

Jefferson City
Planning & Zoning Commission

December 10, 2015

**Case No. P15021
City Staff
2104 Industrial Drive**

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

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

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

Nature of Request

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

Zoning and Surrounding Land Use

Current Zoning: RS-3

Current Use: Old Fire Station

Requested Zoning: C-1

Intended Use: General Retail

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

Allowed Uses:

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

Staff Analysis

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

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

Staff Recommendation

Comprehensive Plan Amendment:

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

Rezoning Request:

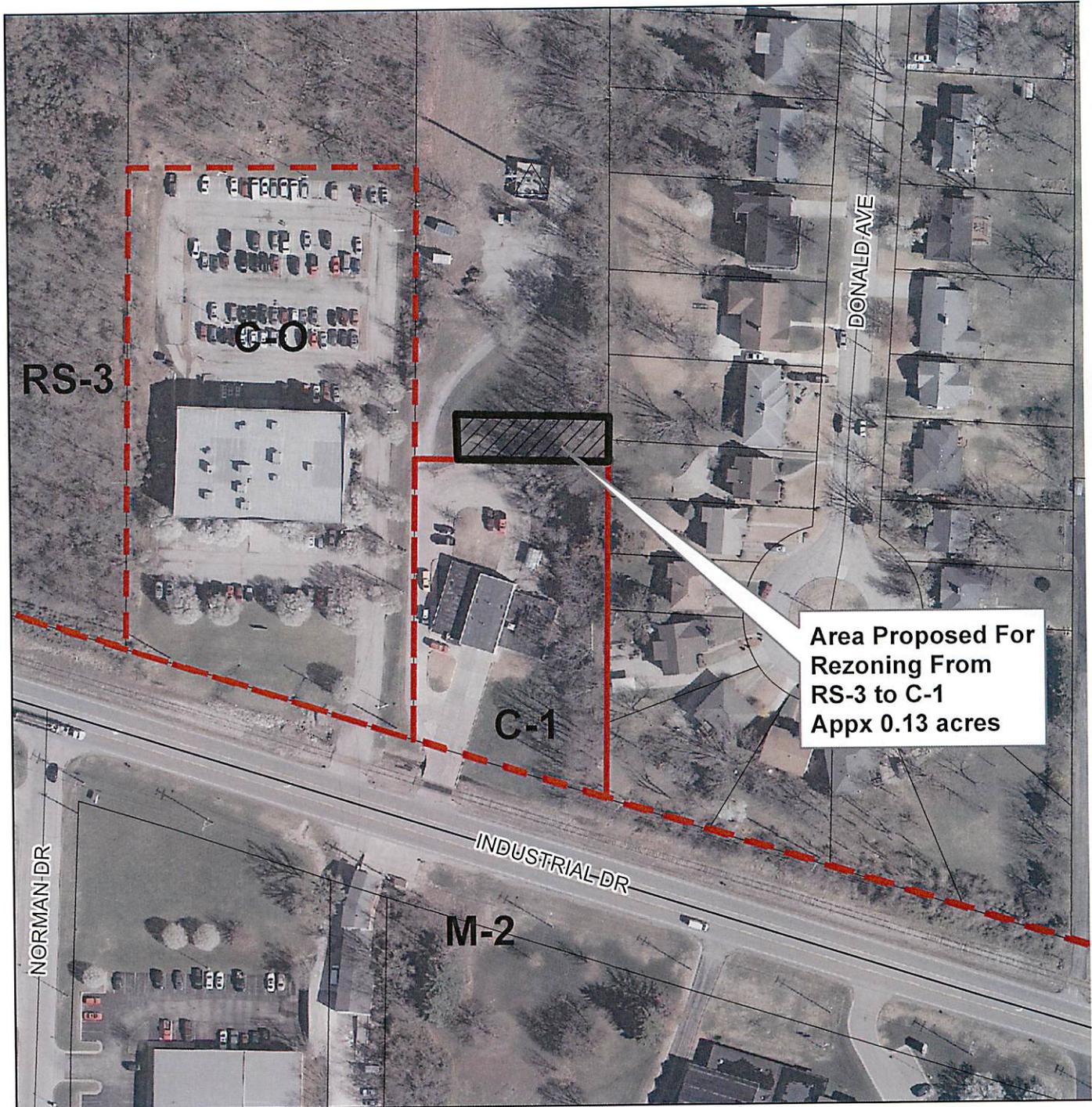
Rezoning of the property to C-1 would seem appropriate given the commercial and industrial nature of existing uses along Industrial Drive and the C-1 zoning established for the rest of the front tract of property in 2014. The existing building on the property also lends itself to a commercial (rather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

	Approve	Deny	Neutral
Staff Recommendation	X		

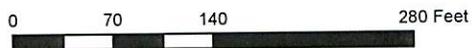
Form of Motion

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

City of Jefferson Planning and Zoning Commission Location Map

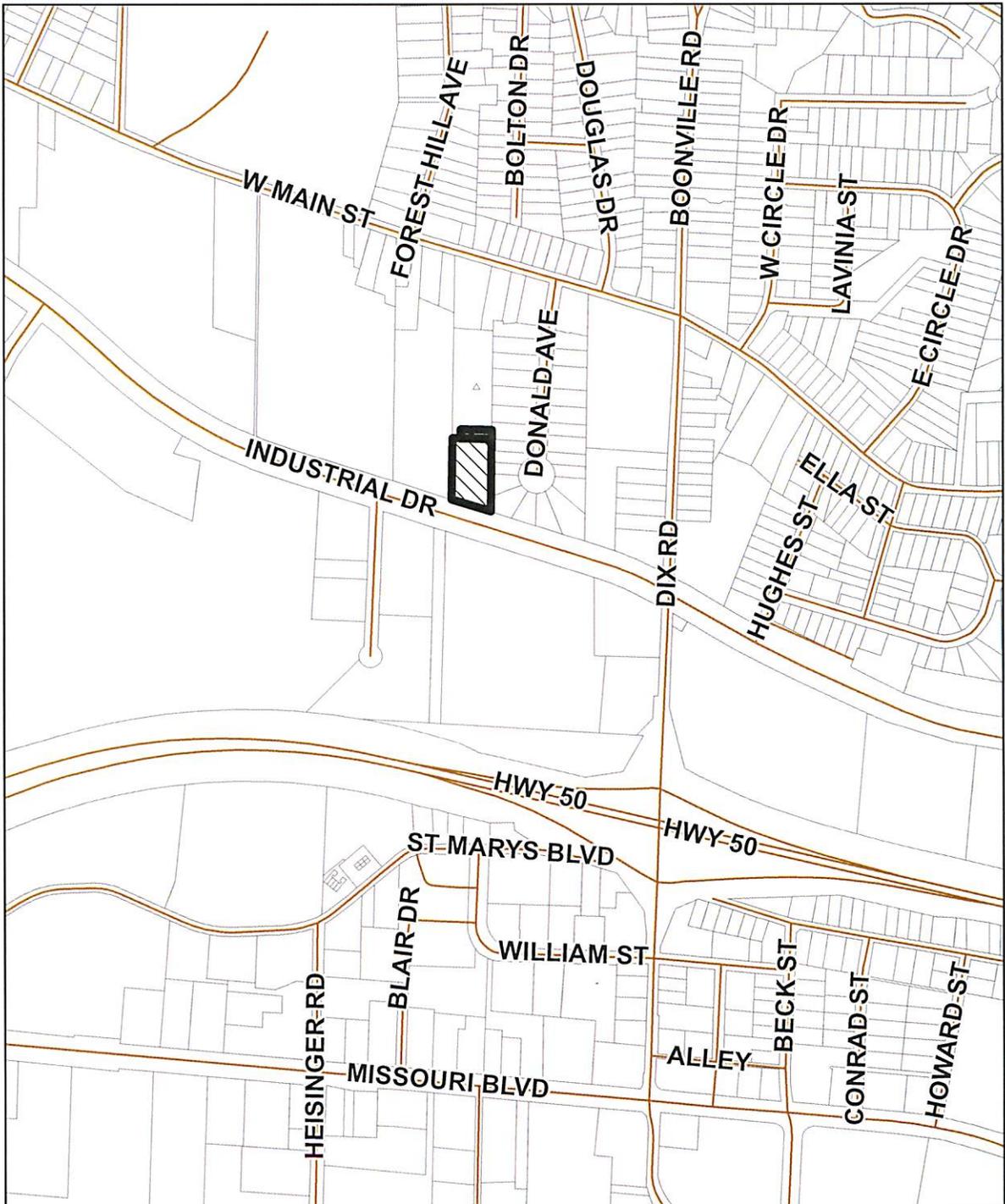


Case No. P15021
2104 Industrial Drive
Rezoning from RS-3 to C-1

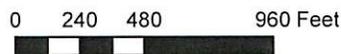


City of Jefferson Planning & Zoning Commission

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Case No. P15021



2104 Industrial Drive

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



City of Jefferson

Staff Initiated Rezoning

Property Address: 2104 Industrial Drive

Rezoning from RS-3 to C-1

Case No: P15021



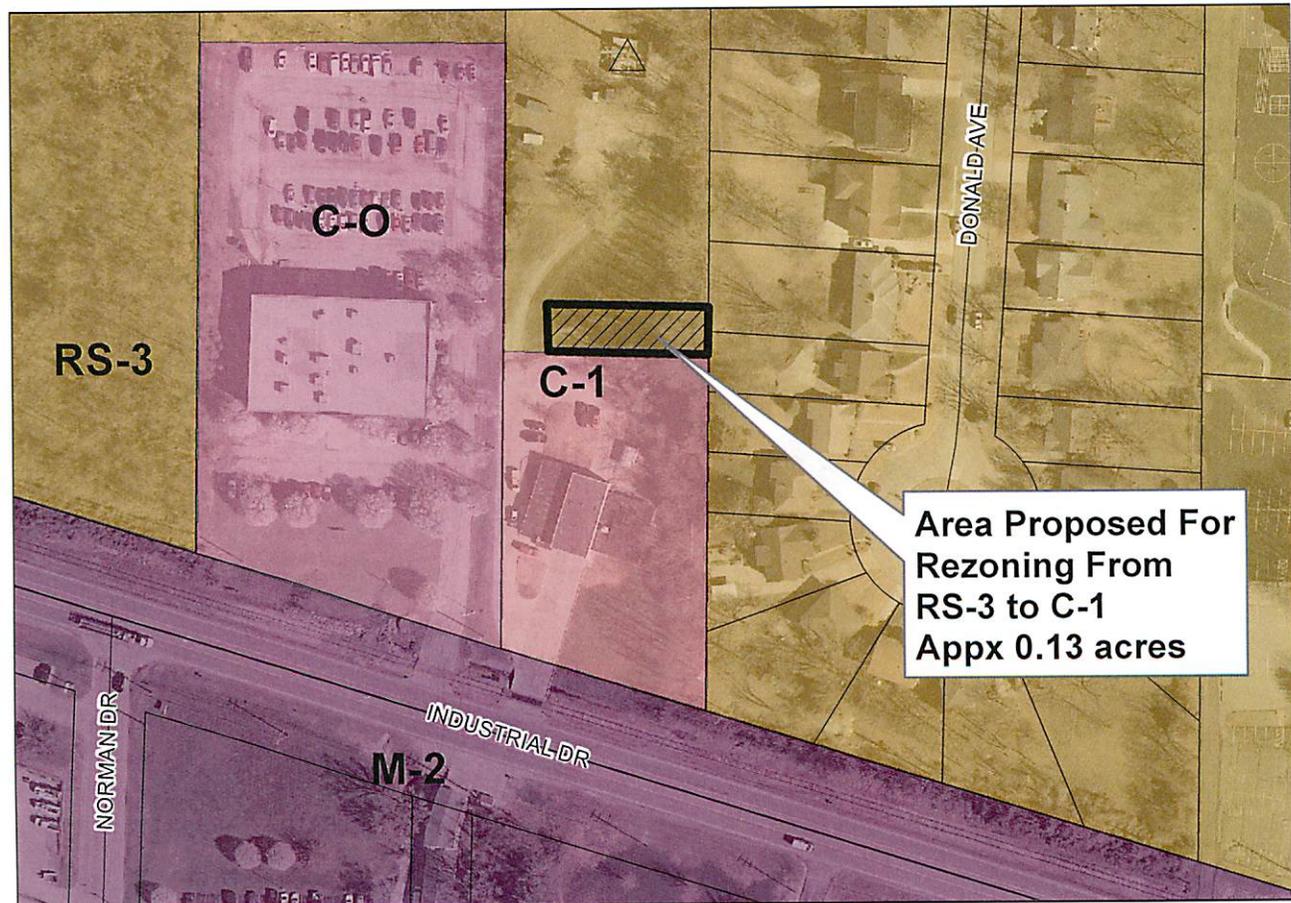
Staff Contact: Eric Barron, Senior Planner

573-634-6419

Summary of Request:

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

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



City of Jefferson

Department of Planning & Protective Services
320 E. McCarty St.
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

November 24, 2015

Dear Property Owner:

This letter is to notify you that the Jefferson City Planning and Zoning Commission will meet at 5:15 p.m. on Thursday, December 10, 2015 in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street, to consider the following matter (see map on back):

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

As a nearby landowner and/or neighbor, you have the privilege of attending this hearing. Unfortunately, we are unable to record comments received by telephone, however, written comments may be directed to the Planning and Zoning Commission in one of the following ways:

e-mail: jcplanning@jeffcitymo.org
fax: Dept. of Planning and Protective Services / Planning Division 573-634-6457
mail: Dept. of Planning and Protective Services / Planning Division
John G. Christy Municipal Building, 320 E. McCarty Street Jefferson City, MO 65101

Written comments received on or before 1:00 p.m. on the day of the meeting will be made a part of the official record and copied and distributed to Commission members at the meeting. Those unable to provide written comments in advance are invited to deliver their comments to the Commission Chairman only at the meeting. Correspondence received after 1:00 p.m. will be included in the official record, but there is no guarantee that copies will be made for distribution to all Commission members.

For your information, this case is tentatively scheduled for a public hearing in front of the City Council on January 4, 2016. The City Council meets at 6:00 p.m. in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street.

Information regarding this case may be viewed on the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

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

Sincerely,

A handwritten signature in blue ink that reads "Eric Barron".

Eric Barron, AICP
Senior Planner

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Please call (573) 634-6410 with questions regarding agenda items.

Property Owner List

Case No. P15021

2104 Industrial Drive

December 10, 2015

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

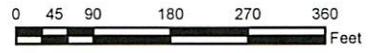
JAMPAM L L C
10706 MARINA RD
JEFFERSON CITY, MO 65101
2105 INDUSTRIAL DR

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

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2104 Industrial Drive

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Comprehensive Plan Amendment



185 ft. Notification Buffer

