

Jefferson City
Planning & Zoning Commission

October 13, 2016

**Case No. P16015
Twenty Seven Properties LLC
2220 Weathered Rock Road**

Preliminary PUD Plan

Jefferson City
Planning & Zoning Commission Meeting
Engineering Division Staff Report
Thursday, October 13, 2016, 5:15pm

Case No. P16015 – Preliminary Site Plan, Two (2) Residential Triplexes, 2220 Weathered Rock Road (PUD)

ENGINEERING STAFF RECOMMENDATION- Engineering Staff supports approval of this request, *subject to preliminary plan being revised to address technical comments below.*

Existing Infrastructure

- Existing infrastructure serves this development.
 - An existing drainage swale is adjacent to the property, along Lorenzo Greene Drive.
 - An eight (8) inch diameter sanitary sewer main serves the property.
 - Utilities exist to serve this property along Weathered Rock Road.
 - Some sidewalk does exist in the area.
 - Access to this site is from Weathered Rock Road.

Site Improvements

- **Storm Water Drainage/Quality**

Storm water drainage from the site will drain to the southwest to the swale along Lorenzo Greene Drive.

 - The lower portion of the property could be used as a vegetated (grassed) filter strip to address the added impervious area for Storm Water Quality Benefit.
 - Drainage from the triplexes and the drive areas can sheet drain down the fill slope and through this low area to the swale along Lorenzo Greene Drive.
 - Label the low area as a vegetated grass filter strip area.*
 - Label the acreage of the property.*
 - A small increase in the impervious area is being proposed for the site.
 - Erosion and sediment control will be needed with the final plan.*
- **Sanitary Sewer**

The development is currently served by an eight (8) inch diameter sanitary sewer main on the southwest portion of the property.

 - Reference the sanitary sewer easement for this sewer line on the plan.*
- **Street Access**

Access to the site will be from Weathered Rock Road.

 - Driveway widths will need to be changed to twenty-four (24) feet (maximum width for residential driveways).*
- **Sidewalk**

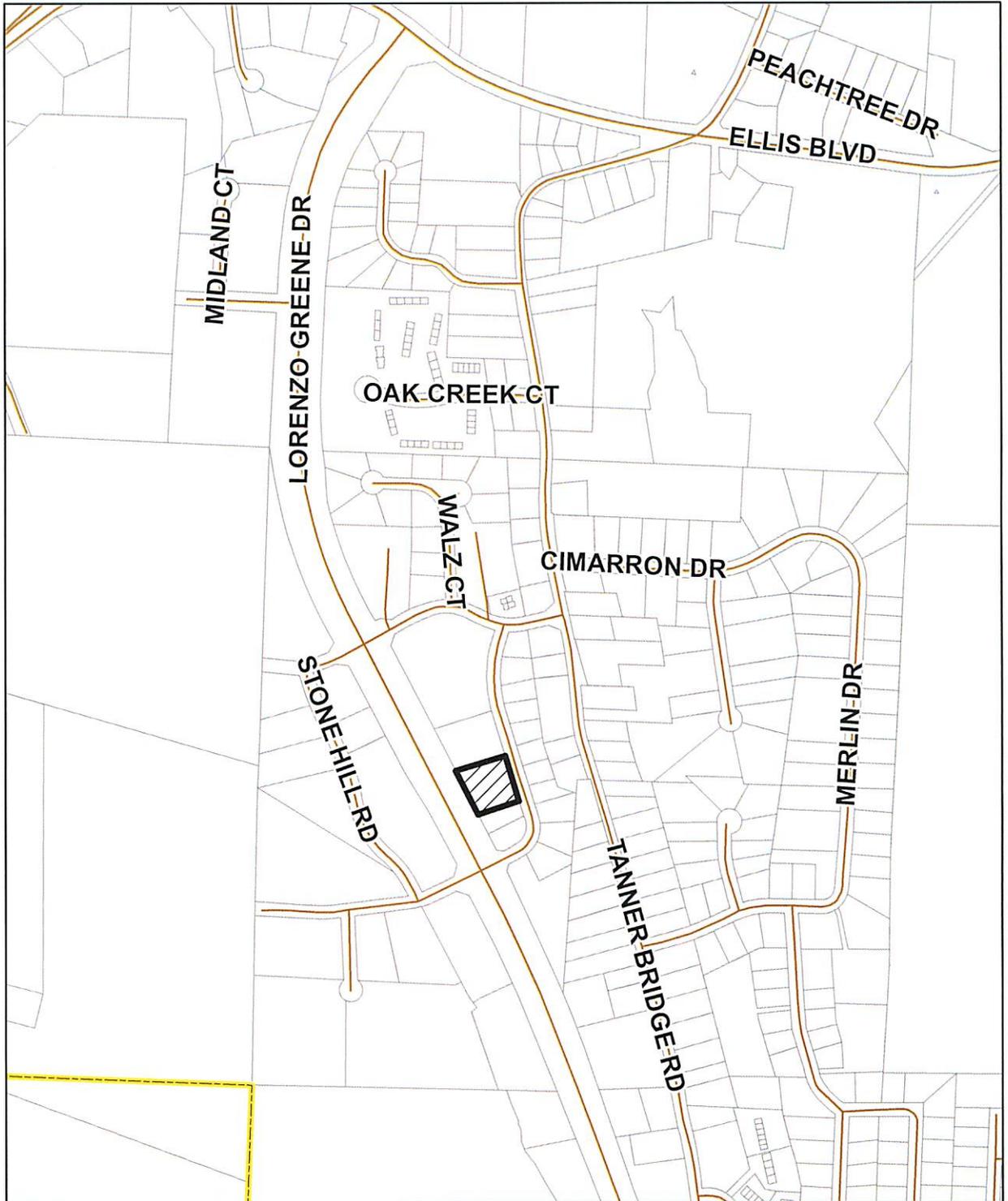
Sidewalk is not required for the project.
- **Utilities**

Facilities exist in the vicinity and to serve this development.
- **Site Technical Comments-**

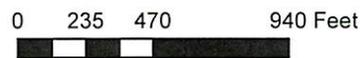
Add the signature lines for the Commission Chairman and the Director of Planning and Protective Services to the revised plan.

City of Jefferson Planning & Zoning Commission

VICINITY

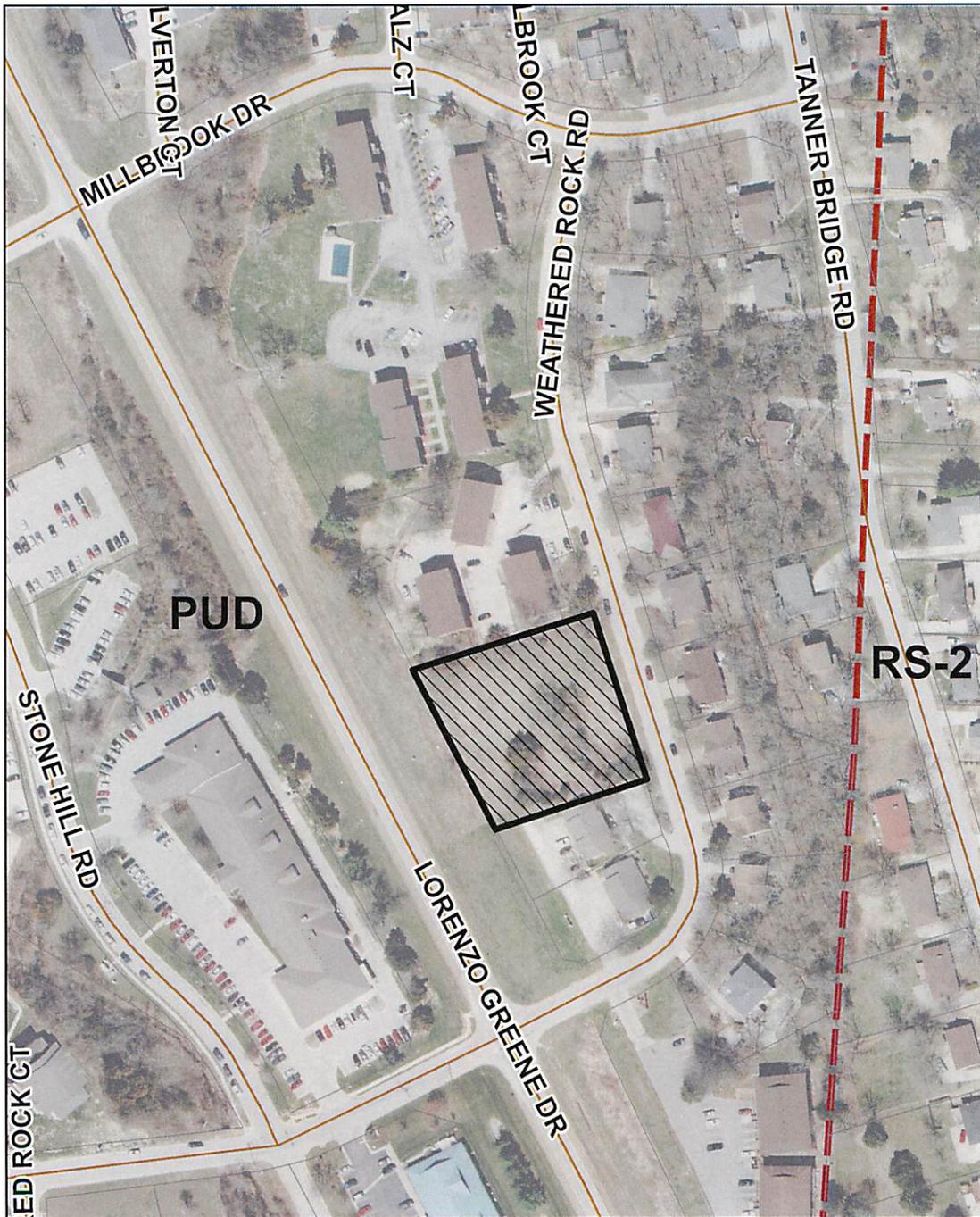


Case No. P16015
2220 Weathered Rock Rd.
Preliminary PUD Plan for
two residential tri-plexes

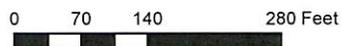


City of Jefferson Planning & Zoning Commission

LOCATION MAP



Case No. P16015
2220 Weathered Rock Rd.
Preliminary PUD Plan for
two residential tri-plexes





City of Jefferson
 Department of Planning & Protective Services
 320 E. McCarty Street
 Jefferson City, MO 65101
 Phone: 573-634-6410
jcplanning@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: Twenty Seven Properties
 Street Address: 2220 Weathered Rock Road, Jefferson City, MO
 Legal Description (as follows or is attached): _____

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: Twenty Seven Properties LLC
 Address: 5404 Aberdeen Way, Jefferson City, MO 65101
 Phone Number(s): 573-694-3312

Applicant Name (if different from owner): Chris & Sandy Hentges
 Address: 5404 Aberdeen Way, Jefferson City, MO 65101
 Phone Number(s): 573-694-3312

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

The attached information accurately represents this proposed project.

Chris Hentges
 Property Owner Signature

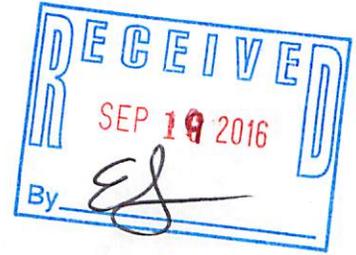
Chris Hentges 8/8/2016
 Printed Name Date

 Consultant Signature

 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.



September 12, 2016

City of Jefferson
Department of Planning and Protective Services
320 E. McCarty Street
Jefferson City, MO 65101

The following is a narrative of Twenty Seven Properties' proposed development of the property located at 2220 Weathered Rock Road, Jefferson City, MO.

The existing property consists of an undeveloped lot of approximately one acre sitting on the southwest side of Weathered Rock Road.

We intend to build two 3 bedroom triplexes on the lot, each consisting of two apartments on the upper level and one apartment on the lower level. The two upper level apartments will have a garage with access from Weathered Rock Road. The lower level unit will have a separate drive and parking area. The site will require some imported fill.

The existing neighborhood consists of apartment complexes and duplexes.

Attached is a preliminary site plan showing the location of the triplexes and proposed grades.

Respectfully Submitted


Chris Hentges
Twenty Seven Properties

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 28, 2016

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 13, 2016 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. P16015 – 2220 Weathered Rock Road – Preliminary PUD Plan. Request filed by Twenty Seven Properties LLC, property owner, for a Preliminary PUD Plan to construct two residential triplexes on 0.96 acres. The property is located on the west side of Weathered Rock Road 650 feet south of Millbrook Drive and is described as Part of Tract B of Millbrook Subdivision, 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 21, 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.

JEFFERSON STREET COMMERCE PARK L L C
604 MISSOURI BLVD CT, #D
JEFFERSON CITY, MO 65109
905 WEATHERED ROCK RD, #D

WILSON, MARVIN
2204 TANNER BRIDGE RD
JEFFERSON CITY, MO 65101
2204 TANNER BRIDGE RD

VIERTEL, JOHN F & JANE K
2200 TANNER BRIDGE RD
JEFFERSON CITY, MO 65101
2200 TANNER BRIDGE RD

COOPER, ROYAL O & ANNA MARIA E
2138 TANNER BRIDGE RD
JEFFERSON CITY, MO 65101
2138 TANNER BRIDGE RD

SCHULTE, JAMES E & JANELLE FISCHER
TRUSTEES
4073 COUNTY RD 452
NEW BLOOMFIELD, MO 65063
2207 WEATHERED ROCK RD

LUEBBERING, ARTHUR L
2209 WEATHERED ROCK RD
JEFFERSON CITY, MO 65101
2209 WEATHERED ROCK RD

TURNER, LISA
1037 S COUNTRY CLUB DR
JEFFERSON CITY, MO 65109
2211 WEATHERED ROCK RD

BEXTEN, GREGG A & MOLLY A
4921 GLOVERS FORD RD
JEFFERSON CITY, MO 65101
2213 WEATHERED ROCK RD

BEXTEN, CHARLES J & NORMA J
BEXTEN, GREGG A & MOLLY A, TRUSTEES
4921 GLOVERS FORD RD
JEFFERSON CITY, MO 65101
2215 WEATHERED ROCK RD

LINSENBARDT, L DAVID & MARY KAY, TRUSTEES
2077 HONEYSUCKLE LN
JEFFERSON CITY, MO 65109
2217 WEATHERED ROCK RD
2219 WEATHERED ROCK RD

EDWARDS, DEANNA R
2221 WEATHERED ROCK RD
JEFFERSON CITY, MO 65101
2221 WEATHERED ROCK RD

CEDARBROOKE L L C
PO BOX 104271
JEFFERSON CITY, MO 65110
2225 WEATHERED ROCK RD

G N R RENTAL PROPERTIES L L C
3520 ROCK RIDGE RD
JEFFERSON CITY, MO 65109
2224 WEATHERED ROCK RD
2222 WEATHERED ROCK RD

TWENTY SEVEN PROPERTIES L L C
5404 ABERDEEN WAY
JEFFERSON CITY, MO 65101
2220 WEATHERED ROCK RD (*Subject Property*)

FRIENDSHIP LEASING L L C
PO BOX 84
MCGIRK, MO 65055
2212 WEATHERED ROCK RD

Case No. P16015
2220 Weathered Rock Rd.
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185 ft. Notification Buffer

