Notice of Meeting & Tentative Agenda

City of Jefferson Planning and Zoning Commission
Thursday, March 10, 2016 ~ 5:15 P.M.
City Council Chambers, John G. Christy Municipal Building, 320 East McCarty Street
Enter through Main Lobby

All interested parties will be given a chance to be heard.

TENTATIVE AGENDA

1. **Call to Order and Introductions**

2. **Procedural Matters**
   - Determination of quorum and designation of voting alternates
   - Call for cases
   - Receive and review requests for continuance
   - Receive requests for reordering the agenda
   - Format of hearing
   - List of exhibits

3. **Adoption of Agenda (as printed or reordered)**

4. **Approval of Regular Minutes of December 10, 2015**

5. **Communications Received**

6. **New Business/Public Hearings**

Case No. P16001 – 1600 Block of Hayselton Drive and 1414 West Main Street. Request filed by River Bluff Condominiums LLC and Paul Chinn Trust, property owners, for the following:

1. A rezoning of 14.69 acres from PUD Planned Unit Development to RS-3 Single Family Residential.
2. An amendment to the Development Plan Map of the Comprehensive Plan to show the property, consisting of 14.69 acres, as Low Density Residential.
3. A Preliminary and Final Subdivision Plat of 10.9 acres consisting of 9 lots.

The property is accessed from Hayselton Drive 200 feet east of Beverly Street and from West Main Street 150 feet east of Manila Street. The property is described as part of the Southwest part of the Northeast Quarter, the Northwest part of the Southeast Quarter, the East Half, and the Northwest Quarter of Section one, Township 44 North, Range 12 West, Jefferson City, Missouri. (Central Missouri Professional Services, Consultant)

Case No. P16002 – Property located to the rear of 2821 and 2827 South Ten Mile Drive, Rezoning and Comprehensive Plan Amendment. Request filed by Missouri Goodwill Industries, Applicant, on behalf of Land Investments LLC, property owner, for a rezoning of 0.3 acres from RD Medium Density Residential and C-O Office Commercial to C-1 Neighborhood Commercial and an amendment to the Development Plan Map of the Comprehensive Plan to show the property as Commercial. The property is located immediately behind properties addressed as 2821 and 2827 South Ten Mile Drive and is described as part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 North, Range 12 West, Jefferson City, Missouri.

7. **Other Business**
   - **A. Community Development Block Grant (CDBG) Consolidated Annual Performance Report**
   - **B. Scheduled Reports**
     - **--Environmental Quality Commission**

8. **Adjourn**

JCTV, Digital Cable Channel 81 or Digital Television Channel 12.2, broadcasts the Planning and Zoning Commission meetings live at 5:15 p.m.

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.

MINUTES

JEFFERSON CITY PLANNING AND ZONING COMMISSION
December 10, 2015
5:15 p.m.

COMMISSION MEMBERS PRESENT	ATTENDANCE RECORD
Bunnie Trickey Cotten	4 of 5
Jack Deeken	4 of 5
Dean Dutoi	3 of 5
Bob George	5 of 5
Chris Jordan, Chairman	5 of 5
Michael Lester	5 of 5
David Nunn	4 of 5
Dale Vaughan	4 of 5
Chris Yarnell, Vice Chairman	5 of 5
Ron Fitzwater, Alternate	3 of 5
Blake Markus, Alternate	3 of 5
Erin Wiseman, Alternate	4 of 5

COUNCIL LIAISON
Carlos Graham

STAFF PRESENT
Chief Matt Schofield, Jefferson City Fire Department
Eric Barron, Senior Planner
Bryan Wolford, Associate City Counselor
Anne Stratman, Administrative Assistant

1. **Call to Order and Introduction of Members, Ex-officio Members and Staff**
The Chairman, all regular members and all alternates were present. A quorum was present.

Designation of Voting Alternates
The Chairman announced that all regular members are eligible to vote.

2. **Procedural Matters and Procedures Explained**
Mr. Barron explained the procedures for the meeting. The following documents were entered as exhibits. Mr. Barron advised that copies of the exhibits are available through the City Clerk or the Department of Planning and Protective Services:
The City Code of the City of Jefferson, as amended
Comprehensive Plan and Land Use Map
Copies of applications under consideration
A list of property owners to whom notices were sent
Affidavit of publication of the public notice in the newspaper
Rules of Procedure, Planning & Zoning Commission

Mr. Barron submitted the following items for the record:
Staff reports
Minutes of proceedings
Copies of drawings, plans, and/or renderings under consideration
Letters or memoranda from staff
Materials submitted by the public or applicants pertaining to the cases under consideration

3. **Adoption of Agenda**
Ms. Cotten moved and Mr. Dutoi seconded to adopt the agenda as printed. The motion passed 8–0 with the following votes:
Aye: Cotten, Deeken, Dutoi, George, Lester, Nunn, Vaughan, Yarnell

4. Approval of Minutes from the Regular Meeting of November 12, 2015

Mr. Nunn moved and Mr. Yarnell seconded to approve the minutes of the Regular Meeting of November 12, 2015 as written. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Dutoi, George, Lester, Nunn, Vaughan, Yarnell

5. Communications Received

No correspondence was received.

6. New Business/Public Hearings

Case No. P15021 – 2104 Industrial Drive, Rezoning from RS-3 to C-1 and Comprehensive Plan Amendment. Staff initiated proposal to rezone approximately 0.13 acres from RS-3 Single Family Residential to C-1 Neighborhood Commercial in order to expand the existing C-1 zoning on the property and an associated amendment to the Comprehensive Plan Development Plan Map to show the property as Commercial. The property consists of Old Fire Station Number 3 and is located on the north side of Industrial Drive 1000 feet west of Dix Road. The property is described as part of the Southeast Quarter of Section 2, Township 44 North, Range 12 West, Jefferson City, Missouri.

Mr. Barron described the proposal and explained that the City of Jefferson owns the subject property and has operated a fire station on the property since the 1960's. He stated that a cellular tower is also located toward the rear of the property. Mr. Barron explained that the City intends to split the property so that the fire station and cellular tower will be on separate tracts. He stated that the City is in final negotiations regarding the sale of the fire station portion of the property. Mr. Barron explained that a previous case in 2014 rezoned the fire station portion of the property from RS-3 to C-1, however, the boundaries of the property being offered for sale have changed, with an additional 0.13 acres being added to the property. He stated that this request would rezone the additional 0.13 acres in order to match the C-1 zoning of the rest of the portion of the property being sold. Mr. Barron explained that a variance of 7.6 feet to allow a setback of 2.4 feet from the new property line was approved by the Board of Adjustment on December 8, 2015.

No one spoke in opposition to this request and no correspondence was received.

Mr. Dutoi moved and Mr. Nunn seconded to approve the comprehensive plan amendment request to show the property as Commercial on the development plan map. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Dutoi, George, Lester, Nunn, Vaughan, Yarnell

Mr. Dutoi moved and Mr. George seconded to recommend approval to rezone the property from RS-3 to C-1 to the City Council. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Dutoi, George, Lester, Nunn, Vaughan, Yarnell

7. Other Business

A. Scheduled Reports

Environmental Quality Commission. Mr. Lester stated that the Commission did not meet last month.

8. Adjourn. There being no further business, the meeting adjourned at 5:37 p.m.

Respectfully Submitted,

Eric Barron, Assistant Secretary

Jefferson City
Planning & Zoning Commission

March 10, 2016

Case No. P16001
River Bluff Condominiums, LLC
1600 Block of Hayselton Drive
1414 W. Main Street

A. **Rezoning from PUD to RS-3**
B. **Comprehensive Plan Amendment**
C. **Preliminary & Final Subdivision Plat of River Bluff Estates**

PLANNING STAFF REPORT
JEFFERSON CITY PLANNING AND ZONING COMMISSION
March 10, 2016

Case No. P16001 – 1600 Block of Hayselton Drive and 1414 West Main Street. Request filed by River Bluff Condominiums LLC and Paul Chinn Trust, property owners, for the following:

1. A rezoning of 14.69 acres from PUD Planned Unit Development to RS-3 Single Family Residential.
2. An amendment to the Development Plan Map of the Comprehensive Plan to show the property, consisting of 14.69 acres, as Low Density Residential.
3. A Preliminary and Final Subdivision Plat of 10.9 acres consisting of 9 lots.

The property is accessed from Hayselton Drive 200 feet east of Beverly Street and from West Main Street 150 feet east of Manila Street. The property is described as part of the Southwest part of the Northeast Quarter, the Northwest part of the Southeast Quarter, the East Half, and the Northwest Quarter of Section one, Township 44 North, Range 12 West, Jefferson City, Missouri. (Central Missouri Professional Services, Consultant)

Nature of Request

This request comes as two parts. The first part of the request to revert the zoning of property back to the single family residential status it held prior to 2005. A comprehensive plan amendment is also proposed to revert the planned use of the property back to the low density residential designation it held prior to 2005. The single family zoning is proposed for the entirety of the 14.69 acre PUD zoned property owned by River Bluff Condominiums LLC.

The second part of the request is for approval of a Preliminary and Final Subdivision Plat for a nine lot subdivision, with one lot being platted around an existing single family home, one lot designated for construction of a sewer pump station, and 7 lots made available for new single family homes. This request pairs the northern portion of the PUD zoned property with the property to the west, and includes a 650 feet long cul-de-sac street with access off of Hayselton Drive.

Zoning History

A Concept PUD Plan for the PUD zoned property was approved by the City Council in June of 2005 and a Preliminary and Final PUD Plan was approved by the City Council in October of 2005. This proposal consisted of a 50 unit condominium development with two buildings on the 14.69 acre property owned by River Bluff Condominiums LLC . While the plans for this development were approved, the development was never constructed. The property was rezoned from RS-3 and RA-2 to PUD and a Comprehensive Plan Amendment to show the property as intended for High Density Residential use was approved at the time of this PUD Plan approval.

A proposal for a 15 lot Planned Unit Development/Single Family Subdivision Plat for property owned by both applicants was approved by the Planning and Zoning Commission in December of 2010. This proposal was withdrawn by the applicants prior to introduction to the City Council.

A refiling of the 2010 proposal was heard and approved by the Planning and Zoning Commission in January of 2012. This proposal was also withdrawn by the applicants prior to the public hearing on the case in front of the City Council.

Parcel Division History

An administrative parcel division that would have rearranged the property boundary between the Chinn Trust property and the neighboring property at 1602 Hayselton Drive was administratively approved by city staff in February of 2009. This parcel division would have had the effect of increasing the side setback of the house at 1602 Hayselton from 5.8 feet to 15.1 feet in exchange for a small triangle (6.4 square feet) of property located adjacent to Hayselton Drive that would have given the Chinn property the 50 feet of width outlined in the Subdivision Code as the minimum right-of-way width for a cul-de-sac street. While the parcel division was approved and recorded, the property transfer did not take place.

In May of 2012, a special warranty deed was filed by the owner of 1602 Hayselton transferring the small triangle of property to the Chinn's, but with restrictions that would prevent it being used as part of a subdivision plat. A petition was filed by the Chinn's in Circuit Court in May of 2012 and the issue has not been resolved at the Circuit Court level.

Location

The property consists of two tracts. One tract is owned by River Bluff Condominiums LLC consisting of 14.69 acres accessed from W. Main Street and one tract is owned by the Chinn Trust consisting of 4.28 acres accessed from Hayselton Drive.

Adjacent zoning and land use is as follows:

	Surrounding Zoning	Surrounding Uses
North	RC/RS-3	Missouri River / Railroad
South	RS-3/RA-2	Residential uses along W. Main Street
East	RS-3/RA-2	Vacant Land / St. Joseph's Home
West	RS-3	Single Family Residential Neighborhood

Staff Analysis

Rezoning and Comprehensive Plan Amendment:

The current PUD zoning of the property is a result of the 2005 development proposal, which envisioned a multi-family residential use of the property. The development plan map of the comprehensive plan was amended at that time to show the property as appropriate for high density residential use, despite being surrounded by property shown as intended for low density residential use. The southern portion of the property adjacent to West Main Street was formerly zoned RA-2 Multi-family residential, although the development plan map shows this area as intended for low density residential use along with the rest of the RA-2 zoned property along the north side of the 1400 block of W. Main Street.

Staff Position:

The property to the east and west of the property proposed for rezoning is shown as intended for low density residential use on the development plan map of the Comprehensive Plan. With the abandonment of the multifamily PUD plan for the property, a reversion of the property back to low density residential status, in line with the 1996 Comprehensive Plan, is appropriate. A downzoning of the property to single family residential to match the neighboring property to the east and west and the low density residential status on the development plan map is also appropriate. Staff is in support of the proposed rezoning and comprehensive plan amendment.

Preliminary and Final Subdivision Plat:
The Preliminary Subdivision Plat details the street layout, lot layout, grading, and utility plan for the proposed River Bluff Estates Subdivision. The Final Subdivision Plat shows property boundaries of lots and is the document that would be recorded with the Cole County Recorder's Office after approval by the City Council.

Acreage: The total size of the subdivision is 10.9 acres. The property proposed for subdivision is comprised of the part of the property owned by River Bluff Condominiums LLC north of Coon Creek and the entirety of the adjacent Chinn property. The southern part of the property owned by River Bluff Condominiums LLC is not included in the proposed subdivision plat. The property would require a split via an administrative parcel division, to separate the portion of the property contained within the proposed subdivision, prior to final recording of any plat.

Number of Lots: Nine (9) lots are shown on the Subdivision Plat, one lot is platted around an existing house, one lot is planned for a sewer pump station site, and seven (7) lots would be available for new single family homes. One reserved tract is shown on the plat adjacent to the house at 1602 Hayselton.

Lot Sizes: The average lot size is 1.1 acres. All lots meet the minimum width (70') and area (8,000 sf) requirements of the RS-3 zoning district.

Streets: The Plat proposes one new cul-de-sac street to be named River Bluff Court. River Bluff Court is a valid street name not used elsewhere in the City of Jefferson, Cole County, or the Jefferson City urbanized area. The length of the street is 650 feet, below the maximum cul-de-sac length of 800 feet outlined within the Subdivision Code

Sidewalks: Sidewalks are shown on the southern side of River Bluff Court in accordance with code requirements.

Utilities: All lots are shown with access to water lines, sanitary sewer lines, underground electric lines, telephone lines, and gas lines. Fire hydrants within the subdivision meet the applicable spacing requirement of 600 feet. Street lights within the subdivision meet the applicable spacing requirement of 300 feet.

Traffic: The Zoning Code requires that a traffic impact analysis be submitted for developments expected to generate large amounts of traffic (including developments that contain more than 75 single family units). The proposed development consists of 7 new single family lots and does not trigger the requirement for a site specific traffic impact analysis. Estimated traffic generation for the development is approximately 7 additional peak hour vehicle trips (approximately one per unit). A good comparison of the anticipated traffic would be that generated by the subdivision on Beverly Street, which is a cul-de-sac street with 11 houses. More detailed information regarding vehicular traffic and analysis of the intersection is included in the Engineering Division staff report.

Setbacks for existing structures:
Two existing houses are located adjacent to proposed River Bluff Court. The platting of the new right-of-way would result in a setback less than the 25' front setback called for within the RS-3 zoning district for both houses. The house at 1608 Hayselton Drive sits 22 feet from the proposed right-of-way line and the house at 1602 Hayselton Drive sits 15.6 feet from the proposed right-of-way line. A garage at 1608 Hayselton Drive sits 10.6 feet from the proposed right-of-way line. Street right-of-way can be platted when it results in a smaller setback for existing structures than is normally required. There are other examples of similar situations in Jefferson City, including the intersection of Ware Street with West Main Street, the intersection of Redwood Drive with Boonville Road, and the intersection of Anderson Drive with Boonville Road.

The existing structures would be "grandfathered" as non-conforming in terms of setback distance.

Street Width Variance Request

The Chinn's intended to acquire, through the above mentioned parcel division, a small 6.4 sf sliver of property in order to meet the 50 feet right-of-way width standard for residential streets prior to applying for subdivision of the property. Failure to execute that property transfer and subsequent filing of restrictions on the property results in a right of way width of 48 feet 4 inches at the Hayselton Drive street line rather than the 50 feet standard width, but widens to the standard width once beyond the small sliver of property. Please see the attached visual showing the location of the 6.4 sf property in relation to the proposed roadway and right-of-way.

Section 33-13 of the Subdivision Code allows for variations from provisions of the Subdivision Code where such provisions would present a serious obstacle to the formulation of a plat for the reasonable use and development of land in subdivision form.

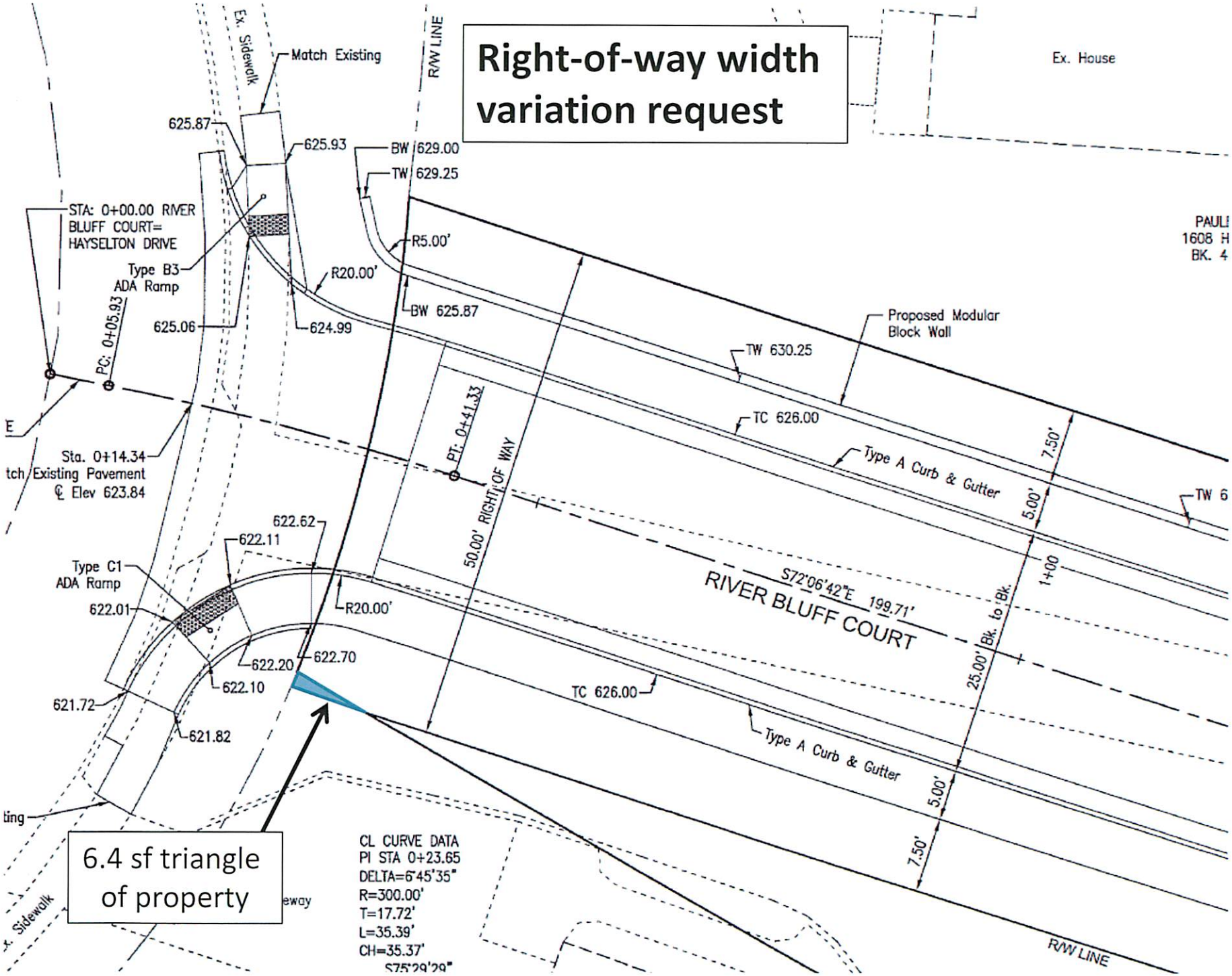
Staff Position:

Unusual circumstances surround the transfer of the small sliver of property, including litigation in Circuit Court that has lasted nearly four years. The presence or absence of the small sliver of property has no effect on the design of the street nor its relation to adjacent structures, and should not prevent a reasonable subdivision of the subject property. Staff recommends approval of the right-of-way width variation.

Form of Motion

1. Motion to approve the proposed amendment to the Development Plan Map of the Comprehensive Plan to show the 14.69 acre property as intended for low density residential use.
2. Motion to approve the proposed rezoning of the 14.69 acre property from PUD Planned Unit Development to RS-3 Single Family Residential.
3. Motion to approve the proposed Preliminary and Final Subdivision Plat of River Bluff Estates Subdivision subject to comments and technical corrections of the Planning and Engineering Divisions.

Right-of-way width variation request



6.4 sf triangle of property

Department of Planning and Protective Services

Memorandum

320 East McCarty Street • Jefferson City, Missouri 65101 • P: 573.634.6410 • F: 573.634.6457 • www.jeffcitymo.org

Variation from Provisions in Chapter 33, Subdivision Code

City of Jefferson Subdivision Regulations, Chapter 33 of the Code, Sec. 33-13. Variations from provisions.

A. When the Director of Planning and Protective Services determines that in a particular instance an owner cannot possibly or practically observe the requirement of any provision or provisions of this chapter, except in regards to construction of sidewalks, because of the presence of unusual circumstances or conditions, and that the strict application of the requirements of such provisions would either prevent, or present a serious obstacle to the formulation of a plat for the reasonable use and development of land in subdivision form, the Director shall make a written recommendation to the Commission that a variation from the requirements of such provisions be permitted and state the facts upon which the recommendation is made. (Ord. 13600, §12, 9-2-2003; Ord. 14277, §3, 11-19-2007)

B. The Commission, upon consideration of the facts presented with the recommendation, may permit the owner to vary from the requirements of such provisions if it determines that the intent of this chapter is not being violated and adjoining property is not materially or adversely affected.

C. Variation or waivers from the requirement to construct sidewalks in new major subdivisions shall be governed by the variance provisions contained in Chapter 32. (Ord. 14277, §3, 11-19-2007)

Record of Decision
Variation to Subdivision Regulations, River Bluff Estates Subdivision

The Request: The developers of River Bluff Estates Subdivision (River Bluff Estates Condominiums LLC and Chinn Trust) requested a variance to the provisions of Chapter 33, subdivision code regarding the minimum right-of-way width of a street, as follows:

> **Section 33-11.A.6 Place Court. The right-of-way shall be at least fifty feet (50) wide and the improved roadway shall be at least twenty-four feet (24) wide (face-to-face of curb). Parking may be designed for one side.**

Findings:

1. There is an ongoing legal dispute regarding a 6.4 square feet triangle of property that was acquired for the purpose of obtaining the required 50 feet of right-of-way width.
2. No improvements are planned for the 6.4 square feet of property in question.
3. The presence or absence of the 6.4 square feet as platted right-of-way has no effect on the design or function of the proposed street nor its relation to adjacent structures.
4. The requested variance is for 1.64 feet (approximately 20 inches) of right-of-way width at the street line of Hayselton Drive. The disputed triangle of property measures 1.64 feet by 7.83 feet.
5. Outside of the disputed 6.4 square feet, the remainder of the right-of-way meets the 50 feet standard width.

Recommendation: The undersigned find that the inability to include the 6.4 square feet of property within the right of way for the proposed subdivision is an obstacle to the reasonable use and development of the property and hereby recommend the requested variance be approved.

Recommended:

Janice McMillan, AICP Director, Planning and Protective Services	Date
Matt Morasch, PE Director, Public Works	Date

Jefferson City Planning & Zoning Commission Meeting
Engineering Division Staff Report
Thursday, March 10, 2016, 5:15pm

Item 6. – New Business/Public Hearings

Case No. P16001 – Preliminary and Final Subdivision Plat, River Bluff Estates Subdivision, 1600 Block, Hayselton Drive and 1414 West Main Street (PUD to RS-3)

ENGINEERING STAFF RECOMMENDATION-

Recommend approval, subject to issues **highlighted** being addressed prior to the rezoning and plat being considered by the City Council.

Also, subject to **technical corrections** being addressed on revised versions of the preliminary and final plats and improvement plans, prior to City Council Consideration.

Existing Infrastructure Summary

- Public infrastructure exists in the vicinity.

- Existing storm water facilities are at the end of Beverly Street and at the low point of Hayselton Drive.
  Coon Creek crosses the subject property and flows into the Missouri River.

- The existing neighborhood drains to Coon Creek and is part of the Coon Creek watershed.

- Sanitary sewer exists in the vicinity.
  An existing wastewater pump station, scheduled for replacement in 2017, serves the area from a location on Hayselton Drive.

- Hayselton Drive is an existing curb and guttered roadway, approximately thirty (30) feet in width.
  Parking is allowed on either side of the roadway.

- Sidewalks exist along Hayselton Drive in the vicinity of the proposed development.

Improvements Summary

Roadway

- River Bluff Court is planned with a 25' width, which allows parking on one (1) side of the street.
  This meets the design for a place-court, with twenty (20) or less units, with an ADT (average daily traffic) of 0-200 vehicles a day.

- A permanent cul-de-sac is planned at the end of River Bluff Court for a turnaround.

- Curb radii at the intersection of Hayselton Drive are shown as twenty (20) feet in accordance with the Subdivision Code requirements.

Storm Water / Erosion Control

- Storm water detention is not a requirement of this project.
  Velocity and permanent erosion control will be necessary.
  Additional channel protection (rip-rap) will need to be placed from the cul-de-sac inlet to the creek area. Disturbance of existing vegetation shall be minimized.

- Provisions to address Storm Water Quality are required per the Storm Water Code.
  The City has proposed to the consultant/owner that a 'deed restricted tract of ground, encompassing the low area/floodplain area of the owner's property around and downstream from the proposed pump station, be dedicated as a Reserve Tract. This areas shall perpetually remain as a 'do not disturb' area for naturally occurring vegetation to filter storm water pollutants from the new development.
  This method seems to be the most plausible to address storm water quality requirements; other methods contained within the MARC Manual could be used to address the requirements.

- Storm water has been planned to drain directly to the creek from the subdivision, within the property boundary.

- Inlets are not shown to be constructed on River Bluff Court near the intersection of Hayselton Drive.
  The amount of drainage flowing into the existing neighborhood from the proposed development will then be increased in quantity.
  Calculation/analysis of the downstream system(s) capacities will be needed before the City will allow the drainage from the new development to flow to Hayselton Drive.
  Downstream capacities of the storm water systems must be shown to handle part of the additional drainage proposed from the development. Some type of drainage control system may still be necessary at the intersection of the new street with Hayselton Drive. Additional information is necessary to determine this.
  The new curbed street will collect the storm water currently flowing into properties located on Beverly Street and redirect it to the Hayselton Drive, or to the end of the new street.
  This will help minimize existing and reported drainage problems on Beverly Street.

- An erosion and sediment control plan is included with infrastructure plans and is in substantial conformance with Code requirements. **A Storm Water Quality Benefits Summary should be added to the improvement plans.**

- **Floodplain**- The property exists within the designated Floodplain of the Missouri River.

Sanitary Sewer

- The City of Jefferson Wastewater Division of Public Works plans to replace the existing Hayselton Drive sewer pump station with a new facility to be constructed on a tract of ground within this proposed development.

- The City is obligated by EPA to have the new pump station operable by the Summer of 2017.

- The proposed development is to be served by a new sanitary sewer main that will tie directly to the newly proposed sewer pump station.
- Sewer main extension is proposed to serve all the proposed lots within the subdivision.

- There is not enough room to build a new pump station facility necessary to serve the watershed and neighborhood adequately at the current location on Hayselton Drive.

- A new force main to West Main Street, along with a new gravity main from the old station location to the new location will be designed by the City in conjunction with the pump station project.

Sidewalk

- A five (5) foot sidewalk is being proposed along River Bluff Court on the southerly side of the roadway.

Street Access / Traffic Impact Information and Analysis

- In accordance with the Zoning Code, a specific Traffic Impact Analysis is not required for this proposed subdivision, as fewer than 75 single family lots are being proposed.

- Existing conditions and impacts on the neighborhood were previously examined.

  Please refer to the enclosed attachment which outlines the following information on an aerial view of the neighborhood.

- Hayselton Drive is considered a local residential roadway.

- **Trip Generation-**

  For seven (7) new single family lots, the ADT for the proposed subdivision will fall well within the range mentioned above for a place-court cul-de-sac street with twenty (20) or fewer units.

  During a morning or evening peak hour, approximately seven (7) new vehicle trips would be expected to be generated from the new development. The threshold for a Traffic Impact Analysis (TIA) in a new development for peak hour trips is one-hundred (100) trips or greater, per provisions within the Zoning Code.

- **Sight Distance-** The consultant has previously provided sight distance information as follows-

Location	Actual/Measured	Required
Hayselton Drive NW, Exiting Development -	195'	165'
Hayselton Drive SW, Exiting Development-	240'	165'
Entering Development from NW, turning left-	145'	130'

- **Speed and Volume-** The City previously performed both a traffic volume and speed count on Hayselton Drive. The results have been summarized on the attached drawing.

  Locations of counters were near 1622 Hayselton Drive, northwest of the proposed development, and approximately 100' southwest of Beverly Street, southwest of the proposed development.

  The 85th percentile speed ranged from 28 -29 mph during these periods at the specific locations the counters were placed.

  The mean (or average) speed ranged from 22 -23 mph at the specific locations the counters were placed.

  Average daily traffic volumes indicated on the attached drawing of 222 ADT northwest of the proposed development and 339 ADT southwest of Beverly Street.

- **Accident History-** Accident data for the area was previously reviewed.

  In 2011, an accident was identified in the immediate vicinity of the proposed development and was a sideswipe of a parked vehicle on Hayselton Drive approximately 500' from Beverly Street. No other information was obtained for the area between the Allen Drive intersection with Hayselton Drive, Beverly Street, to Hayselton Drive on the bluff.

  In 2012, a motorcycle lost control at the driveway at 1606 Hayselton Drive. Alcohol and excessive speed were probable contributing circumstances for this accident.

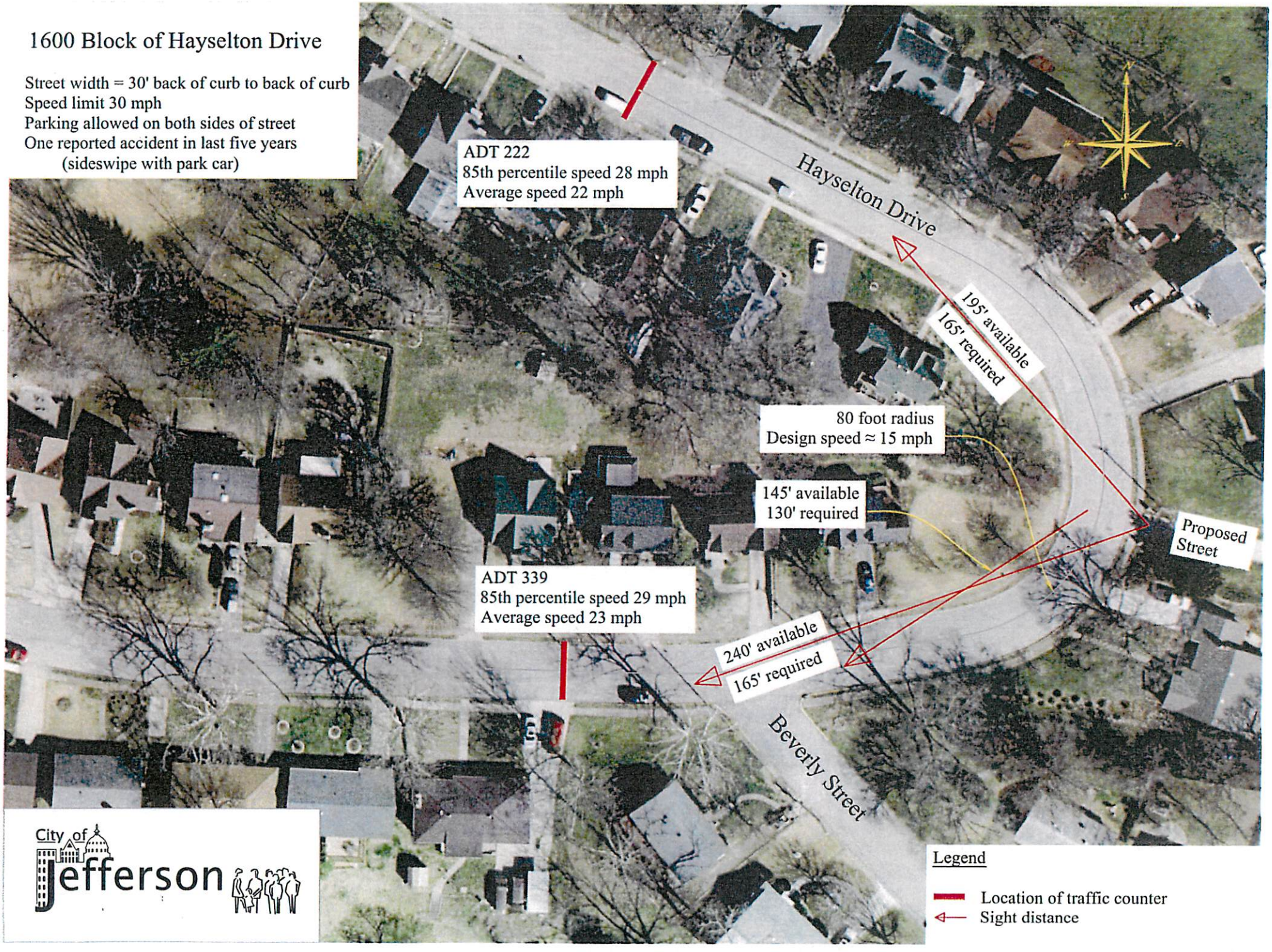
Fire Hydrants / Street Lights

- Facilities are proposed along River Bluff Court and within the subdivision and are in accordance with City standards.

- A street light was previously added to one (1) of the utility poles near the proposed intersection of River Bluff Court with Hayselton Drive. This will illuminate the new proposed intersection at night.

1600 Block of Hayselton Drive

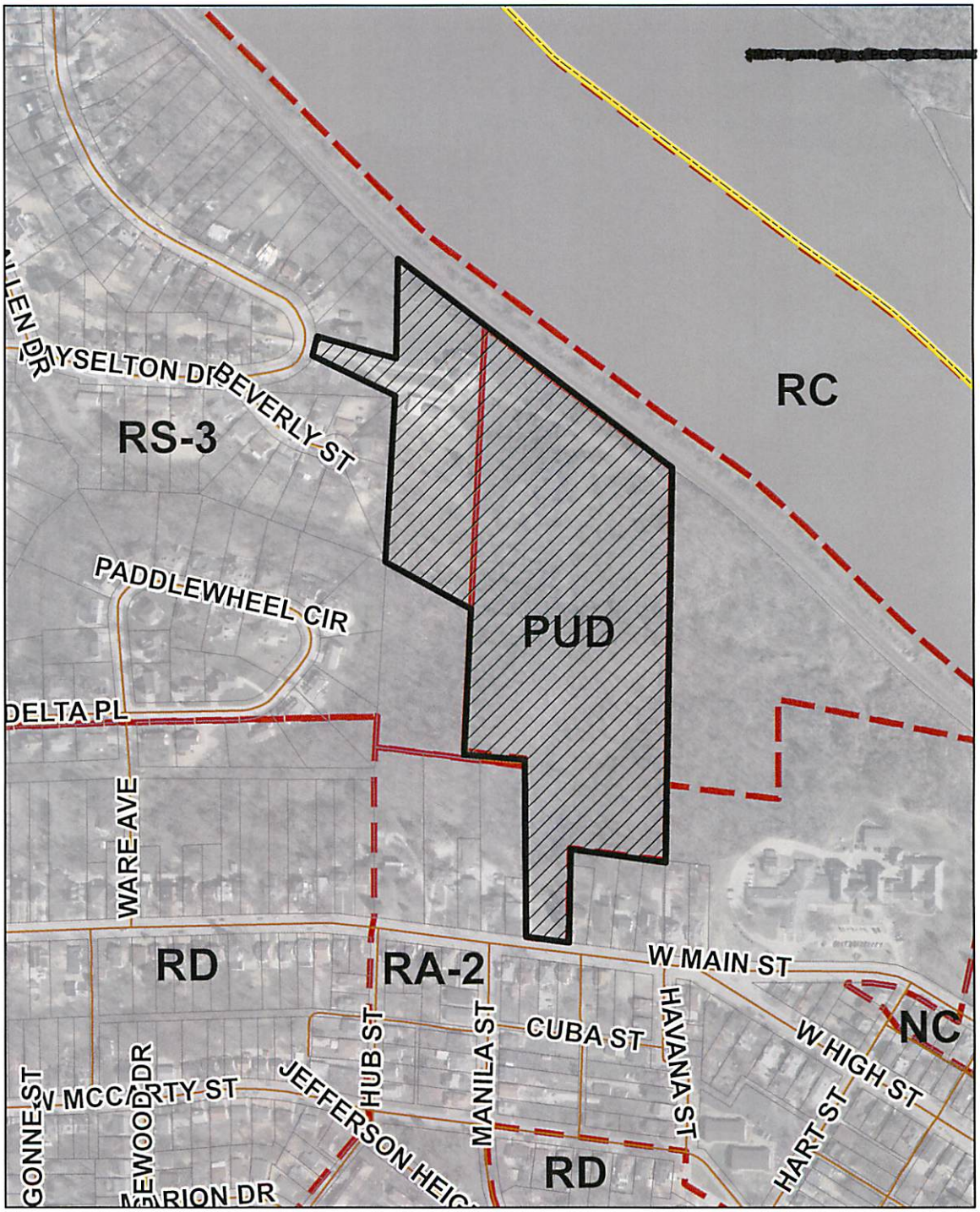
Street width = 30' back of curb to back of curb
Speed limit 30 mph
Parking allowed on both sides of street
One reported accident in last five years
(sideswipe with park car)



City of Jefferson

City of Jefferson Planning & Zoning Commission

LOCATION MAP



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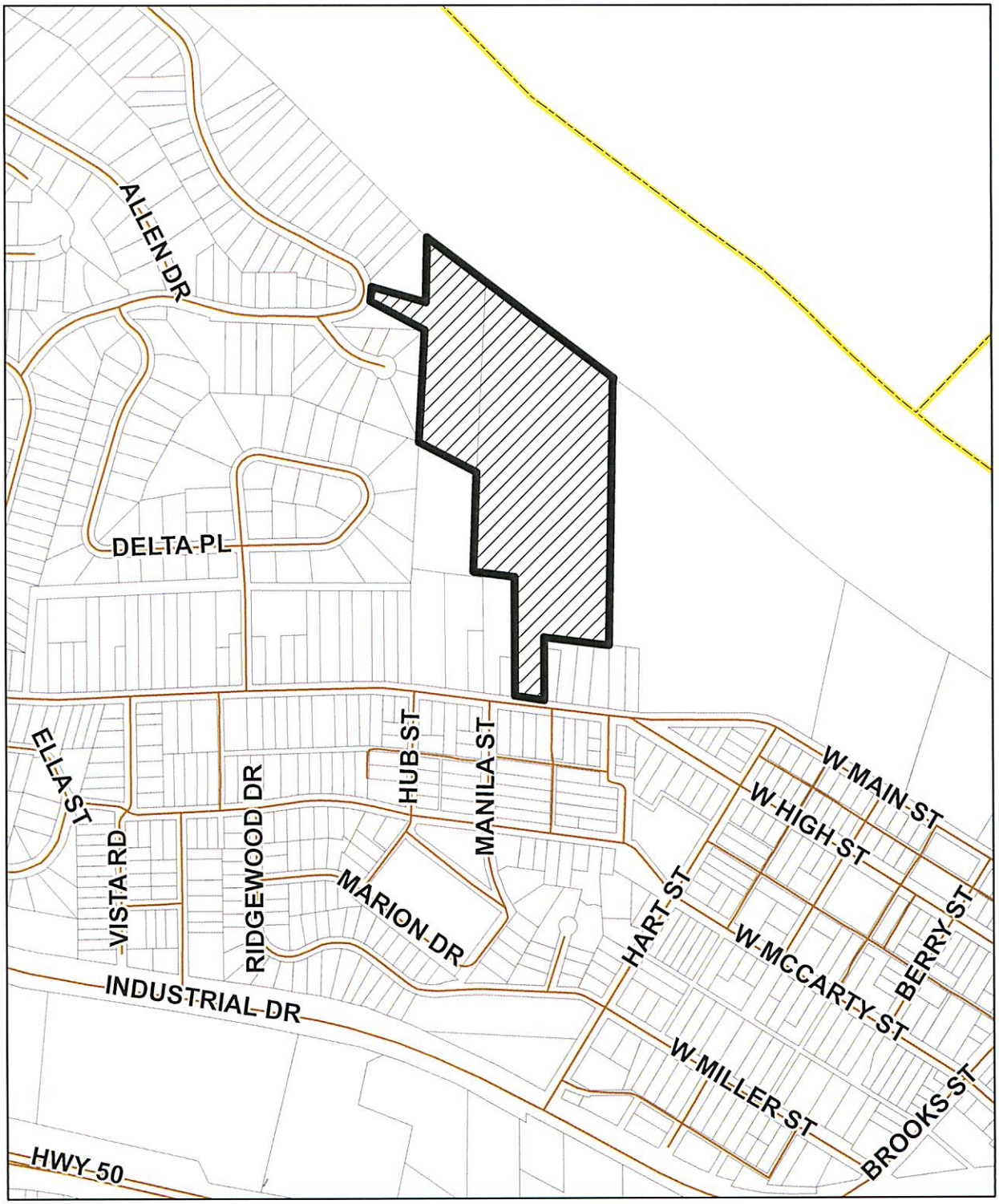
Case No. P16001
River Bluff Estates Subd
Rezoning from PUD to RS-3

City of Jefferson Planning & Zoning Commission

VICINITY



Case No. P16001
River Bluff Estates Subd
Rezoning from PUD to RS-3

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City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffcitymo.org
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:_____

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

Property Address: 1414 West Main Street

Legal/Property Description (write out or attach as an exhibit): See Attached Exhibit

Who petition to rezone the above described real estate from its present classification of PUD district to RS-3 district. The purpose of this rezoning request is to: make the property zoning district Consistent with the adjacent property for the purpose of developing a subdivision

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.

Gary L. Oberkrom — Gary L Oberkrom
Property Owner #1 Name (type or print) — *Property Owner Signature*

Richard J. Otke — Richard J Otke
Property Owner #2 Name (type or print) — *Property Owner Signature*

Subscribed and sworn before me this 27 **day of** January **in the year** 2016.

Karen Meyer
Notary Public

KAREN MEYER
Notary Public - Notary Seal
State of Missouri, Osage County
Commission # 15430988
My Commission Expires Apr 25, 2019

Notary Public - Notary Seal
State of Missouri, Osage County
Commission # 15430988
My Commission Expires Apr 25, 2019

Address of Property Owner #1	
Name	Gary Oberkrom
Mailing Address	604 Missouri Blvd. Court, Jefferson City, MO 65109
Phone Number	573-893-2299
Address of Property Owner #2	
Name	Richard Otke
Mailing Address	604 Missouri Blvd. Court, Jefferson City, MO65109
Phone Number	573-893-2299

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.

Otke Property-Rezone from PUD to RS-3

TRACT A

Part of the East Half of Section 1, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the northwest corner of the Southeast Quarter of said Section 1; thence S04°04'47"E, along the Quarter Section Line, 1347.59 feet to a point on the northerly line of WEST MAIN STREET; thence S88°57'17"E, along the northerly line of WEST MAIN STREET, 405.70 feet to the southwest corner of the first tract described in Book 530, page 119, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence along the boundary of said property described in Book 530, page 119 the following courses: N04°02'25"W, 462.00 feet; thence N89°00'12"W, 158.27 feet; thence N03°58'59"W, 1068.34 feet to a point on the southerly right-of-way line of the MISSOURI PACIFIC RAILROAD; thence along the southerly right-of-way line of the MISSOURI PACIFIC RAILROAD the following courses: southeasterly on a spiral curve to the left, the chord of said spiral curve being S59°23'33"E, 22.28 feet; thence S59°53'47"E, 558.57 feet; thence easterly on a spiral curve to the right, having a chord bearing of S59°33'52"E, a distance of 99.13 feet; thence easterly on a curve to the right, having a radius of 2814.79 feet, an arc distance of 21.46 feet, the chord of said curve being S58°40'40"E, 21.46 feet; thence leaving the southerly right-of-way line of the MISSOURI PACIFIC RAILROAD, S04°03'31"E, 934.31 feet to the northeasterly corner of a tract of land described in Book 383, page 179, Cole County Recorder's Office; thence S84°07'36"W, along the northerly line of said tract described in Book 383, page 179, 61.56 feet to the northwesterly corner thereof also being the northeasterly corner of the third tract described in Book 454, page 806, Cole County Recorder's Office; thence N88°59'17"W, along the northerly line of said third tract described in Book 454, page 806, and also the northerly line of the tracts described in Book 567, page 117 and Book 351, page 547, all in the Recorder's Office of Cole County, 251.30 feet to the northwest corner of said tract described in Book 351, page 547; thence S03°54'17"E, along the westerly line of the said tract described in Book 351, page 547, and the westerly line of a tract of land described in Book 526, page 757, Cole County Recorder's Office, 245.26 feet to the northerly line of WEST MAIN STREET; thence N88°57'17"W, along the northerly line of WEST MAIN STREET, 111.54 feet to the POINT OF BEGINNING.
Containing in all 14.69 acres.

City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffcitymo.org
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: X Preliminary Plat X Final Plat

1. Name of Subdivision: River Bluff Estates Subdivision

2. General location: 1414 W. Main Street

3. Existing/Proposed zoning: Existing PUD, PUD will be rezoned to RS-3

4. Existing/Proposed use of the property: Existing: Undeveloped, Proposed: Residential Subdivision

5. Size of the property in acres: 10.90 Acres

6. Total number of lots proposed: 9 Lots and 1 Reserve Tract

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:

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

   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):

   Requesting a variance for the reduction of right of way width from the standard 50' R/W, Sec. 33-11.6 ;

   C. Appropriate application filing fee: $ 525.00 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

Gary Oberkrom Property Owner Name (type or print)	Gary Oberkrom Property Owner Signature	1-27-16 Date
Patrick Kremer, PE Engineer Name (type or print)	Patrick Kremer Engineer Signature	2/8/16 Date
J. Brian Rockwell, PLS Surveyor Name (type or print)	J. Brian Rockwell Surveyor Signature	2/8/16 Date

Contact person for this application:

Name: River Bluff Condominiums, LLC Attn: Gary Oberkrom

Address: 604 Missouri Blvd. Court, Jefferson City, MO 65109

Phone Number: 573-893-2299

For Staff Use Only

Attachments:

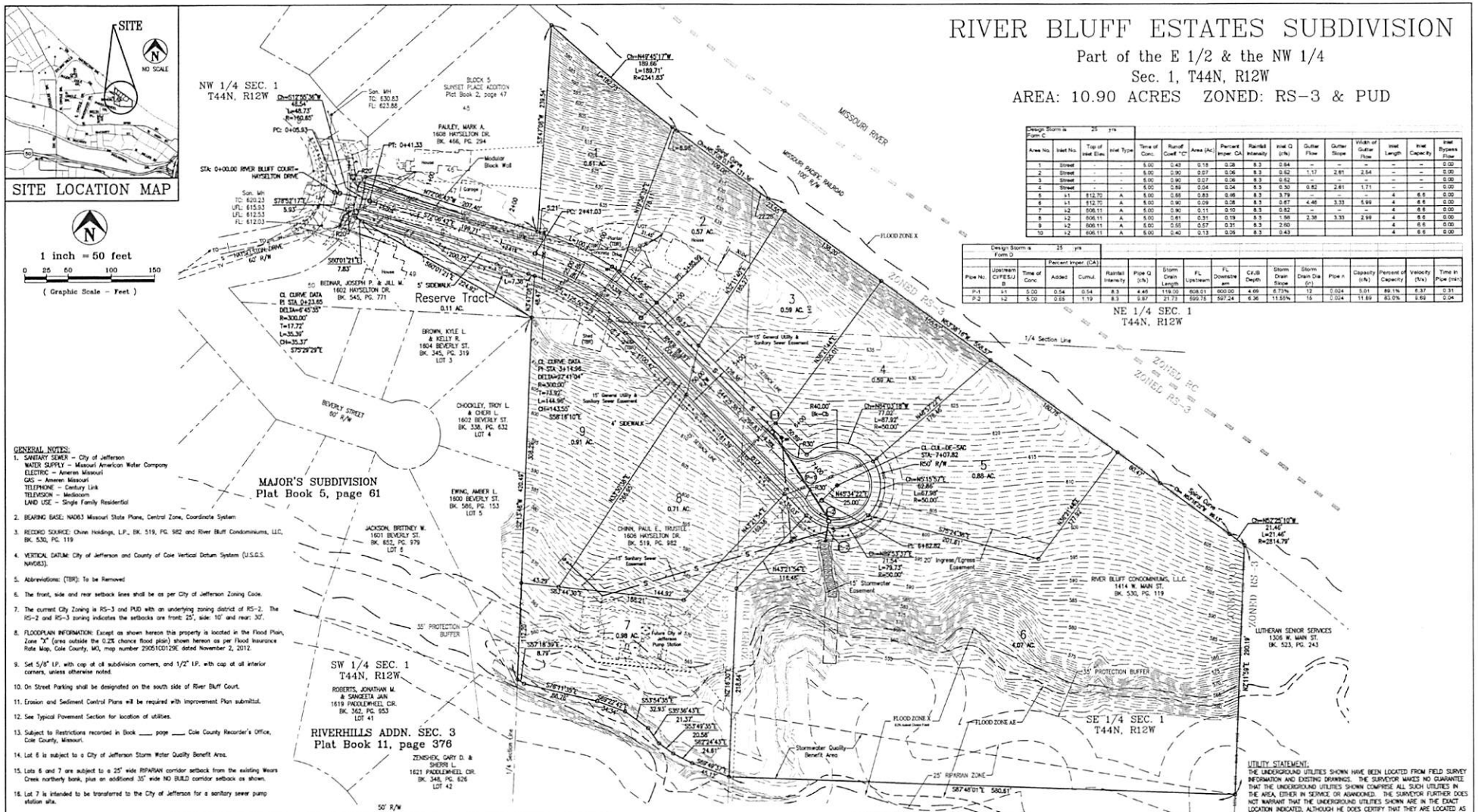
Variance request letter
Additional documentation

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.

RIVER BLUFF ESTATES SUBDIVISION

Part of the E 1/2 & the NW 1/4
Sec. 1, T44N, R12W
AREA: 10.90 ACRES ZONED: RS-3 & PUD



Design Storm is Form C				25 yrs											
Area No.	Inlet No.	Top of Inlet Elev.	Inlet Type	Time of Conc.	Runoff Coeff "C"	Area (Ac.)	Percent Imper CA	Rainfall Intensity	Inlet Q (cfs)	Gutter Flow	Gutter Slope	Width of Gutter Flow	Inlet Length	Inlet Capacity	Inlet Bypass Flow
1	Street	-	-	5.00	0.43	0.19	0.08	8.3	0.64	-	-	-	-	-	0.00
2	Street	-	-	5.00	0.90	0.07	0.06	8.3	0.52	1.17	2.61	2.54	-	-	0.00
3	Street	-	-	5.00	0.90	0.07	0.06	8.3	0.52	-	-	-	-	-	0.00
4	Street	-	-	5.00	0.89	0.04	0.04	8.3	0.30	0.82	2.61	1.71	-	-	0.00
5	I-1	612.70	A	5.00	0.65	0.83	0.46	8.3	3.79		-	-	4	6.6	0.00
6	I-1	612.75	A	5.00	0.90	0.09	0.08	8.3	0.67	4.46	3.33	5.99	4	6.6	0.00
7	I-2	606.11	A	5.00	0.90	0.11	0.10	8.3	0.82	-	-	-	4	6.6	0.00
8	I-2	606.11	A	5.00	0.81	0.31	0.19	8.3	1.58	2.38	3.33	2.99	4	6.6	0.00
9	I-2	606.11	A	5.00	0.55	0.57	0.31	8.3	2.60				4	6.6	0.00
10	I-2	606.11	A	5.00	0.40	0.13	0.05	8.3	0.43				4	6.6	0.00

Design Storm is Form D			Percent Imper. (CA)											
Pipe No.	Upstream C/FES/J B	Time of Conc	Added	Cumul.	Rainfall Intensity	Pipe Q (cfs)	Storm Drain Length	FL Upstream	FL Downstream	C.V./B Depth	Storm Drain Slope	Storm Drain Dia (in)	Pipe n	Capacity (cfs)	Percent of Capacity	Velocity (f/s)	Time in Pipe (min)
P-1	I-1	5.00	0.54	0.54	8.3	4.46	119.00	608.01	600.00	4.69	6.73%	12	0.024	5.01	89.1%	6.37	0.31
P-2	I-2	5.00	0.65	1.19	8.3	9.87	21.73	599.75	597.24	6.36	11.55%	15	0.024	11.69	83.0%	5.60	0.04

GENERAL NOTES:

1. SANITARY SEWER - City of Jefferson
   WATER SUPPLY - Missouri American Water Company
   ELECTRIC - Ameren Missouri
   GAS - Ameren Missouri
   TELEPHONE - Century Link
   TELEVISION - Mediacom
   LAND USE - Single Family Residential
2. BEARING BASE: NAD83 Missouri State Plane, Central Zone, Coordinate System
3. RECORD SOURCE: Chinn Holdings, L.P., BK. 519, PG. 982 and River Bluff Condominiums, LLC, BK. 530, PG. 119
4. VERTICAL DATUM: City of Jefferson and County of Cole Vertical Datum System (U.S.G.S. NAVD83).
5. Abbreviations: (TBR): To be Removed
6. The front, side and rear setback lines shall be as per City of Jefferson Zoning Code.
7. The current City Zoning is RS-3 and PUD with an underlying zoning district of RS-2. The RS-2 and RS-3 zoning indicates the setbacks are front: 25', side: 10' and rear: 30'.
8. FLOODPLAIN INFORMATION: Except as shown hereon this property is located in the Flood Plain, Zone "X" (area outside the 0.2% chance flood plain) shown hereon as per Flood Insurance Rate Map, Cole County, MO, map number 29051C0129E dated November 2, 2012.
9. Set 5/8" I.P. with cap at all subdivision corners, and 1/2" I.P. with cap at all interior corners, unless otherwise noted.
10. On Street Parking shall be designated on the south side of River Bluff Court.
11. Erosion and Sediment Control Plans will be required with Improvement Plan submittal.
12. See Typical Pavement Section for location of utilities.
13. Subject to Restrictions recorded in Book ____ page ____ Cole County Recorder's Office, Cole County, Missouri.
14. Lot 6 is subject to a City of Jefferson Storm Water Quality Benefit Area.
15. Lots 6 and 7 are subject to a 25' wide RIPARIAN corridor setback from the existing Wears Creek northerly bank, plus an additional 35' wide NO BUILD corridor setback as shown.
16. Lot 7 is intended to be transferred to the City of Jefferson for a sanitary sewer pump station site.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND ONE-CALL MARKINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRELIMINARY NOT FOR CONSTRUCTION
STATE OF MISSOURI
Nick Kramer
PE-2012018094
Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #000355

PRELIMINARY NOT FOR CONSTRUCTION
STATE OF MISSOURI
J. Brian Crawford, MO. PLS #2524
CENTRAL MISSOURI PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE OF AUTHORITY #000355

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

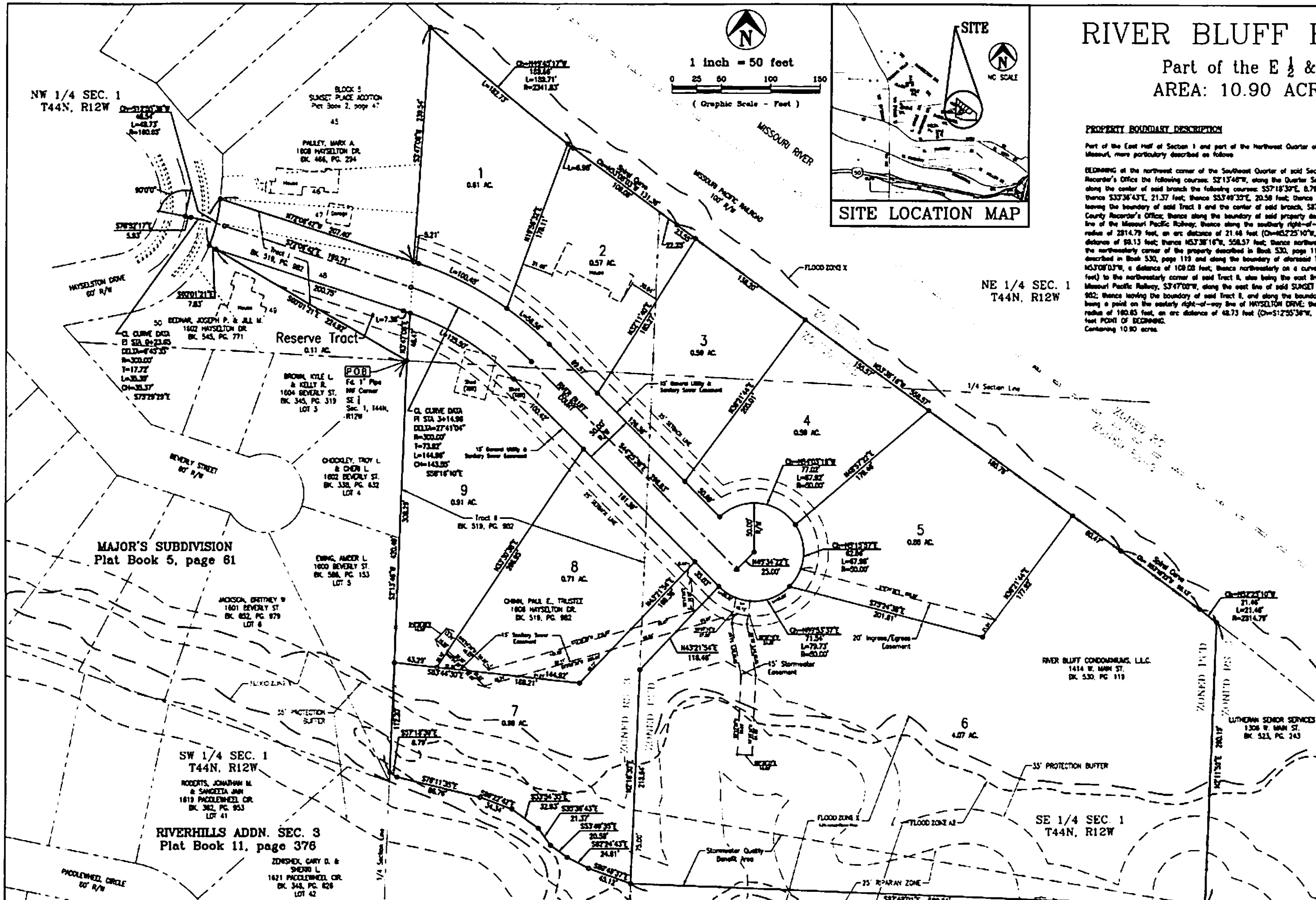
TITLE: PRELIMINARY PLAT
1414 W. MAIN ST./1606 HAYSELTON DR., JEFFERSON CITY, MO
FOR: RIVER BLUFF CONDOMINIUMS, LLC

DATE 2-8-2016	DRN. BY PPK	SCALE 1" = 50'	BOOK
REV DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 03-137

Case No. P16001
River Bluff Estates
Preliminary Subdivision Plat

RIVER BLUFF ESTATES SUBDIVISION

Part of the E ½ & the NW ¼, Sec. 1, T44N, R12W
AREA: 10.90 ACRES   ZONED: RS-3 & PUD



PROPERTY BOUNDARY DESCRIPTION

Part of the East Half of Section 1 and part of the Northwest Quarter of Section 1, all in Township Forty-four North, Range Twelve West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the northwest corner of the Southeast Quarter of said Section One; thence along the boundary of Tract II as described in Book 519, page 982, Cole County Recorder's Office the following courses: S2°13'46"W, along the Quarter Section Line, 420.49 feet to the southwest corner of said Tract II, also being the center of a branch; thence along the center of said branch the following courses: S57°18'30"E, 8.79 feet; thence S78°11'35"E, 86.76 feet; thence S69°22'42"E, 34.34 feet; thence S53°54'35"E, 32.93 feet; thence S33°36'43"E, 21.37 feet; thence S53°49'35"E, 20.58 feet; thence S82°24'43"E, 24.81 feet; thence S87°49'37"E, 45.12 feet to the southeasterly corner of said Tract II; thence leaving the boundary of said Tract II and the center of said branch, S87°48'01"E, 580.81 feet to a point on the boundary of the property described in Book 530, page 119, Cole County Recorder's Office; thence along the boundary of said property described on Book 530, page 119 the following courses: N2°11'30"E, 290.19 feet to the southerly right-of-way line of the Missouri Pacific Railway; thence along the southerly right-of-way line of said Missouri Pacific Railway the following courses: northwesterly, on a curve to the left having a radius of 2814.79 feet, an arc distance of 21.46 feet (Ch=N52°25'10"W, 21.46 feet); thence westerly on a spiral curve to the left, having a chord bearing of N53°13'22"W, a distance of 99.13 feet; thence N53°38'16"W, 558.57 feet; thence northwesterly on a spiral curve to the right, having a chord bearing of N53°08'03"W, a distance of 22.23 feet to the northwesterly corner of the property described in Book 530, page 119, also being the northeasterly corner of said Tract II; thence leaving the boundary of said property described in Book 530, page 119 and along the boundary of aforesaid Tract II the following courses: northwesterly on a spiral curve to the right, having a chord bearing of N53°08'03"W, a distance of 109.00 feet; thence northwesterly on a curve to the right having a radius of 2341.83 feet, an arc distance of 189.71 feet (Ch=N49°43'17"W, 189.66 feet) to the northwesterly corner of said Tract II, also being the east line of Lot No. 45, Block 5 of SUNSET PLACE ADDITION; thence leaving the southerly right-of-way line of said Missouri Pacific Railway, S3°47'08"W, along the east line of said SUNSET PLACE ADDITION, 239.54 feet to the northeasterly corner of Tract 1, as described in said Book 519, page 982; thence leaving the boundary of said Tract II, and along the boundary of said Tract 1 the following courses: N72°06'42"W, 207.40 feet to the northwesterly corner thereof, also being a point on the easterly right-of-way line of HAYSELTON DRIVE; thence southerly, along the easterly right-of-way line of HAYSELTON DRIVE on a curve to the right having a radius of 180.83 feet, an arc distance of 48.73 feet (Ch=S12°55'38"W, 48.54 feet) to the southwesterly corners thereof; thence S60°01'21"E, 7.83 feet; thence S60°01'21"E, 224.92 feet POINT OF BEGINNING.

Containing 10.90 acres.

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots, streets and easements and on this plat the numbers of the lots and the streets thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record) as shown on this plat, which shall be known as "River Bluff Estates Subdivision."

All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owners of said tract have hereunto set their hands this ______ day of ________________ 20___.

PRELIMINARY PRELIMINARY PRELIMINARY

Paul E. Chinn Revocable Living Trust

Hawthorn Bank, Successor Trustee of the Paul E. Chinn Revocable Living Trust U/A/D May 28, 2004

By:____________________

Printed Name:____________________

Title:____________________

River Bluff Condominiums, LLC

By:____________________
D & C River Bluff Condominiums, LLC., member of River Bluff Condominiums, LLC
Richard J. Otte, Trustee of the Richard J. Otte Revocable Living Trust U/A/D November 20, 1991, member of D & C River Bluff Condominiums, LLC.

By:____________________
D & C River Bluff Condominiums, LLC., member of River Bluff Condominiums, LLC
Gary L. Obertrom, Trustee of the Gary L. Obertrom Revocable Living Trust U/A/D October 5, 2000, member of D & C River Bluff Condominiums, LLC.

By:____________________
D & C River Bluff Condominiums, LLC., member of River Bluff Condominiums, LLC
Holly A. Obertrom, Trustee of the Gary L. Obertrom Revocable Living Trust U/A/D October 5, 2000, member of D & C River Bluff Condominiums, LLC.

By:____________________
Printed Name:____________________
Title:____________________
Hawthorn Bank Trust Department, Manager of Chinn FLP Management, LLC., General Partner of Chinn Holdings, L.P., member of River Bluff Condominiums, LLC.

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this ________ day of ________________, 20____, before me personally did appear the above signed owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have set my hand and affixed my seal this ______ day of ____________ 20___.

My Commission Expires:____________________

____

____________________, Notary Public

SURVEYOR'S CERTIFICATE

This is to certify that at the request of River Bluff Condominiums, LLC, a survey and subdivision was made under my personal direction, regarding the property shown on this plat and that the results of said survey are represented hereon. This survey was performed in accordance with the current requirements of the standards for a Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers, Land Surveyors and Landscape Architects.

In Witness whereof, I have hereunto set my seal and signature this ______ day of ________, 20___.

GENERAL NOTES:

1. SANITARY SEWER – City of Jefferson
   WATER SUPPLY – Missouri American Water Company
   ELECTRIC – Ameren Missouri
   GAS – Ameren Missouri
   TELEPHONE – Century Link
   TELEVISION – Mediacom
   LAND USE – Single Family Residential
2. BEARING BASE: NAD83 Missouri State Plane, Central Zone, Coordinate System
3. RECORD SOURCE: Chinn Holdings, L.P., Bk. 519, Pg. 982 and River Bluff Condominiums, LLC., Bk. 530, Pg. 119
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6. The front, side and rear setback lines shall be as per City of Jefferson Zoning Code.
7. The current City Zoning is RS-3 and PUD with an underlying zoning district of RS-2. The RS-2 and RS-3 zoning indicates the setbacks are front: 25', side: 10' and rear: 30'.
8. FLOODPLAIN INFORMATION: Except as shown hereon, this property is located in the Flood Plain, Zone "X" (area outside the 0.2% chance flood plain) shown hereon as per Flood Insurance Rate Map, Cole County, MO, map number 29051C0129E dated November 2, 2012
9. Set 5/8" I.P. with cap at all subdivision corners, and 1/2" I.P. with cap at all interior corners, unless otherwise noted.
10. Subject to Restrictions recorded in Book ____ page ____, Cole County Recorder's Office, Cole County, Missouri.
11. Lot 6 is subject to a City of Jefferson Storm Water Quality Benefit Area.
12. Lots 6 and 7 are subject to a 25' wide RIPARIAN corridor setback from the existing creek bank, plus an additional 35' wide NO BUILD corridor setback as shown.
13. Lot 7 is intended to be transferred to the City of Jefferson for a sanitary sewer pump station site.

I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. ____________

Approved this ____ day of ________________ 20___

PRELIMINARY

____________________ Carrie Tergin, Mayor

____________________ Phyllis Powell, City Clerk

____________________ Matthew Morasch, P.E. Director of Public Works

____________________ Janice McMillan, AICP Director of Planning and Protective Services

Document No. ____________

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record ________ of ____________ 20___
at ______ O'clock ______ Minutes ___M.,
recorded in Book ______ , Page ______ .

PRELIMINARY

Ralph C. Bray, Jr., Recorder

____________________ Deputy

STATE OF MISSOURI – J. BRIAN ROCKWELL – LS-2324 – REGISTERED LAND SURVEYOR

PRELIMINARY

J. Brian Rockwell, MO. PLS #2324
CENTRAL MISSOURI PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE OF AUTHORITY #000305

Central Missouri Professional Services, Inc.
ENGINEERING – SURVEYING – MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

TITLE FINAL PLAT – RIVER BLUFF ESTATES SUBDIVISION 1414 W. MAIN ST./1606 HAYSELTON DR., JEFFERSON CITY, MO			
FOR RIVER BLUFF CONDOMINIUMS, LLC			
DATE 2-8-2016	DRN. BY PPK	SCALE 1" = 50'	BOOK
REV. DATE	CKD. BY	SHEET 1 of 1	JOB NO. 03-137

Case No. P16001
River Bluff Estates
Final Subdivision Plat

PROPERTY BOUNDARY DESCRIPTION:

Part of the East Half of Section 1 and part of the Northwest Quarter of Section 1, all in Township Forty-four North, Range Twelve West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the northwest corner of the Southeast Quarter of said Section One; thence along the boundary of Tract II as described in Book 519, page 982, Cole County Recorder's Office the following courses: S2°13'46"W, along the Quarter Section Line, 420.49 feet to the southwest corner of said Tract II, also being the center of a branch; thence along the center of said branch the following courses: S57°18'39"E, 8.79 feet; thence S76°11'35"E, 86.76 feet; thence S69°22'42"E, 34.34 feet; thence S53°54'35"E, 32.93 feet; thence S35°36'43"E, 21.37 feet; thence S53°49'35"E, 20.58 feet; thence S62°24'43"E, 24.61 feet; thence S69°49'37"E, 45.12 feet to the southeasterly corner of said Tract II; thence leaving the boundary of said Tract II and the center of said branch, S87°48'01"E, 580.61 feet to a point on the boundary of the property described in Book 530, page 119, Cole County Recorder's Office; thence along the boundary of said property described on Book 530, page 119 the following courses: N2°11'59"E, 290.19 feet to the southerly right-of-way line of the Missouri Pacific Railway; thence along the southerly right-of-way line of said Missouri Pacific Railway the following courses: northwesterly, on a curve to the left having a radius of 2814.79 feet, an arc distance of 21.46 feet (Ch=N52°25'10"W, 21.46 feet); thence westerly on a spiral curve to the left, having a chord bearing of N53°18'22"W, a distance of 99.13 feet; thence N53°38'16"W, 558.57 feet; thence northwesterly on a spiral curve to the right, having a chord bearing of N53°08'03"W, a distance of 22.28 feet to the northwesterly corner of the property described in Book 530, page 119, also being the northeasterly corner of said Tract II; thence leaving the boundary of said property described in Book 530, page 119 and along the boundary of aforesaid Tract II the following courses: northwesterly on a spiral curve to the right, having a chord bearing of N53°08'03"W, a distance of 109.08 feet; thence northwesterly on a curve to the right having a radius of 2341.83 feet, an arc distance of 189.71 feet (Ch=N49°45'17"W, 189.66 feet) to the northwesterly corner of said Tract II, also being the east line of Lot No. 45, Block 5 of SUNSET PLACE ADDITION; thence leaving the southerly right-of-way line of said Missouri Pacific Railway, S3°47'08"W, along the east line of said SUNSET PLACE ADDITION, 239.54 feet to the northeasterly corner of Tract 1, as described in said Book 519, page 982; thence leaving the boundary of said Tract II, and along the boundary of said Tract 1 the following courses: N72°06'42"W, 207.40 feet to the northwesterly corner thereof, also being a point on the easterly right-of-way line of HAYSELTON DRIVE; thence southerly, along the easterly right-of-way line of HAYSELTON DRIVE on a curve to the right having a radius of 160.65 feet, an arc distance of 48.73 feet (Ch=S12°55'36"W, 48.54 feet) to the southwesterly corners thereof; thence S60°01'21"E, 7.83 feet; thence S60°01'21"E, 224.92 feet POINT OF BEGINNING.
Containing 10.90 acres.

RIVER BLUFF CONDOMINIUMS LLC
604-D MISSOURI BLVD COURT
JEFFERSON CITY MO 65109

February 5, 2016

Janice McMillan
City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101

Re: River Bluff Estates Subdivision
Application for Subdivision Plat
Variance Request Letter

Dear Ms. McMillan,

We are requesting a reduction of the minimum right of way width required to develop a subdivision per section 33-11.6 of the City of Jefferson Subdivision Code. The proposed right of way width would be reduced from 50.00 feet to a width of 48.36 feet, a reduction of 1.64 feet. The reason for this reduction of width pertains to an ongoing legal dispute of 6.4 square feet of land between the owner/developer and the adjacent property owner to the south. The 6.4 square feet of land was transferred to the owner/developer of the property by Special Warranty Deed (Book 617, Page 639) with restrictions that do not allow the land to be used to develop a subdivision. These restrictions are the basis for the legal action and should not limit the owner to develop the remainder of their property not listed in the suit; therefore, the subdivision boundary will not encompass the 6.4 square feet and will not be used for the proposed the right of way that will serve the subdivision.

The reduction of the right of way in no way hinders the ability of the property to be developed as a subdivision and still allows for all other requirements of the subdivision and improvement plans to be met according to the City of Jefferson Subdivision Code.

Thank you for your consideration on this matter.

Sincerely,

Gary Oberkrom
River Bluff Condominiums, LLC

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

February 29, 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, March 10, 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. P16001 – 1600 Block of Hayselton Drive and 1414 West Main Street. Request filed by River Bluff Condominiums LLC and Paul Chinn Trust, property owners, for the following:

1. A rezoning of 14.69 acres from PUD Planned Unit Development to RS-3 Single Family Residential.
2. An amendment to the Development Plan Map of the Comprehensive Plan to show the property, consisting of 14.69 acres, as Low Density Residential.
3. A Preliminary and Final Subdivision Plat of 10.9 acres consisting of 9 lots.

The property is accessed from Hayselton Drive 200 feet east of Beverly Street and from West Main Street 150 feet east of Manila Street. The property is described as part of the Southwest part of the Northeast Quarter, the Northwest part of the Southeast Quarter, the East Half, and the Northwest Quarter of Section one, 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
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 April 4, 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,

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.

JORDAN, CHRISTOPHER JAMES & DONNA A
1614 HAYSELTON DR
JEFFERSON CITY, MO 65109
1614 HAYSELTON DR

DENKLER, CLARENCE J JR & SHIRLEY
1612 HAYSELTON DR
JEFFERSON CITY, MO 65109
1612 HAYSELTON DR

ESTEP, GLENDA
1610 HAYSELTON DR
JEFFERSON CITY, MO 65109
1610 HAYSELTON DR

PAULEY, MARK A
1608 HAYSELTON DR
JEFFERSON CITY, MO 65109
1608 HAYSELTON DR

STIEFERMANN, JEFFREY P & ANGELA, TRUSTEES
1615 HAYSELTON DR
JEFFERSON CITY, MO 65109
1615 HAYSELTON DR

GOOCH, CHRISTOPHER P
1535 HAYSELTON DR
JEFFERSON CITY, MO 65109
1535 HAYSELTON DR

CAPLINGER, RUTH E
BURSON, W KENT
1533 HAYSELTON DR
JEFFERSON CITY, MO 65109
1533 HAYSELTON DR

BROWN, KYLE L & KELLY R
1604 BEVERLY ST
JEFFERSON CITY, MO 65109
1604 BEVERLY ST

THOMPSON, TIMOTHY D & GAIL O
1623 PADDLEWHEEL CIR
JEFFERSON CITY, MO 65109
1623 PADDLEWHEEL CIR

ZENISHEK, GARY D & SHERRI L
1621 PADDLEWHEEL CIR
JEFFERSON CITY, MO 65109
1621 PADDLEWHEEL CIR

ROBERTS, JONATHAN M & SANGEETA JAIN
1619 PADDLEWHEEL CIR
JEFFERSON CITY, MO 65109
1619 PADDLEWHEEL CIR

JACKSON, BRITTNEY W
1601 BEVERLY ST
JEFFERSON CITY, MO 65109
1601 BEVERLY ST

EWING, AMBER L
1600 BEVERLY ST
JEFFERSON CITY, MO 65109
1600 BEVERLY ST

CHOCKLEY, TROY L & CHERI L
1602 BEVERLY ST
JEFFERSON CITY, MO 65109
1602 BEVERLY ST

LUTHERAN SENIOR SERVICES
1150 HANLEY INDUSTRIAL CT
ST LOUIS, MO 63144
1306 W MAIN ST

MACKAY, FRED DANIEL &
BILLIE EARLINE TRUSTEES
1320 W MAIN ST
JEFFERSON CITY, MO 65109
1320 W MAIN ST

SCHULTE, THOMAS F & PAULA K
1324 W MAIN ST
JEFFERSON CITY, MO 65109
1324 W MAIN ST

WOODS, KATIE E
1400 W MAIN ST
JEFFERSON CITY, MO 65109
1400 W MAIN ST

LEDGERWOOD, CHARLES S
1404 W MAIN ST
JEFFERSON CITY, MO 65109
1404 W MAIN ST

DUNAGAN, BRUCE BRADFORD & AMY C
341 WESTWIND ESTATES LN
VALLEY PARK, MO 63088-1514
1408 W MAIN ST

CONNELL, BRENT
1410 W MAIN ST
JEFFERSON CITY, MO 65109
1410 W MAIN ST

RIVER BLUFF CONDOMINIUMS L L C
604 MISSOURI BLVD CT, #D
JEFFERSON CITY, MO 65109
1414 W MAIN ST

CHANEY, JODONN & KIRSTEN
125 BOONVILLE RD
JEFFERSON CITY, MO 65109
1416 W MAIN ST

HIGGINS, DEBORAH J
110 RIDGEWAY DR
JEFFERSON CITY, MO 65109
1502 W MAIN ST

BOGEYS HOLDING L L C
509 SPLIT ROCK DR
JEFFERSON CITY, MO 65109
1504 W MAIN ST

GIECK, HEATHER K
1418 W MAIN ST
JEFFERSON CITY, MO 65109
1418 W MAIN ST

P & C KOLB CHILDRENS TRUST, TRUSTEES
KOLB, LAWRENCE F & CATHERINE M
PO BOX 6850
JEFFERSON CITY, MO 65102-6850
1401 W MAIN ST

KOLB, LAWRENCE F & CATHERINE M KOLB,
P & C TRUSTEES
214 PRODO DR, STE 101
JEFFERSON CITY, MO 65109
1403 W MAIN ST

WADE, SHANNON
1914 W MAIN ST
JEFFERSON CITY, MO 65109
1405 W MAIN ST

MERRIDITH, ZURETT NICITA
1407 W MAIN ST
JEFFERSON CITY, MO 65109
1407 W MAIN ST

DICKSON, WILLIAM RAYMOND &
SEAVOY, NICOLE SIMONE
1411 W MAIN ST
JEFFERSON CITY, MO 65109
1411 W MAIN ST

R Z W GROUP L L C
PO BOX 2284
JEFFERSON CITY, MO 65102
1413 W MAIN ST

STEENBERGEN, FORREST G & LINA L
249 LANDWEHR HILLS RD
JEFFERSON CITY, MO 65101
1415 W MAIN ST

LEWIS, MICHAEL S & JENNIFER L
1417 W MAIN ST
JEFFERSON CITY, MO 65109
1417 W MAIN ST

MUDD PROPERTIES 1501 L L C
3559 GETTYSBURG PL
JEFFERSON CITY, MO 65109
1501 W MAIN ST

MUDD PROPERTIES 104106 L L C
3559 GETTYSBURG PL
JEFFERSON CITY, MO 65109
104 MANILA ST

STARK BROTHERS L L C
STARK, TODD & DARICE
1933 ALLEN DR
JEFFERSON CITY, MO 65109
108 MANILA ST

SIMS, BRANDON &
KEVER, JESSICA
1503 W MAIN ST
JEFFERSON CITY, MO 65109
1503 W MAIN ST

R Z W GROUP L L C
PO BOX 2284
JEFFERSON CITY, MO 65102
201 MANILA ST

J & S REAL ESTATE L L C
141 BOONVILLE RD
JEFFERSON CITY, MO 65109
108 HAVANA ST

STEPPELMAN, LISA BETH, TRUSTEES
1618 HAYSELTON DR
JEFFERSON CITY, MO 65109
1618 HAYSELTON DR

SANDERS, JEFFREY S & CAROL R
1616 HAYSELTON DR
JEFFERSON CITY, MO 65109
1616 HAYSELTON DR

BEDNAR, JOSEPH P & JILL M
3434 HOBBS LN
JEFFERSON CITY, MO 65109
1602 HAYSELTON DR

HALE, VICKI L
1619 HAYSELTON DR
JEFFERSON CITY, MO 65109
1619 HAYSELTON DR

BEAUTIFUL HOME INTERIORS INC
125 SCOTT STATION RD
JEFFERSON CITY, MO 65109
1617 HAYSELTON DR

FRENCH, MELINDA
1537 HAYSELTON DR
JEFFERSON CITY, MO 65109
1537 HAYSELTON DR

KAISER, RON & JUDI
3412 HOBBS LN
JEFFERSON CITY, MO 65109
1606 BEVERLY ST

PEA, TRACIE D & JEFFREY A
1608 BEVERLY ST
JEFFERSON CITY, MO 65109
1608 BEVERLY ST

WOODLAND, HAROLD L & LINDA D
1613 BEVERLY ST
JEFFERSON CITY, MO 65109
1613 BEVERLY ST

HOTH, HAYLEY N
GERLING, BRADLEY
1611 BEVERLY ST
JEFFERSON CITY, MO 65109
1611 BEVERLY ST

PARK, ANGELA G
1609 BEVERLY ST
JEFFERSON CITY, MO 65109
1609 BEVERLY ST

DAVIS, STEVEN L & LIBERTY R
1607 BEVERLY ST
JEFFERSON CITY, MO 65109
1607 BEVERLY ST

BRAUCH, DALTON
BABCOCK, KENNETH M
1605 BEVERLY ST
JEFFERSON CITY, MO 65109
1605 BEVERLY ST

MAY, LOIS G, TRUSTEE
1508 W MAIN ST
JEFFERSON CITY, MO 65109
1508 W MAIN ST

CHINN, PAUL E, TRUSTEE
1606 HAYSELTON DR
JEFFERSON CITY, MO 65109
1606 HAYSELTON DR

Case No. P16001
River Bluff Estates Subd
Rezoning from PUD to RS-3

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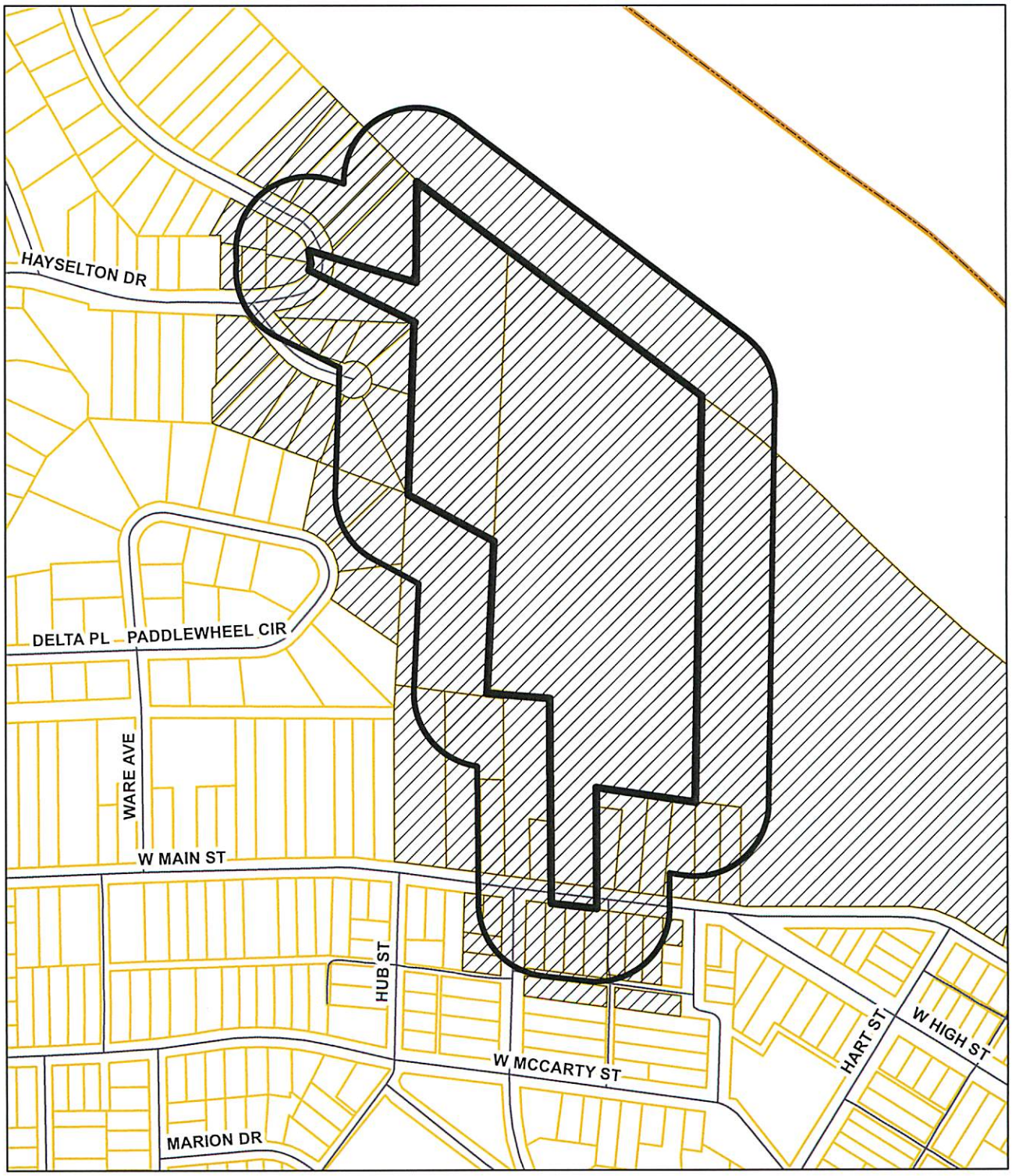
0 85 170 340 510 680
Feet

185 ft. Notification Buffer



Jefferson City
Planning & Zoning Commission

March 10, 2016

Case No. P16002
Land Investments, LLC
2821 & 2827 South Ten Mile Drive (Rear)

A. Rezoning from RD & C-O to C-1
B. Comprehensive Plan Amendment

PLANNING STAFF REPORT
JEFFERSON CITY PLANNING AND ZONING COMMISSION
March 10, 2016

Case No. P16002 – Property located to the rear of 2821 and 2827 South Ten Mile Drive, Rezoning and Comprehensive Plan Amendment. Request filed by Missouri Goodwill Industries, Applicant, on behalf of Land Investments LLC, property owner, for a rezoning of 0.3 acres from RD Medium Density Residential and C-O Office Commercial to C-1 Neighborhood Commercial and an amendment to the Development Plan Map of the Comprehensive Plan to show the property as Commercial. The property is located immediately behind properties addressed as 2821 and 2827 South Ten Mile Drive and is described as part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 North, Range 12 West, Jefferson City, Missouri.

Nature of Request

The applicant is under contract to purchase the two houses at 2821 and 2827 South Ten Mile Drive and the subject 0.3 acre tract behind those houses. The applicant plans to demolish the two houses and redevelop the site with a 14,561 sf retail building. The two houses are currently zoned C-1 Neighborhood Commercial, and general retail uses are permitted in the C-1 district. The 0.3 acre tract behind the houses has a split zoning of RD and C-O, which are districts that do not permit general retail uses. In order to unify the zoning of the three tracts and allow the development plan for the property to proceed, the applicant is applying to rezone the 0.3 acre tract to C-1.

A site plan showing the proposed development of a Goodwill store was submitted with the application. While the specific occupant of a proposed commercial use is not an item that can be considered or conditioned when reviewing a rezoning proposal, the site plan is useful in ensuring that the site would be in compliance with bufferyard and other zoning requirements.

Zoning History

The RD/C-O zoning of the subject property was established in 1998.

The C-1 zoning of 2821 South Ten Mile Drive was established in 2010. Prior to that the zoning was C-O Office Commercial.

The C-1 zoning of 2827 South Ten Mile Drive was established in 2012.

South Ten Mile Drive/Kenborg Hills Neighborhood Plan

As a result of the development of the neighboring Stoneridge Village commercial development and other pressures for commercial redevelopment within the South Ten Mile Drive/Kenborg Hills neighborhood, representatives of the neighborhood and City Staff realized that a plan for the orderly transition of the neighborhood from residential to commercial was necessary. The resultant South Ten Mile Drive / Kenborg Hills Neighborhood Plan was adopted in 2010 as an amendment to the Comprehensive Plan. This plan recognizes the high level of commercial development potential of the neighborhood, and calls for certain criteria to be present for future commercial rezoning in the neighborhood in order to minimize the land use conflicts. The plan calls out that proposals to rezoning land from residential to commercial should only be approve when:

1. The proposed rezoning is adjacent or across the street from an existing commercial use.
2. The proposed rezoning consists of a minimum of one-half acre of property.
3. The proposed rezoning is to a C-1 Neighborhood Commercial district.
4. A reasonable plan to redevelop the property, including sufficient space for bufferyards, off street parking, and vehicular access, has been developed.

While the 0.3 acre tract proposed for rezoning and the house located at 2821 S. Ten Mile Drive are not located within the boundaries of the neighborhood plan, the house located at 2827 is located within the neighborhood.

Zoning and Surrounding Land Use

Current Zoning: RD and C-O
Requested Zoning: C-1

Current Use: Undeveloped
Intended Use: Retail Commercial

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

Allowed Uses:

The C-1 Neighborhood Commercial zoning district allows for a variety of land uses including day care centers, hotel/motel (less than 50,000 sq. ft.), offices, banks, restaurants, general retail, personal services, and laundromats. (please see exhibit 35-28 of the zoning code for a complete list of authorized uses)

Staff Analysis

Standard checklist for rezoning:	Yes	No	Notes:
Complies with Comprehensive Plan		X	The Comprehensive Plan identifies the RD zoned portion of the property as intended for Medium Density Attached Residential use. The proposed Comprehensive Plan amendment would re-designate the property as intended for Commercial use.
Has access to necessary utilities	X		The property has access to necessary utilities.
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-1 district.
Benefit to City is substantial when compared to adverse affects on adjacent property	X		The property is adjacent to existing commercial uses to the north and east and has good access from Missouri Boulevard. An expansion of the Commercial zoning in the area would be a benefit to the City.

South Ten Mile Drive/Kenborg Hills Neighborhood Plan

While the 0.3 acre tract proposed for rezoning is not subject to the requirements of the adjacent neighborhood plan, a review of the proposal for conformance with the plan and Zoning Code requirements is still beneficial.

Building: The site plan shows a 14,561 sf building. the orientation of the front door of the building is toward the west in order to be more visible from Missouri Boulevard. A drop off canopy would be located on the north side of the building adjacent to South Ten Mile Drive.

Access: Two driveways are shown on the plan, both connect to South Ten Mile Drive. The orientation of the building and location of customer parking results in the primary access being the eastern driveway.

Traffic: A traffic impact study has been submitted to the city for the proposed development. The study concludes that the expected traffic generated by the development can be accommodated by the existing street network and intersection at South Ten Mile Drive and Stoneridge Parkway with no improvements. The study recommends removing on street parking from the south side of South Ten Mile Drive in front of the site.

Parking: 59 parking spaces are shown on the plan, which meets the parking requirement of 59 spaces for the building (1 space required for each 250 sf of retail building space).

Bufferyard: A Type B bufferyard is required between C-1 and RS-1 zoned uses. The site plan shows conformance with this requirement with a 10 feet wide bufferyard and row of trees planted at 20 feet intervals and privacy fence. A row of trees is also shown along South Ten Mile Drive.

Staff Position: The site plan conforms with applicable zoning code requirements and with the recommendations of the South Ten Mile Drive/Kenborg Hills Neighborhood Plan.

Comprehensive Plan Amendment:
Subsequent to the 1996 Comprehensive Plan update and the 1998 rezoning of the property, an expansion of commercial development in the area has occurred with the construction of Stoneridge Parkway numerous retail outlets. A plan for the gradual commercial redevelopment of the neighboring South Ten Mile Drive / Kenborg Hills has also been put in place. 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 located in an area undergoing major commercial development. The proposed use of the three combined tracts is in conformance with the South Ten Mile Drive / Kenborg Hills Neighborhood Plan. The property is ideal for commercial development.

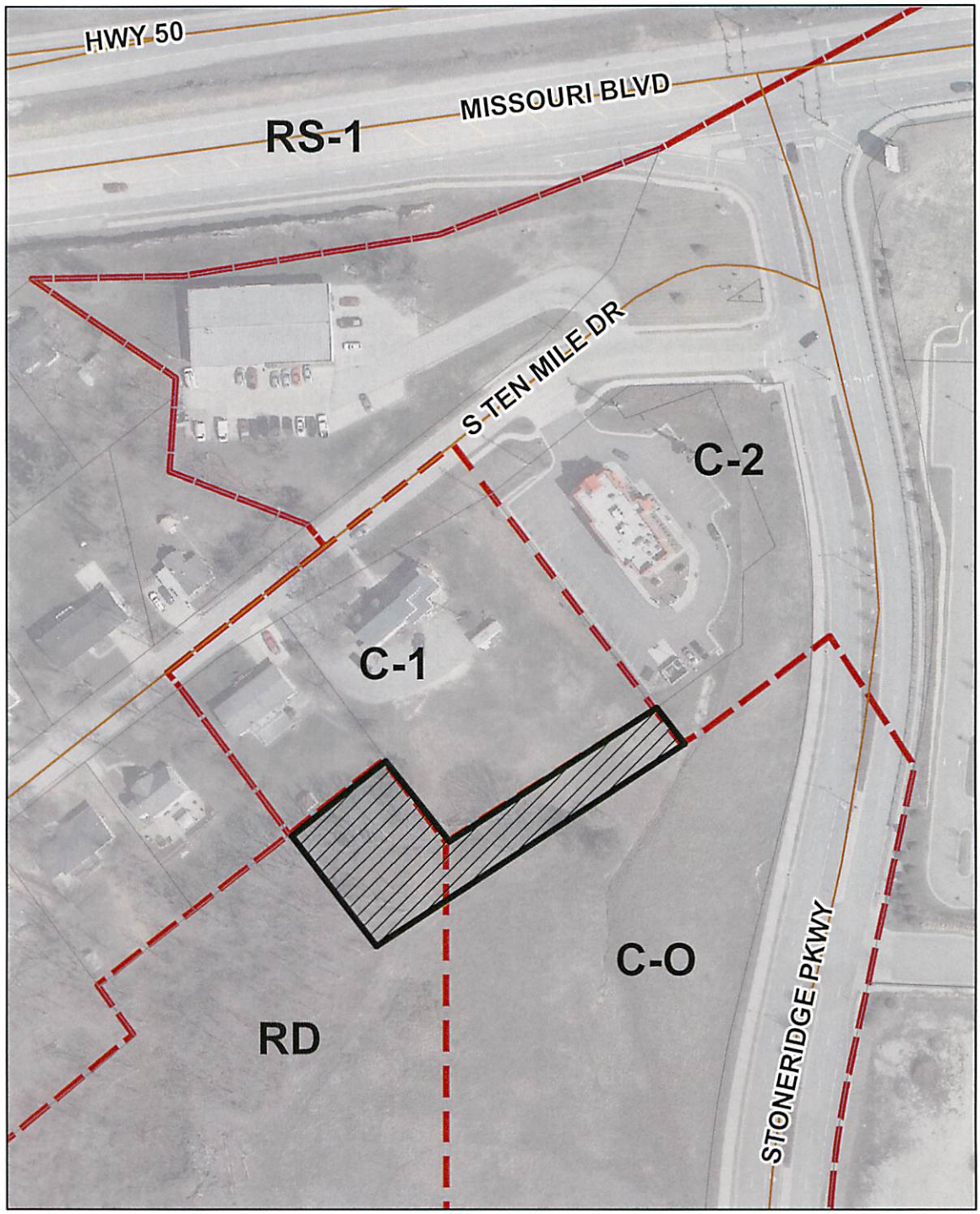
	Approve	**Deny**	**Neutral**
Staff Recommendation	X		

Form of Motion

1. Motion to approve the comprehensive plan amendment request to show the property as Commercial on the Development Plan Map of the Comprehensive Plan.
2. Motion to approve the request to rezone the property from RD and C-O to C-1.

City of Jefferson Planning & Zoning Commission

LOCATION MAP



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N
W E
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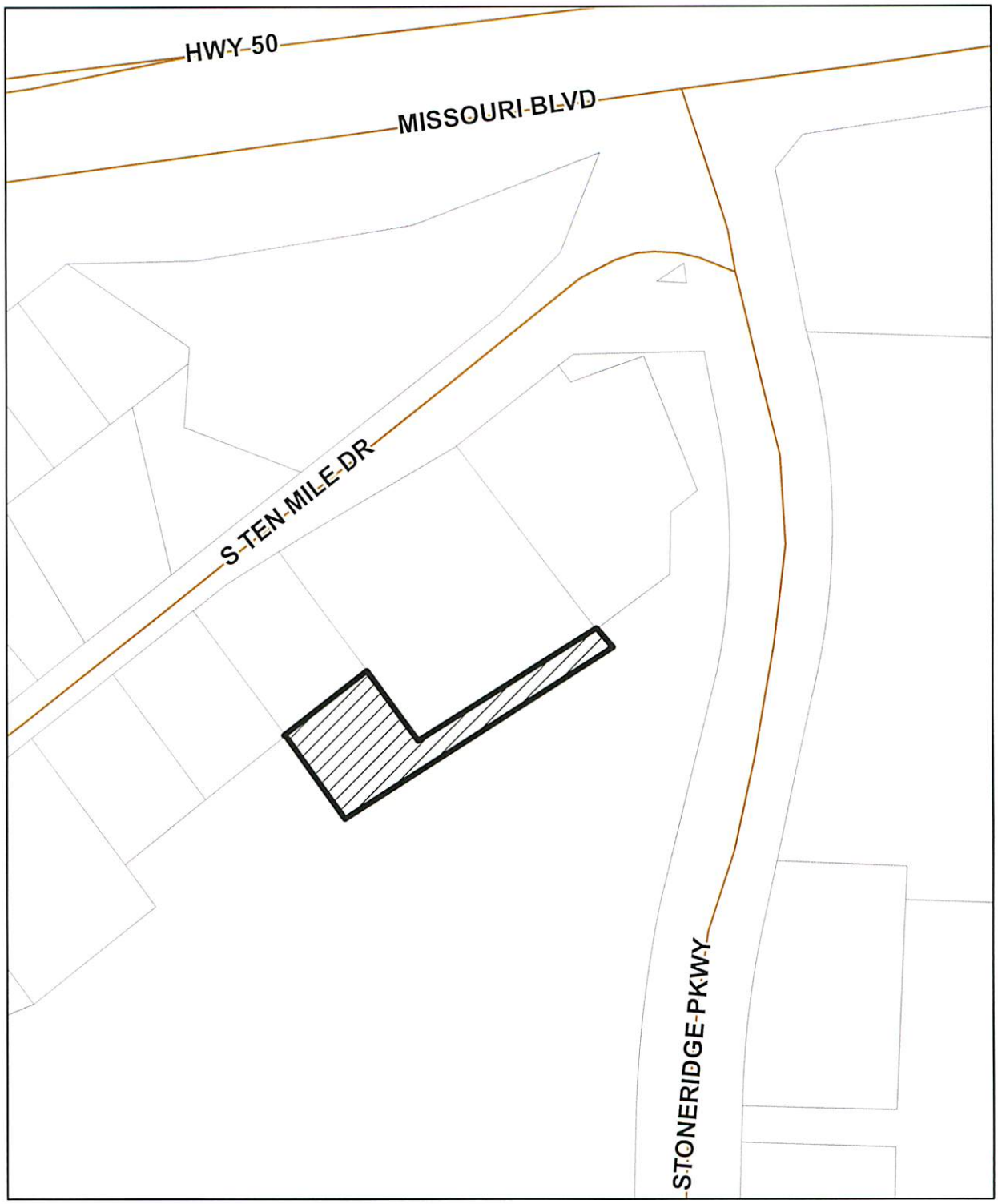
Case No. P16002
Property located to the rear of
2821 & 2827 S. Ten Mile Dr.
Rezoning from RD/C-O to C-1
and Comprehensive Plan Amendment

City of Jefferson Planning & Zoning Commission

VICINITY



0 50 100 200 Feet

N
W E
S

Case No. P16002
Property located to the rear of
2821 & 2827 S. Ten Mile Dr.
Rezoning from RD/C-O to C-1
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
www.jeffersoncitymo.gov

RECEIVED
FEB 8 2016
PLANNING & PROTECTIVE SERVICES

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: N/A

Legal/Property Description (write out or attach as an exhibit): Tract known as tract 2-A on the recently recorded plat, see attached legal description

Who petition to rezone the above described real estate from its present classification of RD/CO district to C1 district. The purpose of this rezoning request is to: Rezone the property to be the same as adjoining parcels and allow development of a new MERS/Goodwill store

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.

Land Investments, LLC
Property Owner #1 Name (type or print)

Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 2 **day of** February **in the year** 2016.

JEAN MACKNEY
Notary Public - State of Missouri
My Commission Expires November 27, 2019
Cole County
Commission #11500009

Notary Public

Address of Property Owner #1	
Name	Land Investments, LLC
Mailing Address	221 Bolivar Ave; Suite 400 Jefferson City, MO 65101
Phone Number	573-635-2255
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
jcplanning@jeffcitymo.org
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 Medium Density Attached 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 benefits derived by the community or area by the proposed change.

Amendment Requested by: ○ Property Owner ○ Staff ○ Planning and Zoning Commission

Land Investments, LLC
Name (typed or printed)

Signature

Property Owner Name Land Investments, LLC

Address 221 Bolivar Ave; Suite 400; Jefferson City, MO 65101

Phone Number(s): 573-635-2255

Applicant Name (if different from owner): MERS/Missouri Goodwill Industries

Address: 1727 Locust St; St. Louis, MO 63103

Phone Number(s) 314-241-3464

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.
There was not an error in the original comprehensive plan. The fact is the development pattern for the area has changed since the comprehensive plan was prepared

B. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
The development pattern for the area has changed and has become a more commercial area.

C. Whether the change is consistent with the goals, objectives and policies of the Plan.
This change is consistent with the goals and objectives of the plan and also consistent with the neighborhood district established for this area.

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.
As stated this area has developed as a more commercial area than the plan foresaw. The change would be an extension of the commercial development in this area.

E. Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
This change allows implementation of the neighborhood plan for this area allowing residential to develop into commercial as long as it is adjacent to existing commercial This property is adjacent to both CO and C1 districts.

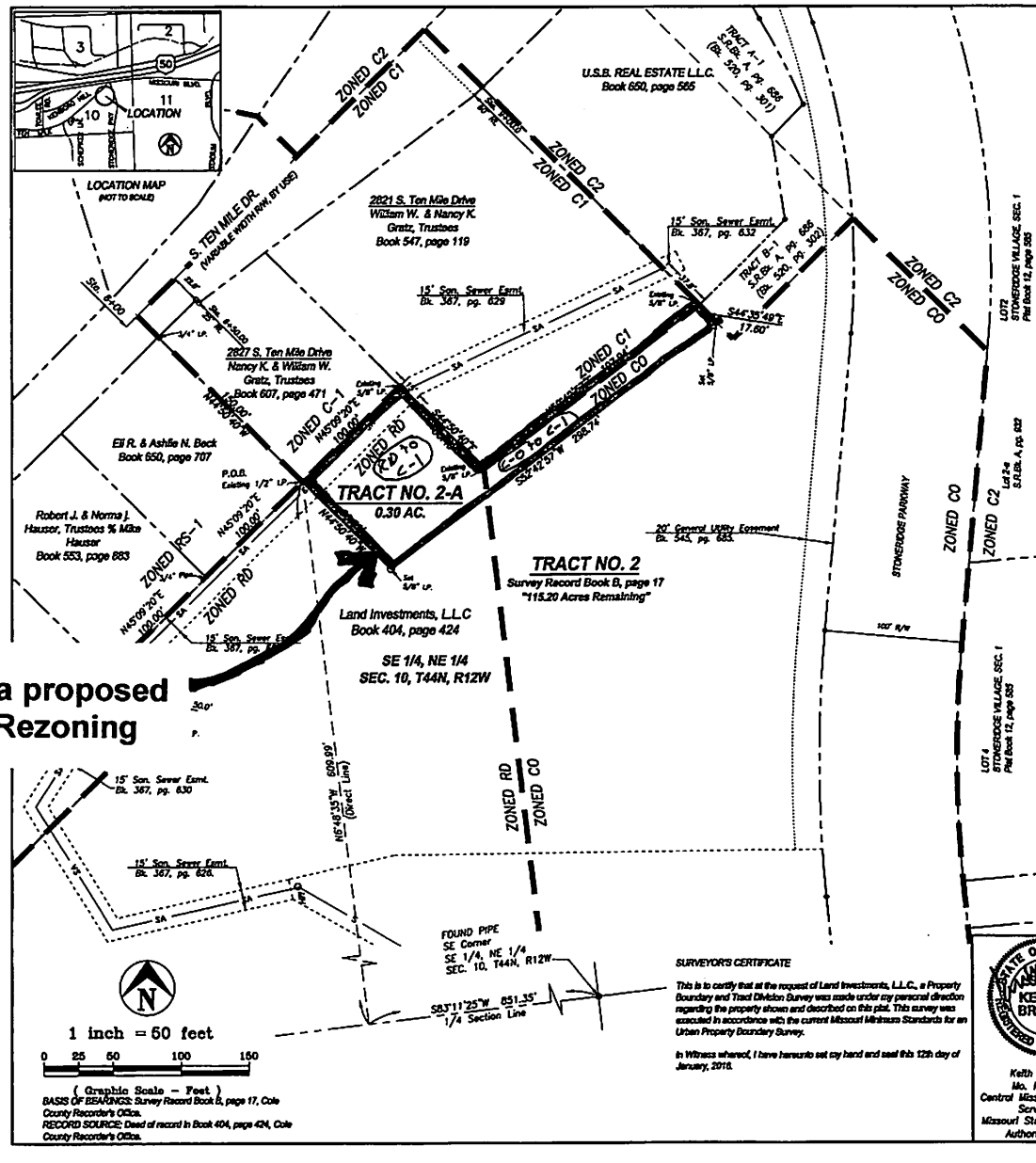
F. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreation facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by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

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.
This area of the community is developing as a commercial district and everything is available to support the zoning and community needs.

H. Whether there will be benefits derived by the community or area by the proposed zone.
The proposed zone will provide for additional retail for this area and allowing the development of a donation center and second hand store for the community.

TRACT DIVISION SURVEY

For Land Investments, L.L.C.
Situated in the SE 1/4, NE 1/4, Sec. 10, T44N, R12W



PROPERTY BOUNDARY DESCRIPTION

TRACT NO. 2-A

Part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 North, Range 12 West, being part of Tract No. 2 of a certain survey of record in Survey Record Book B, page 17, Cole County Recorder's Office and being part of the property described by deed of record in Book 404, page 424, Cole County Recorder's Office, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 10; thence S83°11'25"W, along the Quarter Section Line, 651.35 feet; thence N6°49'37"W, on a direct line, 609.99 feet to a point on the northerly boundary the aforesaid Tract No. 2 of the survey of record in Survey Record Book B, page 17, being the east southerly corner of the property described by deed of record in Book 607, page 471, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence along the boundary of said Tract No. 2, the following courses: N43°00'20"E, along the southeasterly boundary of said property described in Book 607, page 471, 100.00 feet to the most easterly corner thereof, being a point on the southwesterly boundary of the property described by deed of record in Book 647, page 119, Cole County Recorder's Office; thence S44°30'40"E, along the southwesterly boundary of said property described in Book 647, page 119, 86.49 feet to the east southerly corner thereof; thence N52°42'57"E, along the southeasterly boundary of said property described in Book 647, page 119, 197.94 feet to the most easterly corner thereof, being the most westerly corner of Tract B-1 of a survey of record in Survey Record Book A, page 688 and subsequent deed of record in Book 820, page 302, Cole County Recorder's Office; thence leaving the boundary of said Tract 2, S44°33'49"E, along the southwesterly boundary of said Tract B-1 and subsequent deed, 17.60 feet; thence S52°42'57"W, 298.74 feet; thence N44°30'40"W, 50.82 feet to the POINT OF BEGINNING.

Containing 0.30 of an acre.

OWNER'S CERTIFICATE

Know all men by these presents, that the undersigned, Frank Twehous, Authorized Member of Land Investments, L.L.C, being the owner of the property described in the foregoing boundary description, has caused said property to be surveyed and divided into Tracts, and on this survey the designation of said Tracts and the sizes thereof are fully and truly set forth.
All Taxes due and payable against said property have been paid in full.
In testimony whereof Land Investments, L.L.C., has caused these presents to be signed by Frank Twehous, its Authorized Member, this 15th day of January, 2016.

LAND INVESTMENTS, L.L.C.
By: Frank Twehous
Frank Twehous, Authorized Member

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 15th day of January, 2016 before me personally did appear Frank Twehous, to me personally know, whom being by me duly sworn did say that he is the Authorized Member of LAND INVESTMENTS, L.L.C., and that this Tract Division Survey was signed on behalf of said LLC by the authority of its governing body, and that said Frank Twehous acknowledged this Tract Division to be the free act and deed of said LLC.
In Witness whereof, I have hereunto set my hand and affixed my seal this 15th day of January, 2016.

My Commission Expires: August 20, 2019
Gregory Dorge
Notary Public, Cole County

GREGORY DORGE
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 15207089
My Commission Expires: 8/20/2019

NOTES:
1.) Tract 2-A as created or shown hereon may or may not constitute an individual building lot. A lot, parcel or tract must comply with the City Code in order to qualify as a building lot. It is intended that said Tract 2-A shall be transferred to the future owners of, and become a part of, the combined properties currently known as 2621 and 2627 South Ten Mile Drive. (Combined properties address to be assigned by the City of Jefferson).
2.) Building setbacks shall be per Zoning Code of the City of Jefferson, Missouri.
3.) This property lies in Zone X, being an area determined to be outside the 0.2% chance floodplain as shown by the Flood Insurance Rate Map, Cole County, Missouri, Map number 29051C0125E, dated November 2, 2012.
4.) Except as shown or stated on this plat, this survey does not reflect any of the following which may apply to the subject property: record easements, building setbacks, restrictions, zoning or any land use regulation or any other facts which an accurate and current title search may disclose.

City of Jefferson Endorsements

Janice McMillan 1/25/16
Janice McMillan, AICP,
Director, Department of Planning and Protective Services

Mitchell J. Minner, P.E. Date: 1/26/16
Director of Public Works

Document No. 2016-00794

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 27 day of January, 2016
at 2 o'clock and 11:57 Minutes P.M.
recorded in Book B page 163

Ralph C. Gray, Jr., Recorder
Candace Schaupp, Deputy

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Land Investments, L.L.C., a Property Boundary and Tract Division Survey was made under my personal direction regarding the property shown and described on this plat. This survey was executed in accordance with the current Missouri Minimum Standards for an Urban Property Boundary Survey.

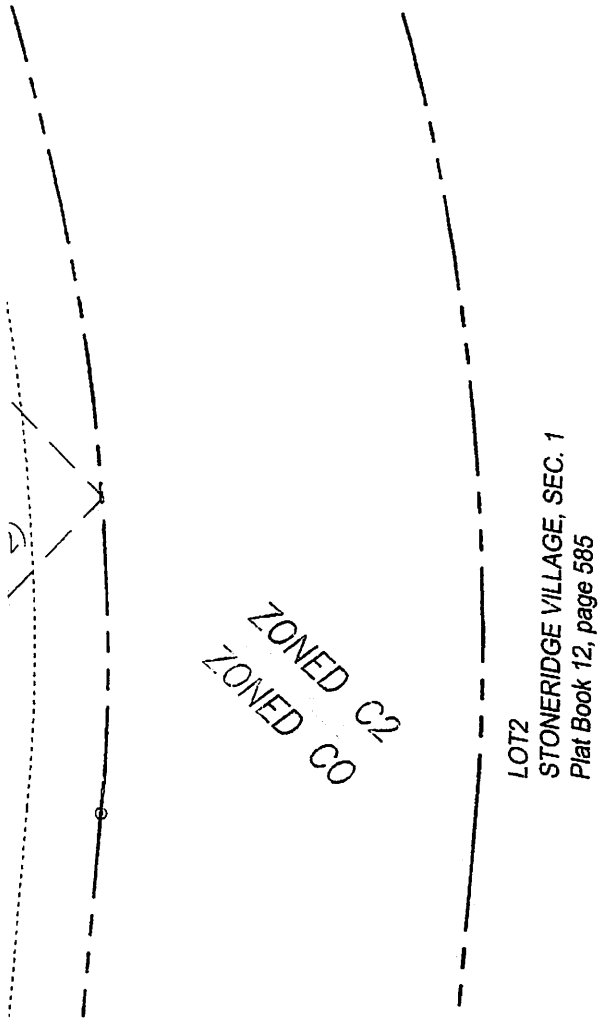
In Witness whereof, I have hereunto set my hand and seal this 12th day of January, 2016.

STATE OF MISSOURI
NO. PLS-2578
KEITH M. BRICKEY
REGISTERED LAND SURVEYOR
1/12/16

Keith M. Brickey
Mo. PLS #2578
Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #000355

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-6898

TITLE: TRACT DIVISION SURVEY SE 1/4, NE 1/4, Sec. 10, T44N, R12W			
FOR: Land Investments, L.L.C.			
DATE Jan. 12, 2016	DRN. BY DGS	SCALE 1"=50'	BOOK 429, DC
REV. DATE	CKD. BY JER	SHEET 1 OF 1	JOB NO. 72-143



For Land Investments, L.L.C,
Situated in the SE 1/4, NE 1/4, Sec. 10, T44N, R12W

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Containing 0.30 of an acre.

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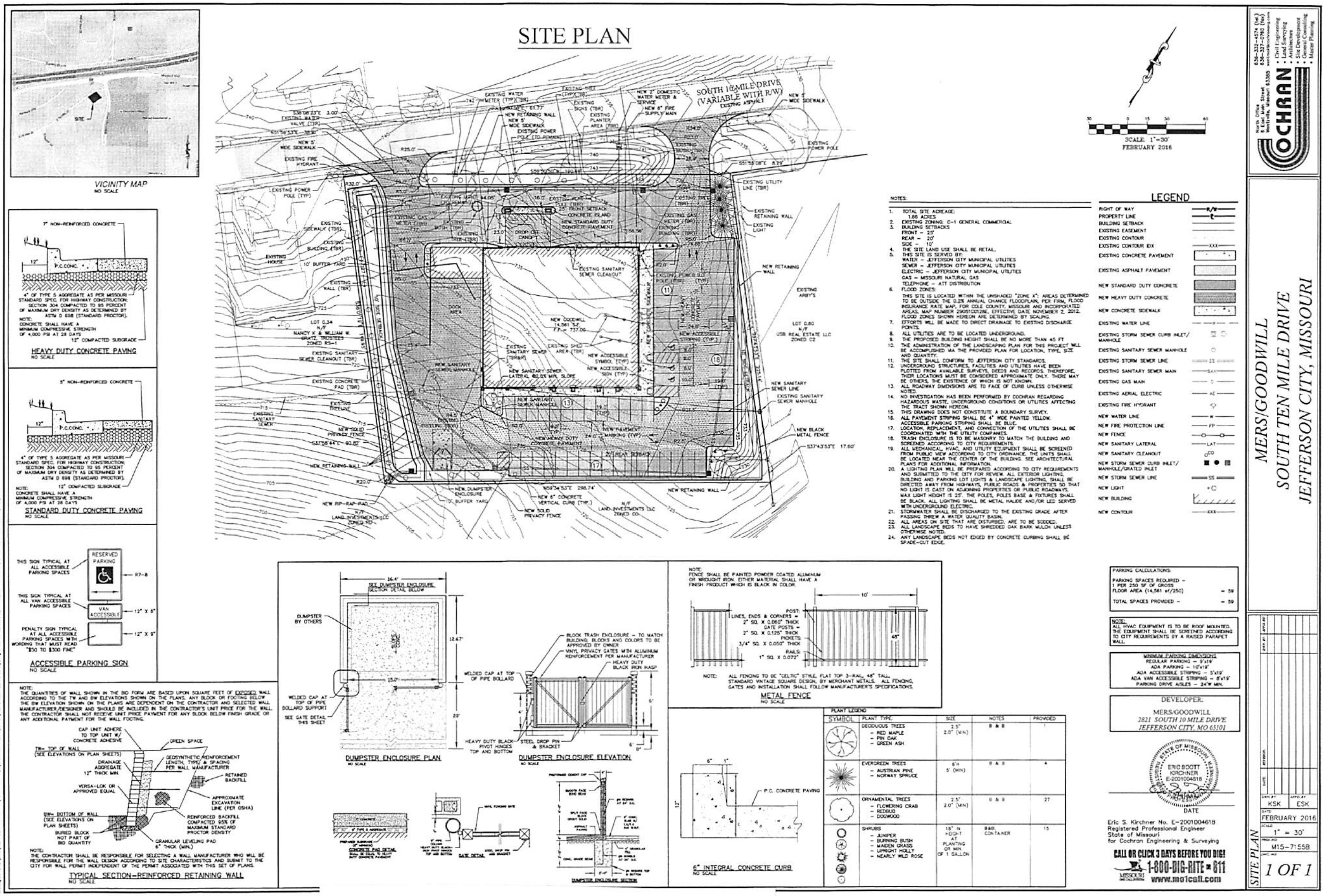


Case No. P16002
2821 & 2827 S. Ten Mile Drive (Rear)
Preliminary Site Plan

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

February 25, 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, March 10, 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. P16002 – Property located to the rear of 2821 and 2827 South Ten Mile Drive, Rezoning and Comprehensive Plan Amendment. Request filed by Missouri Goodwill Industries, applicant, on behalf of Land Investments LLC, property owner, for a rezoning of 0.3 acres from RD Medium Density Residential and C-O Office Commercial to C-1 Neighborhood Commercial and an amendment to the Development Plan Map of the Comprehensive Plan to show the property as Commercial. The property is located immediately behind properties addressed as 2821 and 2827 South Ten Mile Drive and is described as part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 North, Range 12 West, Jefferson City, 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
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 April 4, 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.

Planning Division staff will host an open house style informational meeting regarding this proposal on Thursday, March 3, from 4:30-6:00 PM in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street. The purpose of the meeting is to allow any interested parties to ask questions of staff in advance of the Planning and Zoning Commission meeting.

If you have any questions concerning this matter, please feel free to contact us at 573.634.6475.

Sincerely,

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.

GRATZ, WILLIAM W & NANCY K, TRUSTEES
2315 RT M
JEFFERSON CITY, MO 65101
2821 S TEN MILE DR

ELDER, EMILY
2832 S TEN MILE DR
JEFFERSON CITY, MO 65109
2832 S TEN MILE DR

U S B REAL ESTATE L L C
C/O SAVAGE, SAVAGE, & BROWN INC
PO BOX 22845
OKLAHOMA CITY, OK 73123
2815 S TEN MILE DR

HAUSER, ROBERT J & NORMA J LIBBERT
C/O MIKE HAUSER, TRUSTEES
912 N BALLAS RD
ST LOUIS, MO 63131
2833 S TEN MILE DR

GRATZ, NANCY K & WILLIAM W, TRUSTEES
2315 RT M
JEFFERSON CITY, MO 65101
2827 S TEN MILE DR

BECK, ELI R & ASHLIE N
2831 S TEN MILE DR
JEFFERSON CITY, MO 65109
2831 S TEN MILE DR

TRIPLE H HOLDING L L C
30375 OAK MEADOWS RD
CALIFORNIA, MO 65018
2810 S TEN MILE DR

CHRISTIAN, CHRISTOPHER R & AMANDA J
109 DOUGLAS DR
JEFFERSON CITY, MO 65109
2826 S TEN MILE DR

DEBROECK, MALCOLM LEE
2830 S TEN MILE DR
JEFFERSON CITY, MO 65109
2830 S TEN MILE DR

LAND INVESTMENTS L L C
8514 LIBERTY RD
JEFFERSON CITY, MO 65101
STONERIDGE PKWY

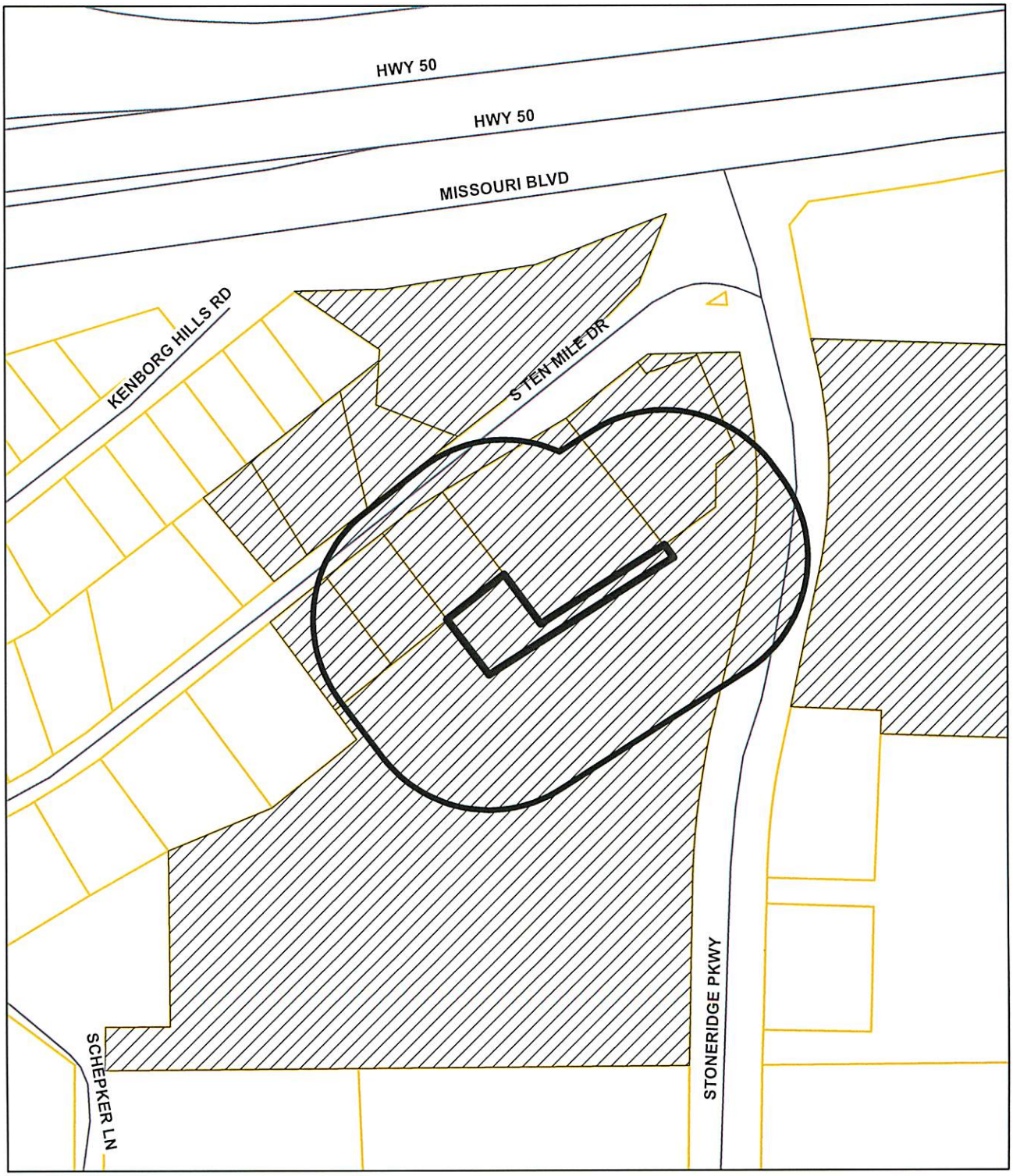
P T I FEDWALKO L L C
C/O KOHLS DEPT STORE-RUTH
PO BOX 2148
MILWAUKEE, WI 53207
STONERIDGE PKWY

Case No. P16002
Property located to the rear of
2821 & 2827 S. Ten Mile Dr.
Rezoning from RD/C-O to C-1
and Comprehensive Plan Amendment

N
W E
S

0 45 90 180 270 360
Feet

185 ft. Notification Buffer



Jefferson City
Planning & Zoning Commission

March 10, 2016

Other Business

A. Community Development Block Grant (CDBG) Consolidated Annual Performance Report

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

Carrie Tergin, Mayor
Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

Community Development Block Grant
2015 Consolidated Annual Performance Evaluation Report (CAPER)

Within the CAPER, the City of Jefferson reports accomplishment and progress toward identified 2014 – 2018 Consolidated Plan goals. For 2015, the City of Jefferson was awarded $243,075 for program year January 1, 2015 through December 31, 2015.

Program	2015 Expenses
Homeowner Support Programs	$79,818.93
Public Improvements	$36,642.95
Neighborhood Improvements (demolition)	$7,457.50
Public Services	$22,388.47
Administration	$24,074.10
Total	$170,381.95

Highlights:

- Homeowner Support Programs: Assisted 12 low to moderate income (LMI) households with repairs to meet health and safety standards for code deficiency, energy efficiency improvement, or emergency assistance. In addition, 5 LMI households were assisted with down payment funds for owner occupied housing.

- Public Improvements: Sidewalk infrastructure improvements on both sides of at 300 block of Marshall St.

- Neighborhood Improvements: Collaborated with River City Habitat for Humanity for demolition of 510 E Ashley St which Habitat is constructing two separate single family households at the demolition site that will benefit LMI households.

- Public Services:
    - Common Ground worked with the Jefferson City Homeless Task Force Group held "Project Homeless Connect". The activity assisted a total of 185 presumed homeless individuals in obtaining ID's, medical/dental services, food, clothing, and accessibility to other resources.
    - Central Missouri Community Action Agency provided child care funding to Temporary Assistance for Needy Families (TANF). This may be in the form of child care deposits, paying overdue balances and monthly charges. This program has been successful in helping families to obtain/sustain employment and continue education. Some families have been able to move off of the TANF program.
- Administration – By regulations the City is entitled to 20% of allocation for planning and administration expenses. For 2015, the City only expended 9% of funds for planning and administration activities.

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