

Jefferson City  
Planning & Zoning Commission

November 12, 2015

**Case No. P15016  
F & F Development  
2300 & 2600 Block of Christy Drive  
(3519 Bennett Lane)**

- A. Rezoning from RU to C-2**
- B. Comprehensive Plan Amendment**

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

**Case No. P15016 – 3519 Bennett Lane (Property Located in the 2300 and 2600 Block of Christy Drive), Rezoning from RU to C-2.** Request filed by F&F Development LLC, property owner, to rezone 19.51 acres from RU Rural to C-2 General Commercial and an associated amendment to the Comprehensive Plan. The property is a portion of the Rickman Center property addressed as 3519 Bennet Lane, and consists of two tracts on opposite sides of Missouri Route B. The first tract consists of 2.29 acres and is located on the north side of Missouri Route B, 1500 feet west of the intersection with Christy Drive, and is accessed through property in the 2300 Block of Christy Drive. The second tract consists of 17.22 acres located on the south side of Missouri Route B, 1500 feet west of the intersection with Christy Drive, and is accessed from the 2600 Block of Christy Drive. The property is described as part of the North Half of the Northeast Quarter of Section 26, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

**Nature of Request**

The property owner recently purchased the property and envisions a future commercial use for the area, and is proposing a rezoning of the property to C-2 General Commercial. An amendment to the Development Plan Map of the Comprehensive Plan is also proposed in order to support the requested rezoning.

**Zoning History**

This property was annexed into the City of Jefferson in 2000. At the time of annexation a zoning of RU Rural was applied to the property.

**Zoning and Surrounding Land Use**

Current Zoning: RU

Current Use: Undeveloped

Requested Zoning: C-2

Intended Use: Future Commercial

|       | Surrounding Zoning | Surrounding Uses      |
|-------|--------------------|-----------------------|
| North | C-2                | Undeveloped/Quarry    |
| South | RU                 | Former Rickman Center |
| East  | Unincorporated     | Undeveloped           |
| West  | RU/Unincorporated  | Highway Right-of-way  |

**Allowed Uses:**

Allowed Uses: The C-2 General Commercial zoning district allows for a variety of land uses including general retail, offices, hotels, sit-down or drive through restaurants, banks, automobile sales, automobile repair, contractor and trade shops, and gas stations. Please see the Land Use Matrix in the Zoning Code for a more detailed list of permitted uses.

**Staff Analysis**

| Standard checklist for rezoning:   | Yes | No | Notes:   |
|--|-----|----|--|
| Complies with Comprehensive Plan   |     | X  | The Comprehensive Plan identifies this property as Public/Semi-Public or Low Density Residential. The proposal would amend the Comprehensive Plan to show the property as intended for Commercial use. |
| Has access to necessary utilities  |     | X  | A sanitary sewer main extension would be necessary to serve the property.  |
| Located outside flood zone   | X   |    | The property does not lie within the 100 year floodplain.  |
| Meets district size requirement  | X   |    | The rezoning would be an expansion of an existing C-2 district.  |
| Benefit to City is substantial when compared to adverse affects on adjacent property | X   |    | The property is adjacent to a highway interchange. An expansion of the General Commercial zoning in the area would be a benefit to the City.   |

**Staff Recommendation**

**Comprehensive Plan Amendment:**

The property is located adjacent to a major highway interchange with access from Christy Drive, which acts as an outer road to the highway. Use of the property in a commercial manner is ideal.

**Rezoning Request:**

The property is bordered to the north by existing commercial zoning and is adjacent to a state highway. The property is ideal for commercial development.

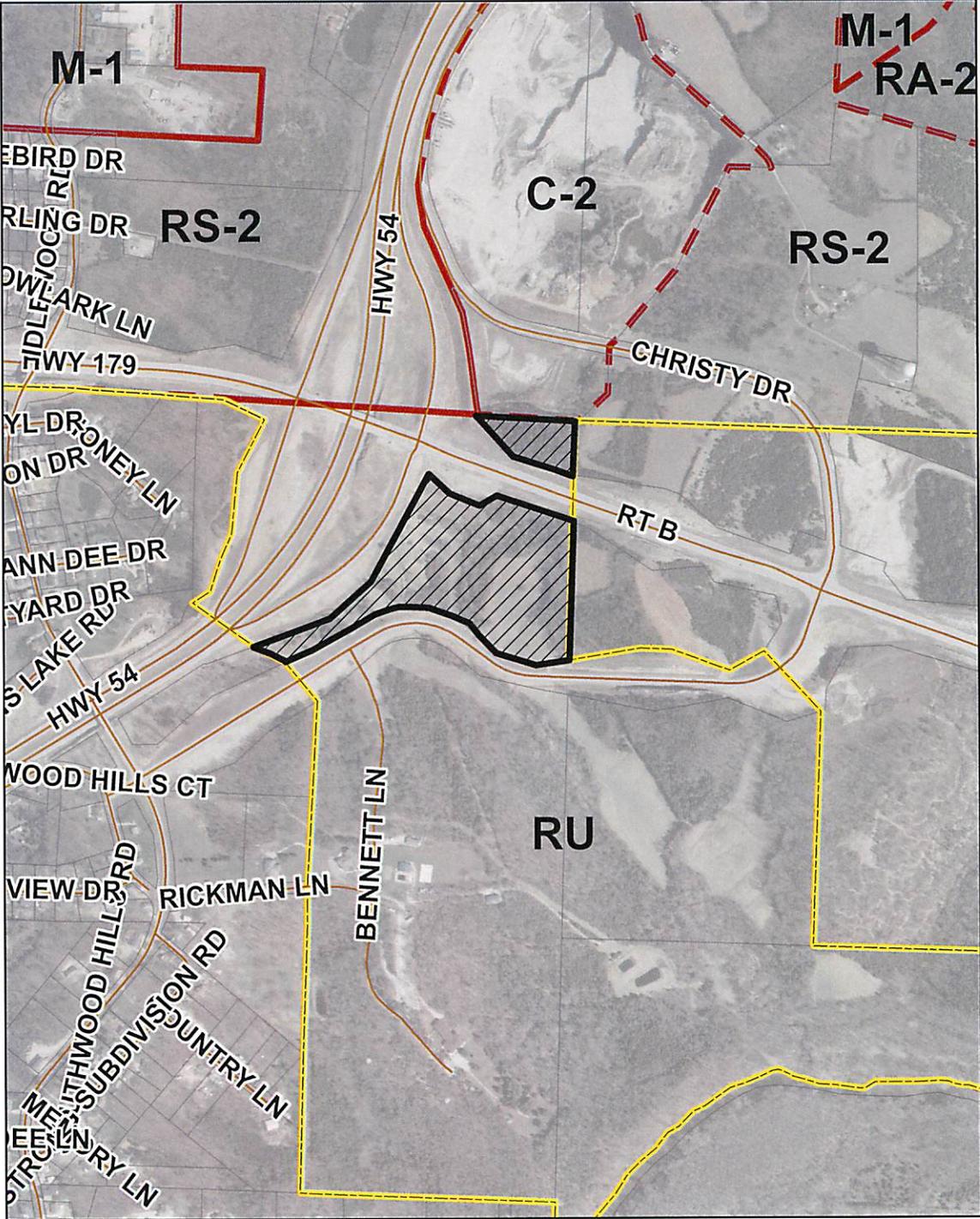
|                      | <b>Approve</b> | <b>Deny</b> | <b>Neutral</b> |
|----------------------|----------------|-------------|----------------|
| Staff Recommendation | X              |             |                |

**Form of Motion**

1. Motion to approve the comprehensive plan amendment request to show the property as Commercial.
2. Motion to approve the request to rezone the property from RU to C-2.

# City of Jefferson Planning & Zoning Commission

## LOCATION MAP



Case No. P15016



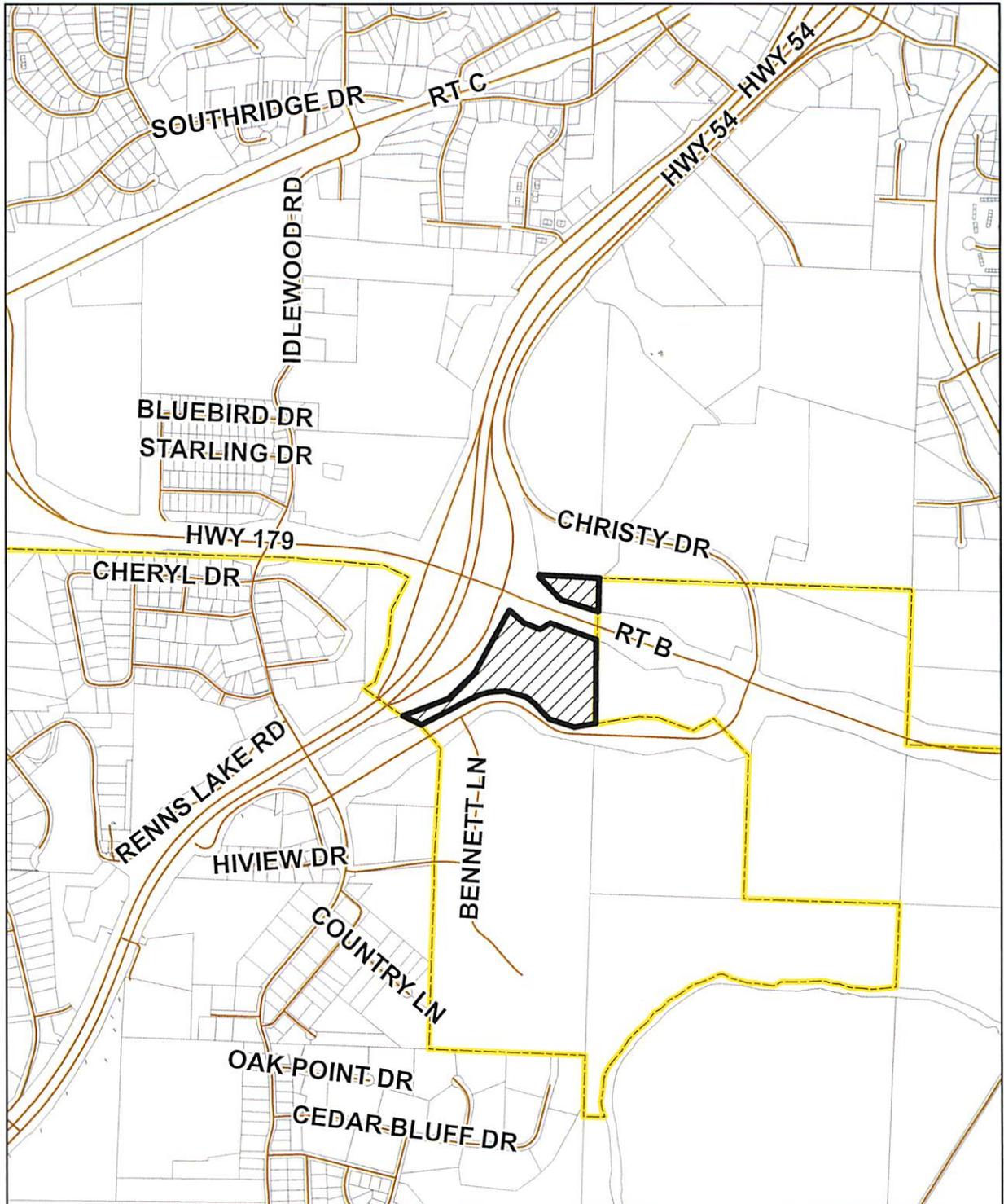
3519 Bennett Ln  
(Property Located in the 2300 & 2600 Block of Christy Dr.)



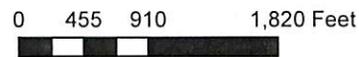
Rezoning from RU to C-2 and  
Comprehensive Plan Amendment

# City of Jefferson Planning & Zoning Commission

## VICINITY



Case No. P15016



3519 Bennett Ln  
(Property Located in the 2300 & 2600 Block of Christy Dr.)



Rezoning from RU to C-2 and  
Comprehensive Plan Amendment



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 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) \_\_\_\_\_

Description of proposed text amendment: \_\_\_\_\_

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

Property Address: Portion of property addressed as 3519 Bennett Lane.

Legal/Property Description (write out or attach as an exhibit): See attached.

Who petition to rezone the above described real estate from its present classification of RU district to C-2 district. The purpose of this rezoning request is to: ready property for commercial development

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.

F & F Development L.L.C.  
 Property Owner #1 Name (type or print)

[Signature]  
 Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 6 day of October in the year 2015.

[Signature]  
 Notary Public

|                              |   |   |
|------------------------------|---|---|
| Address of Property Owner #1 |   | JEAN MACKNEY<br>Notary Public - Notary Seal<br>STATE OF MISSOURI<br>County of Cole<br>My Commission Expires 11/27/2015<br>Commission # 11500009 |
| Name                         | F & F Development L.L.C.                            |   |
| Mailing Address              | 221 Bolivar St. Suite 400, Jefferson City, MO 65101 |   |
| Phone Number                 | 533-635-2255  |   |
| 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.



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 AMENDMENTS TO THE COMPREHENSIVE PLAN**

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

Text Amendment       Map Amendment

Current Development Plan Map Designation Public & Semi-Public / Low Density Residential

Proposed Development Plan Map Designation Commercial

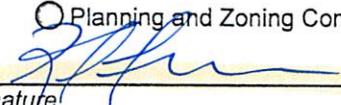
Applications for Map amendments shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

All applications shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- a. Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- b. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- c. Whether the change is consistent with the goals, objectives and policies of the Plan.
- d. Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- e. Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- f. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- g. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- h. Whether there will be benefits derived by the community or area by the proposed change.

Amendment Requested by:  Property Owner       Staff       Planning and Zoning Commission

F & F Development L.L.C.  
 Name (typed or printed)

  
 Signature

Property Owner Name F & F Development L.L.C.

Address 221 Bolivar St. Suite 400, Jefferson City, MO 65101

Phone Number(s): 573-635-2255

Applicant Name (if different from owner): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number(s) \_\_\_\_\_

**For City Use Only:** Application Filing Fee \$210 (Revised June 30, 2015)  
 Application Filing Fee Received: \_\_\_\_\_ Cash (receipt # \_\_\_\_\_) \_\_\_\_\_ Check (copy; check # \_\_\_\_\_)

Attachments: \_\_\_\_\_ Narrative      \_\_\_\_\_ Map      \_\_\_\_\_ Applicant/Project Information Sheet

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.

COMPREHENSIVE PLAN AMENDMENTS  
Excerpt from Section 35-74 Legislative Approval - Development  
Permits Ordinance No. 13361

- A. Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.

**At the time the Comprehensive Plan was adopted, the property south of Route B was under ownership of the Rickman Center, a religious conference center, The property north of route B was out of the city limits and therefore designated low density residential. The Route 179/Route 54 interchange was in the planning stages at that time, and an argument could be made that commercial development around the interchange should have been anticipated such as was done on the west side of the interchange.**

- B. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.

**In the time since the Comprehensive Plan was adopted, the Rickman Center has been sold to a private developer. The property adjacent to the Route 179/Route 54 interchange is suitable for commercial development. Christy Drive has also been extended to Route 179 increasing the commercial viability of the area.**

- C. Whether the change is consistent with the goals, objectives and policies of the Plan.

**The proposed change is consistent with the existing plan in that it will anticipate commercial development around the Route 179/Route 54 interchange as well as continuing commercial development along the Route 54 corridor.**

- D. Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.

**With the sale of the Rickman Center property, the construction of the Route 179 /Route 54 interchange and the extension of Christy Drive, the character of the area has changed in a way that would support the proposed change.**

- E. Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.

**The proposed change is needed to improve consistency with the Zoning Plan. The property to the north is currently zoned Commercial. Again this reinforces the commercial nature of the around the Route 179/Route 54 Interchange.**

- F. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreation facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.

**Public facilities and utilities are available to the area and can feasibly be extended to serve the subject property's proposed land use.**

- G. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

**The supply of land on, and adjacent to the subject property have more than adequate available land to accommodate the proposed zoning and land use. The tract south of Route 179 is over 17 acres. The 2.3 acre tract north of Route B will be joined with a nearly 7 acre tract that is already zoned commercial.**

- H. Whether there will be benefits derived by the community or area by the proposed zone.

**The community will benefit from having increased land for commercial development available on the south side of the city.**

MidMoGIS, MO



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 384 feet  
8/31/2015

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**2300 & 2600 Block of Christy Drive**  
**A. Rezoning from RU to C-2**  
**B. Comprehensive Plan Amendment**

## 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. P15016 – 3519 Bennett Lane (Property Located in the 2300 and 2600 Block of Christy Drive), Rezoning from RU to C-2 and Comprehensive Plan Amendment. (Rescheduled from October 8)** Request filed by F&F Development LLC, property owner, to rezone 19.51 acres from RU Rural to C-2 General Commercial and an associated amendment to the Comprehensive Plan. The property is a portion of the Rickman Center property addressed as 3519 Bennet Lane, and consists of two tracts on opposite sides of Missouri Route B. The first tract consists of 2.29 acres and is located on the north side of Missouri Route B, 1500 feet west of the intersection with Christy Drive, and is accessed through property in the 2300 Block of Christy Drive. The second tract consists of 17.22 acres located on the south side of Missouri Route B, 1500 feet west of the intersection with Christy Drive, and is accessed from the 2600 Block of Christy Drive. The property is described as part of the North Half of the Northeast Quarter of Section 26, Township 44 North, Range 12 West, 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](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.

F & F DEVELOPMENT L L C  
221 BOLIVAR ST  
JEFFERSON CITY, MO 65101  
2497 CHRISTY DR  
3519 BENNETT LN (*Subject Property*)

WILSON, ERIC E  
2707 IDLEWOOD RD  
JEFFERSON CITY, MO 65109  
2707 IDLEWOOD RD

HAMMANN, GALEN RAY & LAVERN  
3634 ROCK RIDGE RD  
JEFFERSON CITY, MO 65109  
CHRISTY DR  
HWY 54 W

LAND INVESTMENTS L L C  
8514 LIBERTY RD  
JEFFERSON CITY, MO 65101  
CHRISTY DR

HAMMANN, MARTIN WAYNE & ANITA  
HAMMANN, DONALD MORRIS  
HAMMANN, ROBERT DOUGLAS & THERESA  
3640 ROCK RIDGE RD  
JEFFERSON CITY, MO 65109  
RT B

STROBEL, ESTHER S  
RUSTEMEYER, PAMELA S  
KNERNSCHIELD, DAVID R  
445 KAYLOR BRIDGE RD  
CENTERTOWN, MO 65023  
HWY 54 W

JEFF CITY INDUSTRY INC  
PO BOX 104567  
JEFFERSON CITY, MO 65110  
HWY 54 S

BOND, CONSTANCE C  
2200 HONEY LN  
JEFFERSON CITY, MO 65109  
2200 HONEY LN

LISA CAVENDAR  
DIVISION OF FACILITIES MANAGEMENT  
DESIGN & CONSTRUCTION LEASING SECTION  
PO BOX 809  
JEFFERSON CITY, MO 65102  
2741 SOUTHWOOD HILLS RD

Case No. P15016

3519 Bennett Ln  
(Property Located in the 2300 & 2600 Block of Christy Dr.)

Rezoning from RU to C-2 and  
Comprehensive Plan Amendment

185 ft. Notification Buffer

