

Jefferson City  
Planning & Zoning Commission

November 12, 2015

**Case No. P15018  
Menard Inc.  
810 Stonecreek Drive**

**Amendment to Special Exception Permit**

**PLANNING STAFF REPORT  
JEFFERSON CITY PLANNING AND ZONING COMMISSION  
November 12, 2015**

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

**Nature of Request**

Menards is planning to construct improvements on their site, including the enclosure of an overhang area on the southern and western sides of their building and construction of an additional 22,347 sf warehouse at the southwest corner of their enclosed lumberyard area. The use is classified as a Superstore/Big Box retail development and exceeds 100,000 sf of gross floor area, which is a Special Exception Use of the C-2 General Commercial zoning district. The site received approval of a Special Exception Use Permit in 2008. The planned improvements to the site would require an amendment to that permit, and the company has made application to that effect.

**Analysis**

Section 35-41 B.23 of the zoning code establishes design standards for Superstore/Big Box Retail Developments. The proposed amendment has little effect on the approved layout of the site, and the primary area of concern is the building design for the additional warehouse and canopy enclosure. The proposed enclosure would consist of a steel stud wall sheeted with emerald green panels in order to match the existing building design. The additional warehouse will be identical in design to the existing warehouse located at the back of the lumberyard area.

**Staff Recommendation**

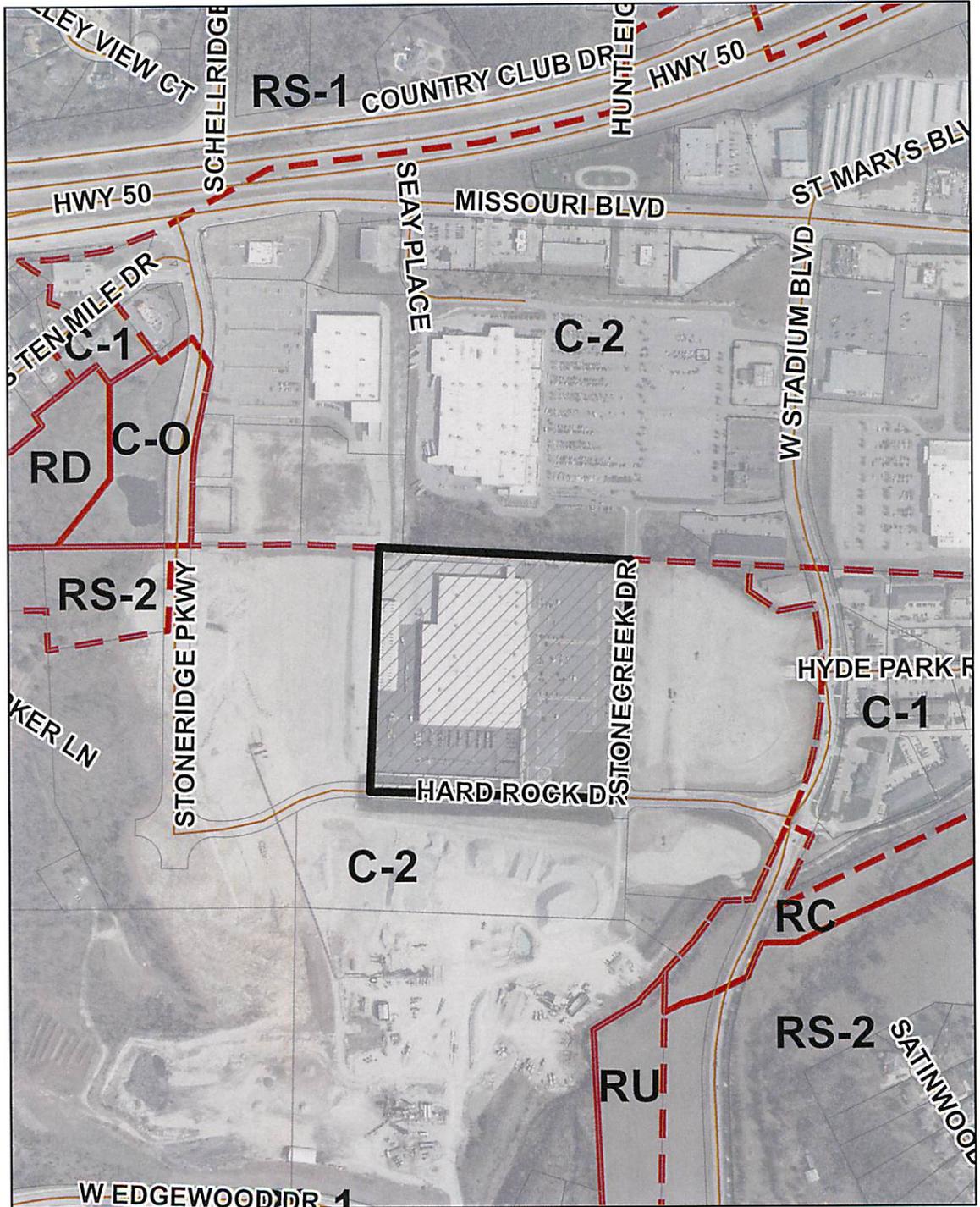
Staff recommends approval of the amendment to the Special Exception Permit. Review of the proposed amendment indicates that it is a minor change in the existing development plan for the property and is in compliance with the specific use standards for a superstore/big box retail development. The building finishes of the additions would match the existing building design.

**Form of Motion**

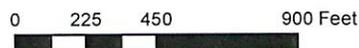
Motion for approval of the proposed amendment to the Special Exception Permit.

# City of Jefferson Planning & Zoning Commission

## LOCATION MAP

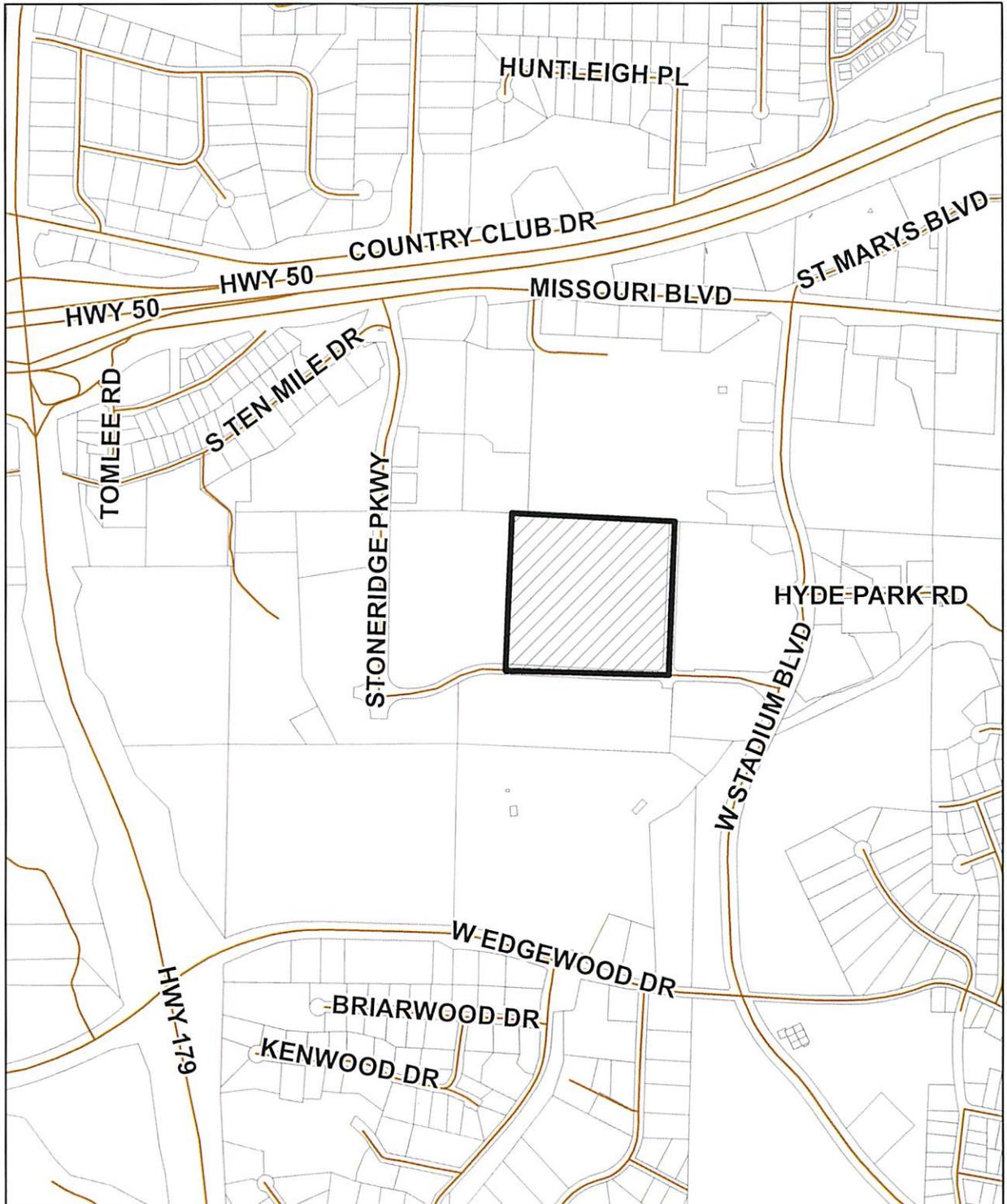


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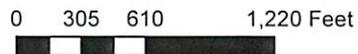


# City of Jefferson Planning & Zoning Commission

## VICINITY



Case No. P15018  
810 Stonecreek Dr.  
Amendment to Special  
Exception Permit





City of Jefferson  
 Department of Planning & Protective Services  
 320 E. McCarty Street  
 Jefferson City, MO 65101  
 Phone: 573-634-6410  
[jcplanning@jeffcitymo.org](mailto:jcplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov)

**APPLICATION FOR SPECIAL EXCEPTION USE**

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri for the following Special Exception:

**Proposed Land Use** (include Reference Number from Land Use Matrix; site plan must be attached)

\_\_\_\_\_

**Property Location/Address:** \_\_\_\_\_

**Legal/Property Description:**

Is Attached  Is as follows: Lots Nos 8 and 9, STONERIDGE VILLAGE-SECTION TWO, in the City of Jefferson, Missouri, per Plat of record in Plat Book 12, Page 637, Cole County Recorder's Office

**Current Zoning District:** C-2 General Commercial

**Does project involve a change in zoning district?**  No  Yes, proposed zoning \_\_\_\_\_  
 If yes, a separate rezoning application is required

The undersigned hereby state they are the owners of the real estate described above or in the attached exhibit who petition for special exception use:

**ALL OWNERS OF REAL PROPERTY INCLUDED IN THIS APPLICATION MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.**

Menard, Inc.  
 \_\_\_\_\_  
 Property Owner #1 Name (type or print)

Nick B  
 \_\_\_\_\_  
 Property Owner Signature Nick Brenner  
 Real Estate Representative - Menard, Inc.

\_\_\_\_\_  
 Property Owner #2 Name (type or print)

\_\_\_\_\_  
 Property Owner Signature

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_.

\_\_\_\_\_  
 Notary Public

Address of Property Owner #1: 5101 Menard Drive Eau Claire, WI 54703

Address of Property Owner #2: \_\_\_\_\_

Phone Number(s): 715-876-2532

Applicant Information (if different from property owner):

Name: Nick Brenner - Real Estate Representative - Menard, Inc

Address: 5101 Menard Drive Eau Claire, WI 54703

Phone Number(s) 715-876-2177

**For City Use Only:** Application Filing Fee \$210 (Revised June 30, 2015)

Payment Received: \_\_\_\_\_ Cash (Indicate Receipt # \_\_\_\_\_) \_\_\_\_\_ Check (Copy; indicate check # \_\_\_\_\_)

Attachments:  
 \_\_\_\_\_ Site plan \_\_\_\_\_ Subdivision Plat \_\_\_\_\_ Project Description Narrative  
 \_\_\_\_\_ Applicant Information Sheet \_\_\_\_\_ Location Map \_\_\_\_\_ Other documentation

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.



October 9, 2015

RE: Menards Expansion Plans

Dear Mr. Barron,

Menard, Inc. is requesting an amendment to the Special Exception Permit which governs the Menard's property, to allow for the construction of additional warehouse space at the Jefferson City, MO Menards store. We are in the process of updating our stores to ensure all communities are served at the highest possible level of service.

The proposed expansion includes an additional 22,347 square feet of warehouse space. This additional warehouse space will fit in Menard's current yard so no expansion of the fenced in lumberyard will be necessary. We also plan to enclose the rear overhang that exists between the loading dock and garden center. It will be enclosed with green steel to match the other decorative steel found on the store and will protect the storage area from the weather.

All of the materials used on the new warehouse and lumber yard fence will match what exists currently. The new warehouse will be identical to the existing warehouse. After the project is completed you would not know that this change even happened because the warehouses will match and the steel used for enclosing the overhangs is the same as what was used on the store. The attached site plan shows the expansion areas in red and I have included elevations of the new rear store façade.

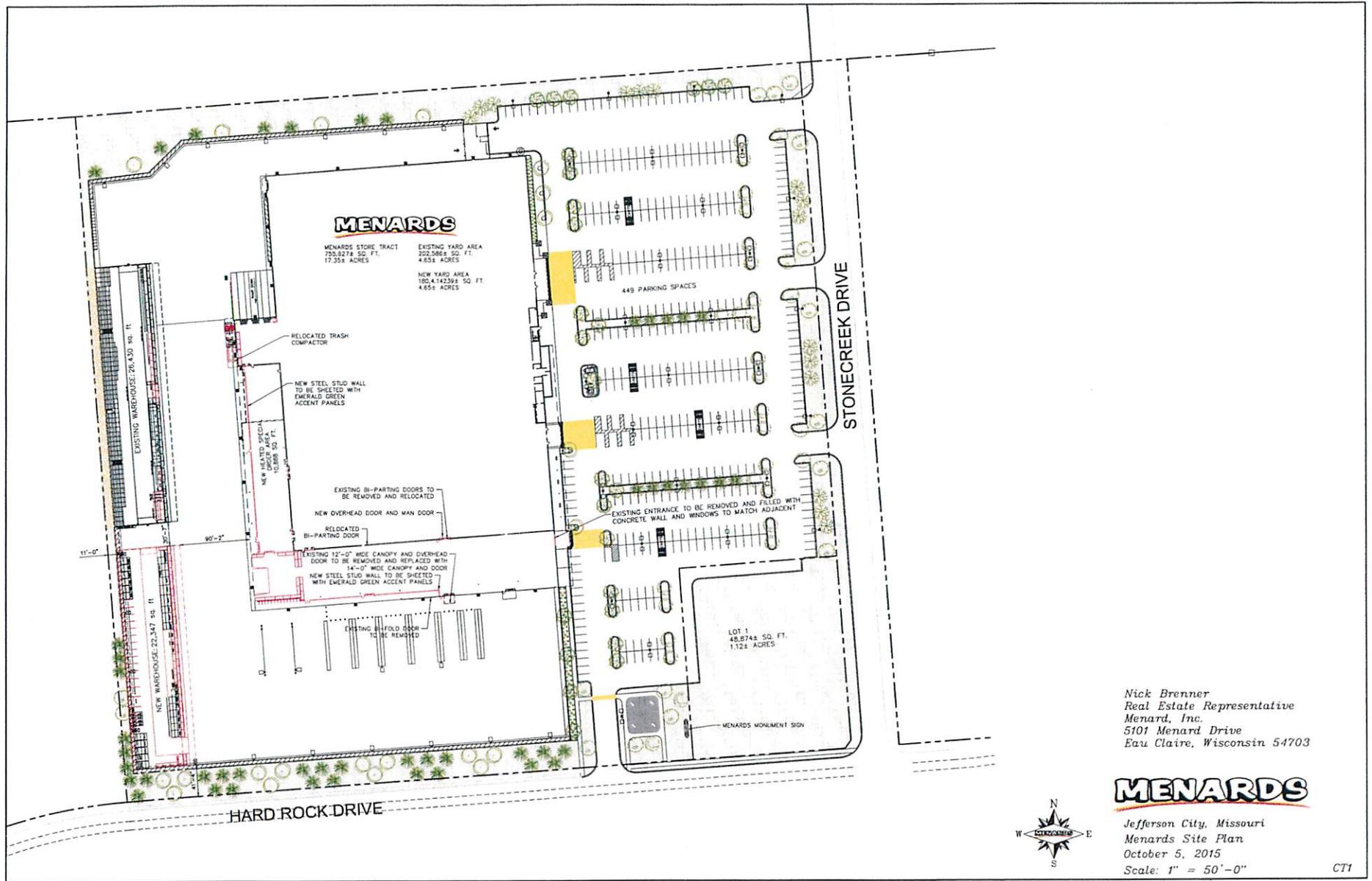
I understand there is an application filing fee in the amount of \$210 associated with this request. In the essence of time, I have submitted this application before I received the check in-house here. I will send the check to your attention as soon as it is issued on my end.

We appreciate the city working with us on this expansion project and we hope that we can always continue to grow our operations to ensure that the community always receives the best possible service from Menards. If there are any questions please let me know. Thank you.

Sincerely,  
**Menard, Inc.**

A handwritten signature in black ink that reads "Nick Brenner". The signature is written in a cursive, slightly slanted style.

**Nick Brenner**  
Real Estate Representative  
Menard, Inc. – Properties  
5101 Menard Drive  
Eau Claire, WI 54703  
P: 715-876-2177  
C: 715-577-1501  
F: 715-876-5998  
nbrenner@menard-inc.com



Nick Brenner  
Real Estate Representative  
Menard, Inc.  
5101 Menard Drive  
Eau Claire, Wisconsin 54703



Jefferson City, Missouri  
Menards Site Plan  
October 5, 2015  
Scale: 1" = 50'-0"



CT1

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**Amendment to Special Exception Permit**

## 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

October 29, 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, November 12, 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. P15018 – 810 Stonecreek Drive, Amendment to Special Exception Permit.**

Request filed by Menard Inc, property owner, for an amendment to a big box retail special exception permit to enclose an overhang area and construct an additional 22,300 square feet warehouse within the existing enclosed yard area. The property is located on the northwest corner of Stonecreek Drive and Hard Rock Drive 1000 feet west of Stadium Boulevard and is described as Lot 9 of Stoneridge Village Section Two, Jefferson City, Missouri.

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 December 21, 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.

WAL-MART REAL ESTATE BUSINESS  
C/O PROPERTY TAX #0555  
TRUST DAVID GLASS MNG TRUSTEE  
PO BOX 8050  
MS 0555  
BENTONVILLE, AR 72716  
724 W STADIUM BLVD

A R C P M T JEFFERSON CITY MO  
C/O RYAN TAX COMPLIANCE SERVICES L L C  
DEPT 100  
PO BOX 460369  
HOUSTON, TX 77056  
731 STONERIDGE PKWY

SAMS REAL ESTATE BUSINESS TRUST  
ATTN: PROPERTY MGMT MO STORE 6505  
C/O WAL-MART STORES INC  
2201 SE 10TH ST  
BENTONVILLE, AR 72716-0550  
849 STONERIDGE PKWY

MENARD INC  
4777 MENARD DR  
EAU CLAIR, WI 54703  
810 STONECREEK DR (*Subject Property*)

LAND DEVELOPMENT CO  
8514 LIBERTY RD  
JEFFERSON CITY, MO 65101  
800 W STADIUM BLVD  
2505 HARD ROCK DR  
802 W STADIUM BLVD

Case No. P15018  
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185 ft. Notification Buffer

