

RECAP

Jefferson City Planning and Zoning Commission

Thursday, February 10, 2005 5:15 P.M.

John G. Christy Municipal Building, 320 East McCarty Street
Council Chambers

1. Call to Order and Introduction of Members, Ex-officio Members and Staff
2. Procedural Matters and Procedures Explained
3. Adoption of Agenda (as printed or reordered)
Adopted as printed.
4. Approval of Minutes of January 13, 2005
Approved as written.
5. Communications Received
None.
6. **Old Business – Public Hearings (Continued Applications)**
Case No. P05001- 2225 Idlewood Road – Comprehensive Plan Amendment and Rezoning. Applications filed by Richard W. Pemberton Trust and Shirrel G. Duncan, Property Owners, for rezoning and comprehensive plan amendment affecting 2.02 acres located at 2225 Idlewood Road. The purpose of the applications are to allow the expansion of the existing manufacturing facility (Central Missouri Professional Services, Consultant).
 - A. Amendment to the comprehensive plan development map from low density residential to industrial land use.
 - B. Rezoning from RS-2 Single Family Residential to M-1 Light Industrial.**Approved, referred to Council with recommendation to approve.**

The following cases relating to the proposed Schepker's Farm Development, located southwest of Stadium Boulevard and West Edgewood Drive, including Preliminary Subdivision Plat for Schepker's Farm Development, Comprehensive Plan Amendments and Zoning Map Amendments. Applications filed by L.L. Lewis Investments, LLC, property owner, for approval of the following applications (Central Missouri Professional Services, Consultant). **Continued from January 13, 2005.**

- A. **Case No. P05002** - Approval of the Preliminary Subdivision Plat for Schepker's Farm Development, a mixed use subdivision of townhome lots on land currently zoned RD Two Family Residential; office commercial lots on land currently zoned C-O located in the 1200 block of West Stadium Boulevard and a proposed C-2 general commercial area of 5.5 acres to be accessed from the 1300 block of Creek Trail Drive.

- B. **Case No. P05003** - The following adjustments to the comprehensive plan map and zoning map boundaries, to reflect adjustments in proposed lot lines for 1.63 acres of land located in the 1200 block of West Stadium Boulevard:
- (1) Rezoning of 0.09 acre from RD Two Family Residential to C-O Office Commercial and an Associated Comprehensive Plan Map Amendment to support such change,
 - (2) Rezoning of 0.65 acre from C-O Office Commercial to RD Two Family Residential and an Associated Comprehensive Plan Map Amendment to support such change,
 - (3) Rezoning of 0.89 acre from RD Two Family Residential to C-O Office Commercial and an Associated Comprehensive Plan Map Amendment to support such change.
- C. **Case No. P05004** - Comprehensive Plan Map Amendment and Rezoning for 5.5 acres to be accessed from the 1300 block of Creek Trail Drive:
- (1) Comprehensive Plan Map Amendment from Medium Density Residential Attached to Commercial;
 - (2) Rezoning from RD Two Family Residential to C-2 General Commercial.
- Continued to March 10, 2005.**

7. **New Business – Public Hearings**

Case No. P05006 – 525 Ellis Boulevard – Comprehensive Plan Amendment and Rezoning Applications filed by Jefferson City Area Young Mens Christian Association, George Hartsfield, Executive Director, for rezoning and a Comprehensive Plan amendment affecting 4.81 acres located at 525 Ellis Boulevard, Section 24, Township 44, Range 12, Cole County, Missouri. The purpose of the applications is to make the existing facility a conforming use (Central Missouri Professional Services, Consultant).

- A. Amendment to the Comprehensive Plan development map from High Density Residential to Commercial land use.
- B. Rezoning from RS-2 Single Family Residential to C-O Office Commercial.

Approved, referred to Council with recommendation to approve.

Case No. P05007 – 3831 Foxboro Drive, 3823 Foxboro Drive (or 902 Nob Hill Road), and 906 Nob Hill Road; Lots 8, 9, & 10, Westminster Estates Subdivision – Comprehensive Plan Amendment and Rezoning. Applications filed by Carnie F. Stone and Luella M. Stone, and Mark Naeger, property owners, for rezoning and a Comprehensive Plan amendment affecting 1.62 acres. The purpose of the applications is to accommodate the construction of three duplex condominium buildings.

- A. Amendment to the Comprehensive Plan development map from Low Density Residential to Medium Density Residential (Attached) land use.
- B. Rezoning from RS-1 Single Family Residential to RD Medium Density Attached Residential.

Failed, referral to Council at Applicant’s discretion.

Case No. P05008 – 3230 West Truman Boulevard; Lots 9 & 10, Julmar Subdivision, Section 4 – Final PUD Site Plan. Application filed by Edward Sommers (Central Missouri Professional Services, Consultant), to construct a 13,000 sq. ft. retail and storage building, covering 1.38 acres, zoned PUD.

Approved, referred to Council with recommendation to approve.

8. Other New Business

Case No. P05009 – 3632 & 3628 West Truman Boulevard; Section 4, Township 44 North, Range 12 West, City of Jefferson, Cole County, Missouri – Parcel Division. A request by property owner, Harold G. Butzer, to divide a 2.35 acre parcel of land, zoned PUD, into two tracts, both with existing buildings: Tract 1, containing 0.93 acres, addressed as 3628 W. Truman Boulevard, and Tract 2, containing 1.42 acres, addressed as 3632 W. Truman Boulevard (CMPS Consultant).

Approved, referred to Council with recommendation to approve.

9. Miscellaneous Reports

None.

10. Other Business

None.

11. Adjourn