a 30 feet driveway for three car garages by the City of Columbia being the closest example. He stated that a fairly minor increase in driveway width (6' increase) in the rare circumstances of a three car garage would seem appropriate in order to allow for a more efficient use of the garage. Mr. Barron explained that Planning Division and Public Works staff have concerns that an increase in the permitted driveway width for all residential properties may have unintended consequences, and the proposal should be scaled back to only be applicable to properties with three car garages facing the street.

Mr. Wade gave the Engineering Division staff report.

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

Ms. Cotton moved and Mr. Vaughan seconded to recommend approval of the revised amendment to permit driveways with a maximum width of 30 feet for single family and duplex uses with three car garages facing the street, to the City Council. The motion passed 8-0 with the following votes:

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

Mr. Lester left at 5:53 p.m. The Chairman announced that Alternate Ms. Wiseman is eligible to vote.

Fence Standards

Mr. Barron explained that the Zoning Code currently lists prohibited fencing materials, but does not list which materials are permitted and does not offer staff much guidance when uncommon fencing materials are proposed by property owners. He stated that Staff recommends listing permitted fencing materials within the Code, and adoption of language that allows for a Directors determination when uncommon materials are proposed. Mr. Barron explained that an expansion of the current list of prohibited materials and strengthening of code language relating to maintenance of fences is also recommended. Mr. Barron announced that a recommended amendment to the proposal pertaining to maintenance of fences has been developed in conjunction with the Law Department.

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

Mr. Nunn moved and Mr. George seconded to recommend approval of the proposed text amendment pertaining to fence standards, including amended language regarding maintenance of fences, to the City Council. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Dutoi, George, Nunn, Vaughan, Wiseman, Yarnell

7. Other Business

A. Scheduled Reports

--Environmental Quality Commission

No report was given as Mr. Lester was absent.

B. Public Involvement Plan for Small Area Staff Initiated Rezonings

Mr. Barron discussed the process for staff initiated small area rezonings.

Mr. George inquired of code enforcement standards for heating, air conditioning and mechanical systems. Mr. Barron suggested that Mr. George contact Mr. Larry Burkhardt, Building Official for the City of Jefferson.

8. Adjourn. There being no further business, the meeting adjourned at 6:23 p.m.

Respectfully Submitted,

Eric Barron, Assistant Secretary

Jefferson City
Planning & Zoning Commission

September 10, 2015

Case No. P15011
Price Development Company, LLC
2301 & 2305 E. McCarty Street

- A. Rezoning from C-2 to RA-1**
- B. Comprehensive Plan Amendment**

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

Case No. P15011 – 2301 and 2305 E. McCarty Street, Rezoning from C-2 to RA-1 and Comprehensive Plan Amendment. Request filed by Price Development Company LLC, property owner, John Price, authorized representative, to rezone 0.49 acres from C-2 General Commercial to RA-1 Multi-family Residential and an amendment to the development plan map of the Comprehensive Plan to show the property as High Density Residential. The property is located at the northeast corner of the intersection of E. McCarty Street and Doehla Drive and is described as lots 18 and 19 of Doehlas Subdivision, Jefferson City, Missouri.

Nature of Request

The property consists of two lots fronting on E. McCarty Street that were platted in 1955 as part of Doehla’s Subdivision. The property owner has had the property listed for sale as a commercial site for a number of years, but has been unsuccessful in selling the property. The property owner has been approached about potential multi-family residential development of the property, and is seeking a rezoning to a multi-family residential district in order to make the property available for a buyer interested in developing the property in a residential manner. An amendment to the development plan map to show the property as intended for high density residential use is also proposed in order to support the requested rezoning.

Zoning History

The property has been zoned C-2 General Commercial since incorporation into the City in 1968. The property has never been developed.

Zoning and Surrounding Land Use

Current Zoning: C-2

Current Use: Vacant

Requested Zoning: RA-1

Intended Use: Multi-family Residential

| | Surrounding Zoning | Surrounding Uses |
|-------|--------------------|---------------------------|
| North | RS-2 | Single Family Residential |
| South | C-2 | Commercial Businesses |
| East | C-2 | Single Family Home |
| West | C-2 | Residential 4-plex |

Allowed Uses:

Pending approval of the recent Zoning Code amendment by the City Council, the RA-1 district will permit multi-family residential buildings with four units or less and a maximum density of 12 units per acre.

Staff Analysis

| Standard checklist for rezoning: | Yes | No | Notes: |
|-----------------------------------|-----|----|--|
| Complies with Comprehensive Plan | | X | The Comprehensive Plan development plan map identifies this property as intended for Commercial Use. A proposed amendment to the development plan map would support the requested rezoning. |
| Has access to necessary utilities | X | | Necessary utilities serve the property. A sewer line extension may be necessary to serve the western lot. |
| Located outside flood zone | X | | The property does not lie within the 100 year floodplain. |
| Meets district size requirement | | X | The minimum size for the RA-1 district is one acre. Although the property consists of less than one acre, when combined with the existing multi-family residential use to the west it would meet the one acre requirement. |

| Standard checklist for rezoning: | Yes | No | Notes: |
|---|-----|----|---|
| Benefit to City is substantial when compared to adverse effects on adjacent property | X | | The City would benefit from the development of the property and the proposed multi-family residential use would be more compatible with adjacent residential uses. |
| After rezoning, the allowed uses would be compatible with uses allowed in adjacent districts | X | | The adjacent property to the north is zoned residential and the property to the west is developed in a multi-family residential manner. |
| After rezoning, the allowed uses would be compatible with adjacent existing land uses | X | | The current land use of the properties to the north, east, and west is residential. |
| If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning) | X | | The property to the north and west is used residentially. |
| The requested rezoning would be an expansion of an existing district | | X | The property would need to be paired with the adjacent property to the west, which is currently a non-conforming multi-family residential use in the C-2 district, in order to meet this requirement. |

Staff Recommendation

Staff supports the requested rezoning and comprehensive plan amendment. The request would be an expansion of the adjacent multi-family residential use, which (although currently zoned C-2 General Commercial) is intended for high density residential use as represented on the development plan map. The multi-family residential use of this property is more compatible with the adjacent residential uses than many uses that are permitted in the C-2 district.

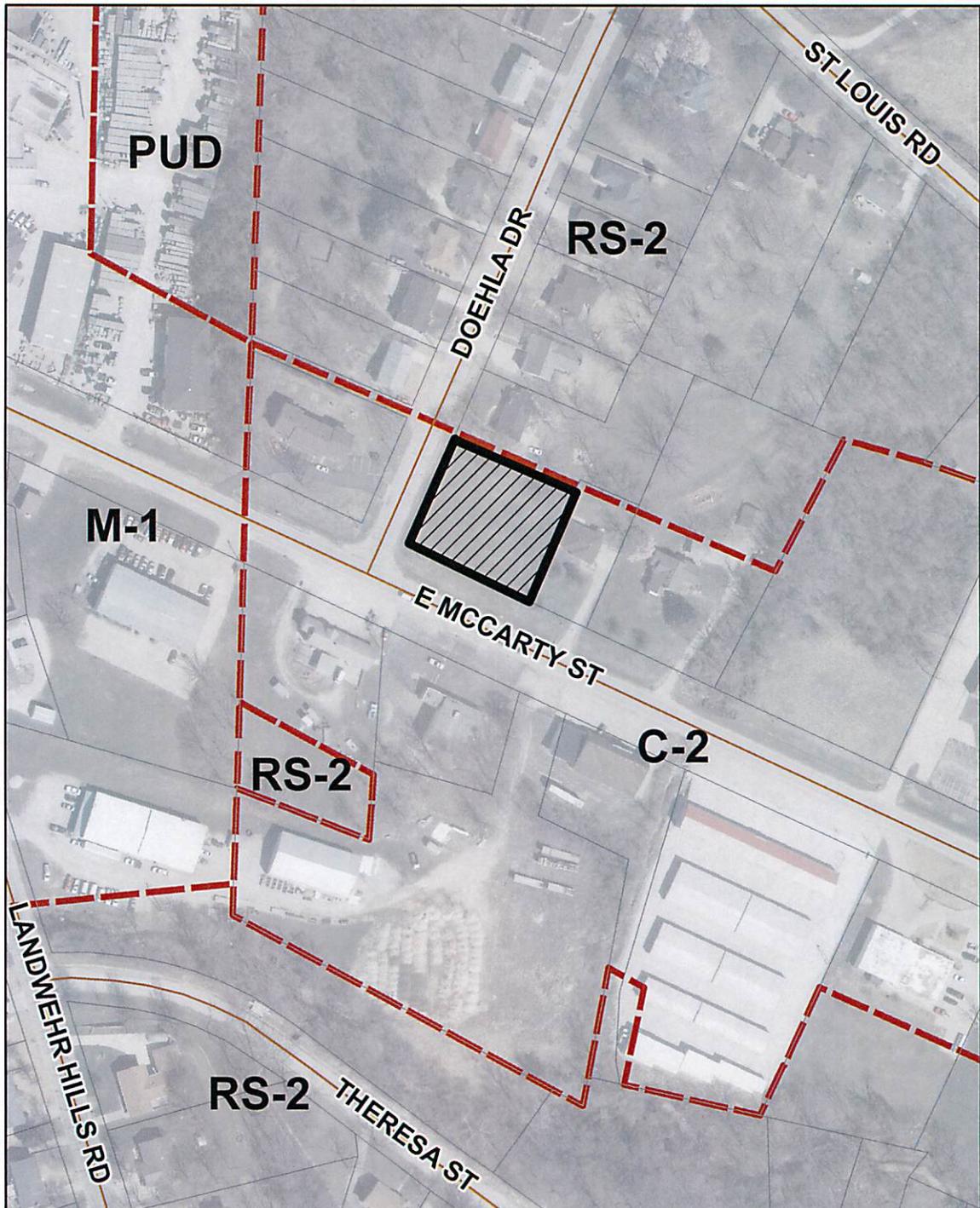
Staff recommends pursuing a rezoning of the adjacent property to the west from C-2 to RA-1 in order to bring that property into conformance with the Zoning Code, match the intended use outlined on the Development Plan map, and meet the one acre minimum district size for this pocket of multi-family zoning.

Form of Motion

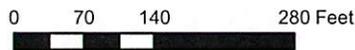
1. Motion for approval of the request to amend the Development Plan Map of the Comprehensive Plan to show the property as High Density Residential.
2. Motion for approval of the request to rezone the property from C-2 General Commercial to RA-1 Multi-Family Residential.
3. Motion to direct staff to pursue a staff initiated rezoning of the adjacent property at 2219 E. McCarty Street in order to bring the property into conformance with its current use and with the Comprehensive Plan.

City of Jefferson Planning & Zoning Commission

LOCATION MAP

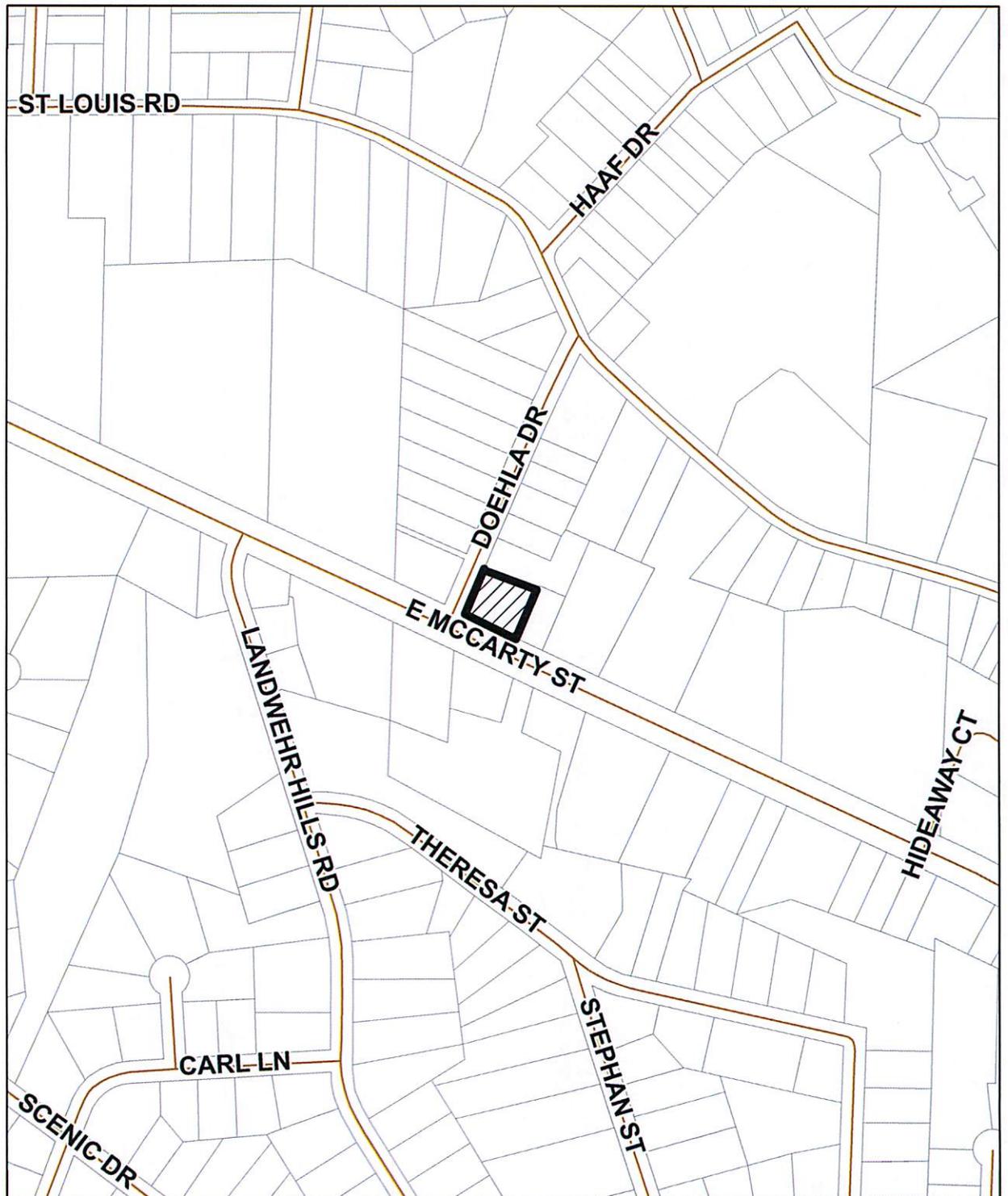


Case No. P15011
2301 & 2305 E McCarty St
Rezoning from C-2 to RA-1 and
Comprehensive Plan Amendment



City of Jefferson Planning & Zoning Commission

VICINITY



Case No. P15011
2301 & 2305 E McCarty St
Rezoning from C-2 to RA-1 and
Comprehensive Plan Amendment

0 145 290 580 Feet





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 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: 2301 and 2305 E. McCarty St.

Legal/Property Description (write out or attach as an exhibit): _____

LOTS 18 and 19 of DOENLAS Subdivision and part of vacated Alley

Who petition to rezone the above described real estate from its present classification of C-2 district to

RA 1 district. The purpose of this rezoning request is to: MAKE PROPERTY

AVAILABLE FOR DUPLEX, TRIPLEX OR FOURPLEX DEVELOPMENT.

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.

[Signature], member
 Property Owner #1 Name (type or print)

John Peice, member
 Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 12th day of August in the year 2015.

ANNE M. STRATMAN
 Notary Public - Notary Seal
 State of Missouri
 Commissioned for Osage County
 My Commission Expires: August 27, 2015

Anne M Stratman
 Notary Public

| | |
|------------------------------|---|
| Address of Property Owner #1 | |
| Name | <u>Price Development, LLC John Peice, member</u> |
| Mailing Address | <u>3120 Arrowhead Drive, New Bloomfield, MO 65063</u> |
| Phone Number | <u>573-680-0843</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

Credit Card
\$470 Total

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 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 Commercial

Proposed Development Plan Map Designation High Density Residential

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

Price Development, LLC John Price, member
 Name (typed or printed)

[Signature], member
 Signature

Property Owner Name Price Development, LLC John Price, member

Address 3120 Arrowhead Drive, New Bloomfield, MO 65063

Phone Number(s): 573-680-0843

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

credit card
\$420 Total

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.

COMPREHENSIVE PLAN AMENDMENTS

Excerpt from Section 35-74 Legislative Approval - Development Permits
Ordinance No. 13361

- 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.

At the time of development of the Comprehensive Plan, an expansion of multi-family residential uses along East McCarty Street was not envisioned. Redesignation of this property to a multi-family residential zoning designation in order to match the use of the property to the west is requested.

- B. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.

See Item A.

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

The change would be compatible with the development pattern in the area.

- 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.

At the time of development of the Comprehensive Plan, a more intensive level of commercial development along East McCarty Street than has taken place was envisioned.

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

The change would be compatible with the development pattern in the area.

- F. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreation 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.

All public utilities are available for extension to serve the property.

- 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.

Not applicable. This requested change is for a small portion of property bordering existing residential uses.

- H. Whether there will be benefits derived by the community or area by the proposed zone.

The community will benefit from the development of compatible land uses in the area.

 _____
Sign Date 8/12/15

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 27, 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, September 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. P15011 – 2301 and 2305 E. McCarty Street, Rezoning from C-2 to RA-1 and Comprehensive Plan Amendment. Request filed by Price Development Company LLC, property owner, John Price, authorized representative, to rezone 0.49 acres from C-2 General Commercial to RA-1 Multi-family Residential and an amendment to the development plan map of the Comprehensive Plan to show the property as High Density Residential. The property is located at the northeast corner of the intersection of E. McCarty Street and Doehla Drive and is described as lots 18 and 19 of Doehlas Subdivision, 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 October 19, 2015. 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.jeffcitymo.org/pps/planning/pzcommission.html.

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.

Property Owners List

Case No. P15011

2301 & 2305 E. McCarty Street

September 10, 2015

GILMORE, LARRY D
MAJERSKY, PAULA J
2322 ST LOUIS RD
JEFFERSON CITY, MO 65101
2322 ST LOUIS RD

PARKER, GENE B & LORRAINE M
113 DOEHLA DR
JEFFERSON CITY, MO 65101
113 DOEHLA DR

FOSTER, KELLIE L
111 DOEHLA DR
JEFFERSON CITY, MO 65101
111 DOEHLA DR

GRIGGS, STEPHEN L & KAREN L
356 E SIMON BLVD
HOLTS SUMMIT, MO 65043
107 DOEHLA DR

SCHRIMPF, CHARLES R & DONNA R
TRUSTEES
4023 WARDSVILLE RD
JEFFERSON CITY, MO 65101
2219 E MCCARTY ST

PRICE DEVELOPMENT CO L L C
3120 ARROWHEAD DR
NEW BLOOMFIELD, MO 65063
2301 E MCCARTY ST (*Subject Property*)

BRANDT, TERRY & ERIN E
108 DOEHLA DR
JEFFERSON CITY, MO 65101
108 DOEHLA DR

MAHANEY, STEPHANIE Y
110 DOEHLA DR
JEFFERSON CITY, MO 65101
110 DOEHLA DR

SCHNIEDERS, GARY A & CYNTHIA M
2708 LAKELAND DR
JEFFERSON CITY, MO 65109
114 DOEHLA DR

BRANDT, GREG B & STACEY M RICHARDS
2309 E MCCARTY ST
JEFFERSON CITY, MO 65101
2309 E MCCARTY ST

GREEN, KEVIN L & KELLY L
2311 E MCCARTY ST
JEFFERSON CITY, MO 65101
2311 E MCCARTY ST

DIAMOND R EQUIPMENT L L C
4012 HWY 63
FREEBURG, MO 65035
2312 E MCCARTY ST

DIAMOND R EQUIPMENT L L C
4012 HWY 63
FREEBURG, MO 65035
2302 MCCARTY ST REAR

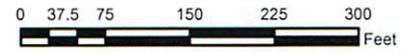
DAISY PROPERTY MANAGEMENT L L C
2715 E MCCARTY ST
JEFFERSON CITY, MO 65101
2304 E MCCARTY ST

GRAESSLE, THOMAS F & AGNES J
2222 E MCCARTY ST
JEFFERSON CITY, MO 65101
2222 E MCCARTY ST

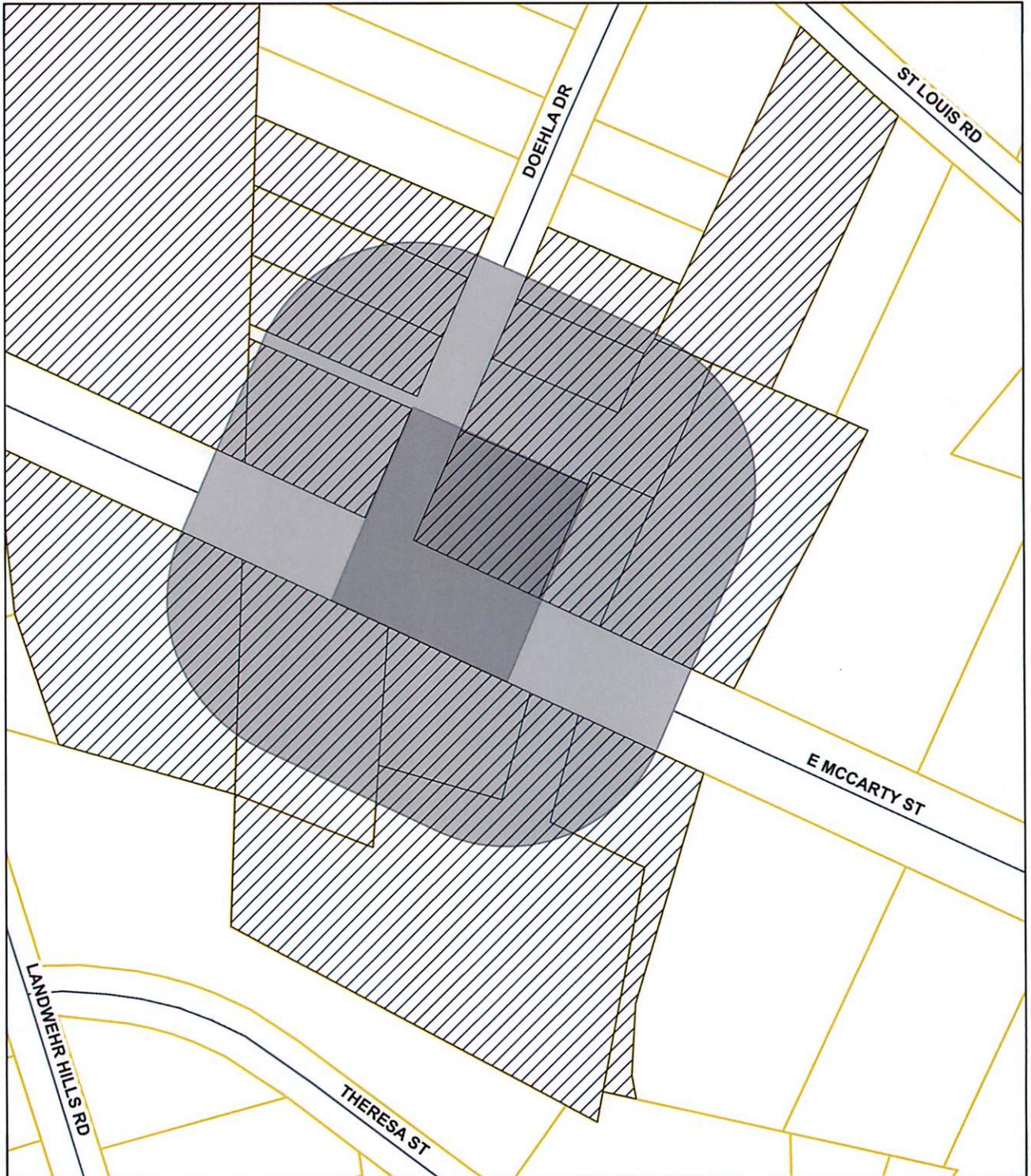
MIDWEST BUILDING BLOCK CO
PO BOX 2290
JEFFERSON CITY, MO 65102
2203 E MCCARTY ST

POETTGEN, FELICIA M
220 SCHAEFER CT
JEFFERSON CITY, MO 65101
2216 E MCCARTY ST

Case No. P15011
2301 & 2305 E McCarty St
Rezoning from C-2 to RA-1 and
Comprehensive Plan Amendment



185 ft. Notification Buffer



Jefferson City
Planning & Zoning Commission

September 10, 2015

Case No. P15012
GRD Properties, LLC
816, 818 & 820 Southwest Boulevard

Rezoning from RA-2 to C-2

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

Case No. P15012 – 816, 818 and 820 Southwest Boulevard, Rezoning from RA-2 to C-2. Request filed by GRD Properties LLC, property owner, to rezone 0.62 acres from RA-2 Multi-family Residential to C-2 General Commercial. The properties are located on the west side of Southwest Boulevard 200 feet north of Glenwood Drive and are described as lot 1 and part of lot 2 of Westwood Subdivision Part 1, Jefferson City, Missouri (A Civil Group, Consultant)

Nature of Request

Despite its residential zoning, a vehicle sales business has been operating from these two properties since the 1980's. A recent title survey for the Joe Machens dealership conducted by the property owner identified the conflict between the residential zoning and commercial use of these properties. In order to eliminate the land use/zoning conflict, the property owner is pursuing a rezoning of the two properties to C-2 General Commercial in order to support the existing vehicle sales use. The requested rezoning is supported by the Development Plan Map of the Comprehensive Plan, which identifies the properties as being intended for commercial use.

Zoning History

The property has been zoned RA-2 since approximately 1976. The 818/820 building (the southern of the two properties) was used as a leasing office for the Deville Apartment Complex across Southwest Boulevard for a number of years.

Zoning and Surrounding Land Use

Current Zoning: RA-2

Current Use: Vehicle Sales

Requested Zoning: C-2

Intended Use: Vehicle Sales

| | Surrounding Zoning | Surrounding Uses |
|-------|--------------------|----------------------------|
| North | C-2 | Vehicle Sales and Service |
| South | RA-2 | Office |
| East | RA-2 | Apartment Complex |
| West | RS-2 | Single Family Neighborhood |

Allowed Uses:

Permitted uses within the C-2 General Commercial zoning district include general retail, offices, hotels, sit-down or drive through restaurants, banks, automobile sales, automobile repair, contractor and trade shops, and gas stations. 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 Development Plan Map identifies this property as intended for Commercial Use. |
| Has access to necessary utilities | X | | Necessary utilities serve the property. |
| Located outside flood zone | X | | The property does not lie within the 100 year floodplain. |
| Meets district size requirement | X | | The proposed zoning would be an extension of the existing C-2 zoning in the area. |
| Benefit to City is substantial when compared to adverse effects on adjacent property | X | | The property is located on Southwest Boulevard, which is classified as a minor arterial street. The City would benefit from a commercial use of the property with consideration of impacts on adjacent residential uses. |

| 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 property is located on an minor arterial street in a high traffic area. Utilization of the property for commercial purposes is ideal. Potential impacts on adjacent residential areas should be considered. |
| After rezoning, the allowed uses would be compatible with uses allowed in adjacent districts | X | | The adjacent property to the north is zoned C-2. The multi-family property to the east is separated by Southwest Boulevard and the single family property to the west is separate by steep terrain. |
| After rezoning, the allowed uses would be compatible with adjacent existing land uses | X | | The adjacent property to the north is zoned C-2 and the property fronts on a high traffic street. |
| If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning) | | X | While the property to the north is zoned C-2, the property to the east and south is zoned RA-2 Multi-Family Residential and the property to the west is zoned Single Family Residential. |
| The requested rezoning would be an expansion of an existing district | X | | The rezoning would be an expansion of the adjacent commercial zoning. |

Staff Recommendation

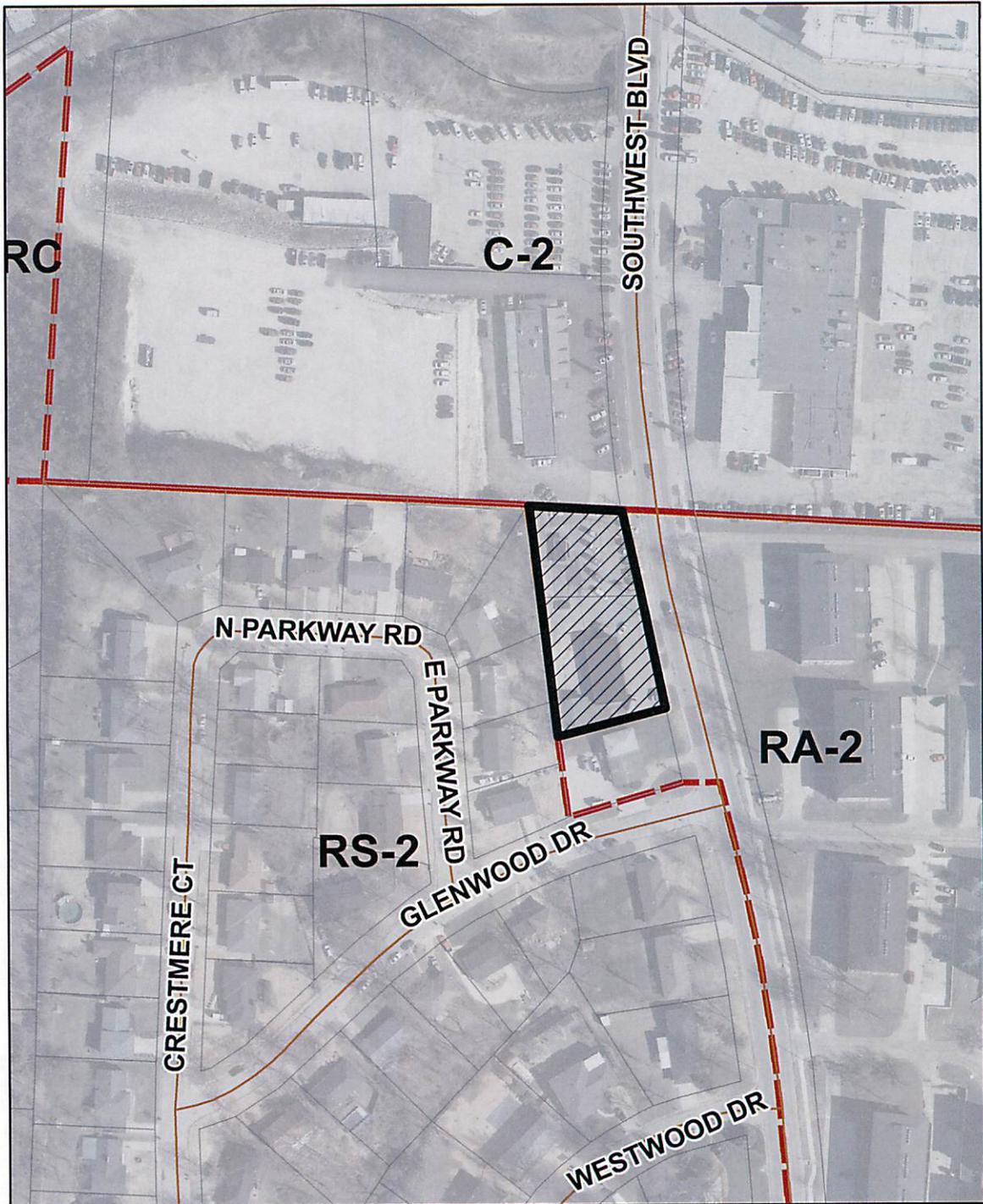
Staff recommends approval of the requested rezoning. The property is located on a minor arterial street and is adjacent to a large commercial use. The development plan map of the Comprehensive Plan supports the requested commercial zoning.

Form of Motion

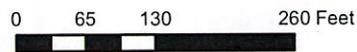
Motion for approval of the request to rezone the property from RA-2 Multi-Family Residential to C-2 General Commercial.

City of Jefferson Planning & Zoning Commission

LOCATION MAP

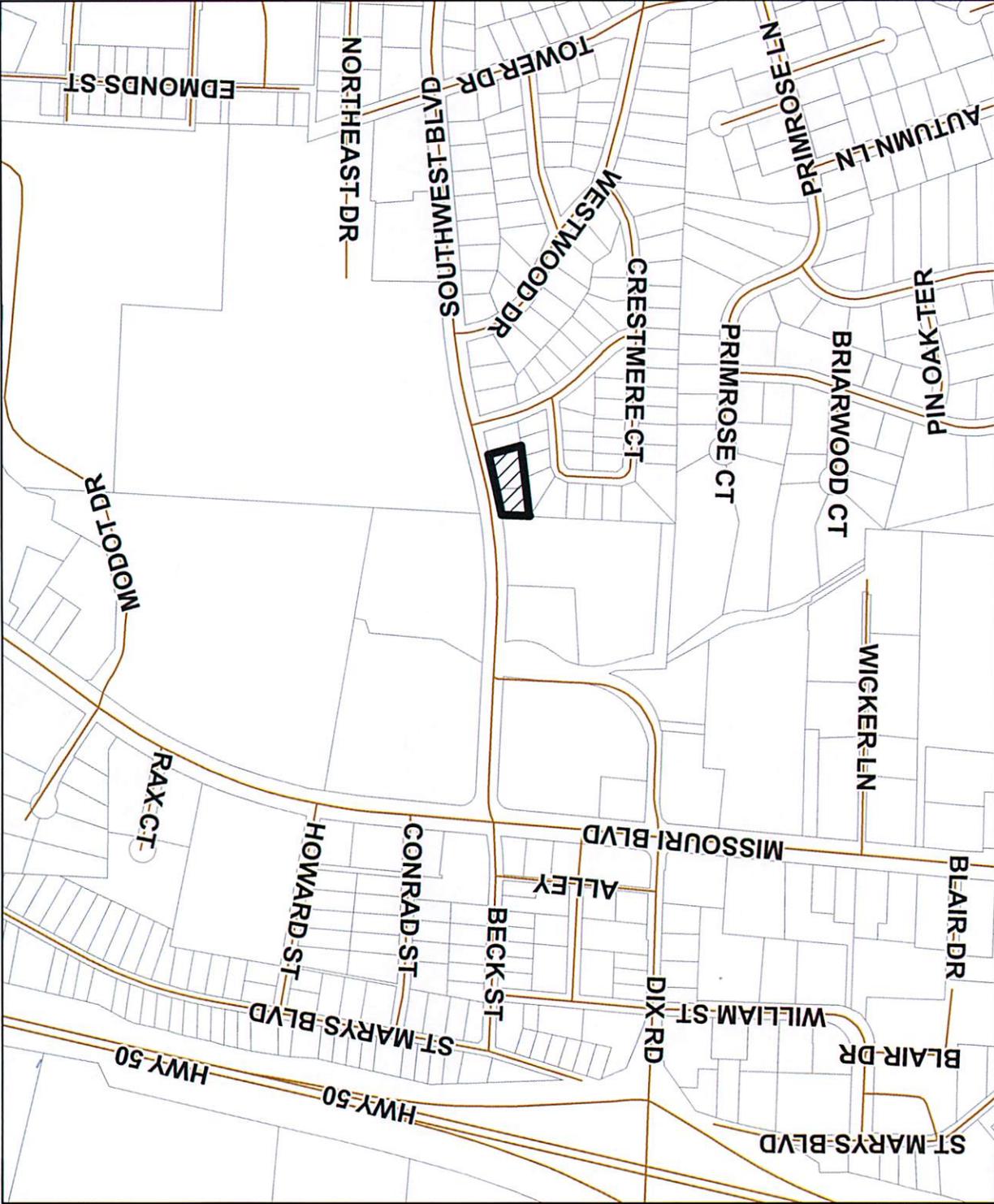


Case No. P15012
816, 818 and 820 Southwest Boulevard
Rezoning from RA-2 to C-2



City of Jefferson Planning & Zoning Commission

VICINITY



Case No. P15012

816, 818 and 820 Southwest Boulevard
Rezoning from RA-2 to C-2



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: Addition of two parcels of land per the attached legal descriptions

- Zoning Map Amendment (Rezoning of Real Estate)
 The undersigned hereby state they are the owners of the following described real estate:

Property Address: 816 & 818-820 Southwest Boulevard

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 RA-2 district to C-2 district. The purpose of this rezoning request is to: Establish the existing use as a vehicle sales and service business

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.

GRD Properties, LLC

 Property Owner #1 Name (type or print)

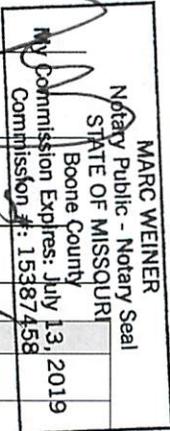
[Signature]
 Property Owner Signature

 Property Owner #2 Name (type or print)

 Property Owner Signature

Subscribed and sworn before me this 1st day of AUGUST in the year 2015

[Signature]
 Notary Public



| | |
|-------------------------------------|---|
| Address of Property Owner #1 | |
| Name | GRD Properties, LLC |
| Mailing Address | 1911 W. Worley Street, Columbia, MO 65203 |
| Phone Number | 573-445-4411 |
| 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.



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

August 18, 2015

Eric Barron, Senior Planner
Planning & Protective Services Department
City of Jefferson
320 E. McCarty Street
Jefferson City, MO 65101



RE: Request for Rezoning - 816 & 818-820 Southwest Boulevard.

Dear Mr. Barron,

On behalf of GRD Properties, LLC, we are herewith submitting an application for rezoning two parcels of land from RA-2 to C-2. The addresses are 816 Southwest Boulevard (Parcel #1001120003002001) and 818-820 Southwest Boulevard (Parcel #1001120003002001). These parcels have been used for motor vehicle sales/display for a number of years and the purpose of the rezoning is to legally establish this as a permitted use.

I have attached one signed original and three copies of the application and a signed and sealed legal descriptions of the parcels. I have also included a check for \$210.00 for the processing fee. Should you have any questions, feel free to contact me at the number listed below.

Sincerely,
A Civil Group

Kevin P. Murphy

LEGAL DESCRIPTIONS

816 SOUTHWEST BOULEVARD

THE NORTHERLY PART OF LOT NO. 1, PART 1, OF WESTWOOD SUBDIVISION, IN THE CITY OF JEFFERSON, MISSOURI, PER PLAT OF RECORD IN PLAT BOOK 6, PAGE 47, COLE COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT NO. 1; THENCE EASTERLY ALONG THE NORTHERLY LINE THEREOF, 102.45 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT NO. 1, 90.0 FEET; THENCE WESTERLY 107.98 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT, WHICH IS 95 FEET SOUTHERLY FROM THE NORTHWESTERLY CORNER THEREOF; THENCE NORTHERLY ALONG THE SAID WESTERLY LINE, 95.0 FEET TO THE POINT OF BEGINNING.

818-820 SOUTHWEST BOULEVARD

ALL OF LOT NO. 1 AND THE NORTHERLY 60 FEET OF LOT NO. 2, PART 1, OF WESTWOOD SUBDIVISION, IN THE CITY OF JEFFERSON, MISSOURI, PER PLAT OF RECORD IN PLAT BOOK 6, PAGE 47, COLE COUNTY RECORDER'S OFFICE, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

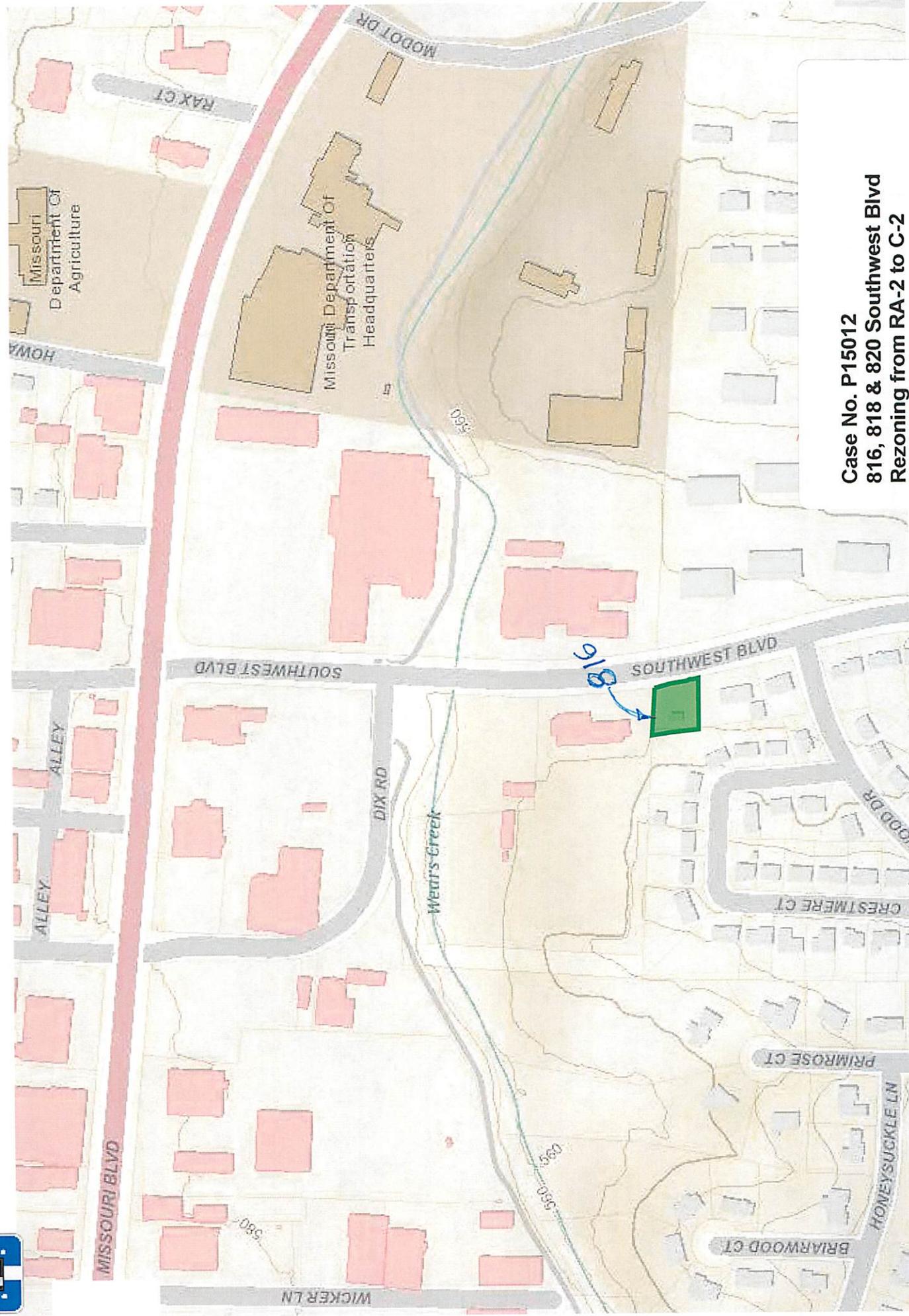
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT NO. 1; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT NOS. 1 AND 2, 220 FEET, TO A POINT 10 FEET NORTHERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT NO. 2; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE THEREOF, TO THE WESTERLY LINE OF SAID LOT NO. 2; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOTS NOS. 2 AND 1, TO THE NORTHWESTERLY CORNER OF SAID LOT NO. 1; THENCE EASTERLY ALONG THE NORTHERLY LINE THEREOF, 102.45 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF LOT NO. 1, PART 1, OF WESTWOOD SUBDIVISION, IN THE CITY OF JEFFERSON, MISSOURI, PER PLAT OF RECORD IN PLAT BOOK 6, PAGE 47, COLE COUNTY RECORDER'S OFFICE, CONVEYED TO PETER A. GOLDSCHMIDT, BY DEED OF RECORD IN BOOK 256, PAGE 59, COLE COUNTY RECORDER'S OFFICE.

CHRISTOPHER SANDER
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
NUMBER PLS-200930
8/18/15



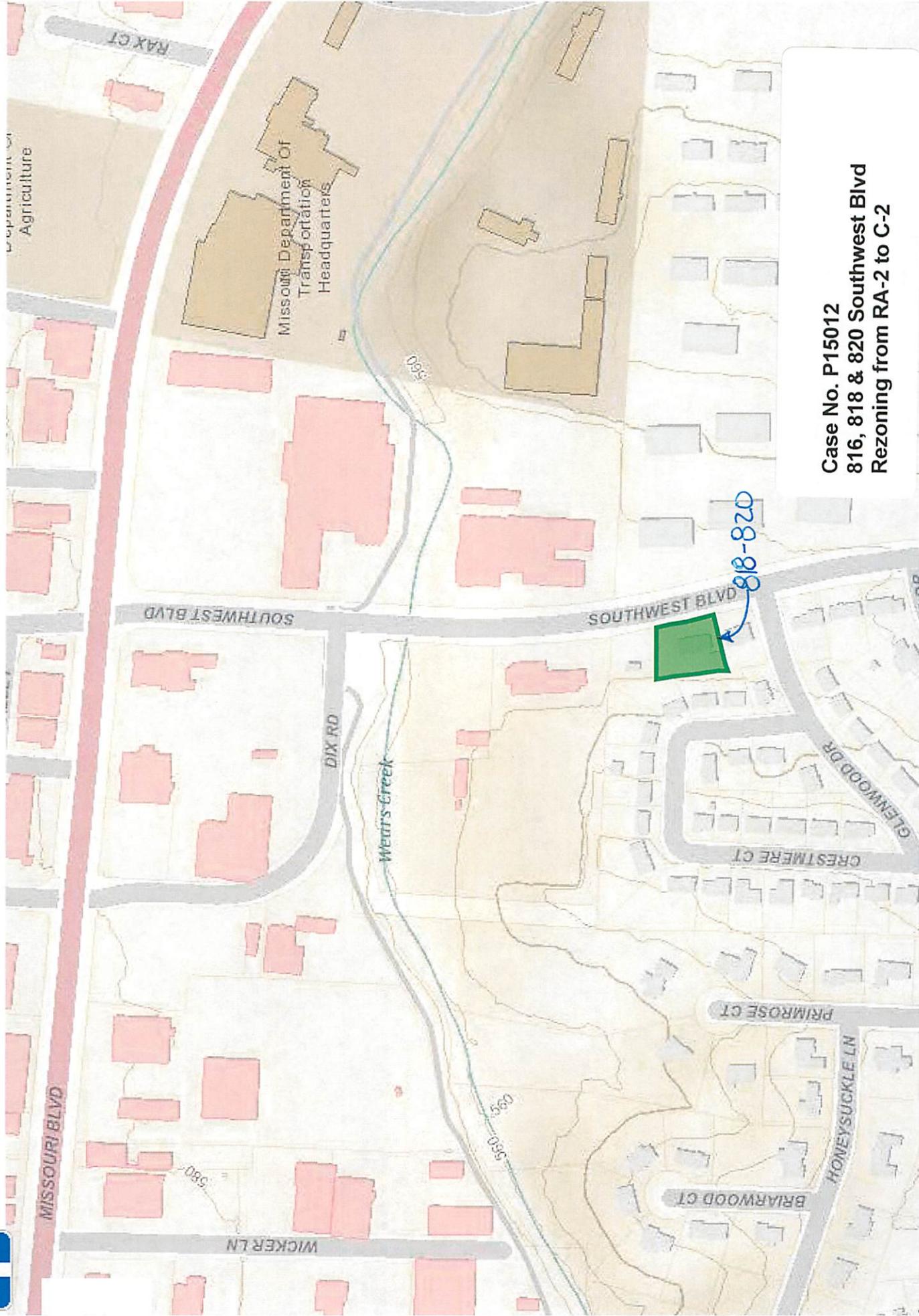
Mobile MidMoGIS



Case No. P15012
816, 818 & 820 Southwest Blvd
Rezoning from RA-2 to C-2



Mobile MidMoGIS



Case No. P15012
816, 818 & 820 Southwest Blvd
Rezoning from RA-2 to C-2

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 27, 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, September 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. P15012 – 816, 818 and 820 Southwest Boulevard, Rezoning from RA-2 to C-2. Request filed by GRD Properties LLC, property owner, to rezone 0.62 acres from RA-2 Multi-family Residential to C-2 General Commercial. The properties are located on the west side of Southwest Boulevard 200 feet north of Glenwood Drive and are described as lot 1 and part of lot 2 of Westwood Subdivision Part 1, Jefferson City, Missouri (A Civil Group, 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 5, 2015. 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.jeffcitymo.org/pps/planning/pzcommission.html.

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.

G R D PROPERTIES L L C
1911 W WORLEY
COLUMBIA, MO 65203
805 SOUTHWEST BLVD
814 SOUTHWEST BLVD
816 SOUTHWEST BLVD(*Subject Property*)
820 SOUTHWEST BLVD (*Subject Property*)

JAEGER, DAVID W & NANCY L
824 SOUTHWEST BLVD
JEFFERSON CITY, MO 65109
824 SOUTHWEST BLVD

HILL, JULIA FAY
1808 GLENWOOD DR
JEFFERSON CITY, MO 65109
1818 GLENWOOD DR

SMITH, SANDRA A, TRUSTEE
823 E PARKWAY
JEFFERSON CITY, MO 65109
823 E PARKWAY

GIBSON, JAMES B JR & BONNIE F, TRUSTEES
2942 ROCK RIDGE RD
JEFFERSON CITY, MO 65109
821 E PARKWAY

MARTIN, RUTH A
819 E PARKWAY
JEFFERSON CITY, MO 65109
819 E PARKWAY

MORRISON, ALAN J
ROBERTS, SONIA R
1900 N PARKWAY
JEFFERSON CITY, MO 65109
1900 N PARKWAY

BRIZENDINE, MINNIE M
1902 N PARKWAY
JEFFERSON CITY, MO 65109
1902 N PARKWAY

ATKINSON, MARILYN N & JAMES D III
28793 FOXFIRE LN
SHELL KNOB, MO 65747
1901 N PARKWAY

MOORE, SUSAN L L C
206 MADELINES PARK CIR
JEFFERSON CITY, MO 65109
822 E PARKWAY

PRICE, JOSEPH W
824 E PARKWAY
JEFFERSON CITY, MO 65109
824 E PARKWAY

DOWNEY, MICHAEL P & MELINDA S
1906 GLENWOOD DR
JEFFERSON CITY, MO 65109
1906 GLENWOOD DR

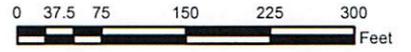
HAMACHER, JEROME B & MARILYN R,
TRUSTEES
1901 GLENWOOD DR
JEFFERSON CITY, MO 65109
1901 GLENWOOD DR

HAKE, DANIEL H JR & JAMIE P
1809 GLENWOOD DR
JEFFERSON CITY, MO 65109
1809 GLENWOOD DR

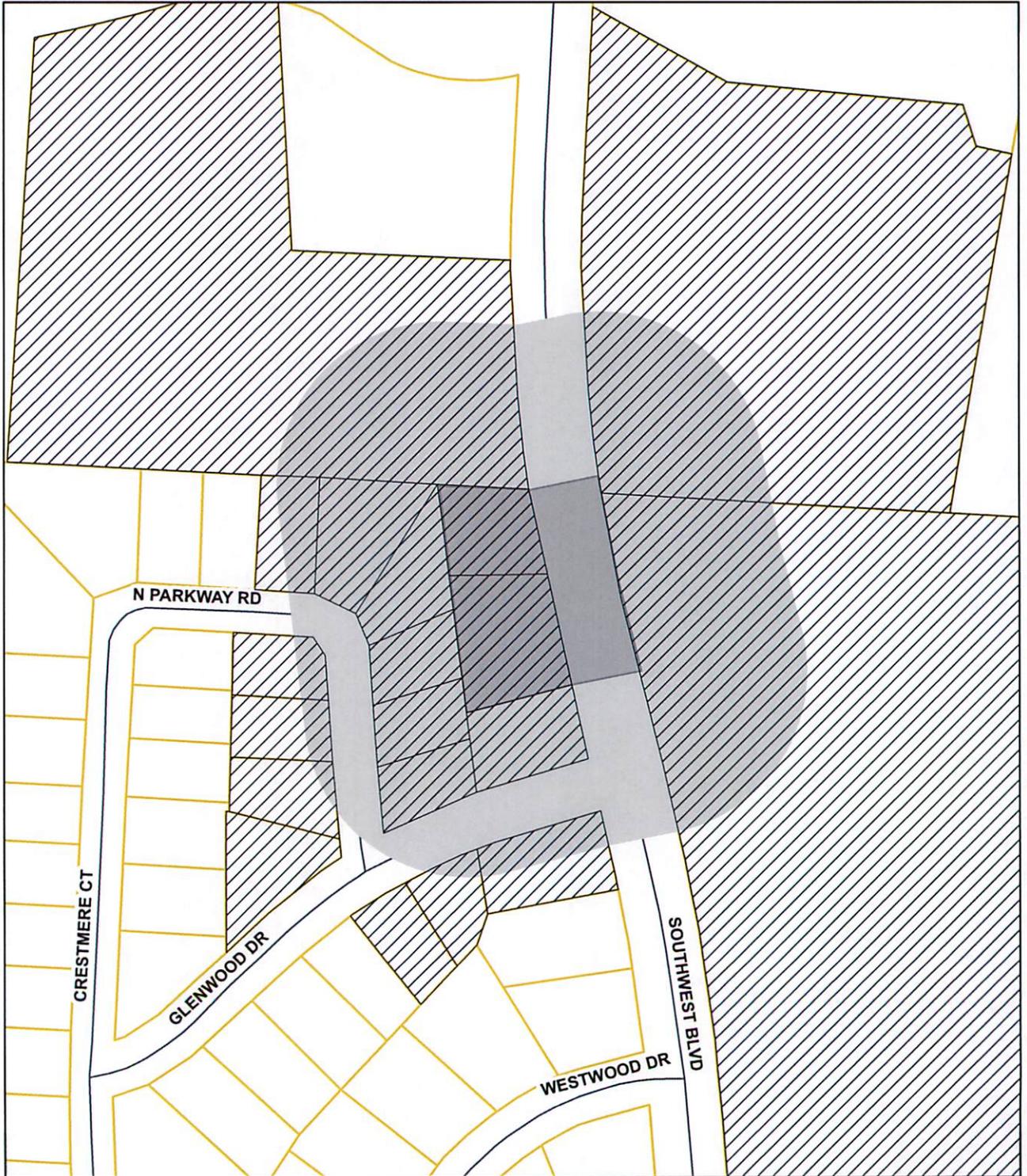
WILLIAMS, JOHN R & CARA M
828 SOUTHWEST BLVD
JEFFERSON CITY, MO 65109
828 SOUTHWEST BLVD

DEVILLE I PROPERTIES L L C
C/O MATTHEW L SAUCIER
839 SOUTHWEST BLVD
JEFFERSON CITY, MO 65109
839 SOUTHWEST BLVD

Case No. P15012
816, 818 and 820 Southwest Boulevard
Rezoning from RA-2 to C-2



185 ft. Notification Buffer



Jefferson City
Planning & Zoning Commission

September 10, 2015

Case No. P15013
Zoning Text Amendment Pertaining to
Motor Vehicle Sales in the M-2 Zoning District

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

Case No. P15013 – Zoning Code Text Amendment. Request filed by Scott Bradshaw, private citizen, to amend the text of Chapter 35, Zoning, Section 35-28 Land Use Matrix, to establish motor vehicle sales as a permitted use of the M-2 General Industrial zoning district. The complete text of the amendment is available for review at the Department of Planning and Protective Services, 320 E. McCarty Street, or may be viewed at the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

Nature of Request

The applicant has identified a property on Industrial Drive that is zoned M-2 General Industrial where he would like to locate a vehicle sales business. Vehicle sales are currently permitted in the M-1 Light Industrial district and the C-2 General Commercial district, and prohibited in all other districts.

Proposed Amendment

List motor vehicle sales, including leasing and rental of new/used auto's, trucks, RV's, Trailers, Boats, as a permitted use in the M-2 district as follows:

| Exhibit 35-28: Land Uses Authorized in Zoning Districts | | | | | | | | | | | | | | | | | | |
|---|--|------------------|------|------|------|------|----|------|------|-----|----|-----|-----|-----|-----|-----|-----|----------|
| Use Category | Specific Use Type | Zoning Districts | | | | | | | | | | | | | | | | |
| | | RU | RS-1 | RS-2 | RS-3 | RS-4 | RD | RA-1 | RA-2 | N-O | RC | C-O | C-1 | C-2 | C-3 | M-1 | M-2 | |
| 3. Commercial Use | | | | | | | | | | | | | | | | | | |
| K. Vehicle Sales and Leasing | 1. Motor Vehicle Sales, including Leasing and Rental of New/Used Auto's, Trucks, RV's, Trailers, Boats | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | P | <u>P</u> |

Staff Analysis

A major feature of motor vehicle sales operations is the outdoor display of vehicles for sale. Such uses would have a large impact on, for example, light commercial or office oriented districts, but would have little conflict with areas where outdoor storage or operations are the norm.

The M-2 district permits outdoor storage and operations associated with a variety of other land uses, as does the M-1 Light Industrial district. Vehicle sales is currently a permitted use in the M-1 district. Extension of the vehicle sales use to the M-2 district would have little effect on the land use character of the city and would have a low potential for conflict with other uses permitted in the industrial districts.

Staff Recommendation

Staff recommends approval of the requested zoning code amendment. The outdoor nature of motor vehicle sales would have little conflict with other uses permitted in the M-2 district

Form of Motion

Approval of the request to amend the Zoning Code to establish motor vehicle sales as a permitted use in the M-2 district.



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 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) PERMIT AUT EXHIBIT # 35-28.3.K.1

Description of proposed text amendment: PERMIT AUTOMOBILE SALES UNDER M-2 ZONING
DISTRICT

Zoning Map Amendment (Rezoning of Real Estate)
 The undersigned hereby state they are the owners of the following described real estate:

Property Address: _____

Legal/Property Description (write out or attach as an exhibit): _____

Who petition to rezone the above described real estate from its present classification of _____ district to _____ district. The purpose of this rezoning request is to: _____

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.

Scott Bradshaw

 Property Owner #1 Name (type or print)
Applicant

 Property Owner #2 Name (type or print)

[Signature]

 Property Owner Signature
Applicant

 Property Owner Signature

N/A Subscribed and sworn before me this _____ day of _____ in the year _____.

 Notary Public

| | |
|-------------------------------------|--|
| Address of Property Owner #1 | |
| Name | <u>Scott Bradshaw</u> |
| Mailing Address | <u>1730 Highway 179 Jefferson City, MO 65109</u> |
| Phone Number | <u>573-230-3535</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

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