

Jefferson City
Planning & Zoning Commission

September 10, 2015

Case No. P15013
Zoning Text Amendment Pertaining to
Motor Vehicle Sales in the M-2 Zoning District

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

Case No. P15013 – Zoning Code Text Amendment. Request filed by Scott Bradshaw, private citizen, to amend the text of Chapter 35, Zoning, Section 35-28 Land Use Matrix, to establish motor vehicle sales as a permitted use of the M-2 General Industrial zoning district. The complete text of the amendment is available for review at the Department of Planning and Protective Services, 320 E. McCarty Street, or may be viewed at the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

Nature of Request

The applicant has identified a property on Industrial Drive that is zoned M-2 General Industrial where he would like to locate a vehicle sales business. Vehicle sales are currently permitted in the M-1 Light Industrial district and the C-2 General Commercial district, and prohibited in all other districts.

Proposed Amendment

List motor vehicle sales, including leasing and rental of new/used auto's, trucks, RV's, Trailers, Boats, as a permitted use in the M-2 district as follows:

		Exhibit 35-28: Land Uses Authorized in Zoning Districts																
Use Category	Specific Use Type	Zoning Districts																
		RU	RS-1	RS-2	RS-3	RS-4	RD	RA-1	RA-2	N-O	RC	C-O	C-1	C-2	C-3	M-1	M-2	
3. Commercial Use																		
K. Vehicle Sales and Leasing	1. Motor Vehicle Sales, including Leasing and Rental of New/Used Auto's, Trucks, RVs, Trailers, Boats	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P

Staff Analysis

A major feature of motor vehicle sales operations is the outdoor display of vehicles for sale. Such uses would have a large impact on, for example, light commercial or office oriented districts, but would have little conflict with areas where outdoor storage or operations are the norm.

The M-2 district permits outdoor storage and operations associated with a variety of other land uses, as does the M-1 Light Industrial district. Vehicle sales is currently a permitted use in the M-1 district. Extension of the vehicle sales use to the M-2 district would have little effect on the land use character of the city and would have a low potential for conflict with other uses permitted in the industrial districts.

Staff Recommendation

Staff recommends approval of the requested zoning code amendment. The outdoor nature of motor vehicle sales would have little conflict with other uses permitted in the M-2 district

Form of Motion

Approval of the request to amend the Zoning Code to establish motor vehicle sales as a permitted use in the M-2 district.



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

APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

Zoning Text Amendment (Describe below or attach complete narrative)
 Article and Section Affected (if applicable) PERMIT AUT EXHIBIT # 35-28.3.K.1

Description of proposed text amendment: PERMIT AUTOMOBILE SALES UNDER M-2 ZONING DISTRICT

Zoning Map Amendment (Rezoning of Real Estate)
 The undersigned hereby state they are the owners of the following described real estate:

Property Address: _____

Legal/Property Description (write out or attach as an exhibit): _____

Who petition to rezone the above described real estate from its present classification of _____ district to _____ district. The purpose of this rezoning request is to: _____

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

Scott Bradshaw
 Property Owner #1 Name (type or print)
 Applicant

 Property Owner #2 Name (type or print)

[Signature]
 Property Owner Signature
 Applicant

 Property Owner Signature

N/A Subscribed and sworn before me this _____ day of _____ in the year _____.

 Notary Public

Address of Property Owner #1	
Name	<u>Scott Bradshaw</u>
Mailing Address	<u>1730 Highway 179 Jefferson City, MO 65109</u>
Phone Number	<u>573-230-3535</u>
Address of Property Owner #2	
Name	
Mailing Address	
Phone Number	

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
 Payment Received: ___ Cash (Receipt # _____); ___ Check (Copy; check # _____)
 Attachments: ___ Additional sheets or documentation ___ Applicant/Project Information Sheet ___ Location Map

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.