

Jefferson City  
Planning & Zoning Commission

November 12, 2015

**Case No. P15019**  
**The Harvard Group LLC**  
**1600 & 1700 Block of Highway 179**

**Amended Concept PUD Plan**

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

**Case No. P15019 – 1600 and 1700 Block of Highway 179; Amended Concept PUD Plan.** Request filed by The Harvard Group LLC, owner under contract, for an amendment to a Concept Planned Unit Development Plan. The new Concept PUD plan outlines a mixed use development consisting of 200 residential units and 453,400 square feet of commercial space. The property is located on the west side of the intersection of Highway 179 and Mission Drive and is described as part of the West half of the Southeast quarter of Section 15, Township 44 North, Range 12 West, Jefferson City, Cole County, Missouri.

**Nature of Request**

This request is for an amendment to the previously approved Concept PUD Plan. The previous plan envisioned a mixed use development consisting of 565 residential units and 351,700 square feet of non-residential floor area. The new plan envisions a mixed use development consisting of 200 residential units and 453,400 square feet of commercial space. The new plan also rearranges the roadway plan for the site, with a proposed Mission Drive extension straight west from the existing Mission Drive interchange.

The purpose of a Concept PUD Plan is to establish approval of a specific density and land use mix for the property and ensure conformance of the PUD plan with the Comprehensive Plan. A Preliminary PUD Plan would still need to be submitted for the property and reviewed by the Planning and Zoning Commission and City Council. A future Preliminary Plat and Final Subdivision plat(s) would also need to be submitted in order to accommodate the development plan.

**Zoning History**

This property was annexed into the City of Jefferson with a C-2 General Commercial zoning as part of the voter approved Highway 179 annexation area that became effective on November 1, 2006. The property was rezoned from C-2 to PUD and a Concept PUD Plan approved in 2010.

**Location**

The subject property is located on the western side of Highway 179 approximately three-fourths of a mile south of West Edgewood Drive. Adjacent zoning and land use is as follows:

	Surrounding Zoning	Surrounding Uses
North	RU	Undeveloped
South	RU	Undeveloped
East	C-2	St. Mary's Hospital
West	Unincorporated	Undeveloped

**Staff Analysis**

**Mission Drive Interchange:**

This property is located opposite of the new St. Mary's hospital and would rely on access from Highway 179 via the Mission Drive Interchange. The Concept PUD Plan outlines the intended street layout for the development and how this street layout would connect to neighboring properties. A street connection between the planned interchange on Highway 179 and a future intersection of Rock Hill Road/Wildwood Drive to the west is contained within the road connection plans associated with the highway interchange, and this Concept PUD Plan would accommodate the road plan via an extension of Mission Drive from the interchange due west across the property.

**Proposed Use/Underlying Zoning:** The proposed Concept PUD Plan outlines a development consisting of a mix of commercial and assisted living residential uses. There are no proposed changes to the previously approved base zoning districts of RA-2 and C-2 for the purpose of determining permitted uses for the property.

**Deviations from Zoning Code Requirements:** The previous Concept PUD Plan outlined several deviations from normal zoning code requirements, which are listed as follows:

Proposed maximum building height – 80 feet (normal maximum building height is 60 feet in the C-2 district and 45 feet in the RA-2 district.

Proposed minimum building setbacks – 10 feet between buildings, 15 feet for front and rear yards, and 0 foot for side yards.

Deviation from the requirements may be approved subject to safety requirements and the provision of community amenities as outlined in Section 35-27.D.6 and 7 of the Zoning Code.

There are no amendments to the existing deviations from Zoning Code requirements identified within the amended Concept PUD Plan. The amendment identifies that a planned hotel will possibly exceed the maximum height regulations.

**Density:**

The density identified in the amended Concept PUD Plan for the property is as follows:

Total residential units (assisted living units) – 200

Residential Floor Area – 168,000 square feet

Non-Residential Floor Area – 453,400 square feet

Floor Area Ratio – 19%

**Site design features:**

**Concept Site Plan** – The amended Concept PUD Site Plan shows an arrangement of commercial retail, restaurant, office, hotel, and assisted living units across the site with appropriate areas of parking for each use.

**Site Amenities** – Site amenities envisioned within the amended Concept PUD Plan include a lake and gazebo overlook at the front of the hotel site adjacent to Highway 179, a tree lined Mission Drive, a green area behind the assisted living building, and a green open space area at the north property line.

**Traffic Generation:**

Traffic generation for a development of this size would be significant, and a traffic impact study would be a necessary component of the future Preliminary PUD Plan.

**Staff Analysis and Recommendation**

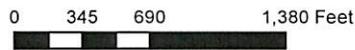
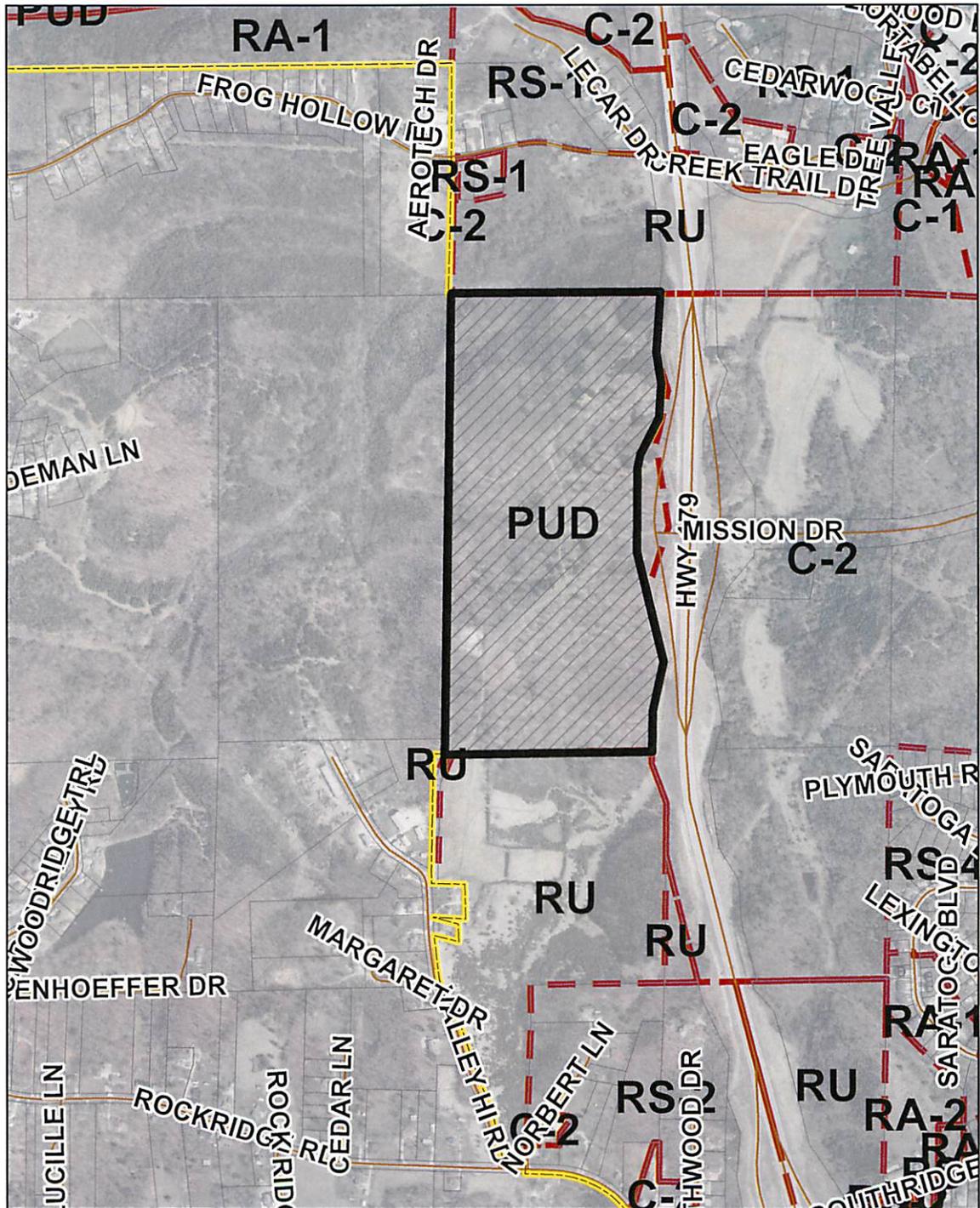
A Concept PUD Plan is the appropriate first step in the development approval process for a PUD development of this size. The purpose of a Concept PUD Plan is to establish the allowed uses, density, and general layout of a Planned Unit Development prior to the preparation of a more detailed Preliminary PUD Plan. This Concept PUD Plan proposes a mix of residential and commercial uses and a combined underlying zoning of RA-2 and C-2. The proposed layout of the development would accommodate the need for a roadway connection from the west to the Mission Drive interchange on Highway 179. Staff recommends approval of the Concept PUD Plan.

**Form of Motion**

Motion for approval of the Concept PUD Plan.

# City of Jefferson Planning & Zoning Commission

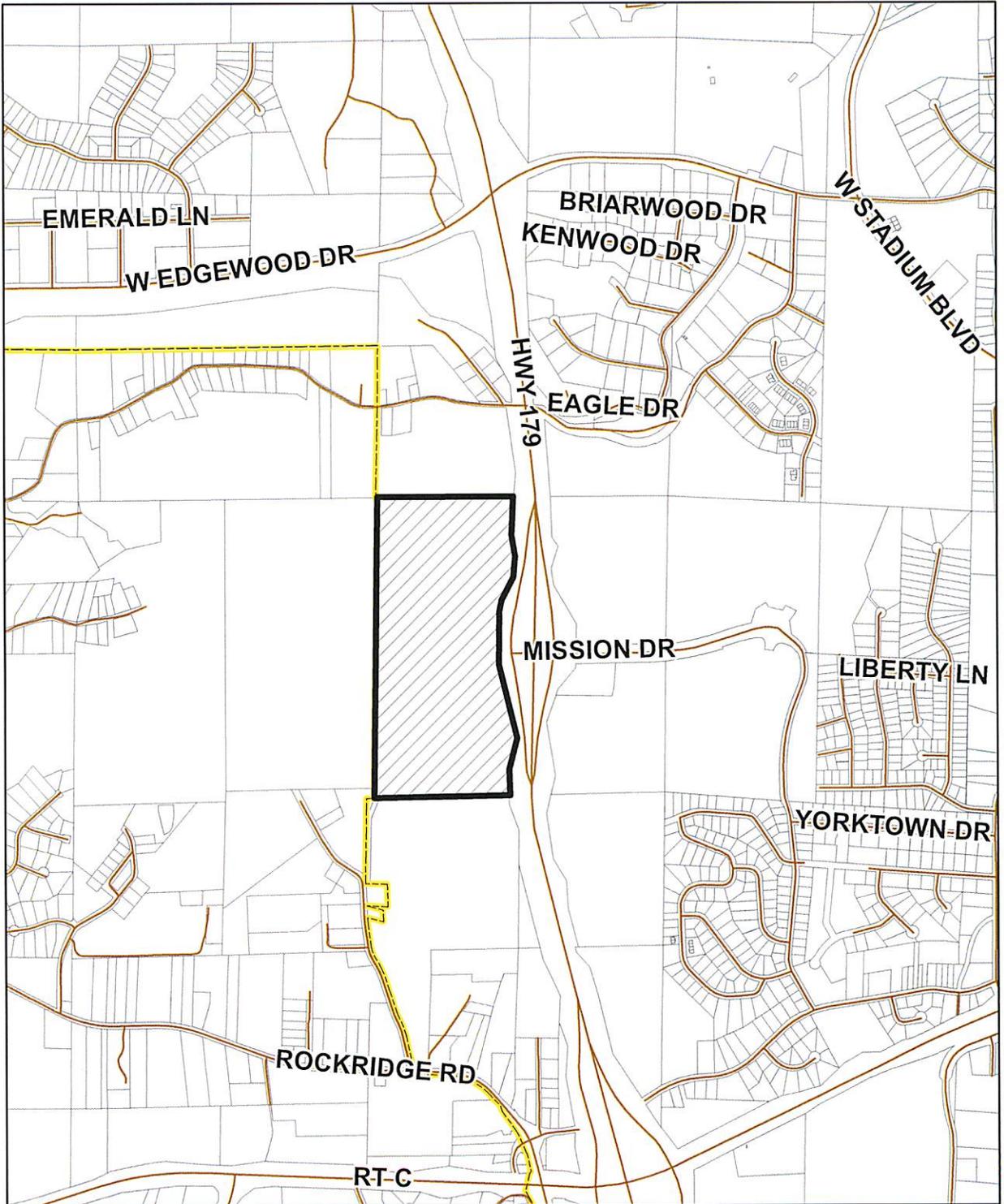
## LOCATION MAP



Case No. P15019  
1600 & 1700 Block Hwy 179  
Amended Concept PUD Plan

# City of Jefferson Planning & Zoning Commission

## VICINITY



0 480 960 1,920 Feet



Case No. P15019  
1600 & 1700 Block Hwy 179  
Amended Concept PUD Plan





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 PLANNED UNIT DEVELOPMENT (PUD)**

- Concept PUD Plan Amendment
- Preliminary PUD Plan
- Final PUD Plan
- Amendment to Final PUD Plan
- Amendment to Final PUD Plan for Signage

PUD Project Name: The Galleria at Mission Drive (previously filed as The Village of Hazel Com)  
 Street Address: West side Hwy 179 and Mission Drive  
 Legal Description (as follows or is attached): as 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: Hawthorn Bank  
 Address: 132 S High St. Jefferson City, Mo. 65101  
 Phone Number(s): 573-761-6100

Applicant Name (if different from owner): The Harvard Group, LLC  
 Address: 3570 Osage Beach Pkwy Osage Beach Mo 65065  
 Phone Number(s): 314-614-8474

Consultant Name: Charlie Stroud P.E.  
 Address: 1208 Mead Dr St Louis MO 63137  
 Phone Number(s): 314-614-7000

The attached information accurately represents this proposed project. *Gregg A. Buxton, Regional President*

*Gregg A. Buxton, Regional President*  
 Property Owner Signature: \_\_\_\_\_ Printed Name: The Harvard Group, LLC by Chris Kasten Date: 10/12/15  
 Consultant Signature: \_\_\_\_\_ Printed Name: Charlie Stroud, P.E. Date: 10/12/15

**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.

# **The Galleria at Mission Drive**

Conceptual PUD Plan Narrative

October 12, 2015

## **PREVIOUS SITE PUD APPROVAL;**

The subject property was rezoned from C-2 GENERAL COMMERCIAL to PUD PLANNED UNIT DEVELOPMENT by the City of Jefferson City via Ordinance 14669, approved May 17, 2010. By Ordinance 14670 of same date a Concept Plan was approved for the then stated 80.74 acre tract. Accordingly, the Applicant ask consideration of the now submitted Concept Plan for The Galleria at Mission Drive be considered for Administrative approval as a revised PUD Concept of similar purpose for reason as follows.

Both concept plans utilize a mixed use concept of RA-2 and C-2 land uses. Of clear intent both extend access through the site from Hwy 179 westward to the abutting tract in Cole County, each plan embodying certain basic major elements, e.g., hotel, assisted living facility and significant commercial. Conspicuously the currently approved concept plan has considerably more public street ROW, the primary system being a split meandering route to the west property line. Present City planning concepts for Mission Drive extension are a more direct single parkway which basically divides the subject tract and parcel to the west. Compliance with such system necessitates a reallocation of land uses on the property. Such modification is reflected on the Galleria at Mission Drive Concept Plan. City accrued benefit from the current proposal, aside from the alignment mentioned, is lesser cost of public street maintenance and more direct up scaled parkway connection to the west. As made known, it would be desirable to continue the parkway westward to Rock Hill Road/Wildwood Drive. I furtherance of such effort another benefit potential of the current application is the contemplated TDD tax from the expanded commercial. Such tax is fully assignable to the parkway segment through the subject property.

Summarily regarding the above mentioned consideration, the previous PUD was ostensibly approved on the merit of a mixed use development of RA-2 and C-2 uses, mentioned elements being appropriate to the site and beneficial to the community. The current application has the same, and possibly enhanced, characteristics. Thus hopefully qualifying for consideration of administrative review.

## **THE GALLERIA AT MISSION DRIVE**

The Galleria at Mission Drive is presented as multi- node mixed use development designed to offer community scale commercial retail and service options that are accessible directly from a diamond interchange with Hwy 179. Mission Drive extension, as provided in basic accord with basic recent City studies, will afford easy access to the major retail component to the north and less intense elements to the south. The latter including a contemplated upper scale Assisted Living complex and hotel. As with the previously approved PUD concept plan by the City, proposed land uses are of the variety permitted in the RA-2 and C-2 Zoning Districts.

Basic site design particulars are as follows:

### LAND USE:

As referenced above all presented land uses are permitted in either the RA-2 or C-2 zoning Districts. The approximate 9.47 acre lot at the southwest corner of the project indicates a sizeable Assisted Living facility. This function is RA-2 permitted use except for building height. This will be addressed in following comments.

The indicated hotel, restaurants and offices south of Mission Drive extension are C-2 permitted uses. The possible exception to maximum height regulations could be east elevation of the hotel fronting Hwy 179.

### PROJECT DENSITIES/ FLOOR AREA RATIOS\*

The total site is 75.7 acres. The following calculations exclude 2.67 acres for Mission Drive extension R/W, .92 acre R/w for the cul-de-sac street from Mission Drive to the Assisted Living facility and the estimated 2.3 acres to be deeded to the City for their use.

#### *Residential:*

	Required Area (at RA-2)	Proposed Area	Units/Acre	FAR	Site Coverage by building
Assisted Living 200 units.	8.33 acres	9.47 acres	21.2	0.407	.10

#### *Commercial:*

North Side Mission Drive: (includes detention area)

Site Area: 1,666,512 sf (38.26 ac) Gross Floor Area: 277,250 sf (6.36 ac) FAR: .166

South Side Mission Drive: (lake development included with hotel lot)

Site Area: 1,602,929 sf (38.6 ac) Gross Floor Area: 168,000 Resid; 176,150 Comm. FAR \*21  
Total 344,150 sf (7.9 ac)

### AMENITIES AND OPEN SPACE

Project amenities include a lake and gazebo overlook at the front of the hotel site for a pleasing view to Hwy 179. The tree lined Mission Drive parkway extension from Hwy 179 to the abutting property on the west will be an attractive entry to the subject parcel to the future community expansion. At the west property line 750 foot long green area behind the Assisted Living dwelling, containing fountain and garden features will establish a pleasant buffer in that direction, The actual building site of the Assisted Living dwelling will be an estimated 40 feet below the development to the south, thus avoiding "overshadowing" in that direction. At the north property line will be a sizeable continuous green, planted area that expands to 300 feet at the major retail build on the property. Significant open space on the north side of Mission Drive will be 9+ acres.

A walking trail is also proposed on the south side of the development that will serve site and neighboring residents. Utilization of narrow appendages at west property line which extend both north and south from the development are being considered for an extending walking trail system.

Provision has also been made on the site for a bus stop that can take advantage of a short loop without necessitating impeding parkway traffic.

## PARKING AREAS:

As apparent on the concept plan, parking has been designed for appropriate assignment to each function. Each land use has direct access to at least the minimum required by City zoning standards. Overall circulation has been adapted to two primary access points on Mission Drive, the eastern most of which will include a divided planting element complementing the Mission Drive Parkway. Some garage parking is indicated for the Assisted Living facility and the adjacent office immediately to the north.

Most parking lot terminal islands would be at least 20 feet in width for purpose of enhancing safety on aisle entry/exit and to better accommodate landscaping. The minimum island width at lower trafficked areas is 10 feet.

## REQUESTED VARIANCE FROM MINIMUM STANDARDS:

1. As previously referenced, it is requested that an increase in building height above 45 feet be permitted Assisted Living facility. For functional and architectural reasons it is requested that a maximum height be allowed. For similar reason it is requested that a maximum of 55 feet be permitted for the east elevation of the hotel. Actual grading plan may not require the full extent of the variance,
2. The ability to locate short segments of parking for two of the small commercial sites permits the placement of substantial landscape arrays for those uses along Mission Drive. Per the concept plan permitted it is proposed the minimum setback for a distance not exceeding 10 feet be allowed where shown on the concept plan.
3. Additional variations may be deemed necessary during course of review of this PUD Plan Process.

## PHASING:

It is the intent to develop the Galleria at Mission Drive two phases. The initial phase would be the commercial area on the North side of Mission Drive, which includes the construction of Mission Drive. Second Phase to the South will be developed with the first phase and based on demand of the additional uses will dictate the timing of each use.

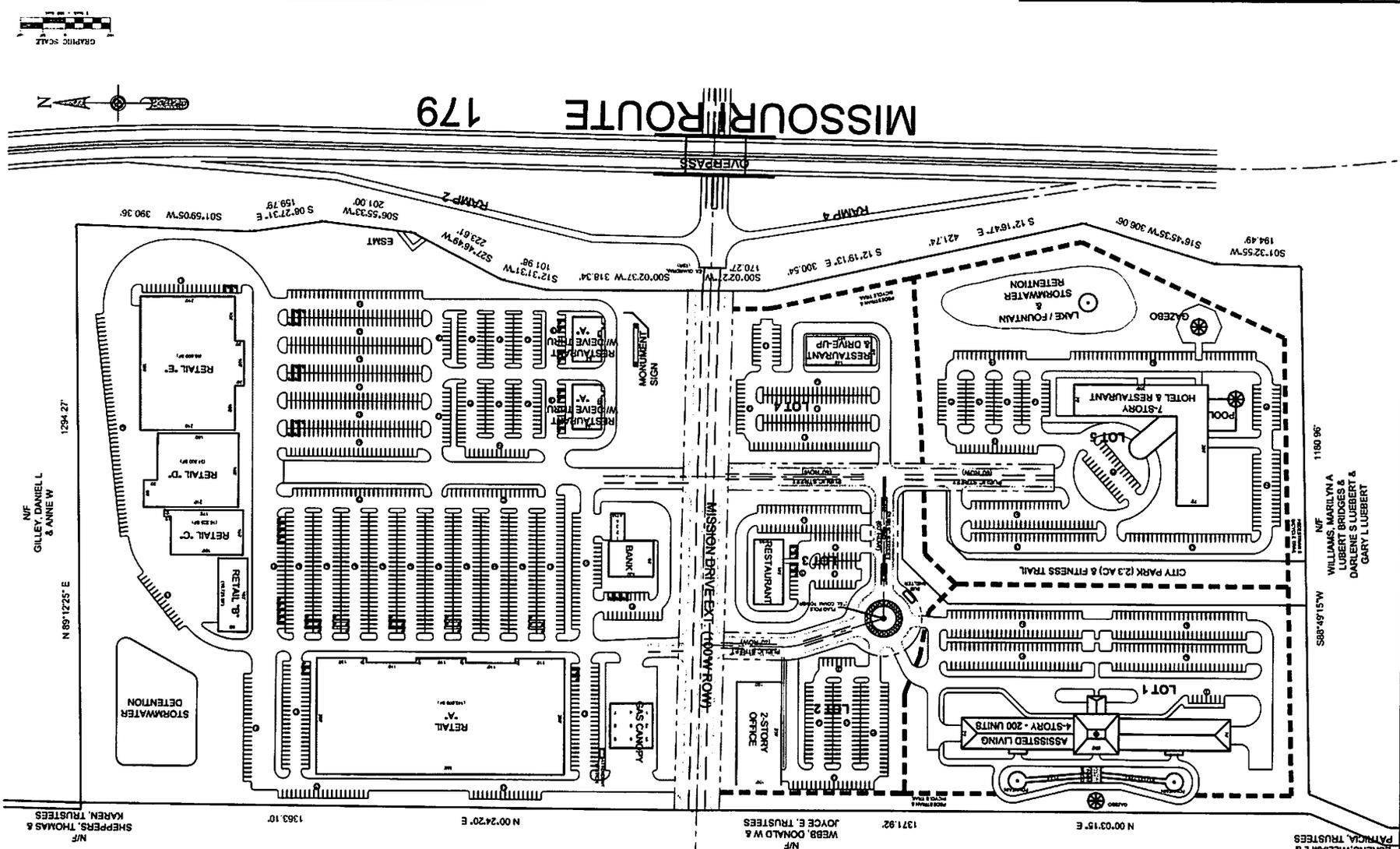
While it is not the purpose of this application for concept review to circumvent any necessary submittal or other standard required in conjunction with action on a Preliminary of Final Plan for a Planned Unit Development, it is requested that required Landscaping, Signing Plans and Traffic Analysis, if required, be submitted with application for Preliminary Plan review.

# The Galleria at Mission Drive

## Project Parking / Gross floor Area

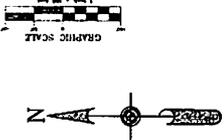
LAND USE	REQUIRED	PROVIDED	GROSS FLOOR AREA
<b>South Side Mission Drive</b>			
Assisted Living Facility 200 Units @ .75/unit	150	248 surface 30 garage	168,000 (4 stry)
Hotel w/ Restaurant 200 Units, Rest 7,700 sf 1 sp /unit + 1sp/100 sf x .75	258 (200+58)	404	111,300. (3 stry)
Restaurant w/drive-up 9,425 sf /1sp/100 sf	95	153	9,425
Office Building 46,000 sf /1sp/300 sf	152	138 surface 14 garage	46,000
Restaurant w/drive-up 9425 sf /1sp/100 sf			
<b>North Side Mission Drive</b>			
Shopping Center Retail Commercial			
Unit "A"			140,800
Unit "B"			10,725
Unit "C"			16,225
Unit "D"			31,500
Unit "E"			65,000
Total Shopping Center Gross Floor Area			264,654
Minimum required parking @ 1 sp / 250 square feet	1057	1233	
Restaurant "A" w/ drive-up 6,500 sf / 1sp/100 sf	65	94	6,500
Restaurant "B" w/ drive-up 6,500 sf / 1sp/100 sf	65	77	6,500
Total Project Required/ Provided Parking	1189	1404	

# HARVARD CONCEPT PLAN FOR THE GALLERIA AT MISSION DRIVE (MISSION DRIVE EXTENSION WEST OF HIGHWAY 179) SEC. 15, T 44 N, R 12 W, COLE COUNTY, MO



Case No. P15019  
1600 & 1700 Block of Highway 179  
Amended Concept PUD Plan

MISSOURI ROUTE 179



1 OF 1  
CONCEPT PLAN  
FOR THE PROPOSED  
GALLERIA AT MISSION DRIVE  
DEVELOPMENT

**PREPARED FOR:**  
THE HARVARD GROUP, LLC  
1570 GAGE, BEVERLY PARKWAY  
LAKE OSAGE, MO 65065  
CHARIS KENSTEN  
C311-011-6173  
charis@harvardgroup.com

**CHARLES L. STROUD, P.E., P.L.S.**  
Civil Engineering and Land Surveying  
1208 Wood Drive  
St. Louis, MO 63137  
Phone: (314) 914-6500  
e-mail: stroud.charles@sho.com

ESKENS, WILLIAM I & PATRICIA, TRUSTEES  
N/F  
1371.92  
WEBB, DONALD W & JOYCE E, TRUSTEES  
N/F  
1363.10  
SHEPPERS, THOMAS & KAREN, TRUSTEES  
N/F  
1363.10

## PROPERTY DESCRIPTION

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 44 NORTH, RANGE 12 WEST, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 12 WEST, JEFFERSON CITY, COLE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 15, THENCE WITH THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION, N89°12'25"E, 1,294.27 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY 179; THENCE LEAVING SAID QUARTER SECTION LINE AND WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: S01°59'05"W, 390.36 FEET;

THENCE S08°27'31"E, 159.79 FEET;

THENCE S06°55'33"W, 201.00 FEET;

THENCE S27°46'49"W, 223.61 FEET;

THENCE S12°31'31"W, 101.98 FEET;

THENCE S00°02'37"W, 318.34 FEET;

THENCE S00°02'27"W, 170.27 FEET;

THENCE S12°19'13"E, 300.54 FEET;

THENCE S12°16'47"E, 421.74 FEET;

THENCE S16°45'35"W, 306.06 FEET;

THENCE S01°32'35"W, 194.49 FEET TO THE SECTION LINE BETWEEN

SECTIONS 15 AND 22; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH SAID SECTION LINE, S88°49'15"W, 1,180.96 FEET TO THE EASTERLY LINE OF A 40 FOOT WIDE STRIP OF LAND; THENCE LEAVING SAID SECTION LINE AND WITH THE EASTERLY LINES OF SAID 40 FOOT STRIP, S22°40'45"W, 192.29 FEET; THENCE S01°25'45"W, 539.81 FEET; THENCE S60°47'40"W, 40.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VALLEY HI ROAD, THENCE LEAVING THE EASTERLY LINES OF SAID 40 FOOT STRIP OF LAND AND WITH THE EASTERLY RIGHT-OF-WAY OF SAID VALLEY HI ROAD, 40.49 FEET ALONG A 130.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD BEARING N21°56'35"W, 40.32 FEET TO THE WESTERLY LINE OF 40 FOOT STRIP OF LAND; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF VALLEY HI ROAD AND WITH SAID WESTERLY LINE, N60°47'40"E, 12.71 FEET; THENCE N01°25'45"E, 524.51 FEET; THENCE N22°40'45"E, 182.10 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE LEAVING THE WESTERLY LINE OF SAID 40 FOOT STRIP AND WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 15, N00°03'15"E, 1,371.92 FEET; THENCE N00°24'20", 1,363.10 FEET TO THE CENTER OF AFORESAID SECTION 15; THENCE LEAVING THE SAID NORTH-SOUTH SECTION LINE AND ALONG THE EAST-WEST QUARTER SECTION LINE, N89°10'45"W, 15.01 FEET; THENCE LEAVING SAID EAST-WEST QUARTER SECTION LINE, N01°27'55"E, 824.45 FEET

TO THE CENTERLINE OF FROG HOLLOW ROAD; THENCE WITH SAID CENTERLINE, 15.03 FEET VALONG A 530.43 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD BEARING N87°46'05"E, 15.03 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 15; THENCE LEAVING SAID CENTERLINE AND WITH SAID QUARTER SECTION LINE, S01°27'55"W, 824.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.69 ACRES, MORE OR LESS.

END OF DESCRIPTION

## 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. P15019 – 1600 and 1700 Block of Highway 179; Amended Concept PUD Plan.** Request filed by The Harvard Group LLC, owner under contract, for an amendment to a Concept Planned Unit Development Plan. The new Concept PUD plan outlines a mixed use development consisting of 200 residential units and 453,400 square feet of commercial space. The property is located on the west side of the intersection of Highway 179 and Mission Drive and is described as part of the West half of the Southeast quarter of Section 15, Township 44 North, Range 12 West, Jefferson City, Cole County, 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](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,

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 CITY SCHOOL DISTRICT  
315 E DUNKLIN ST  
JEFFERSON CITY, MO 65101  
2653 FROG HOLLOW RD  
FROG HOLLOW RD

CITY OF JEFFERSON  
COLE COUNTY  
320 E MCCARTY ST  
JEFFERSON CITY, MO 65101  
MISSION DR

GILLEY, DANIEL L & ANNE W  
2607 CEDARWOOD CT  
JEFFERSON CITY, MO 65109-9312  
2833 FROG HOLLOW RD

SCHEPPERS, THOMAS, TRUSTEES  
SCHEPPERS, KAREN  
1685 HWY 94  
HOLTS SUMMIT, MO 65043  
2923 FROG HOLLOW RD

HAWTHORN REAL ESTATE L L C  
132 E HIGH ST  
JEFFERSON CITY, MO 65101  
FROG HOLLOW RD  
HWY 179 (*Subject Property*)

WEBB, DONALD W & JOYCE E, & ETAL  
906 ROLAND CT  
JEFFERSON CITY, MO 65101  
1700 VALLEY HI RD

ESKENS, WILLIAM L & PATRICIA C, TRUSTEES  
1810 VALLEY HI RD  
JEFFERSON CITY, MO 65109  
1807 VALLEY HI RD

WILLIAMS, MARILYN A LUEBBERT  
LUEBBERT, GARY L  
BRIDGES, DARLENE S LUEBBERT  
2186 JUNE CT  
JEFFERSON CITY, MO 65109  
VALLEY HI RD

S S M REGIONAL HEALTH SERVICES  
2505 MISSION DR  
JEFFERSON CITY, MO 65109  
HWY 179

Case No. P15019  
1600 & 1700 Block Hwy 179  
Amended Concept PUD Plan



185 ft. Notification Buffer

