

## Recap

### Jefferson City Planning and Zoning Commission

Thursday, October 13, 2005, 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 of reordered)**  
**Adopted as printed.**
4. **Approval of Minutes of September 8, 2005**  
**Approved as written.**
5. **Communications Received**  
**None.**
6. **New Business – Public hearings**  
**Case No. P05042 – 1241 Highway 179; Voluntary Annexation.** Petition filed by Tom Jansen, President, Jefferson City Youth Soccer League, property owner, for voluntary annexation of approximately 9.3 acres of land located adjacent to and north of the city boundary generally west of Highway 179 and south of the Missouri Pacific Railroad track. The subject land is located in the Southeast Quarter of the Southeast Quarter of Section 28, Township 45 North, Range 12 West, Cole County, Missouri. **Approved, referred to Council with recommendation to approve.**  
  
**Case No. P05043 - 2708 and 2712 Briarwood Drive; Voluntary Annexation and Zoning.** Petitions filed by Donal and Katie Whitener and David and Angela Erosenko, property owners, for the annexation and zoning of 0.67 acres of land located on the north side of Briarwood Drive approximately 1,100 feet west of Frog Hollow Road consisting of Lot 25 and part of Lot 26, Fainwood Subdivision, 3<sup>rd</sup> Addition, Cole County, Missouri.
  - A. Voluntary Annexation, pursuant to Section 71.012 RSMo; and
  - B. Approval of a zoning plan for the subject property to be zoned RS-1 Residential Detached.**Approved, referred to Council with recommendation to approve.**  
  
**Case No. P05044 – 2607 West Edgewood Drive; Voluntary Annexation, Comprehensive Plan Amendment and Zoning.** Petitions filed by Dennis and Linda Foulk, property owners, for the following items on 0.81 acres of land located at the southwest corner of West Edgewood Drive and Frog Hollow Road consisting of part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 44 North, Range 12 West, Cole County, Missouri.
  - A. Voluntary Annexation, pursuant to Section 71.012 RSMo;
  - B. Comprehensive Plan Amendment from Low Density Residential to Commercial; and
  - C. Approval of a zoning plan for the subject property to be zoned C-2 General Commercial.**Approved, referred to Council with recommendation to approve.**

**Case No. P05045 - 2606 Briarwood Drive; Voluntary Annexation and Zoning.** Petition filed by Dennis and Linda Foulk, property owners, for the annexation and zoning of 0.83 acres of land located at the northeast corner of Briarwood Drive and Frog Hollow Road consisting of part of Lot 1, Fainwood Subdivision, 1st Addition and part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 44 North, Range 12 West, Cole County, Missouri.

- A. Voluntary Annexation, pursuant to Section 71.012 RSMo; and
- B. Approval of a zoning plan for the subject property to be zoned RS-1 Residential Detached.

**Approved, referred to Council with recommendation to approve.**

**Case No. P05046 – 215 Flora Drive; Rezoning and Preliminary & Final PUD Plan.** Applications filed by Gary L. Phillips on behalf of Phillips 5 Investments, property owner, for rezoning to allow the property to be used for commercial and food manufacturing purposes and for approval of a Preliminary and Final PUD Plan. The property is located approximately 500 feet east of Christy Drive, contains 0.34 acres and consists of Lot 9, Spring Valley Subdivision, Jefferson City, Missouri.

- A. Rezoning from C-2 General Commercial to PUD Planned Unit Development; and
- B. Approval of a Preliminary & Final PUD Plan.

**Approved, referred to Council with recommendation to approve.**

**Case No. P05047 – 2423 and 2427 Beasley Court; Preliminary & Final PUD Plan and Replat.**

Application filed by Steve Noble on behalf of Friendship Leasing, LLC, property owner, for approval of a Preliminary and Final PUD Plan and Replat. The property is located approximately 350 feet southeast of Tanner Bridge Road, contains 0.86 acres and consists of part of Lot 2 and all of Lot 3, Beasley Subdivision, Jefferson City, Missouri. **Approved, referred to Council with recommendation to approve.**

**Case No. P05048 - 701 South Country Club Drive; Amendment to Final PUD Plan.**

Application filed by Missouri Farm Bureau Federation, property owner, for Phase I of Amendment to Final PUD Plan to accommodate the reconstruction of the Wallendorf Homestead upon the grounds of the 19.2 acre campus. The project site is located 180 feet east of the warehouse building and 250 feet south of Country Club Drive, Jefferson City, Missouri.

**Approved.**

**Case No. P05049 – Zoning Text Amendments.** Request filed by city planning staff for consideration of the following amendments to the zoning ordinance:

Sec. 35-28 Permitted, conditional and special exception uses. In Exhibit 35-28, change 1.A.1. to allow single-family detached units in the RA-1 and RA-2 High Density Residential districts as a P permitted use; change 1.A.8. to allow residential use in a non-residential building on the second floor and above in the N-O Neighborhood Office district as a P permitted use; change 2.D.1. to increase the number of adults allowed in an adult day care service from 4 to 6; change 2.D.4. to increase the number of children allowed in a child day care service from 4 to 6; change 3.G.7. to allow bakery – commercial or wholesale, with limited walk-in retail trade in the C-2 General Commercial district as a C conditional use and in the M-1 Light Industrial and M-2 General Industrial as a P permitted use; change 3.G.21. to remove food service, drive-in and/or drive-through as a P permitted use in the C-O Commercial Office zoning district; change 3.G.22a. by adding general retail, rental and repair of goods – indoor operations, display and storage with building area more than 100,000sf as a SE special exception use in the C-1 Neighborhood Commercial, C-2 General Commercial and C-3 Central Commercial districts; modify 3.J.2. to change motor vehicle body shop from a P permitted use to a C conditional use in the C-2 General Commercial district; modify 3.J.3. to change motor vehicle wash from a P permitted use to a C conditional use in the C-2 General Commercial district; and modify 4.A.3. to change machine shop, welding from a P permitted use to a C conditional use in the C-2 General Commercial district. **Approved, referred to Council with recommendation to approve.**

Sec. 35-40 Accessory buildings, structures and uses. Change A. by adding 6. Detached garages and accessory buildings shall be separated from the principal building by at least 10 feet; modify B.3.d. by adding gazebo, deck and patio to uses customarily accessory to residential uses; and modify D.3.p. by specifying that small animal pens and structures, including dog houses, shall be located only in the side or rear yard. **Approved, referred to Council with recommendation to approve.**

Sec. 35-41 Specific use standards. Change B.7.d. by deleting 1.5 parking spaces per employee in addition to from the off-street loading requirements for child day care centers; modify Exhibit 35-41B stacking space schedule for drive-through/drive-in facilities by adding coffee shop, 4 spaces/window, measured from order window and by reducing the number of spaces/window for restaurants from 8 to 6 and changing the measuring point from the order box to order window; modify B.14 by adding park to manufactured home subdivision; modify B.15.b.(1) by removing the requirement for a fence or wall in the front yard of a mini-storage warehouse; and modify B.15.b.(2) by removing the requirement for a Type B bufferyard when the side and rear property lines of a mini-storage warehouse abuts an industrial district. **Approved, referred to Council with recommendation to approve.**

Sec. 35-51 Density and dimensional standards. In Exhibit 35-51A, modify RS-4 Residential by reducing the minimum lot width from 60 to 50 feet, by reducing the minimum side yard setback from 10 to 7 feet, and by reducing the minimum rear yard setback from 30 to 25 feet and modify RA-2 Residential by reducing the minimum net lot area from 6,000 to 5,000 square feet; modify B.3.a. by changing where lot width is measured from within the buildable area to at the front building setback line; modify B.5.c.(11) to allow accessory structures and buildings located at least 60 feet from the front lot line to be located not less than three feet from the side property line; change B.5.c. by adding (15) Open, unenclosed porches may encroach into the front yard by not more than 10 feet; modify B.7.a. to change the width of the pole of a flag lot from not less than the minimum lot width required for a lot in the zoning district to not less than 35 feet; and modify B.7.c. to require flag lots to provide a space for vehicles to turnaround and drive out forward when leaving the residence. **Approved, referred to Council with recommendation to approve.**

Sec. 35-53 Multi-family residential design standards. Modify B. to change the minimum distance between buildings on the same lot from the height of the tallest building to 15 feet plus an additional 5 feet for each story in the tallest building when the tallest building has two or more stories. **Approved, referred to Council with recommendation to approve.**

Sec. 35-54 Cluster subdivision and compact housing. In Exhibit 35-54A, change the minimum side building setback for zero lot line single-family detached from 10 to 20 feet, change the minimum front building setback for townhouse from 10 to 20 feet and specify the minimum side building setback for townhouse at the attached side of an attached dwelling as 0 feet. **Approved, referred to Council with recommendation to approve.**

Sec. 35-58 Off-street parking and loading. In Exhibit 35-58A, modify 2.K.1. by reducing the minimum number of vehicle spaces for religious assembly uses from 1 per 3 to 1 per 4 persons based on the seating capacity of the auditorium, modify 3.F.2. by reducing the number of queuing spaces for drive-thru banks from 6 to 4 per window, modify 3.F.4. by removing 8 queuing spaces per window + for drive-in restaurants with no indoor seating, modify 3.F.5. by changing fast-food restaurants, drive-in to drive-thru, reducing the number of queuing spaces per window from 8 to 6, and specifying 1 parking space per 4 seats; modifying B.6.b. by adding (8) No land located in a residential district shall be used for a driveway or parking area for any commercial or industrial use, unless otherwise permitted; and changing Exhibit 35-58F to G. **Approved, referred to Council with recommendation to approve.**

**Case No. P05050 – Review of Zoning Plan for Proposed Highway 179 Annexation Area.** A request filed by City Staff for review and recommendation of the zoning plan for the proposed Highway 179 Annexation Area. The proposed Highway 179 Annexation Area is generally described as including the unincorporated land paralleling both sides of Missouri Highway 179, extending from north of West Edgewood Drive to approximately Valley Hi Drive. The Highway 179 Annexation Area is proposed as a "voter approved" annexation area, containing approximately 542 acres. **Approved, referred to Council with recommendation to approve.**

**7. Other New Business – Subdivisions Not Requiring Zoning Changes**

**Case No. P05051 – 98 Grant Street; Final Plat for Kleindienst Subdivision.** A request filed by Jim and Angela Kleindienst, property owners, for approval of a Final Subdivision Plat for Kleindienst Subdivision. The subdivision proposes one single family lot on 0.16 acres of property located on the west side of Grant Street south of Hough Street between Blocks 22 and 23 of Renns Addition, City of Jefferson, Missouri. **Approved, referred to Council with recommendation to approve.**

**Case No. P05052 – 1800 Block of Cedar Hill Road; Final Plat for Cedar Hill Subdivision.** A request filed by Steve and Kathy Young, property owners, for approval of a Final Subdivision Plat for Cedar Hill Subdivision. The subdivision proposes five (5) duplex lots to be located along Cedar Hill Road and two (2) single family lots on Southwest Boulevard, on 2.64 acres of property located in Section 13, Township 44 North, Range 12 West, City of Jefferson, Cole County, Missouri. **Approved, referred to Council with recommendation to approve.**

**Case No. P05053 – 363 Capitol View Drive; Replat of East Havenwood Estates, Section Five.** A request filed by John and Linda Kleffner, property owners, for approval of a subdivision consisting of two (2) single family lots. The 1.02 acres of property is located at the northeast corner of Capitol View Drive and Jennifer Drive, City of Jefferson, Missouri. **Approved, referred to Council with recommendation to approve.**

**8. Miscellaneous Reports**

**The Commission authorized staff to draft guidelines for private streets and gated communities and advertise for a public hearing on November 10, 2005.**

**9. Other Business**

- A. The Commission scheduled a public hearing, to be held on January 12, 2005, for the Central East Side Neighborhood Plan.**
- B. Adopted 2006 Meeting Schedule.**

**10. Adjourn**