

Recap

Jefferson City Planning and Zoning Commission

Thursday, April 12, 2007 5:15 P.M.

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

1. **Call to Order and Introductions**
2. **Procedural Matters**
3. **Adoption of Agenda (as printed or reordered)**
Adopted as printed.
4. **Approval of Minutes of March 8, 2007**
Approved as written.
5. **Communications Received**
Correspondence was received for Case No. P07010
6. **Old Business – Public Hearings**
Case No. P07004 – 2653 Frog Hollow Road; Comprehensive Plan Amendment and Rezoning. Request filed by Ralph Heimericks, property owner, for the items outlined below. The property consists of approximately 95.56 acres and is generally located east of Highway 179 in the vicinity of Frog Hollow Road. The property is described as part of section 14 and section 15, township 44 north, range 12 west, Jefferson City, Cole County, Missouri. **(Continued from February 8, 2007).**
 - A. Amendment to the Comprehensive Plan Land Use Map from Low Density Residential to Commercial. ***Approved as amended, referred to Council with the recommendation to approve.***
 - B. Rezoning 77.28 acres from RU Rural District and RS-1 Single Family Residential to C-2 General Commercial. ***Approved as amended, referred to Council with the recommendation to approve.***
The applicant now requests that the southern 77.28 acres be rezoned to C-2 General Commercial and the northern 18.28 acres remain as it is currently zoned (RS-1 Single Family Residential and RU Rural District).
7. **New Business – Public Hearings**
Case No. P07010 – 904 Eastland Drive; Rezoning. Request filed by Louis and Naomi Vetter, property owners, to rezone approximately 3.5 acres from RS-2, RS-3, RD, and PUD to C-1 Neighborhood Commercial. The property is located on the southwest corner of the intersection of East Elm Street and Eastland Drive. The property is described as part of lots 2 and 3 and all of lots 4, 5, and 6 of Schotthill Woods Subdivision Section One and part of Reserved Tract B of Cypress Point Subdivision Section Two, Jefferson City, Cole County, Missouri. ***Denied, referred to Council with a negative recommendation.***

Case No. P07011 – Tomlee Road/South Ten Mile Drive Area; Comprehensive Plan Amendment and Rezoning. Request filed by Richard and Beverly Boehm, Ronald and Marjorie Prenger, and Bonnie Jean Pinet, property owners, to rezone 9 property parcels consisting of approximately 4.43 acres from RS-1 Low Density Residential to C-1 Neighborhood Commercial and an associated amendment to the comprehensive plan. The street addresses of the properties contained within this area include 614, 616, 620 and 622 Tomlee Road, 2919, 2922, 2926 and 2928 South Ten Mile Drive, and an unaddressed property adjacent to and west of 2922 South Ten Mile Drive. The property is generally located on the southeast corner of the intersection of Missouri Boulevard and Highway 179 and at the intersection of Tomlee Road and South Ten Mile Drive. The property is described as lots 21, 22, and part of lots 23 and 24 of Kenborg Hills Subdivision and six metes and bounds parcels located in the southwest quarter of the northeast quarter and the northwest quarter of the southeast quarter of Section 10, Township 44, Range 12, Jefferson City, Missouri. The 9 property parcels are identified by parcel numbers 10-02-10-0001-002-050, 10-02-10-0001-002-051, 10-02-10-0001-002-052, 10-02-10-0001-002-053, 10-02-10-0001-002-054, 10-02-10-0001-002-055, 10-02-10-0001-002-056, 10-02-10-0004-002-002, and 10-02-10-0004-002-003. Full legal descriptions of the affected properties and maps of the area are on file at the Department of Community Development and are available for review during regular business hours. *Approved, referred to Council with the recommendation to approve.*

Case No. P07012 – 603 Heisinger Road; Rezoning. Request filed by Chin Properties, LLC, property owner, Rayma and Paul Chinn, authorized representatives, to rezone approximately 0.45 acres from RA-2 High Density Residential to C-1 Neighborhood Commercial. The property is located on Heisinger Road approximately 100 feet south of St. Mary's Boulevard. The property is described as part of the northeast quarter of the northeast quarter of section 11, township 44 north, range 12 west, Jefferson City, Cole County, Missouri. (Central Missouri Professional Services, Consultant). *Approved, referred to Council with the recommendation to approve.*

8. Other New Business

Mr. Lockwood, Director of Parks and Recreation, distributed a draft of the Jefferson City Area Greenway Master Plan. He requested that the Commission authorize staff to advertise the proposed amendment to the 1996 Comprehensive Plan for a public hearing.

9. Miscellaneous Reports

Ms. McMillan received positive feedback for the new format of the staff reports. Chairman Berendzen suggested informing the Commission when more than one motion is required.

10. Other Business

Chairman Berendzen announced that Mr. Koon has been elected to the City Council and presented to him a Certificate of Appreciation for his years of service to the Commission.

11. Adjourn