

Jefferson City  
Planning & Zoning Commission

October 13, 2016

**Case No. P16016  
MERS Goodwill  
2821 S Ten Mile Drive**

**Final Subdivision Plat  
MERS Goodwill**

**PLANNING STAFF REPORT**  
**JEFFERSON CITY PLANNING AND ZONING COMMISSION**  
**October 13, 2016**

**Case No. P16016 – 2821 S. Ten Mile Drive – Final Subdivision Plat.** Request filed by MERS Goodwill for a Final Subdivision Plat on property zoned C-1 Neighborhood Commercial consisting of 1.65 acres and one lot. The purpose of the request is to consolidate three separate property tracts into a single lot. The property is located on the South Side of South Ten Mile Drive 400 feet west of Stoneridge Parkway.

**Nature of Request**

This is a one lot subdivision filed for the purpose of consolidating three separate tracts into a single lot. The property is intended to be developed with a new 14,500 sf retail building.

**Zoning History**

A case involving the rezoning of a portion of the property from RD/C-O to C-1 was approved by the Planning and Zoning Commission in March of 2016.

**Location**

The property is located on the south side of South Ten Mile Drive 400 feet west of Stoneridge Parkway. Adjacent zoning and land use is as follows:

	Surrounding Zoning	Surrounding Uses
North	C-2/RS-1	Commercial Office Building and SF Home
South	C-O/RD	Stormwater Detention Basin
East	C-2	Drive Through Restaurant
West	RS-1	Single Family Residential Neighborhood

**Staff Analysis**

**Final Subdivision Plat:**

The Final plat details the property boundary of the subdivision and easements that would accommodate utility lines through the property.

**Acreage:** The total size of the subdivision is 1.65 acres

**Number of Lots:** One (1) lot is shown on the Subdivision Plat.

**Lot Sizes:** There are no minimum lot sizes or lot widths for the C-1 zoning of the property.

**Streets:** No new streets would be created by the subdivision plat.

**Sidewalks:** Sidewalks would be constructed as part of the pending development of the property.

**Utilities:** Utility access is existing. A sewer line realignment is planned for the site and would be accommodated by the new sewer line easement shown on the plat. The existing easement would be vacated at a later date after the new line is constructed and accepted by the City.

**Form of Motion**

Motion for approval of the proposed final plat with the following conditions:

1. Compliance with the comments and technical corrections of the Planning and Engineering Divisions.
2. Submittal of a signed plat document prior to introduction to the City Council.

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

**Item 7. – Other New Business**

**Case No. P16016 – Final Subdivision Plat, Goodwill Consolidation Plat, 2821 South Ten Mile Drive  
(C-1)**

**ENGINEERING STAFF RECOMMENDATION-** Engineering Staff supports approval of this request, *subject to final plat being revised to address technical comments below, prior to the plat being considered by the City Council.*

**Existing Infrastructure/ Site Improvements**

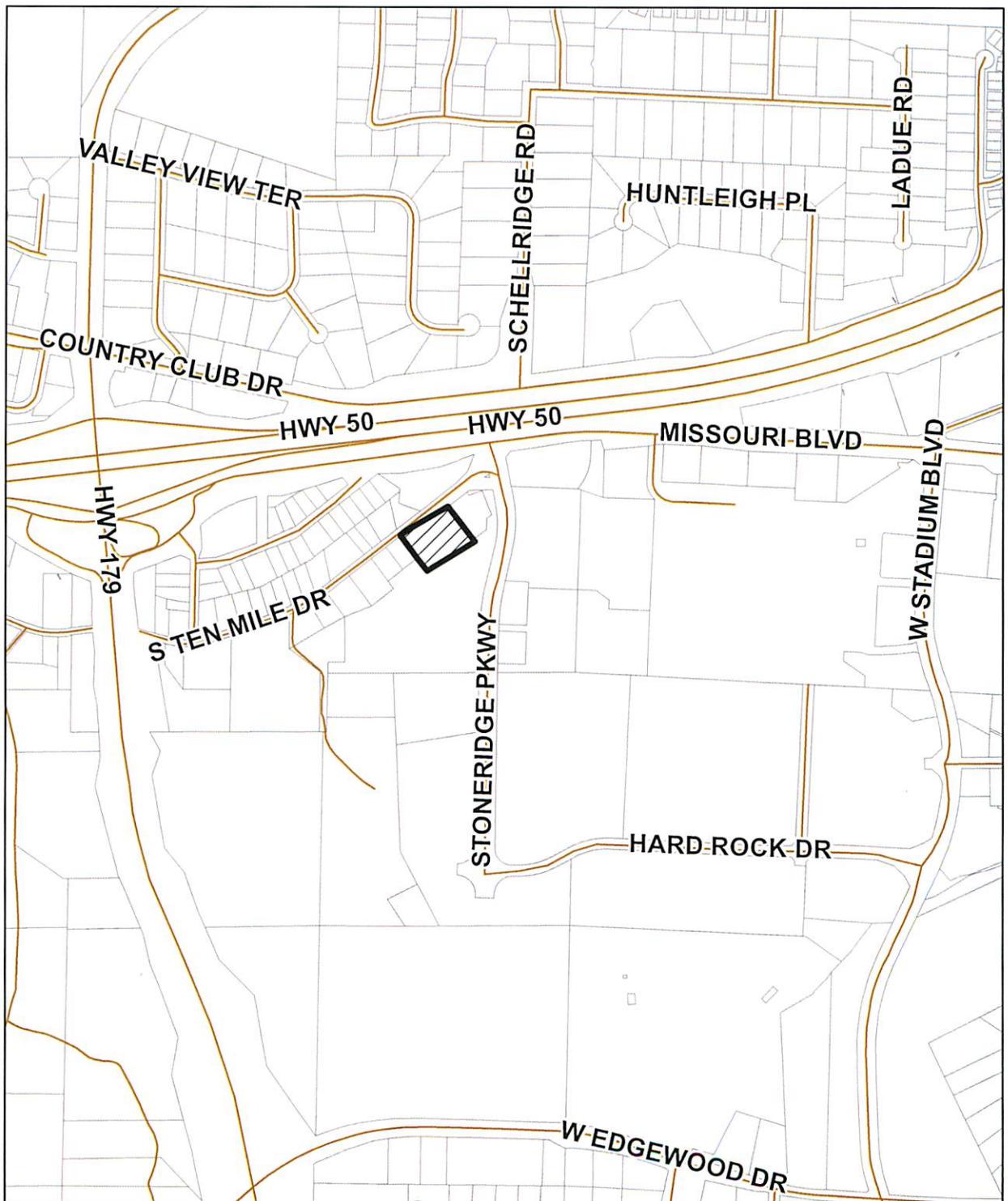
- The existing sanitary sewer is being relocated.
  - Improvements have previously been reviewed with the site plan submittal. Plans for sanitary sewer relocation should be in approvable form.
  - The existing sanitary sewer easement will need to be abandoned once the sewer has been relocated.
  - Sidewalk, access, utilities and other site requirements have been address with site plan submittal /review.
  - Plans for the site should be in approvable form.

**Plat Technical Comments-**

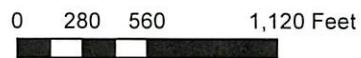
- *Adjacent zoning districts should be shown /referenced on the plat.*
- *Existing buildings on the property should be noted (even if to be removed).*
- *Label the new consolidated lot as "Lot A".*
- *Add the recorder's block information to the plat.*
- *Add the City approval block information to the plat.*
- *Reference/tie the survey description calls, lines and points to the parcels 1-3 (including books and pages) and the South Ten Mile Drive r/w in the property description.*
- *Reference the parcels 1-3 (including books and pages) in the caption of the survey description.*

# City of Jefferson Planning & Zoning Commission

## VICINITY

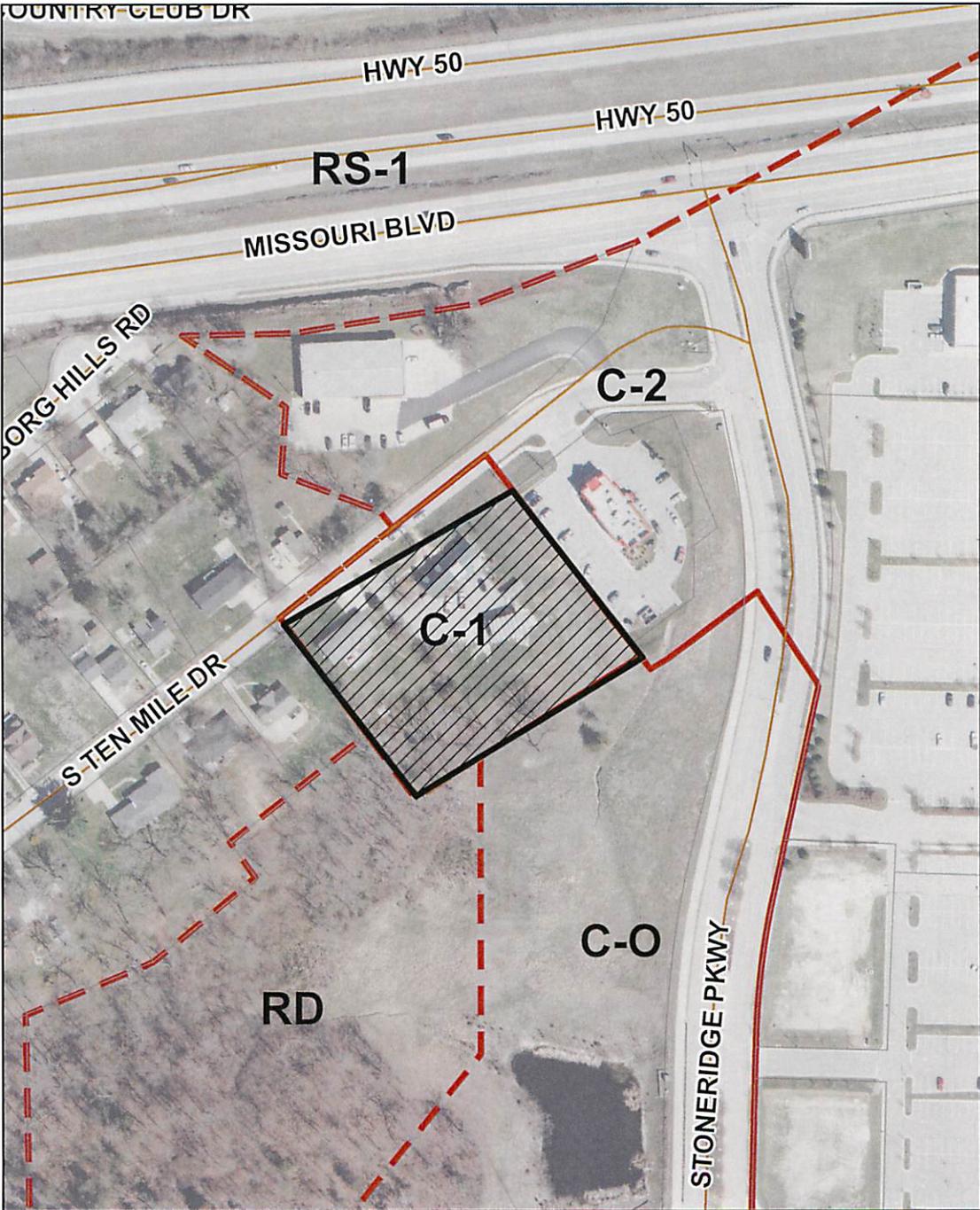


Case No. P16016  
2821 S. Ten Mile Drive  
Final Subdivision Plat

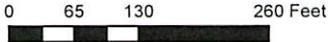


# City of Jefferson Planning & Zoning Commission

## LOCATION MAP



Case No. P16016  
2821 S. Ten Mile Drive  
Final Subdivision Plat





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

### APPLICATION FOR SUBDIVISION PLAT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri for the following type of subdivision:  Preliminary Plat  Final Plat

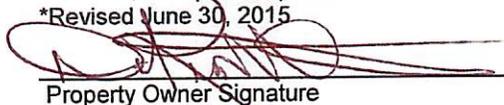
1. Name of Subdivision: Goodwill Consolidation Plat
2. General location: 2821 S. Ten Mile Dr.
3. Existing/Proposed zoning: C-1 Neighborhood Commercial District
4. Existing/Proposed use of the property: Commercial Development
5. Size of the property in acres: 1.651 acres
6. Total number of lots proposed: 1 Lot

7. The following items need to be submitted with the plat drawing, if applicable:  
 A. Public improvement construction plans are to be submitted to the Engineering Division with a final plat. Signature of the Division Director, or his/her designee, is needed to certify that plans have been submitted:

\_\_\_\_\_  
 Signature Date (N/A if no plans are required)

B. Description of any variances to the Subdivision Regulations being requested (please note section number of the regulation below and attach a letter stating justification for the variance(s):  
 \_\_\_\_\_

C. Appropriate application filing fee: \$ 244.00 Preliminary Plat - Residential-\$213\* plus \$4 per lot  
 Preliminary Plat - Commercial/Industrial-\$213\* plus \$4 per lot  
 Final Plat - \$240\* plus \$4 per lot  
 \*Revised June 30, 2015

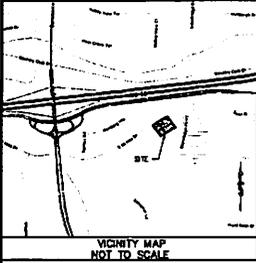
<u>MERS/Missouri Goodwill Industries</u> Property Owner Name (type or print)		<u>8/30/12</u> Date
<u>Cochran - Eric Kirchner P.E.</u> Engineer Name (type or print)		<u>9/8/16</u> Date
<u>Cochran - James R. Park Jr., PLS</u> Surveyor Name (type or print)		<u>9/8/16</u> Date

Contact person for this application:  
 Name: Cochran  
 Address: 8 East Main Street; Wentzville, MO 63385  
 Phone Number: 636-332-4574

For Staff Use Only

- Attachments:
- Variance request letter
  - Additional documentation

Notes: \_\_\_\_\_  
 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.



# GOODWILL CONSOLIDATION PLAT

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 10, TOWNSHIP 44 NORTH, RANGE 12 WEST OF THE  
FIFTH PRINCIPAL MERIDIAN, CITY OF JEFFERSON CITY, COLE COUNTY, MISSOURI

**OWNER'S CERTIFICATE:**

WE, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S STATEMENT, HAVE CAUSED THE SAME TO BE SURVEYED AND COMPARED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "GOODWILL CONSOLIDATION PLAT".

THE ELECTRIC LINE EASEMENT LOCATED ALONG THE NORTHEAST PROPERTY LINE IS HEREBY DEDICATED TO AMHERST MISSOURI, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND OPERATING SAID UTILITY.

THE 47' WIDE SANITARY SEWER EASEMENT LOCATED CROSSING THE SOUTHERN PORTION OF THE PROPERTY IS HEREBY DEDICATED TO THE CITY OF JEFFERSON CITY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND OPERATING SAID UTILITY.

THE BUILDING SETBACK LINES AND LANDSCAPE BUFFERS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

ALL LOTS OF "GOODWILL CONSOLIDATION PLAT", AS SHOWN HEREON, ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN AN INSTRUMENT FILED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE RECORDER OF DEEDS OFFICE, COLE COUNTY, MISSOURI.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2016.

MERS/MISSOURI GOODWILL INDUSTRIES, A MISSOURI NONPROFIT CORPORATION

BY: (SIGN NAME) \_\_\_\_\_

BY: (PRINT NAME) \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

NOTARY FOR: MERS/MISSOURI GOODWILL INDUSTRIES, A MISSOURI NONPROFIT CORPORATION

STATE OF MISSOURI )  
CITY OF ST. LOUIS ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016,  
BEFORE ME APPEARED \_\_\_\_\_ WHO BEING BY ME  
DULY SWORN, SO SAY THE VERDICT IS THAT \_\_\_\_\_ A CORPORATION FULLY  
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE  
SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID  
CORPORATION AND THAT THE SAID INSTRUMENT WAS READ AND SEALED ON BEHALF OF  
SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID  
\_\_\_\_\_ DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND  
DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL  
SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST  
ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**BOUNDARY DESCRIPTION:**

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 44 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JEFFERSON CITY, COLE COUNTY, MISSOURI AND BEING BETTER DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10:

THENCE, ALONG THE QUARTER SECTION LINE, SOUTH 88 DEGREES 58 MINUTES 38 SECONDS WEST, A DISTANCE OF 851.55 FEET TO A POINT;

THENCE, DEPARTING SAID QUARTER SECTION LINE, NORTH 00 DEGREES 03 MINUTES 21 SECONDS WEST, A DISTANCE OF 808.91 FEET TO AN IRON ROD BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND;

THENCE, NORTH 37 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 150.07 FEET TO A POINT;

THENCE, NORTH 51 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 38.80 FEET TO A POINT;

THENCE, SOUTH 34 DEGREES 08 MINUTES 23 SECONDS EAST, A DISTANCE OF 3.00 FEET TO AN IRON ROD;

THENCE, SOUTH 58 DEGREES 50 MINUTES 50 SECONDS WEST, A DISTANCE OF 61.77 FEET TO AN IRON ROD;

THENCE, NORTH 58 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 180.68 FEET TO AN IRON ROD;

THENCE, NORTH 51 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 8.29 FEET TO A POINT;

THENCE, SOUTH 37 DEGREES 43 MINUTES 53 SECONDS EAST, A DISTANCE OF 245.74 FEET TO AN IRON ROD;

THENCE, SOUTH 89 DEGREES 34 MINUTES 43 SECONDS WEST, A DISTANCE OF 236.74 FEET TO AN IRON ROD;

THENCE, NORTH 37 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 80.70 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT OF LAND CONTAINING 71.08 SQUARE FEET, OR 1.631 ACRES, MORE OR LESS.

**SURVEY NOTES:**

- SEARCHES ADOPED FOR MISSOURI BROWN TRACT PLANE COORDINATE SYSTEM.
- THIS CONSOLIDATION PLAT, AS SHOWN HEREON, MEETS OR EXCEEDS THE MISSOURI URBAN STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS PROPERTY, AS DEFINED HEREON.
- SOURCE OF RECORDS:  
PARCEL 1 IS CURRENTLY VESTED IN THE NAME OF MERS/MISSOURI GOODWILL INDUSTRIES, A MISSOURI NONPROFIT CORPORATION PER DEED BOOK 865, PAGE 338 OF THE COLE COUNTY RECORDS.  
PARCEL 2 IS CURRENTLY VESTED IN THE NAME OF MERS/MISSOURI GOODWILL INDUSTRIES, A MISSOURI NONPROFIT CORPORATION PER DEED BOOK 865, PAGE 333 OF THE COLE COUNTY RECORDS.  
PARCEL 3 IS CURRENTLY VESTED IN THE NAME OF MERS/MISSOURI GOODWILL INDUSTRIES, A MISSOURI NONPROFIT CORPORATION PER DEED BOOK 865, PAGE 336 OF THE COLE COUNTY RECORDS.
- SURVEY INSTRUMENTS SHOWN HEREON ARE SURVEYED AND RECORDED, UNLESS OTHERWISE NOTED.  
(R1) - DENOTES SURVEYED INFORMATION GATHERED BY COCHRAN DURING THE MONTH OF MARCH, 2016.  
(R2) - DENOTES RECORD INFORMATION DERIVED FROM DEED BOOK 865, PAGE 333 OF THE COLE COUNTY RECORDS.  
(R3) - DENOTES RECORD INFORMATION DERIVED FROM DEED BOOK 865, PAGE 336 OF THE COLE COUNTY RECORDS.
- SOURCE OF EASEMENTS: COCHRAN USES EXCLUSIVELY, TITLE COMMITMENTS ISSUED BY COLE COUNTY ABSTRACT & TITLE CO., AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBERS B0915 AND B1814, WITH EFFECTIVE DATES OF 12/17/2015 AND COMMITMENT NUMBER B1815, WITH AN EFFECTIVE DATE OF 1/23/2016. SCHEDULE B - SECTION 9, NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY COCHRAN.
- THIS CONSOLIDATION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- FLOOD ZONES:  
THIS SITE FALLS WITHIN FLOODING "ZONE Y", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM FLOOD INSURANCE RATE MAPS FOR COLE COUNTY, MISSOURI AND RECORPORATED AREAS. MAP NUMBER 250200202E, MAP REVISED ON NOVEMBER 8, 2015. FLOOD ZONES ARE DETERMINED BY SCALING.
- UTILITIES HAVE NOT BEEN SHOWN FOR THIS SURVEY. UTILITIES MAY EXIST. THE EXISTENCE OF WHICH IS PRESUMED NOT SHOWN. THE CONTRACTOR/OWNER SHALL VERIFY THE EXISTENCE OF WHICH IS PRESUMED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND/OR EXCAVATION FOR INFORMATION CONCERNING THE LOCATIONS OF UTILITIES, CONTACT MISSOURI ONE CALL 1-800-ONE-CALL.
- PROPERTY ZONE:  
C-1 MIDDLEBROOK COMMERCIAL DISTRICT
- THE PURPOSE OF THIS CONSOLIDATION PLAT IS TO COMBINE THE THREE PARCELS INTO ONE PARCEL, BEING THE CONSOLIDATED LOT CONTAINING A TOTAL OF 71.08 SQUARE FEET OR 1.631 ACRES OF LAND, MORE OR LESS.
- SITE ADDRESS FOR IMPROVEMENT PLANS IS 2821 S. TEN MILE DR.
- THE PROFESSIONAL ENGINEER AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY FOR WHAT APPEARS ON THIS PAGE AND DECLAINS (Pursuant to REBO 327.015) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, RELATIVE TO OR IN CONNECTION TO BE USED FOR ANY PART OF THE PROJECT TO WHICH THIS PAGE RELATES.

**SURVEYOR'S STATEMENT:**

THIS IS TO STATE THAT, AT THE REQUEST OF MERS/MISSOURI GOODWILL INDUSTRIES, COCHRAN HAS, DURING THE MONTH OF AUGUST, 2016, PREPARED A CONSOLIDATION PLAT TO BE KNOWN AS "GOODWILL CONSOLIDATION PLAT", BEING SITUATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 44 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JEFFERSON CITY, COLE COUNTY, MISSOURI.

THE RESULTS OF SAID CONSOLIDATION PLAT ARE AS SHOWN HEREON AND DO MEET OR EXCEED THE CURRENT "MISSOURI URBAN STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

11 ENGINEERING, LLC  
(D.B.A. COCHRAN)  
13-200001940 0

**FOR REVIEW**

JAMES R. PAUL, JR., PLS. DATE  
MISSOURI 18 00001940  
FOR COCHRAN

PREPARED FOR:  
MERS/MISSOURI GOODWILL INDUSTRIES  
1727 LOCUST STREET  
ST. LOUIS, MO 63103

Case No. P16016  
2821 S Ten Mile Drive  
Final Subdivision Plat  
MERS Goodwill



GOODWILL CONSOLIDATION PLAT  
S. TEN MILE DR.  
JEFFERSON CITY, COLE COUNTY, MISSOURI

CONSOLIDATION PLAT

NO.	DATE	BY	FOR
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

1 OF 2

