

Jefferson City  
Planning & Zoning Commission

October 8, 2015

**Case No. P15011**  
**2301 & 2305 E. McCarty Street**  
**A. Rezoning from C-2 to RA-1**  
**B. Comprehensive Plan Amendment**

**Case No. P15014**  
**2219 E. McCarty Street**  
**City Staff**  
**Rezoning from C-2 to RA-1**

**PLANNING STAFF REPORT  
JEFFERSON CITY PLANNING AND ZONING COMMISSION**

**September 10, 2015**

**Revised for October 8, 2015**

**Case No. P15011 – 2301 and 2305 E. McCarty Street, Rezoning from C-2 to RA-1 and Comprehensive Plan Amendment. (continued from September 10 meeting)** 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. **This amendment was approved by the City Council on September 21.**

**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. **A staff initiated proposal to rezone the adjacent property is taken up by a separate case.**

**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.

**PLANNING STAFF REPORT**  
**JEFFERSON CITY PLANNING AND ZONING COMMISSION**  
**October 8, 2015**

**Case No. P15014 – 2219 E. McCarty Street, Rezoning from C-2 to RA-1.** Request filed by planning division staff to rezone 0.52 acres from C-2 General Commercial to RA-1 Multi-family Residential. The property is located at the northwest corner of the intersection of E. McCarty Street and Doehla Drive and is described as lots 1 and 2 of Doehlas Subdivision, Jefferson City, Missouri.

**Nature of Request**

This is a staff initiated request to rezone the property in order to bring the non-conforming multi-family residential use into conformance with the Zoning Code and to match the proposed zoning on the opposite of Doehla Drive.

**Zoning History**

The property has been zoned C-2 General Commercial since incorporation into the City in 1968. The property was developed with a residential four-plex in 1976..

**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/M-1	Commercial Businesses
East	M-1	Midwest Block and Brick
West	C-2	Vacant – Planned for multi-family residential

**Allowed Uses:**

The RA-1 district permits 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 Multi-family residential 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 minimum size for the RA-1 district is one acre. Although the property consists of less than one acre, when combined with the property across Doehla Drive the district exceeds the minimum 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 continuation of this property as a multi-family residential use, which 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 east is planned for development 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 and east 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 is used residentially.
The requested rezoning would be an expansion of an existing district	X		When combined with the proposed rezoning to the east, the district would exceed the minimum one acre requirement.

**Staff Recommendation**

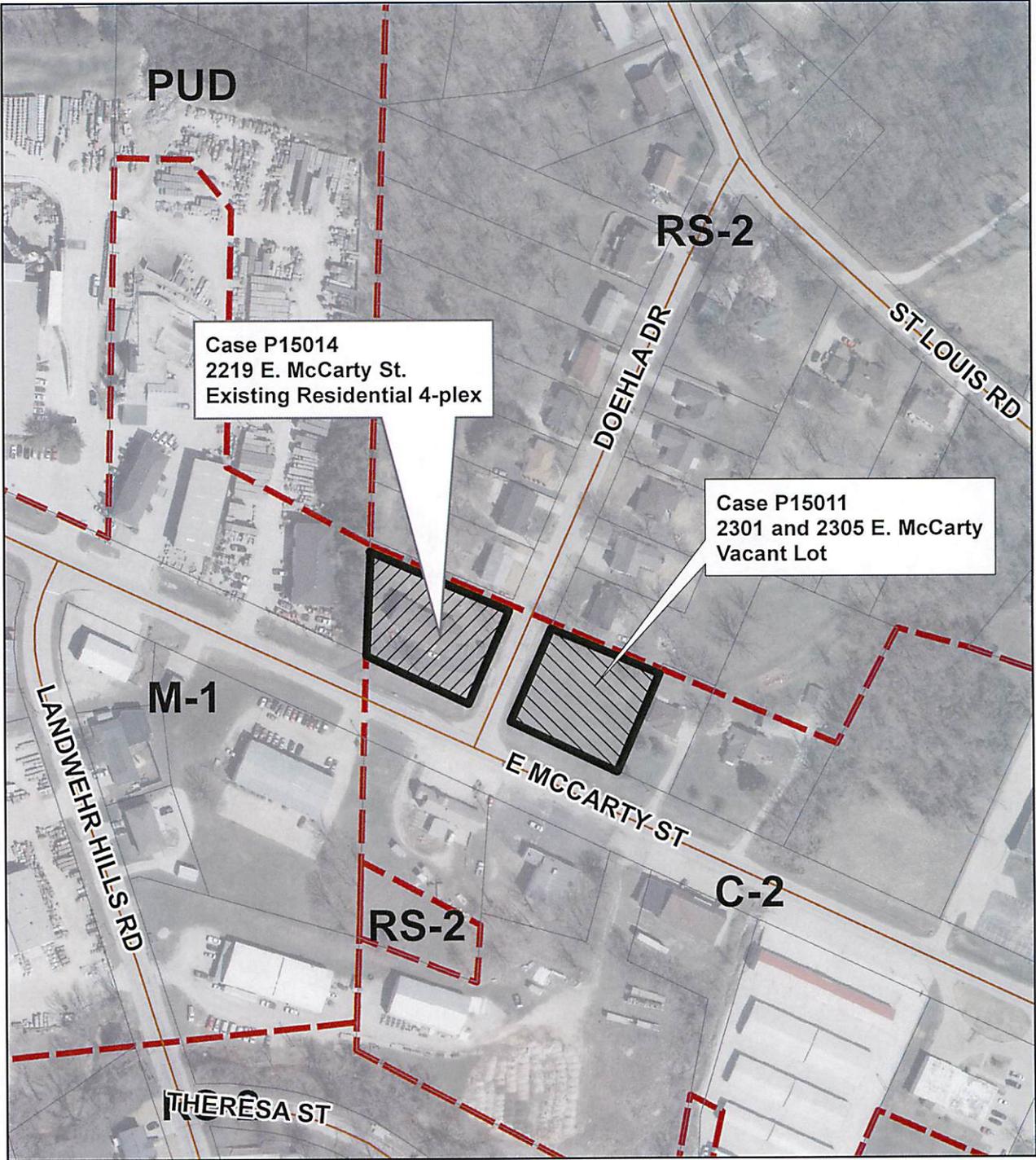
Staff supports the requested rezoning. The request would eliminate the non-conforming situation with the existing four-plex being on property zoned C-2 and would be more compatible with the residential property to the north and the planned residential development of the property to the east. The proposed rezoning is in conformance with the Comprehensive Plan.

**Form of Motion**

1. Motion for approval of the request to rezone the property from C-2 General Commercial to RA-1 Multi-Family Residential.

# City of Jefferson Planning & Zoning Commission

## LOCATION MAP

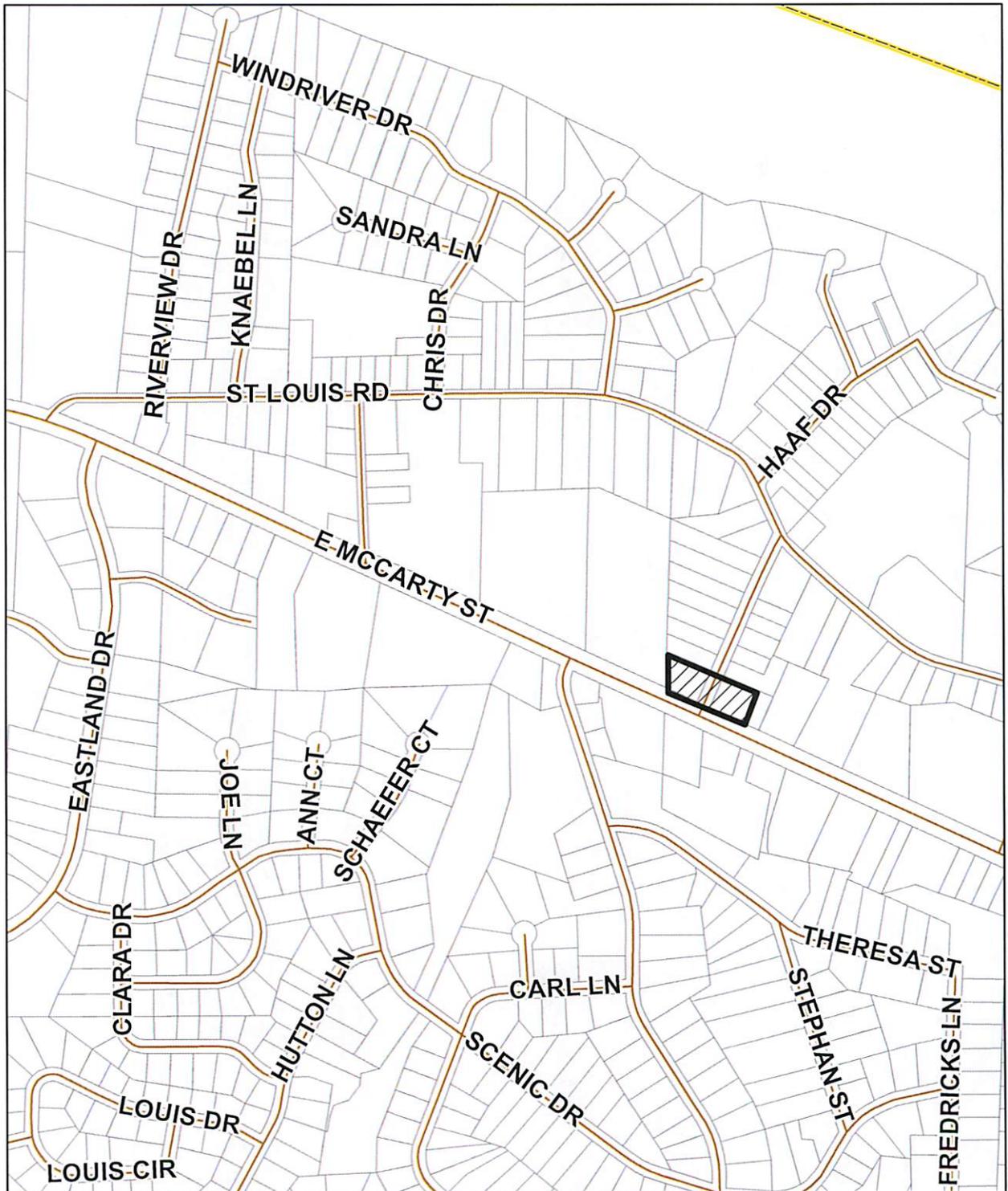


Case No. P15011 and  
2301 and 2305 E. McCarty Street  
Rezoning from C-2 to RA-1 and  
Comprehensive Plan Amendment  
-and-  
Case No. P15014  
2219 E. McCarty St  
Rezoning from C-2 to RA-1



# City of Jefferson Planning & Zoning Commission

## VICINITY



Case No. P15011 and P15014

0 230 460 920 Feet

2301/2305 and 2219 E. McCarty St

Rezoning from C-2 to RA-1  
Comprehensive 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](mailto: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 Price, member  
 Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 12<sup>th</sup> 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 Price, member</u>
Mailing Address	<u>3122 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  
[jcplanning@jeffersoncitymo.gov](mailto:jcplanning@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

Date

## Staff Initiated Rezoning

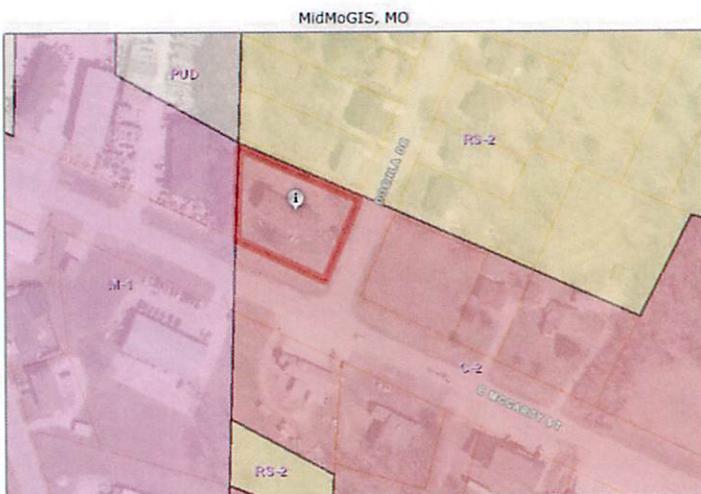
Property Address: 2219 E. McCarty Street

Rezoning from C-2 to RA-1

Case No: P15014

Area proposed to be rezoned from C-2 General Commercial to RA-1 Multi-Family Residential by Planning Division Staff. The purpose of the staff initiated rezoning is to bring the existing residential four-plex use of the property into conformance with the Zoning Code and to match the recommended high density residential use outlined on the development plan map of the Comprehensive Plan.

The proposed staff initiated rezoning consists of one parcel addressed as 2219 E. McCarty Street. The owner of the property to the east of the subject parcel (across Doehla Drive) has proposed a Comprehensive Plan amendment and rezoning of their property from C-2 to RA-1, which is taken up by a separate case (Case No. P15011).

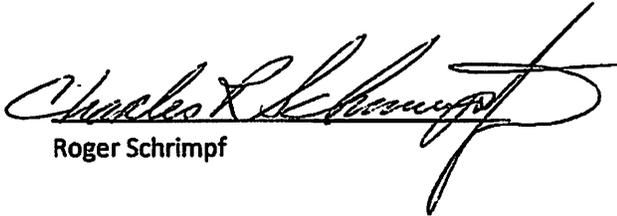


Parcel ID	1105150003002023	Book-Page Date	650 -783 01/29/2015
Owner Name	SCHRIMPF, CHARLES R & DONNA R TRUSTEES	Sec/Twn/Rng	15/44/11
Mailing Address	4023 WARDSVILLE RD	Square Feet (Above Grade)	5,340
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	None
Property Address	2219 E McCarty St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	DOEHLAS	Year Built	1976
Subdivision Image	DOEHLAS	Date Certified	1/1/2015
Property Description	LOTS 1 & 2; PT. PS2701	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$14,000
Book-Page Date	334 -6948 01/30/1992	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$166,800
Book-Page Date	589 -585 03/23/2010	Appraised Value	\$180,800

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification. Map Scale: 1 inch = 78 feet. 9/21/2015

TO: Jefferson City Planning and Zoning Commission  
Attn: Eric Barron, Senior Planner  
320 E. McCarty Street  
Jefferson City, MO 65101

As discussed with Planning Division Staff on Tuesday, September 8, I am in agreement with a staff proposed rezoning of my property located at 2219 E. McCarty Street, which is currently developed with a four unit residential apartment building, from C-2 General Commercial to RA-1 Multi-Family Residential in conjunction with the proposed rezoning of the property next door (addressed as 2301 and 2305 E. McCarty Street).



Roger Schrimpf

9/15/15  
Date

## 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

September 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, October 8, 2015 in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street, to consider the following matters (see map on back):

**Case No. P15011 – 2301 and 2305 E. McCarty Street, Rezoning from C-2 to RA-1 and Comprehensive Plan Amendment. (Continued from September 10 meeting so that staff could file request to rezone neighboring property)** 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.

-and-

**Case No. P15014 – 2219 E. McCarty Street, Rezoning from C-2 to RA-1.** Request filed by planning division staff to rezone 0.52 acres from C-2 General Commercial to RA-1 Multi-family Residential. The property is located at the northwest corner of the intersection of E. McCarty Street and Doehla Drive and is described as lots 1 and 2 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](mailto: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 November 16, 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.jeffersoncitymo.gov](http://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.

Case No. P15011

2301 & 2305 E. McCarty Street

Case No. P15014

2219 E. McCarty Street

September 10, 2015

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

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

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

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

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

DIAMOND R EQUIPMENT L L C  
4012 HWY 63  
FREEBURG, MO 65035  
2312 E MCCARTY ST  
2302 MCCARTY ST REAR

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

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

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

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

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

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

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

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

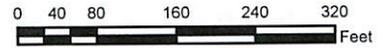
MAHANEY, STEPHANIE Y  
110 DOEHLA DR  
JEFFERSON CITY, MO 65101  
110 DOEHLA DR

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

Case No. P15011 and P15014

2301/2305 and 2219 E. McCarty St

Rezoning from C-2 to RA-1  
Comprehensive Plan Amendment



185 ft. Notification Buffer

