

Jefferson City
Planning & Zoning Commission

October 8, 2015

Case No. P15015
Michael Smith, Authorized Representative
3219 Masonic Court

**Preliminary PUD Plan to construct a
12,130 square foot daycare center with
parking lot and outdoor playgrounds**

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

Case No. P15015 – 3219 Masonic Court, Preliminary PUD Plan. Request filed by Michael Smith, authorized representative of property owner, for a Preliminary PUD Plan on 1.54 acres for construction of a 12,130 square foot daycare center/preschool with parking lot and outdoor playgrounds. The property is located on the west side of Masonic Court 250 feet south of West Truman Boulevard and is described as Lot 5 of Smith Place Addition, Section Five, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Nature of Request

The applicant is requesting approval of a Preliminary PUD Plan in order to allow for the construction of 12,130 square foot daycare center/preschool and parking lot.

Zoning History

The property has been zoned PUD since 1985.

The property was platted with Smith Place Addition, Section 5, in 2006.

Location

The subject property is located on the west side of Masonic Court 250 feet south of West Truman Boulevard. Adjacent zoning and land use is as follows:

	Surrounding Zoning	Surrounding Uses
North	PUD	Office Building
South	RS-1	Single Family Neighborhood
East	PUD	Masonic Lodge
West	PUD	Undeveloped

Staff Analysis

Permitted Uses: An underlying zoning district of C-1 Neighborhood Commercial for the purpose of identifying permitted uses is proposed by the PUD Plan.

Parking: The parking requirement for a preschool is one parking space for each 5 children and one parking space per employee. The preschool is proposed to have 22 employees and 135 children, with a total parking requirement of 49 spaces. 50 parking spaces are shown on the plan.

Building Design: The PUD Plan indicates that the building will be a single story with eave height of 35 feet.

Landscaping: The PUD Plan calls out that parking lot landscaping will be installed in order to meet the 35% coverage requirement outlined by the zoning code. The plan calls out that 15 trees will be installed to meet the parking lot landscaping requirement.

Bufferyard: A type A bufferyard is required on the southern property line to separate the commercial use from the adjacent single family residential neighborhood. The bufferyard requirement is proposed to be met with a 20' wide bufferyard. The north branch of Wears Creek traverses through the southern portion of the property.

Signs: The PUD Plan indicates that signage for the site will conform to the requirements of the C-1 zoning district.

Lighting: The PUD Plan indicates that parking lot lighting will conform to the requirements of the C-1 zoning district.

Greenway Plan: The greenway plan shows a planned greenway through the southern portion of the site. The building is located approximately 35 feet from the creek bank on the southern side of the property and the outdoor fenced playground is located approximately 15 feet from the creek bank. This separation is sufficient to accommodate a future greenway through the southern portion of the site.

Staff Recommendation

Staff recommends approval of the Preliminary PUD Plan subject to compliance with the recommendations and technical corrections of the Planning and Engineering Divisions.

Form of Motion

Approval of the Preliminary PUD Plan subject to compliance with the recommendations and technical corrections of the Planning and Engineering Divisions.

**Jefferson City
Planning & Zoning Commission Meeting
Engineering Division Staff Report
Thursday, October 8, 2015, 5:15pm**

Item 6. - New Business/Public Hearings

Case No. P15015 – Preliminary Site Plan, Dandelion Preschool, 3219 Masonic Court (PUD)

ENGINEERING STAFF RECOMMENDATION- Engineering Staff supports approval of this request.

Existing Infrastructure

- * Existing infrastructure serves this development.
 - An existing public storm water drainage system traverses the property.
 - Sanitary sewer exists to serve this property.
 - Utilities exist to serve this property.
 - Public sidewalk does not exist for this facility.
 - Access to this site is from Masonic Court, just south of West Truman Blvd.

Infrastructure/Improvements

Storm Water Drainage

- * All storm water drainage from the site is proposed to be intercepted with a series of rain garden/detention areas. This is proposed to address new storm water quality code requirements.
 - Consideration should be given to restoration of the 25' riparian area along the existing creek bank after construction is completed. This area will also be considered for a future Greenway Trail, so bank erosion prevention and naturally occurring vegetation could enhance this area.

Sanitary Sewer

- * The development is currently served by sanitary sewer.
 - The manhole at the southwest corner of the site will need to be adjusted due to the change in grade of the site.
 - The southwest corner of the building/footing should not encroach into the sanitary sewer easement traversing the site.

Street Access /Traffic Impact

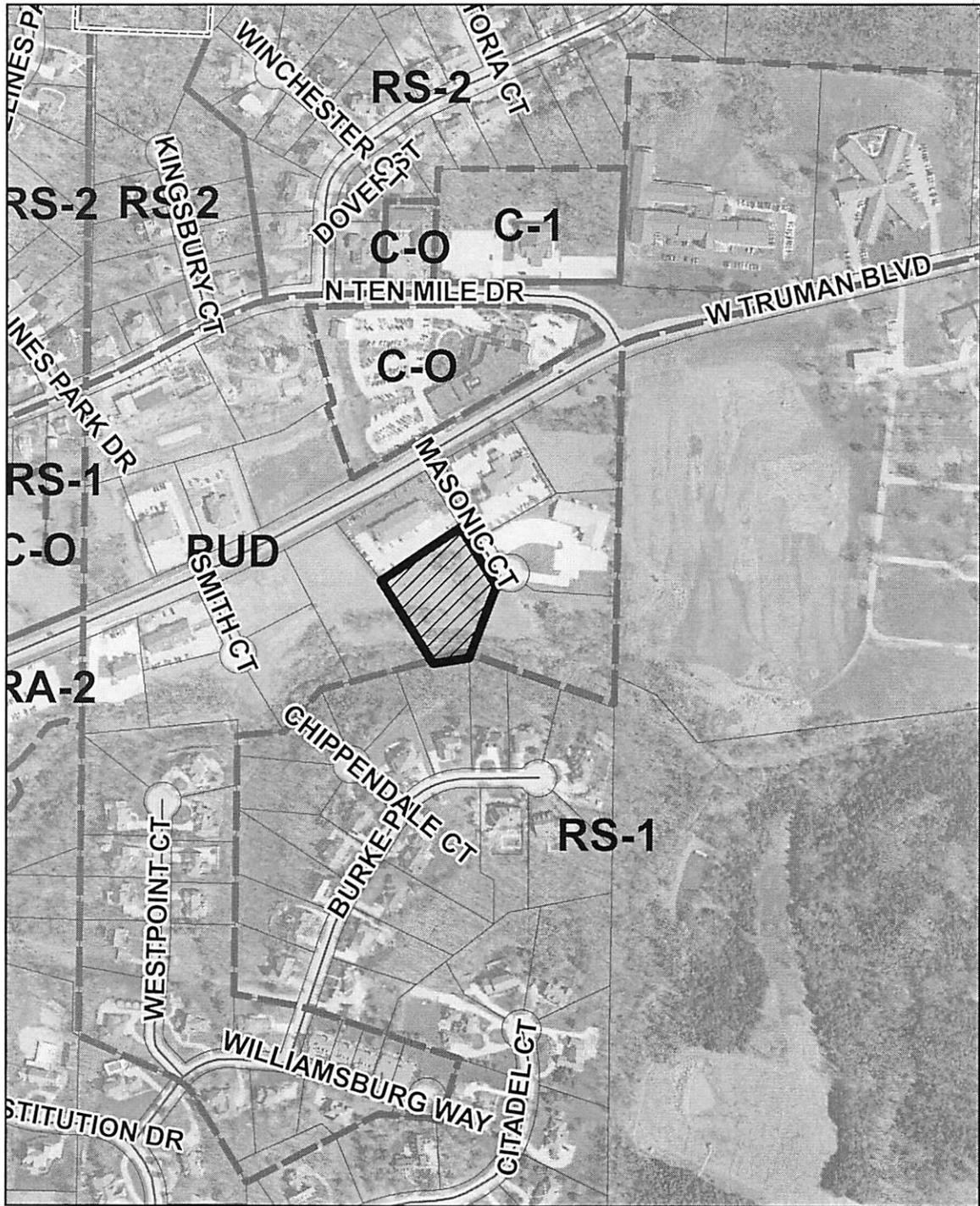
- * Access to the site will be from Masonic Court.

Fire Hydrants/Lighting/Utilities

- * Facilities exist in the vicinity and to serve this development. An existing fire hydrant is on the northeast side of Masonic Court.

City of Jefferson Planning & Zoning Commission

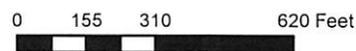
LOCATION MAP



Case No. P15015

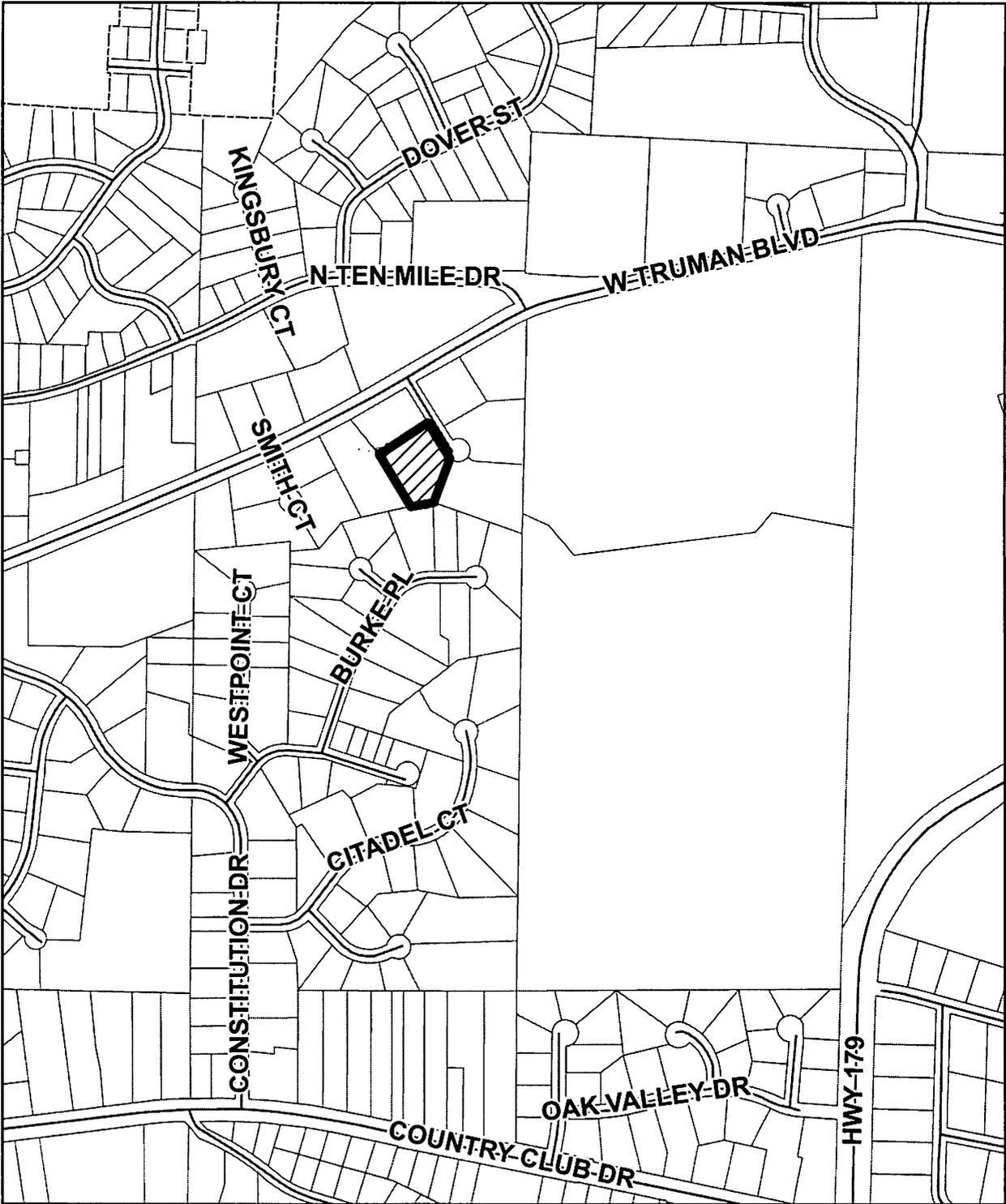
3219 Masonic Ct

Preliminary PUD Plan



City of Jefferson Planning & Zoning Commission

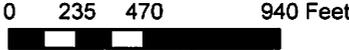
VICINITY



Case No. P15015

3219 Masonic Ct

Preliminary PUD Plan





City of Jefferson
 Department of Planning & Protective Services
 320 E. McCarty Street
 Jefferson City, MO 65101
 Phone: 573-634-6410
icplanning@jeffcitymo.org
www.jeffersoncitymo.gov

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

- Concept PUD Plan
- Preliminary PUD Plan
- Final PUD Plan
- Amendment to Final PUD Plan
- Amendment to Final PUD Plan for Signage

PUD Project Name: Dandelion Preschool
Street Address: 3219 Masonic Ct.
Legal Description (as follows or is attached): Lot 5 Smith Place Addition Five

Please attach or include the following:

- (a) Typed project narrative describing the type and character of the development, including land uses, acreage, proposed residential densities or commercial floor area (FAR); public or private open space, amenities or recreation areas to be provided; sidewalks and pedestrian ways; parking areas; deviations from minimum design standards of Section 35-51; and other information required by Section 35-74 or applicable sections of the Zoning Code. The project title and location must be included upon every page. Number all pages and attachments.
- (b) Site Plan and/or Development Plan, as applicable.
- (c) Preliminary or Final Subdivision Plat or Declaration of Condominium Association, as applicable;
- (d) Draft of Covenants, Conditions and Restrictions, as applicable;
- (e) Traffic impact analysis, if required by Section 35-60;
- (f) Signage Plan, including type, locations and dimensions of all proposed signs;
- (g) Landscaping and Screening Plan;
- (h) Lighting Plan, including pole heights, type of fixtures or luminaries, and foot candles;
- (i) Project Phasing Plan (if applicable)
- (j) Application Filing Fee \$210.00 plus \$20 per acre (Revised June 30, 2015)

Application Information:

Property Owner: Michael Kent Smith, P.O.A. for Jeannette A Smith
Address: 2601 Twin Hills Rd. Jefferson City, MO 65109
Phone Number(s): 573-418-9693

Applicant Name (if different from owner): Dick Otke Construction Co.
Address: 604D Missouri Blvd. Ct., Jefferson City, MO 65109
Phone Number(s): 573-893-2299

Consultant Name: Paul Samson, PE, Central Missouri Professional Services
Address: 2500 E. McCarty St., Jefferson City, MO 65101
Phone Number(s): 573-634-3455

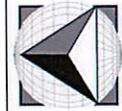
The attached information accurately represents this proposed project.

Michael Kent Smith
 Property Owner Signature
Paul Samson
 Consultant Signature

Michael Kent Smith, P.O.A. for Jeannette A. Smith
 Printed Name Date
Paul Samson, PE
 Printed Name Date

For Staff Use Only:
 Application Filing Fee Received: _____ Amount _____ Check # _____)
 Attachments: _____ Narrative _____ Site Plan _____ Applicant/Project Information Sheet
 Note other information submitted: _____

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.



SIMON ASSOCIATES INC.
ARCHITECTURE

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REPRODUCED

DANDELION PRESCHOOL
3219 MASONIC COURT

FRONT VIEW

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SIMON ASSOCIATES INC.
ARCHITECTURE

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DANDELION PRESCHOOL
3219 MASONIC COURT

SIDE VIEW

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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 matter (see map on back):

Case No. P15015 – 3219 Masonic Court, Preliminary PUD Plan. Request filed by Michael Smith, authorized representative of property owner, for a Preliminary PUD Plan on 1.54 acres for construction of a 12,130 square foot daycare center with parking lot and outdoor playgrounds. The property is located on the west side of Masonic Court 250 feet south of West Truman Boulevard and is described as Lot 5 of Smith Place Addition, Section Five, Jefferson City, Missouri (Central Missouri Professional Services, 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 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.

If you have any questions concerning this matter, please feel free to contact us at 573.634.6475.

Sincerely,

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.

GOLDAMMER FAMILY LIMITED PARTNERSHIP
5511 SONOMA PL
JEFFERSON CITY, MO 65109
220 CHIPPENDALE CT

LOCK, RYAN & KATHERINE
212 BURKE PL
JEFFERSON CITY, MO 65109
212 BURKE PL

ROLL, DENZIL ET'AL
JEFFERSON LODGE NO 43 A F & A M, TRUSTEES
PO BOX 604
JEFFERSON CITY, MO 65102
3211 MASONIC CT

ROWDEN, LINDSEY M & RYAN C
208 BURKE PL
JEFFERSON CITY, MO 65109
208 BURKE PL

SCHNEIDER, HELEN E, TRUSTEE
301 CONSTITUTION DR
JEFFERSON CITY, MO 65109
3229 W TRUMAN BLVD

MILLER, DOUGLAS E &
WEBB, THEMLA J
204 BURKE PL
JEFFERSON CITY, MO 65109
204 BURKE PL

GASSEN, MATTHEW A & MEGAN L
216 BURKE PL
JEFFERSON CITY, MO 65109
216 BURKE PL

PUBLIC SCHOOL RETIREMENT SYSTEM OF
MISSOURI
PO BOX 268
JEFFERSON CITY, MO 65102
3205 N TEN MILE DR

F S K, L L C
3207 W TRUMAN BLVD
JEFFERSON CITY, MO 65109
3207 W TRUMAN BLVD

ROSE HOLDINGS L L C
16401 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
3225 W TRUMAN BLVD

SMITH, JEANNETTE A
SMITH, JEANNETTE A TRUSTEE
SMITH, CHARLES DIX & ALICE TRUST
128 AMADOR AVE, APT B
JEFFERSON CITY, MO 65109
3219 MASONIC CT (*Subject Property*)
3215 MASONIC CT

Case No. P15015

3219 Masonic Ct

Preliminary PUD Plan

185 ft. Notification Buffer

