

BILL NO. 2016-129

SPONSORED BY Councilman Graham

ORDINANCE NO. 15647

AN ORDINANCE OF THE CITY OF JEFFERSON, MISSOURI, CHANGING, AMENDING, AND MODIFYING THE TEXT OF CHAPTER 35, ZONING CODE, AND THE ZONING MAP OF THE ZONING CODE OF THE CITY OF JEFFERSON, BY ESTABLISHMENT OF A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT, TO BE NAMED THE CAPITOL AVENUE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT.

**WHEREAS,** The area to which this ordinance applies retains the general character and appearance of its historic period of development; and

**WHEREAS,** The area demonstrates potential for rehabilitation of existing buildings; and

**WHEREAS,** The area contains structures that embody the distinctive characteristics of a type, period or method of construction; and

**WHEREAS,** In the absence of a set of standards and guidelines, it is more likely than not that these distinctive characteristics would in large part be lost; and

**WHEREAS,** the standards and guidelines in this ordinance are intended to provide meaningful and reasonable guidance to property owners, design professionals, and public officials charged with administering this ordinance; and

**WHEREAS,** The zoning ordinance requires consistency between the comprehensive plan and amendments to the zoning map and text of the Zoning Code and the proposed district is supported by the recommendations of the Central Eastside Neighborhood Plan, an adopted component of the Comprehensive Plan of the City of Jefferson; and

**NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF JEFFERSON, MISSOURI, AS FOLLOWS:**

Section 1. The Zoning Map of the Zoning Code of the City of Jefferson is hereby amended by designating the land within the following boundaries as the "Capitol Avenue Conservation District", a Neighborhood Conservation Overlay District authorized by Section 35-33 of the Zoning Code: See attached Exhibit A.

Section 2. Chapter 35, Zoning Code, is hereby amended with the addition of a new Section 35-34 pertaining to established neighborhood conservation overlay districts as follows:

**Section 35-34. Established Neighborhood Conservation Overlay Districts.**

**A. Lower Jefferson Conservation District. The Lower Jefferson Conservation District, established by ordinance No. 13251, 8-20-2001 is hereby established as a NC Conservation District.**

**B. Capitol Avenue Neighborhood Conservation Overlay District**

*(Scriveners Note: remove reference to Lower Jefferson Conservation District from the end of Section 35-33, which is reproduced by this amendment.)*

Section 3. Chapter 35, Zoning Code, is hereby amended with the addition of a new Section 35-34.B pertaining to establishment of the Capitol Avenue Neighborhood Conservation Overlay District and regulations thereof, as follows:

**B. Capitol Avenue Neighborhood Conservation Overlay District.**

**1. Applicability. The standards of this section shall apply equally, as follows, to residential and nonresidential sites, buildings and uses located within the Capitol Avenue Neighborhood Conservation Overlay District as shown on the Zoning Map of the Zoning Code of the City of Jefferson, unless specifically exempted.**

**a. New Construction. Newly constructed primary buildings shall adhere to all requirements of this section. Properties with newly constructed primary buildings shall adhere to all site design requirements of this section. Existing accessory structures on new construction sites may be retained in their current form or renovated to a level of greater compliance with this section.**

**b. Building additions. Building additions shall meet all requirements of this section with the following exceptions:**

**(1) Where a building addition occurs on or extends the front facade of a building, the front facade of the building shall be upgraded to meet the front facade based requirements of this section.**

**(2) Where the exterior finish of a building does not meet the exterior finish standards of this section, the exterior finish of the building addition may match the original building.**

**c. Front porches.**

**(1) Newly installed front porches shall meet all requirements of this section. Where a front porch currently exists without a roof, construction of a roof shall be done in accordance with all requirements of this section, which may involve the enlargement or modification of the existing porch if necessary.**

**(2) Newly installed design elements to an existing front porch shall not be in conflict with this section.**

**(3) Replacement of front porches shall meet all requirements of this section. Roofs of existing front porches may be replaced in their current size and extent but shall meet all design requirements of**

front porch roofs. Replacement columns shall meet the requirements of this section.

(4) Repair of front porches. Existing front porches may be repaired in a manner that does not change their current appearance. Repair of a porch roof that involves removal or replacement of greater than 25 percent of the porch roof structure shall be considered a complete roof replacement, and subject to the requirements for a new porch roof.

d. Exterior alteration, rehabilitation, or renovation activities may be conducted to the extent that any newly installed materials adhere to and do not conflict with the requirements of this section. Activities that result in a conforming structure becoming non-conforming or a non-conforming structure becoming less conforming with the standards of this section, through removal of existing materials or architectural features from a building or façade, are not permitted. Unpermitted exterior materials may not be replaced if removed.

e. Accessory buildings, structures and uses.

(1) Newly constructed accessory buildings and structures shall comply with the requirements of this section.

(2) Existing accessory buildings and structures may be repaired in a manner that does not change their appearance or conflict with requirements of this section. Repair of an existing accessory building or structure that exceeds 50% of the value of the structure shall be considered a new construction.

2. Exemptions. The standards and guidelines of this section shall not apply to the following.

a. Land approved as part of a PUD Plan.

b. Construction of terraces, patios, walkways or similar structures at grade level.

c. Installation of storm doors, storm windows or window air conditioners, provided the size of the opening is not changed.

d. Installation of gutters, intake vents, exhaust vents or chimney caps.

e. Maintenance, repair or replacement of any exterior architectural feature of a structure which does not change the design, material or outward appearance of the structure, except that unpermitted exterior materials shall not be replaced.

f. Any interior alteration, rehabilitation, renovation or remodeling, except that any increase in the number of residential units shall require adherence to the street frontage and window requirements for all existing and proposed residential units.

g. City abatement of violations of the Property Maintenance Code or other codes.

3. Land Use. Permitted land use shall adhere to the underlying zoning district with the following exceptions:

- a. Multi-family residential uses, where permitted, shall have a maximum of 4 units per building. Buildings with greater than 4 residential units are not permitted except in accordance with an approved PUD Planned Unit Development Plan.

4. Site Design Standards.

- a. Building Orientation. All primary structures shall be oriented to the street and shall provide at least one entrance facing the street. Primary structures located on corner lots shall be oriented to the dominant street and provide at least one entrance facing the dominant street, with the dominant street hierarchy established in the following order:

- (1) Capitol Avenue (400 to 700 blocks).
- (2) East High Street.
- (3) North/South streets running perpendicular to Capitol Avenue and East High Street.
- (4) Capitol Avenue (800 to 900 blocks)
- (5) State Street.

- b. Lot area and width. No modification of the underlying zoning district.

c. Building Setbacks.

- (1) Front setbacks shall be established by averaging the distance of building setbacks of structures on abutting lots, or in the absence of structures on abutting lots, along the average frontage line of all structures in the same block.
- (2) The front facade of new primary structures shall be located at the front setback line or within 2 feet of the average frontage line of the block.
- (3) Structures located on corner lots shall adhere to the above front setback requirements for both streets.

d. Driveways.

- (1) No driveway access to a street hereafter constructed or expanded shall exceed 18 feet in width for a one or two family structure or 24 feet in width for all other uses.
- (2) Where a property borders an alley, driveways shall connect to the alley and shall have their principal access from the alley, with no access to the street necessary, whenever possible. Properties may be served by driveway access to both the alley and the street, but are encouraged to connect only to the alley.

e. Parking.

- (1) Location.
  - (a) One and two family uses. Parking spaces and parking lots shall be located to the side or rear of structures. No parking is permitted on the portion of the lot in front of the front facade of a primary structure.

(b) Multi-family and non-residential uses. Parking lots shall be located in the rear yard. Where rear yard area is unavailable for establishment of a parking lot, parking may be located in the side yard but shall not extend in front of the front plane of the building and shall not exceed 62 feet along the adjacent street frontage and shall include a ten (10) feet wide Type A landscaping buffer adjacent to the parking lot on the street side.

(c) Parking lots and driveways shall be paved in accordance with Section 35-58.

(2) Number of spaces.

(a) One and two family uses. No modification of off-street parking requirements, exceptions and reductions outlined in Section 35-38.

(b) Multi-family and non-residential uses. No modification of off street parking requirements, exceptions and reductions outlined in Section 35-38.

f. Landscaping and walkways.

(1) Not more than five (5) percent of the front yard may be covered with gravel or crushed rock.

(2) A front concrete walkway of at least 36 inches in width shall directly connect the front door entry space to the sidewalk and street curb.

(3) Landscaping is encouraged to be placed in front of porches in order to accentuate the design of the structure and porch. Such landscaping should consist of a combination of small trees, shrubs, perennials and annuals, and should not obscure porch railing or the front of the structure.

g. Fences.

(1) Front and side yard. Fences located in the front yard and side yard shall consist of decorative metal fencing with a maximum height of 3 feet. Solid fencing (more than 25% opaque) and chain link fencing is not permitted in front or side yards.

(2) Rear yard. No modifications of the underlying zoning district. Chain link and solid screening fencing is permitted in rear yard areas.

h. Accessory Structures

(1) Accessory buildings greater than 200 square feet in size and located within 60 feet of a street right-of-way or located in front of the rear plane of the primary structure on the property, shall be finished with brick or stone of a similar appearance and color as the primary structure. In the event that the primary structure is not finished with brick or stone, the accessory structure shall be finished with brick with a dark red hue.

(2) Satellite dishes shall be placed in side or rear yards or, if building mounted, shall be mounted so that they are not visible from the dominant street.

i. Outdoor Lighting. No modifications of the underlying zoning district.

i. Signage.

(1) Non-residential and multi-family uses. Non-residential and multi-family uses shall per permitted the following on premise signage:

(a) One freestanding sign per street frontage. Each sign shall not exceed twenty-four (24) square feet in area and four (4) feet in height.

(b) Building mounted signage not to exceed a total of twenty-four (24) square feet in area per street frontage.

(2) One and two family uses. No modifications from sign code allowances.

(3) If illuminated, signage shall be externally illuminated by shielded spotlight and shall not cast direct light beyond the sign structure.

5. Building Design Standards. Primary structures shall meet the following building design regulations.

a. Exterior Walls.

(1) Exterior walls of the front and side facades shall be finished with brick or stone from the foundation to the cornice. Other exterior walls of primary structures (including roof peaks located above the cornice on the front or side façade, exterior walls on the rear façade, and rear additions where addition is located greater than twenty-five (25) feet from the front façade) shall consist of brick, stone, stucco, or siding consisting of aluminum, masonite, steel or wood; but shall not be finished with vinyl siding, plain concrete, plain concrete block, corrugated metal, plywood, oriented-strand board, asphalt shingles, or sheet pressboard. When horizontal siding is used, the reveal shall be 6 inches or less. The finish material on exterior walls of additions to the front or side façade shall match the existing structure. For the purpose of this subsection, a building shall have only one front façade, which shall be the façade facing the dominant street, side facades shall be the sides of the building perpendicular to the dominant street, rear facades shall be the side of the building opposite of the front façade.

(2) Existing brick or stone facades shall not be painted. Existing painted brick is encouraged to have the paint removed to expose the original brick or repainted to give the appearance of original brick.

(3) All trim shall be wood or materials that have the appearance of wood.

(4) Building additions to the front of existing structures are not permitted.

**b. Roof type and pitch.**

- (1) All new principal structures or additions shall have roofs with pitches having a minimum slope of four units vertical in twelve units horizontal and a maximum slope of one unit vertical in one unit horizontal.
- (2) Roof type and pitch on additions shall match the existing structure in terms of slope and design.
- (3) Roof designs shall include a decorative cornice along the front façade. Corner lots with frontage on Capitol Avenue shall have a decorative cornice along the facades facing both streets.
- (4) Properties with a dominant street front of Capitol Avenue shall include cornice brackets along the front facade, at intervals of three (3) feet or less, with permitted interruptions when conflicting with window hoods or other architectural elements. Corner lots with a dominant street front of Capitol Avenue shall have cornice brackets along the facades facing both streets.
- (5) Roofing material shall consist of shingles. Metal or tile roofing is not permitted.
- (6) Skylights and solar collectors shall not be placed in locations visible from the street when these are newly installed or replaced.
- (7) Roof mounted mechanical equipment shall be screened from view of the street.

**c. Windows and Doors.**

- (1) Each street facing façade of principal structures and additions shall contain a minimum of 5% and a maximum of 20% of the total façade square footage in glazing.
- (2) A majority of the number of windows facing the dominant street shall be of a double hung design.
- (3) A majority of the number of windows facing the dominant street shall have a window hood (or brick arch window head) and window sill.
- (4) Metal or vinyl awnings shall not be added over windows or doors and shall not be replaced if removed.
- (5) Doors and windows shall not be blocked or enclosed on any walls visible from the street.

**d. Entrance Doors and Porches.**

- (1) All primary structures shall include an entry door that faces the dominant street onto a covered porch. The porch may be of a two story design.
- (2) Porch design standards. Porches shall meet the following design standards.
  - (a) The covered porch shall extend a minimum of 40% of the length of the front façade of the building and have a minimum depth of 6 feet and a maximum depth of 15 feet.

- (b) The roof of the porch shall be either:
  - i. a frame construction with supporting columns and shingled roof with a roof pitch with a minimum slope of three units vertical in twelve units horizontal and a maximum slope of one unit vertical in one unit horizontal.
  - ii. a flat roof with balcony railing.
  - iii. a two story design with frame or flat roof above the second story meeting the requirements above.
- (c) The porch shall include a decorative cornice for the length and depth of the porch roof. Porches of a two story design shall have a decorative cornice at each story.
- (d) Supporting columns of a porch shall have a minimum width and minimum depth of six (6) inches each. Column designs shall include a column capital and column base that are differentiated from the column by design, material, or color. Decorative metal and wrought iron porch columns are not permitted.
- (e) Incorporation of railing into the porch design is encouraged. Porch railing should not be taller than the bottom of windows behind the railing unless installed as a guard for drop-offs as required by building code regulations.
- (f) No portion of any porches facing a street shall be enclosed (enclosure of porches with glass, wire screening or other screening material is not permitted).

e. Architectural Features.

- (1) Buildings shall incorporate a minimum of three different architectural features from the following list into the design of the front façade. For buildings on corner lots with a dominant street front of Capitol Avenue, this requirement shall apply to the facades facing both streets.
  - (a) Decorative quoins (at both front corners of building extending from bottom to top of facade)
  - (b) Dormer, with window facing street and maximum width of dormer of 12 feet.
  - (c) Arch topped windows, either consisting of windows or as an architectural feature (on a minimum of two windows, not including window sills or brick arch window heads).
  - (d) Shutters (on all windows of second floor).
  - (e) Bay window.
  - (f) Rounded corner tower or turret.
  - (g) Transom or sidelight windows at main entry.
  - (h) Brick or stone chimney, visible from street.

- (i) Two story columns.
  - (i) Balconet.
  - (k) Roundel window or peek-a-boo window.
  - (l) Cornice brackets, at regular intervals across the façade with permitted interruptions when conflicting with window hoods or other architectural elements. (except for properties fronting on Capitol Avenue, where this is a required feature).
  - (m) Decorative frieze below cornice, with repeating patterns or decoration spanning the length of the front façade and minimum frieze height of 10 inches.
  - (n) Porch railing, along full length and depth of porch, except for walkways and columns, with a minimum 20% opaqueness and maximum 60% opaqueness.
  - (o) Cornice brackets on porch, at intervals of 4 feet or less.
- f. Foundations. All new primary structures shall have a foundation constructed of brick, stone, concrete or other form of masonry material. If plain concrete or plain concrete block is used, the foundation shall not be exposed more than one feet above finished grade. Existing or new unpainted brick or other masonry foundation materials shall not be painted.
- g. Building Height. Maximum building height shall be two and a half (2.5) stories, not including one basement level below the primary street entrance but including attic levels with finished space or dormer windows as a half story, or 45 feet, as measured from the grade of the lot facing the dominant street, whichever is less. Minimum building height shall be two stories as measured from the story facing the dominant street.
- h. Utilities. Utility and mechanical connections shall not be located on the front façade when newly installed or replaced.
- i. Duplicate Plans. Buildings with the same or substantially same design or exterior appearance shall not be located on adjacent parcels. Adjacent buildings shall be substantially differentiated in exterior detailing.
- j. Standards for multiunit structures. Each residential unit within a multi-unit building shall have wall frontage on a portion of the building facing a bordering street and at least one window facing a bordering street. Multifamily buildings are encouraged to be constructed in a 2-flat, 4-flat, or similar floorplan design.
- k. Reconstruction, repair, or replacement of building elements associated with original structure. Where documented evidence shows elements of a building existing prior to 1940 that have since been removed or are in need of repair or replacement, said elements may be reconstructed in the same design and appearance as the original element despite any conflicts with the requirements of this section.
- l. Renovation or reconstruction of buildings are encouraged to use the original design and architectural elements of a building, as well as the other buildings in the neighborhood, as a guide while meeting the requirements of

this section. Reuse of historic materials, either from the original structure or salvaged from a deconstructed or demolished structure, is highly encouraged.

m. Color of exterior features. Property owners are encouraged to use historic color palettes when choosing color for structures, trim, and accent.

6. Demolition. Demolition of structures within the district is subject to requirements of Chapter 8, Building and Building Regulations, including Historic Preservation Commission review requirements of Section 8-32 with the following exception.

a. For demolition of primary structures, demolitions of additions to or portions of primary structures, and demolitions of accessory structures located within the district, that are fifty (50) years old or older, demolition shall not be permitted without a majority vote by the Historic Preservation Commission under the review processes and standards outlined in Sections 8-32.B and 8-32.C.

b. An unfavorable vote by the Historic Preservation Commission may be appealed to the City Council, and demolition approved with a favorable vote of the City Council.

Section 4. Chapter 35, Zoning Code, Section 92, Definitions, is hereby amended with the addition of the following definitions:

Balconet. A false balcony or railing at the outer plane of a window-opening reaching to the floor, and having, when the window is open, the appearance of a balcony.

Cornice. Any horizontal member, structural or nonstructural, of any building, projecting outward from the exterior walls at the roof line, or extension of the roof line of a gable roof.

Cornice Bracket. A supporting member for a projecting cornice, typically in the shape of an inverted "L".

Cornice, Decorative. A cornice with three (3) or more units of horizontal molding of a minimum one inch height and one inch depth each.

Fencing, Decorative Metal. Fencing constructed of wrought iron or other metal similar in appearance to wrought iron and including decorative features such as spears and/or welded metal designs on the fence.

Molding. A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Glazing. Glass windows, including the trim and frame of a window when calculating the area of glazing within this chapter.

Window, Double-hung. A two-part window with an outside sash that slides down and an inside sash that slides up.

Window Hood. A projecting shelf-like decorative element over a window.

Window Sill. A projecting shelf-like decorative element below a window.

Quoin, Decorative. Outside corner of a building constructed of stones or bricks of large size, distressed or arranged so as to form a decorative contrast with the adjoining walls.

Section 5. Chapter 35, Zoning Code, Section 73.B.4.c is hereby amended with the addition of the following subsection relating to specific findings for variances to conservation overlay district regulations:

- (6) Variance to the requirements of a neighborhood conservation overlay district. In addition to the general findings, the Board shall also find, before granting a variance to the requirements of a neighborhood conservation overlay district that the applicant has conclusively demonstrated that the variance, if granted, would:
  - (a) not be unduly injurious to the character and visual appearance of the neighborhood.
  - (b) be in keeping with the general spirit and intent of the neighborhood conservation overlay district.

Section 6. Chapter 35, Zoning Code, Section 35-27.D is hereby amended with the addition of the following subsection relating to conformance of planned unit development plans with neighborhood conservation overlay district regulations:

- 9. Conformance with Neighborhood Conservation Overlay Districts. Planned unit development plans located within a neighborhood conservation overlay district shall be compatible, in terms of exterior design of building, size and scale of building, and other standards contained within the neighborhood conservation overlay district. Deviations from the standards of the neighborhood conservation overlay district may be recommended by the Planning and Zoning Commission and approved by the Council provided it is found that there is sufficient community benefit to offset the proposed deviations.

Section 7. This ordinance shall be in full force and effect from and after its passage and approval.

Passed: April 17, 2017

Approved: April 18, 2017

Carrie Tergin  
Presiding Officer

Carrie Tergin  
Mayor Carrie Tergin

ATTEST:

Blayne Powell  
City Clerk

APPROVED AS TO FORM:

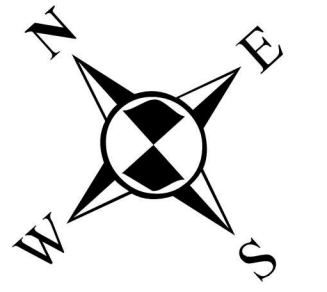
[Signature]  
City Counselor

Editor's note: Deleted language shown thus. Added language shown thus.

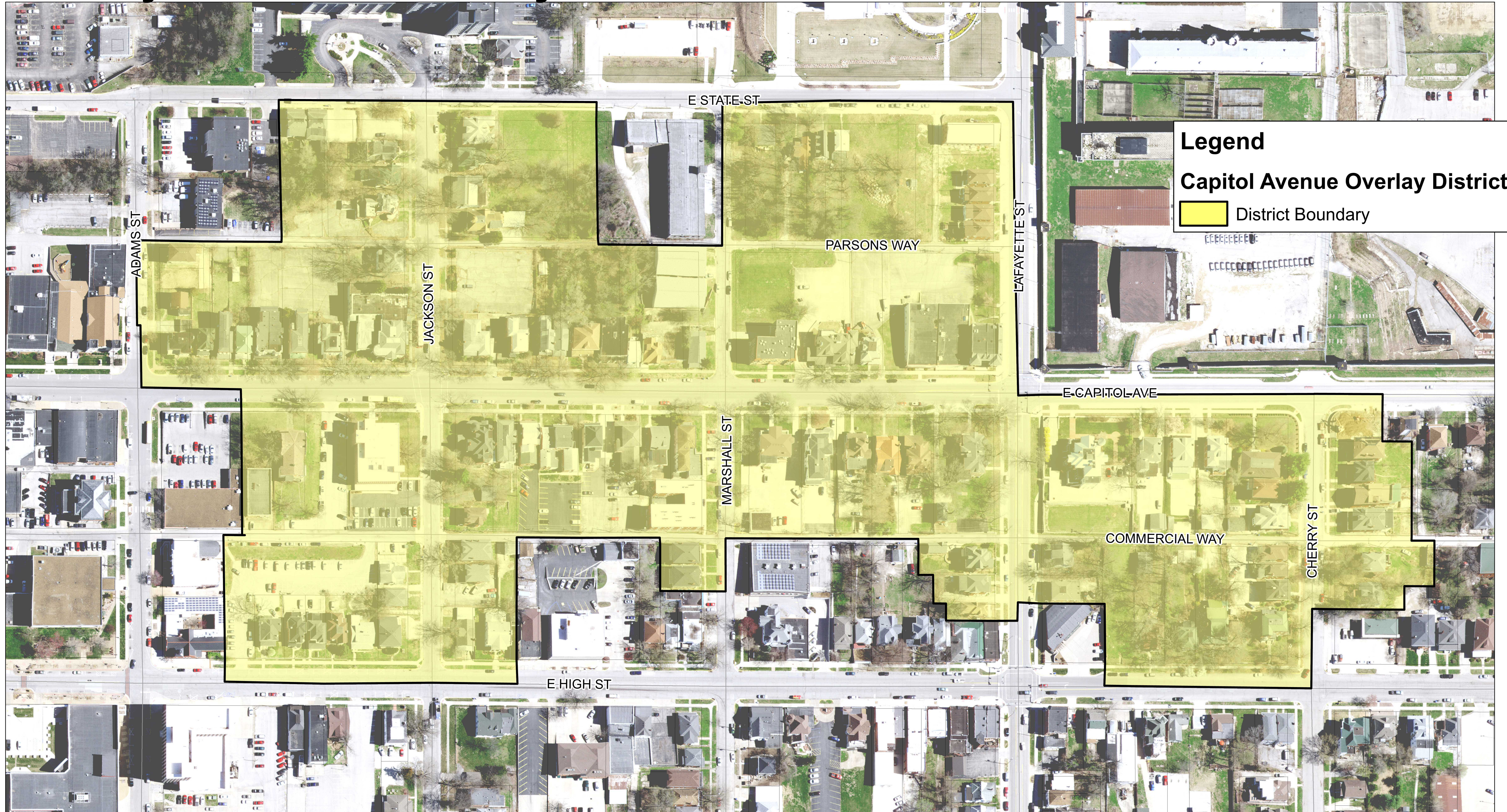
# Exhibit A - Council Bill 2016-129

## Capitol Avenue Neighborhood Conservation

### Overlay District Boundary



0 0.025 0.05 Miles



**EXCERPT OF UN-APPROVED MINUTES**

JEFFERSON CITY PLANNING AND ZONING COMMISSION

March 9, 2017

5:15 p.m.

**COMMISSION MEMBERS PRESENT**

Bunnie Trickey Cotten  
Jack Deeken  
Dean Dutoi  
Bob George  
Chris Jordan, Chairman  
Michael Lester  
David Nunn  
Dale Vaughan  
Chris Yarnell, Vice Chairman  
Matthew Hall, Alternate

**ATTENDANCE RECORD**

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**COMMISSION MEMBERS ABSENT**

Ron Fitzwater, Alternate  
Blake Markus, Alternate

3 of 6  
4 of 6

**COUNCIL LIAISON PRESENT**

Carlos Graham

**STAFF PRESENT**

Sonny Sanders, Interim Director of Planning & Protective Services  
Eric Barron, Senior Planner  
Shane Wade, Civil Engineer II  
Bryan Wolford, Associate City Counselor  
Jayme Abbott, Neighborhood Services Manager  
Anne Stratman, Administrative Assistant

**New Business/Public Hearings**

**Case No. P17003 – Capitol Avenue Rezoning and Overlay District.** Request filed by planning division staff for the following:

1. Creation and designation of the Capitol Avenue Neighborhood Conservation Overlay District for an area containing 107 property parcels and consisting of approximately 32 acres.
2. Amendments to Chapter 35, Zoning, relating to the creation of a new MU-1 Mixed Use zoning district.
3. Rezoning of an area containing 106 property parcels and consisting of approximately 31 acres from a variety of existing zoning designations, including C-O, C-1, C-2, C-3, RA-2, and PUD, to MU-1 Mixed Use.

The rezoning and overlay district areas are generally located east of Adams Street, north of E. High Street, south of E. State Street, and west of Chestnut Street. Maps of the proposed rezoning and overlay district areas, proposed regulations for the overlay and zoning districts, and staff summaries of the proposal are available on the Planning and Zoning Commission website at: [www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov) and are on file at the Department of Planning and Protective Services and available for review during regular business hours.

Mr. Barron described the proposal and explained that Planning Division Staff are proposing a rezoning of the Capitol Avenue area to a Mixed Use zoning district and establishment of an Overlay district that would require new construction to meet architectural design requirements similar to the existing architecture in the district. He stated that the MU-1 Mixed Use zoning district would be a new zoning district, created to not only implement the mixed use character of land use within the Capitol Avenue area, but to also be used in other areas of the City with a similar style of land use. Mr. Barron explained that the proposed boundaries of the area have been drawn to closely mirror the boundaries of the Capitol Avenue Historic District, a national register district that was established in 2005. He stated that establishment of a mixed use zoning for the area and overlay district to protect the architectural character of the area is a recommendation of the Central Eastside Neighborhood Plan, which was drafted after a significant level of public input from property

Eastside Neighborhood Plan, which was drafted after a significant level of public input from property owners of the area and other members of the community. Mr. Barron explained that the boundaries were drawn by staff to closely mirror the Capitol Avenue Historic District that was established several years ago. He stated that it deviates from the historic district boundaries in the following areas: Shyrack-Hirst Building; Avenue HQ complex; two houses on the northeast corner of High and Jackson Street; Jefferson City Chamber of Commerce and Missouri River Regional Library. Mr. Barron explained that the reason staff established the boundary is because staff felt it was proper to have the same set of architectural requirements across the major portion of the historic district. Mr. Barron explained that permitted uses of the proposed zoning district include: single family residential; loft apartments; multi-family residential (up to 4 units/building); offices; small retail (2,500 sf or less); small personal service (2,500 sf or less); and Coffee Shop / Tea Room. He stated that prohibited uses include: restaurants; large retail or service (over 2,500 sf); and drive through uses. Mr. Barron explained that the overlay district regulations would only be applicable to new construction and rehab projects. He stated that existing buildings could be repaired and maintained in their current appearance. Mr. Barron explained that the overlay district would not apply to PUD plans, installation of storm doors/windows, gutters, vents, and chimney caps, maintenance of existing features, interior work, and city abatement of code violations. He stated that multi-family buildings would be limited to 4 units per building, with larger buildings only being permitted through the PUD process. Mr. Barron explained that building height will be a minimum height of 2 stories and maximum height of 2½ stories. He stated that property owners would be encouraged to use historic designs and materials as a guide in their new construction or renovation projects.

Mr. Barron stated that a public informational meeting regarding this proposal was held on February 28, 2017. Mr. Barron also outlined that several modifications to the proposal, in order to accommodate public comments and other items identified by staff, is contained within the updated staff report distributed at the meeting.

Mr. Deeken commented that in the neighboring C-2 zoning district areas there are no architectural standards. A property owner could tear down houses and build something out of character. Mr. Barron explained that the Capitol Avenue area is just one piece of the recommendation that is contained within the Central Eastside Neighborhood Plan. He stated that there are other areas within that plan that staff would address at a future date. Mr. Barron explained that staff has presented some of the recommendations of that plan for the High Street corridor throughout this area. He stated that comments were received that seem to be in conflict with the plan, so this has caused staff to step back and take a longer look at the plan as it pertains to E. High Street. Mr. Barron explained that it is possible that as staff get a better chance to look at E. High Street, we might come forward with a proposal to include portions of it within the Capitol Avenue overlay area.

Mr. Barron explained that as proposed any structure greater than 100 years old would go through a special review process whereby the Historic Preservation Commission would have the authority to approve or deny a permit. He stated that if denied, the property owner may appeal to the City Council. Mr. Barron explained that the comments received were to reduce the 100 year threshold to 50 years, which is a more common historic measure within not only federal legislation but also local ordinances. He stated that currently demolition permits for structures greater than 50 years go to the Historic Preservation Commission. Mr. Barron explained that the Historic Preservation Commission does not have the authority to prevent a demolition, however, they do have the authority to delay the process in order to have a second look at the historic nature of the house either to re-evaluate to determine if it is practical for use or to salvage any historic materials. He stated that five or six structures in this area are less than 100 years old, however it is possible that there are additions that fall into the less than 50 year threshold.

Mr. George inquired of guidelines for interior remodeling and mechanical systems. Mr. Barron explained that there are very few items within the overlay district addressing the interior of the structure.

Mr. George commented that there is no ordinance addressing how heating and air conditioning is installed. Mr. Barron explained that the Building Regulations Division is undergoing a review of the building code along with all other associated codes. He stated that there is discussion revolving around mechanical as well. Mr. Barron explained that the City does not have a mechanical inspector nor does the City have an adopted mechanical code.

The following individuals spoke in favor of this request:

Cathy Bordner, 718 E. Capitol Avenue  
Paul Graham, 1507 Green Berry Road  
Jane Beetem, 1612 Payne Drive

Those speaking in favor of this request made the following comments:

- There is nothing terrible in this document that somebody who has positive intentions for rehabbing a building will not want to comply with.
- Encouraged the Planning & Zoning Commission to support the Historic Preservation Commission's recommendation of a 50 year old threshold.
- Need to protect the streetscape from property owners demolishing buildings that would create gaps.
- Encouraged approval of the proposed rezoning and overlay district
- Retain the character of the district

Brian Bernskoetter, 1015 Las Brisas Court, spoke on behalf of the Jefferson City Area Board of Realtors. He agreed with the comments about protecting the character of the neighborhood. Mr. Bernskoetter expressed concerns with the demolition portion of the proposal and suggested excluding the demolition ordinance in the zoning/overlay proposal.

Correspondence in opposition to the demolition ordinance was received from Brian Bernskoetter, 1906 Bubba Lane, on behalf of the Jefferson City Area Board of Realtors.

The following comments were received in relation to the public informational meeting held on February 28, 2017:

- Please no picket fences on the street side(s) of the Capitol Avenue homes, only historically appropriate fencing. Also no board type fences on street. 48" height for fences seems too tall.
- Good presentation. The 100 year requirement should be changed to 50 years. The national standard should be followed by the City of Jefferson. This will also be the recommendation of the Historic Preservation Commission. This is a very important component. The fencing should be ornamental iron only. See example at 700 East Capitol Avenue.
- Great job. I like it except, change demolition to 50 years.
- I like it. This is very well thought out and worth the wait. Good job.

Mr. Barron gave the Planning Division staff report, with staff recommendation of approval of all three proposals subject to comments and concurrences as outlined within the staff report document distributed to the Commission.

Mr. Nunn moved and Mr. Lester seconded to recommend approval of the creation of the Capitol Avenue Neighborhood Conservation Overlay District and regulations thereof, for an area containing 107 property parcels and consisting of approximately 32 acres, with the following modifications, to the City Council:

- a. Staff comments and concurrences as outlined within the staff report document.

The motion passed 8-0 with the following votes:

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

Mr. Nunn moved and Mr. Lester seconded to recommend approval of the proposed Zoning Code

amendments relating to the creation of a new MU-1 Mixed Use zoning district, to the City Council, with the following modifications:

- b. Staff comments and concurrences as outlined within the staff report document.

The motion passed 8-0 with the following votes:

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

Mr. Nunn moved and Mr. Lester seconded to recommend approval of the rezoning plan of the Capitol Avenue area, consisting of 106 property parcels and approximately 31 acres, to MU-1 Mixed Use, to the City Council. The motion passed 8-0 with the following votes:

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

**PLANNING STAFF REPORT**  
**JEFFERSON CITY PLANNING AND ZONING COMMISSION**  
**March 9, 2017**

**Case No. P17003 – Capitol Avenue Rezoning and Overlay District.** Request filed by planning division staff for the following:

1. Creation and designation of the Capitol Avenue Neighborhood Conservation Overlay District for an area containing 107 property parcels and consisting of approximately 32 acres.
2. Amendments to Chapter 35, Zoning, relating to the creation of a new MU-1 Mixed Use zoning district.
3. Rezoning of an area containing 106 property parcels and consisting of approximately 31 acres from a variety of existing zoning designations, including C-O, C-1, C-2, C-3, RA-2, and PUD, to MU-1 Mixed Use.

The rezoning and overlay district areas are generally located east of Adams Street, north of E. High Street, south of E. State Street, and west of Chestnut Street. Maps of the proposed rezoning and overlay district areas, proposed regulations for the overlay and zoning districts, and staff summaries of the proposal are available on the Planning and Zoning Commission website at: [www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov) and are on file at the Department of Planning and Protective Services and available for review during regular business hours.

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**Summary of Comments Received**

**Written Comments Received: (with staff response)**

- Written comments that have been received are generally positive.
- Permitted fencing material should be limited to wrought iron, decorative metal, etc., no white picket or board fences. Also that the 4 feet height allowance is too tall. (staff concur, and would amend the 4 feet maximum height after conducting research on the topic)
- The demolition regulations should apply to structures greater than 50 years old, rather than 100 years old. (staff concur)
- The demolition section should not be included within the overlay district regulations, due to the potential to have conflicting demolition ordinances and potential burden on a property owner if denied demolition. (staff do not concur) *Staff response: The demolition regulations proposed by the Historic Preservation Commission have not been approved by City Council, and planning division staff are responding to the public desire to control demolition specifically within the Capitol Avenue Area. Should a conflict between competing regulations arise at a future date, staff will rectify the situation through a follow-up code amendment. The review process for demolition permits, as referenced within the overlay demolition section, includes a determination of whether the property can be rehabilitated with a reasonable economic return to the owner.*

**Several minor modifications to the draft regulations have been identified by staff as follows:**

- If areas within the district are rezoned to PUD, the PUD Plan for the property should ensure that the building scale and design is compatible with the rest of the neighborhood.
- Staff have identified several minor changes to the architectural requirements, including:
  - o A redefinition of the spacing requirement for cornice brackets to remove the 4 feet spacing language.
  - o A 12 feet limit on the width of a dormer, to control the size of dormers and their impact on the roof line of a structure.
  - o Expansion of language requiring all trim to be wood, to permit more modern materials that have the appearance of wood.
  - o Insertion of architectural terms where appropriate. (refer specifically to corbels, turrets, etc.)
- Prohibit additions on the front of existing buildings. Additions to the front of buildings commonly degrade the architectural quality of the structure and the street front.
- Museums should be a conditional use within the MU-1 district. There is a high potential for small museums in the historic areas of the city where the MU-1 district is targeted. The conditional use process would ensure that a museum would be compatible with the surrounding property.
- Minor typos and technical comments, which should be corrected prior to introduction to the City Council.

**Staff Recommendation**

Staff recommends approval of the overlay district and rezoning plan with modifications to incorporate the above comments into the text of the proposed council bills.

**Form of Motion**

1. Motion for approval of the creation of the Capitol Avenue Neighborhood Conservation Overlay District and regulations thereof, for an area containing 107 property parcels and consisting of approximately 32 acres, with the following modifications:
  - a. Staff comments and concurrences as outlined within the staff report document.
2. Motion for approval of the proposed Zoning Code amendments relating to the creation of a new MU-1 Mixed Use zoning district, with the following modifications:
  - a. Staff comments and concurrences as outlined within the staff report document.
3. Motion for approval of the rezoning plan of the Capitol Avenue area, consisting of 106 property parcels and approximately 31 acres, to MU-1 Mixed Use.

# Capitol Avenue Neighborhood Conservation Overlay District and Mixed Use Rezoning

2-9-17

## Summary

Planning Division Staff are proposing a rezoning of the Capitol Avenue area to a Mixed Use zoning district and establishment of an Overlay district that would require new construction to meet architectural design requirements similar to the existing architecture in the district. The proposed boundaries of the area have been drawn to closely mirror the boundaries of the Capitol Avenue Historic District, a national register district that was established in 2005. Establishment of a mixed use zoning for the area and overlay district to protect the architectural character of the area is a recommendation of the Central Eastside Neighborhood Plan, which was drafted after a significant level of public input from property owners of the area and other members of the community.

## Summary of Overlay District Council Bill

**Section 1 – Boundaries of Capitol Avenue Overlay District.** This section defines the boundaries of the district and amends the zoning map to account for the overlay district. (see map below)

**Section 2 – Establishment of Section in Zoning Code where all Overlay Districts would be contained.** This section establishes a location within the Zoning Code where conservation overlay districts would be contained. There is one existing district (the Lower Jefferson Conservation District) that would be the first entry within this new section.

**Section 3 – Capitol Avenue Overlay District.** This section contains the regulations for the Capitol Avenue district, and is divided into multiple subsections as follows:

1. **Applicability** – in general, the overlay district regulations would only be applicable to new construction and rehab projects on buildings. Existing buildings could be repaired and maintained in their current appearance.
2. **Exemptions** – overlay district would not apply to PUD plans, installation of storm doors/windows, gutters, vents, and chimney caps, maintenance of existing features, interior work, and city abatement of code violations.
3. **Land Use** – would be tied to the underlying zoning district. Multi-family buildings would be limited to 4 units per building, with larger buildings only being permitted through the PUD process.
4. **Site Design Standards** – This section regulates the building arrangement, driveways and parking, and other site improvements.
  - a. **Building Orientation**-must have a porch and front door toward the dominant street.
  - b. **Lot Area/Width**-established with the underlying zoning district.
  - c. **Building Setbacks**-within 2 feet of the average setback line.
  - d. **Driveways**-maximum width requirement plus encouraged to access from alley.
  - e. **Parking**-parking located to the side or rear, no front yard parking. Required number of parking spaces is same as existing zoning code requirements.
  - f. **Landscaping/Walkways**-walkways required from front door to curb. Landscaping encouraged in front of porches.
  - g. **Fences**-front yard fences must be iron or wooden posts.
  - h. **Accessory Structures**-large buildings close to streets must be finished with brick or stone.
  - i. **Outdoor Lighting**-established with underlying zoning district.
  - j. **Signage**-maximum freestanding sign height of 4 feet and size of 24 sf. Maximum building mounted sign size of 24 sf. No internally illuminated signs, lighting by spotlight permitted.

5. **Building Design Standards** – This section regulates building design.
  - a. Exterior Walls-required finish materials of brick or stone on front and side facades.
  - b. Roofs-minimum pitch of 4/12 (15 degrees) and maximum of 1/1 (45 degrees). Roofs shall have a decorative cornice on front façade. Capitol Avenue properties shall have cornice brackets on front façade. Roofing material required to be shingles.
  - c. Windows/Doors-minimum 5% and maximum 20% window coverage on front façade. Majority of windows on front shall have window hoods and sills and shall be double hung.
  - d. Entrance Doors/porches-porches with a minimum width of 40% of the front façade required. Porches shall have either a flat roof with railing or frame roof with minimum 3/12 pitch, shall include a decorative cornice, and shall have columns with minimum dimensions of 6 inches per side and column capital and base. Porch railing is encouraged and porches are not permitted to be enclosed.
  - e. Architectural Features-buildings are required to include at least 3 architectural features (from a list of 15 common features in the district) into the front façade. Corner properties on Capitol Avenue must meet this requirement for the street facing side façade as well.
  - f. Foundations-must be brick, stone, or concrete, with minimum exposure for concrete block.
  - g. Building Height-minimum height of 2 stories and maximum height of 2 ½ stories.
  - h. Utilities-not located on the front façade.
  - i. Duplicate Plans-adjacent buildings cannot use similar designs.
  - j. Multi-unit Buildings-each unit shall have wall frontage and a window facing a street.
  - k. Historic Architectural features-building features existing prior to 1940 can be repaired/replaced despite any conflicts with overlay regulations.
  - l. Original Design/Historic Materials-owners are encouraged to use historic designs and materials as a guide in their new construction or renovation projects.
  - m. Colors-owners are encouraged to use historic color palettes.
6. **Demolition** – Demolitions of structures (or additions to structures) that are greater than 100 years old would require a favorable vote of the Historic Preservation Commission. If denied, the owner may appeal to the City Council.

**Section 4 – Additions to Definitions.** This section adds several definitions to the Zoning Code.

**Section 5 – Amendment to Variance procedures to account for overlay district regulations.** This section establishes additional review findings for the Board of Adjustment to consider when ruling on variance applications within the overlay district.

**Summary of Mixed Use Zoning District:**

The MU-1 Mixed Use zoning district would be a new zoning district, created to not only implement the mixed use character of land use within the Capitol Avenue area, but to also be used in other areas of the City with a similar style of land use. The MU-1 district would permit uses including:

Single Family Residential and Multi-family Residential (up to 4 units per building)

Loft Apartments above commercial uses

Offices

Small Scale Retail and Service Businesses (2,500 sf or less in area)

Coffee Shops and Tea Rooms (2,500 sf or less in area)

And a variety of other less common uses, please see the proposed council bill for a complete list.

Signage allowances for the MU-1 district would be permitted as follows:

Building Mounted Signage – maximum of 24 sf

Freestanding signage – maximum of 24 sf and maximum height of 4 feet

Illumination – by external spotlight only. Internally illuminated signs are prohibited.

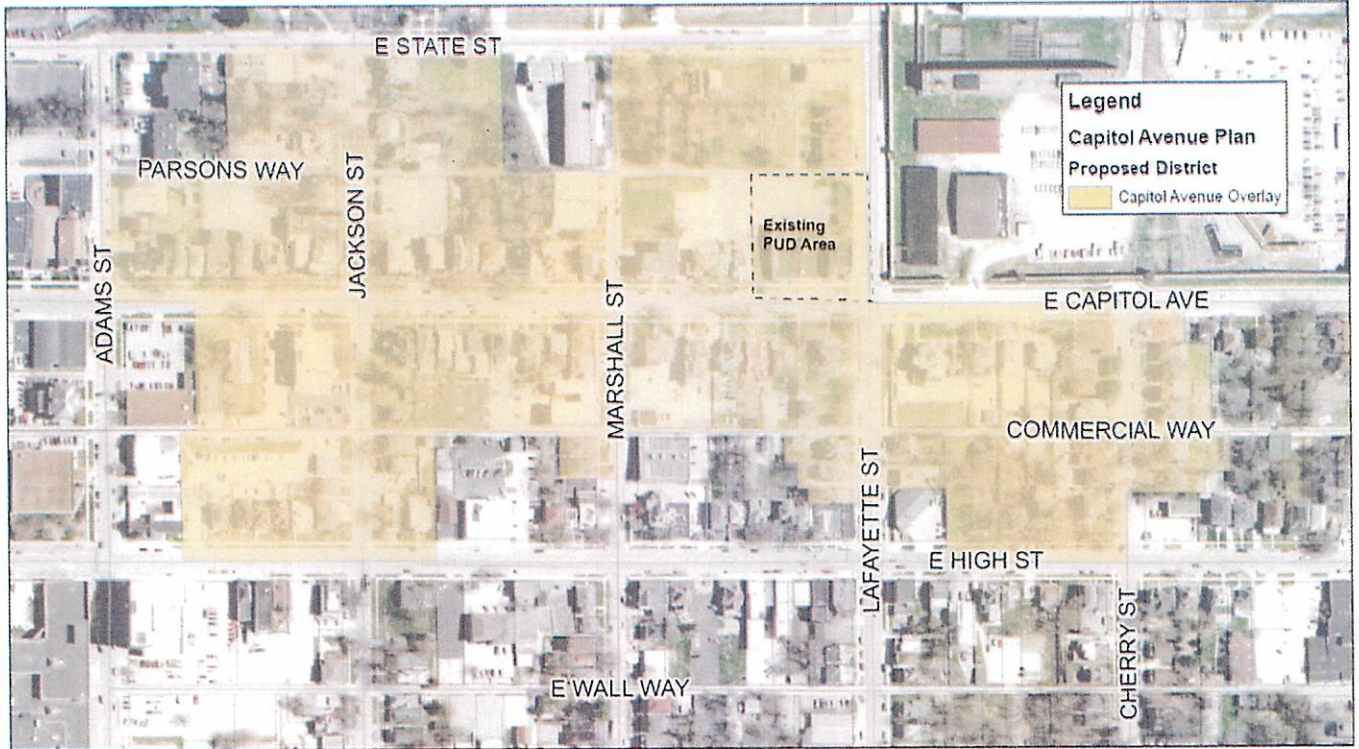
MAPS

# Capitol Avenue Proposed Overlay District Boundary

Date: 2-7-17



0 0.025 0.05 Miles

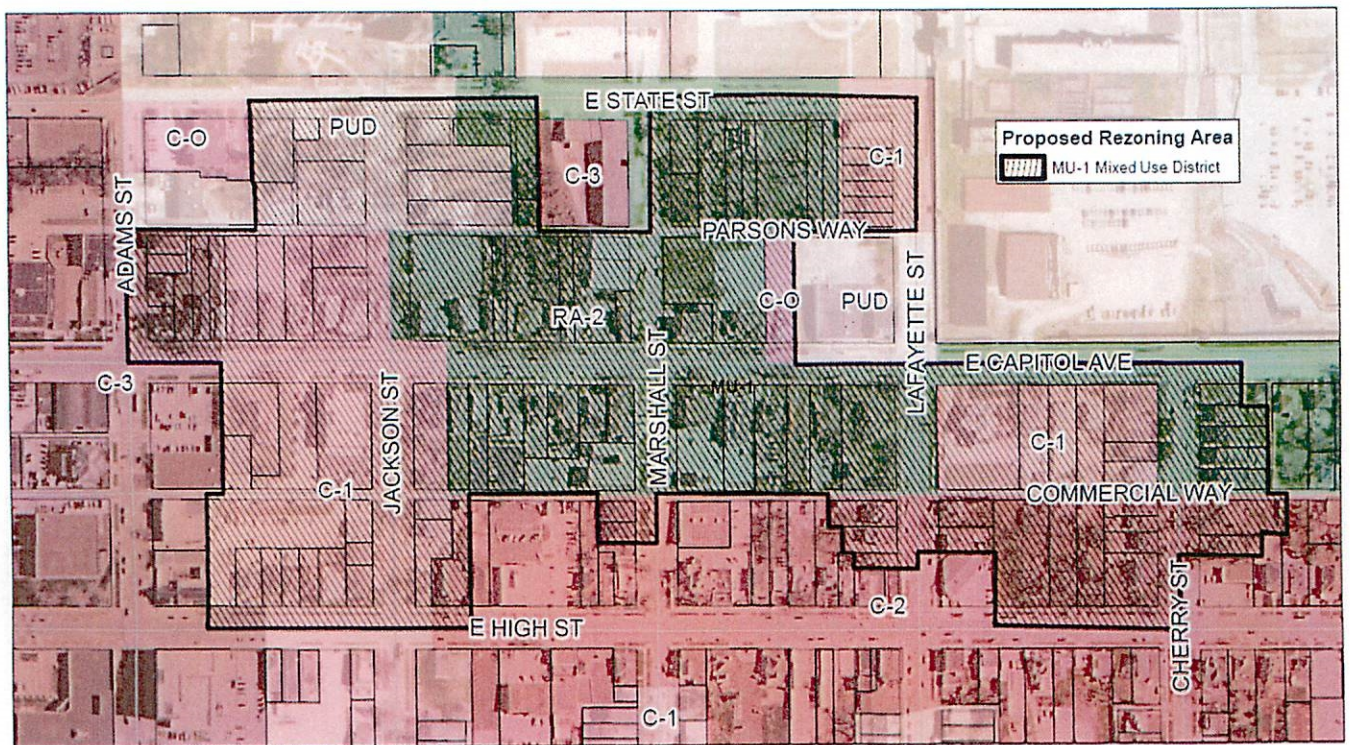


# Capitol Avenue Proposed Rezoning Area

Date: 2-7-17



0 0.025 0.05 Miles



## **City of Jefferson**

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



## **Carrie Tergin, Mayor**

Sonny Sanders, AICP, Interim Director  
Phone: 573-634-6410  
Fax: 573-634-6457

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 9, 2017 in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street, to consider the following matter: (this letter is being mailed to you because you own property within the area proposed for rezoning/overlay)

**Case No. P17003 – Capitol Avenue Rezoning and Overlay District.** Request filed by Planning Division staff for the following:

1. Creation and designation of the Capitol Avenue Neighborhood Conservation Overlay District for an area containing 107 property parcels and consisting of approximately 32 acres.
2. Amendments to Chapter 35, Zoning, relating to the creation of a new MU-1 Mixed Use zoning district.
3. Rezoning of an area containing 106 property parcels and consisting of approximately 31 acres from a variety of existing zoning designations, including C-O, C-1, C-2, C-3, RA-2, and PUD, to MU-1 Mixed Use.

Maps of the proposed rezoning and overlay district areas and an overview of the overlay and zoning district regulations are shown on the enclosed informational sheet.

More detailed information regarding this case may be viewed on the P&Z Commission webpage at: [http://www.jeffersoncitymo.gov/government/planning/planning\\_and\\_zoning\\_commission.php](http://www.jeffersoncitymo.gov/government/planning/planning_and_zoning_commission.php)

A public informational meeting regarding this matter is scheduled for Tuesday, February 28 at 5:30 p.m. in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street. The purpose of the informational meeting is to present the details of the rezoning and overlay district plan and answer questions in advance of the formal Planning and Zoning Commission public hearing.

This case is tentatively scheduled for a public hearing in front of the City Council on April 17, 2017. The City Council meets at 6:00 p.m. in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street.

Written comments may be directed to the Planning and Zoning Commission in one of the following ways:

e-mail: [jcplanning@jeffcitymo.org](mailto:jcplanning@jeffcitymo.org)  
fax: Dept. of Planning and Protective Services / Planning Division 573-634-6457  
mail: Dept. of Planning and Protective Services / Planning Division  
John G. Christy Municipal Building, 320 E. McCarty Street Jefferson City, MO 65101

Written comments received on or before 1:00 p.m. on the day of the meeting will be made a part of the official record and copied and distributed to Commission members at the meeting. Those unable to provide written comments in advance are invited to deliver their comments to the Commission Chairman only at the meeting. Correspondence received after 1:00 p.m. will be included in the official record, but there is no guarantee that copies will be made for distribution to all Commission members.

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.

# Capitol Avenue Neighborhood Conservation Overlay District and Mixed Use Rezoning

## Summary

Planning Division Staff are proposing a rezoning of the Capitol Avenue area to a Mixed Use zoning district and establishment of an Overlay district that would require new construction to meet architectural design requirements similar to the existing architecture in the district. The proposed boundaries of the area have been drawn to closely mirror the boundaries of the Capitol Avenue Historic District, a national register district that was established in 2005. Establishment of a mixed use zoning for the area and overlay district to protect the architectural character of the area is a recommendation of the Central Eastside Neighborhood Plan, which was drafted after a significant level of public input from property owners of the area and other members of the community.

## Schedule of Public Meetings

February 28, 5:30 PM – Public Informational Meeting

March 9, 5:15 PM – Planning and Zoning Commission Public Hearing

April 17, 6:00 PM – City Council Public Hearing

*All meetings will take place in the Council Chambers of the John G. Christy Municipal Building (City Hall)*

## Summary of Overlay District – proposed regulations

The regulations for the Capitol Avenue district are divided into multiple subsections as follows:

1. Applicability – in general, the overlay district regulations would only be applicable to new construction and rehab projects on buildings. Existing buildings could be repaired and maintained in their current appearance.
2. Exemptions – overlay district would not apply to PUD plans, installation of storm doors/windows, gutters, vents, and chimney caps, maintenance of existing features, interior work, and city abatement of code violations.
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**Summary of Mixed Use Zoning District:**

The MU-1 Mixed Use zoning district would be a new zoning district, created to not only implement the mixed use character of land use within the Capitol Avenue area, but to also be used in other areas of the City with a similar style of land use. The MU-1 district would permit uses including:

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And a variety of other less common uses, please see the proposed council bill for a complete list.

Signage allowances for the MU-1 district would be permitted as follows:

Building Mounted Signage – maximum of 24 sf

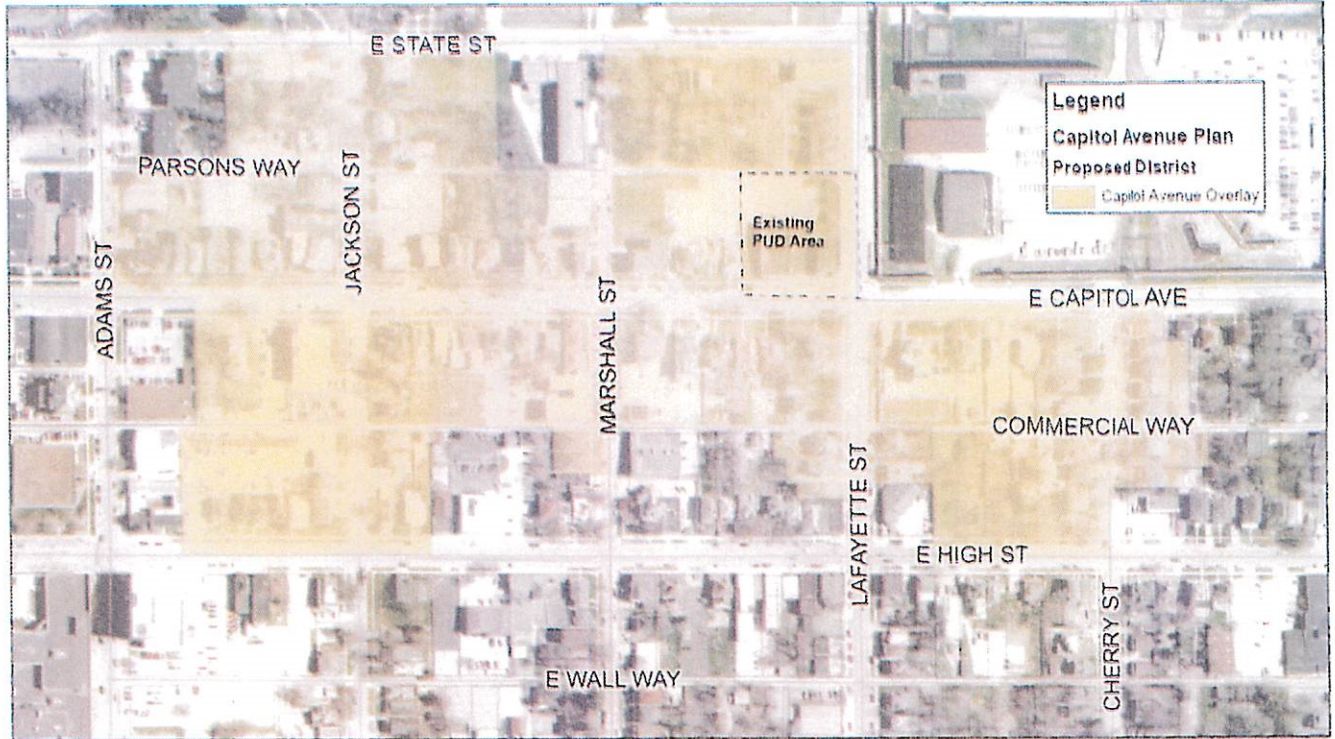
Freestanding signage – maximum of 24 sf and maximum height of 4 feet

Illumination – by external spotlight only. Internally illuminated signs are prohibited.

MAPS

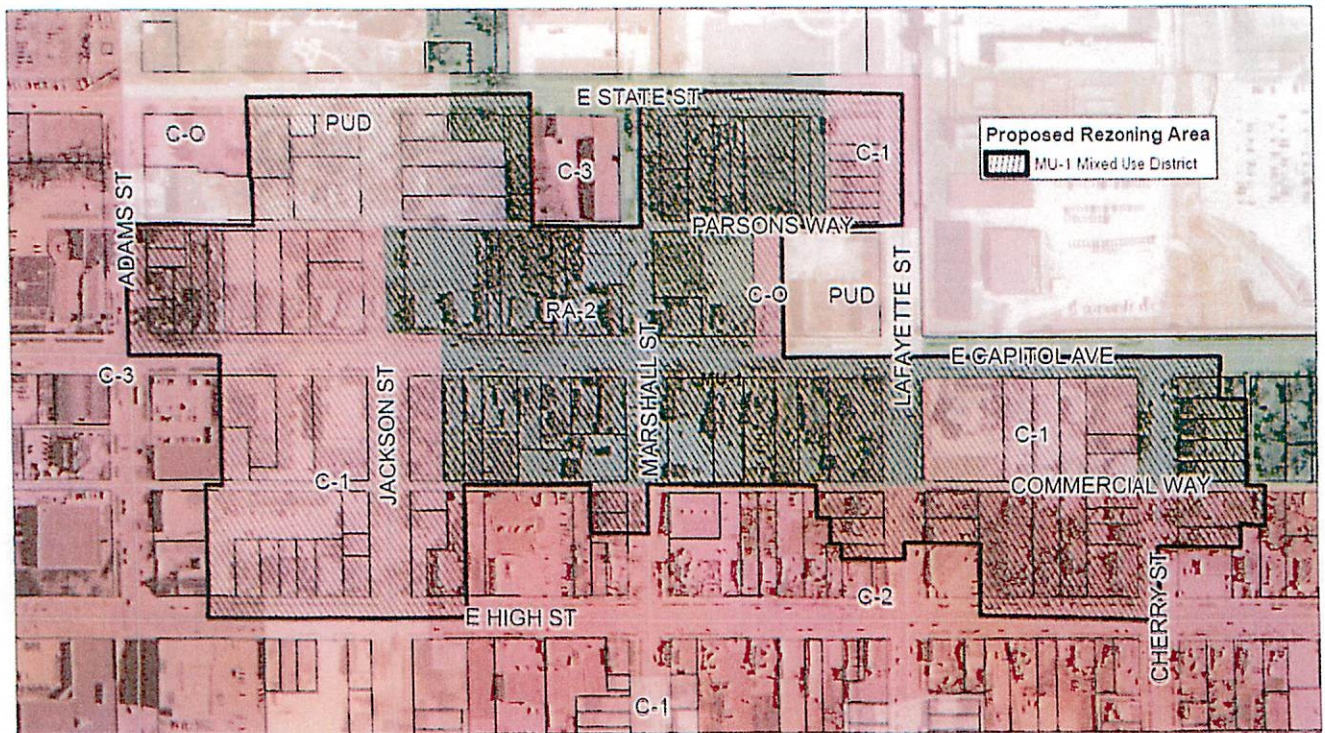
# Capitol Avenue Proposed Overlay District Boundary

Date: 2-7-17

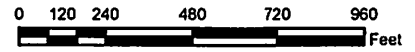


# Capitol Avenue Proposed Rezoning Area

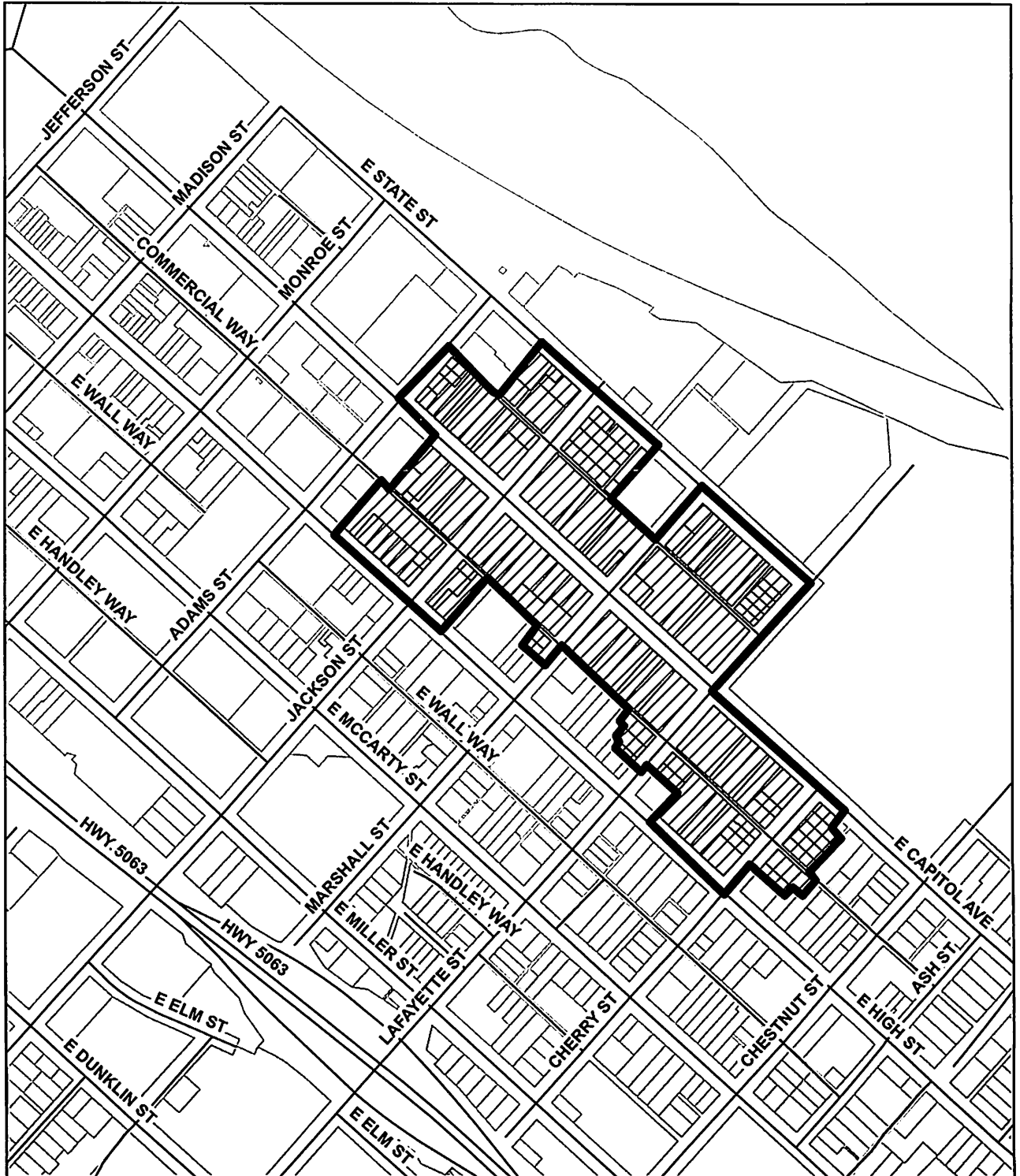
Date: 2-7-17



Case No. P17003  
Capitol Avenue Rezoning and  
Overlay District



Notification Buffer - properties proposed for rezoning/overlay



S L L C

1685 HWY 94  
 HOLTS SUMMIT, MO 65043  
 620 E STATE ST  
 618 E STATE ST  
 102 LAFAYETTE ST  
 100 LAFAYETTE ST  
 622 E STATE ST

CAIN, JAMES D & MELISSA R  
 2214 BUEHRLE DR  
 JEFFERSON CITY, MO 65109  
 610 E STATE ST

OUSLEY GROUP L L C  
 2000 E BROADWAY STE 176  
 COLUMBIA, MO 65201  
 608 E STATE ST

BUETTNER, GARY A & LINDA K  
 606 E STATE ST  
 JEFFERSON CITY, MO 65101  
 606 E STATE ST

PHILLIPS, WAYNE T  
 600 E STATE ST  
 JEFFERSON CITY, MO 65101  
 600 E STATE ST

CITY OF JEFFERSON  
 C/O CITY COUNSELORS OFFICE  
 320 E MCCARTY ST  
 JEFFERSON CITY, MO 65101  
 MARSHALL ST

WEBER, JAMES L & ELIZABETH  
 3420 COUNTRY CLUB DR  
 JEFFERSON CITY, MO 65109  
 611 E CAPITOL AVE

HOUSING AUTHORITY OF JEFFERSON CITY  
 PO BOX 1029  
 JEFFERSON CITY, MO 65102  
 514 E STATE ST

BUESCHER, BARBARA  
 429 E CAPITOL AVE  
 JEFFERSON CITY, MO 65101  
 101 JACKSON ST  
 513 E CAPITOL AVE  
 417 E PARSONS WAY  
 114 JACKSON ST  
 410 E CAPITOL AVE  
 212 JACKSON ST  
 500 E CAPITOL AVE  
 211 JACKSON ST  
 504 E STATE ST  
 105 JACKSON ST  
 501 E CAPITOL AVE  
 108 JACKSON ST  
 413 E CAPITOL AVE  
 415 COMMERCIAL WAY  
 528 E CAPITOL AVE  
 517 E CAPITOL AVE  
 429 E CAPITOL AVE  
 419 E CAPITOL AVE  
 417 E CAPITOL AVE  
 409 E CAPITOL AVE  
 407 E CAPITOL AVE  
 405 E CAPITOL AVE  
 401 E CAPITOL AVE  
 113 ADAMS ST  
 109 ADAMS ST

DILLANE, STEPHEN P  
 409 ACORN DR  
 JEFFERSON CITY, MO 65101  
 109 JACKSON ST

GOLDAMMER, ALBERT H JR & NANCY N  
 523 E CAPITOL AVE  
 JEFFERSON CITY, MO 65101  
 523 E CAPITOL AVE

COMMUNIQUE INC  
 PO BOX 237  
 JEFFERSON CITY, MO 65102  
 422 E STATE ST  
 512 E CAPITOL AVE  
 416 E STATE ST

MISSOURI CHAMBER OF COMMERCE  
EDUCATION FOUNDATION INC  
428 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
428 E CAPITOL AVE

YOUNG, MARK R & STACEY A  
1924 SYLVAN HILLS RD  
JEFFERSON CITY, MO 65109  
518 E CAPITOL AVE

CITY OF JEFFERSON  
10 JACKSON ST  
JEFFERSON CITY, MO 65101  
420 E CAPITOL AVE

HANRAHAN, CURTIS G  
522 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
522 E CAPITOL AVE

MOODY PROPERTIES L L C  
PO BOX 1067  
JEFFERSON CITY, MO 65102-1067  
417 E HIGH ST

ROONEY, MARILYN WHITECOTTON  
WHITECOTTON, THOMAS EDWARD III  
1211 MORELAND AVE  
JEFFERSON CITY, MO 65101  
504 E CAPITOL AVE

DALLMEYER, MICHAEL & RITA  
708 HOBBS RD  
JEFFERSON CITY, MO 65109  
419 E HIGH ST

LOPEZ, MIGUEL & MARIA  
214 LAFAYETTE ST  
JEFFERSON CITY, MO 65101  
214 LAFAYETTE ST

TOMKA, ATTILA H  
TOMKA, ALAJOS ISTVAN  
TOMKA, CSABA  
421 E HIGH ST  
JEFFERSON CITY, MO 65101  
421 E HIGH ST

CEGLENSKI, DENNIS  
PRAWL, TONI M  
210 LAFAYETTE ST  
JEFFERSON CITY, MO 65101  
210 LAFAYETTE ST

LEO INVESTMENTS L L C  
1703 N BISHOP  
ROLLA, MO 65401  
423 E HIGH ST

BORDNER PROPERTY MANAGEMENT L L C  
718 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
718 E CAPITOL AVE

DEBRAY PROPERTIES L L C  
425 E HIGH ST  
JEFFERSON CITY, MO 65101  
425 E HIGH ST

STEENBERGEN, FORREST GENE & LINA LEE  
249 LANDWEHR HILLS RD  
JEFFERSON CITY, MO 65101  
712 E CAPITOL AVE

NORTON, WILLIAM A & D CAROL TRUSTEES  
1702 OSAGE HICKORY ST  
JEFFERSON CITY, MO 65101  
214 JACKSON ST

OAKBROOK PROPERTIES L L C  
320 NISHODSE BLUFF  
JEFFERSON CITY, MO 65101  
700 E CAPITOL AVE

HILL VIEW ENTERPRISES L L C  
912 S MARTIN WAY  
JEFFERSON CITY, MO 65109  
205 CHERRY ST

CHERRY STREET CAPITAL CITY L L C  
PO BOX 1415  
JEFFERSON CITY, MO 65102  
207 CHERRY ST  
209 CHERRY ST

SALTER, JAMES E & CHRISTINA R  
110 LAFAYETTE ST #B  
JEFFERSON CITY, MO 65101  
104 LAFAYETTE ST

ORGANIZED INVESTMENTS L L C  
110 LAFAYETTE ST #B  
JEFFERSON CITY, MO 65101  
106 LAFAYETTE ST  
108 LAFAYETTE ST  
110 LAFAYETTE ST

LAUX, PAUL L & FRANCES M  
2711 TANNER BRIDGE RD  
JEFFERSON CITY, MO 65101  
601 E CAPITOL AVE

J & S PROPERTIES OF JEFFERSON CITY L L C  
1413 INGLENOOK DR  
JEFFERSON CITY, MO 65109  
615 E CAPITOL AVE

BRATTEN, STEVEN J & CHERYL M  
2523 TWIN HILLS RD  
JEFFERSON CITY, MO 65109  
103 JACKSON ST

ROST, THOMAS H & JACQUELINE E  
2511 GREENTREE RD  
JEFFERSON CITY, MO 65101  
100 JACKSON ST

CITY OF JEFFERSON  
320 E MCCARTY ST  
JEFFERSON CITY, MO 65101  
413 E HIGH ST

MILLER, MARION B & EULALA M TRUSTEES  
1700 OVERLOOK DR  
JEFFERSON CITY, MO 65109  
526 E CAPITOL AVE

ESTATE LAND DEVELOPMENT INC  
5716 HENWICK LN  
JEFFERSON CITY, MO 65109  
208 MARSHALL ST

210 & 212 MARSHALL STREET  
PROPERTIES L L C  
PO BOX 1833  
JEFFERSON CITY, MO 65102  
212 MARSHALL ST

210 & 212 MARSHALL STREET  
PROPERTIES L L C  
PO BOX 1833  
JEFFERSON CITY, MO 65102  
210 MARSHALL ST

MONACO, MILDRED P  
C/O CENTRAL TRUST INVESTMENT CO TRUSTEE  
PO BOX 779  
JEFFERSON CITY, MO 65102  
624 E CAPITOL AVE

MISSOURI RETAILERS ASSOCIATION  
PO BOX 1336  
JEFFERSON CITY, MO 65102  
618 E CAPITOL AVE

LEPAGE, JAMES T TRUSTEE  
616 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
616 E CAPITOL AVE

FLOTRON, FRANCIS E JR & ET'AL  
LEWIS, DOROTHY ANNE  
612 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
612 E CAPITOL AVE

GERMANO, GREGORY C  
71120 N THUNDERBIRD TER  
RANCHO MIRAGE, CA 92270-3522  
606 E CAPITOL AVE

FACT PROPERTIES L L C  
231 SUMMERHILL DR  
JEFFERSON CITY, MO 65109  
600 E CAPITOL AVE

YOUNGER, MATT  
212 LAFAYETTE ST  
JEFFERSON CITY, MO 65101  
212 LAFAYETTE ST

MCCUTCHEN, PATRICK & AMANDA  
1315 TARA RD  
JEFFERSON CITY, MO 65101  
728 E CAPITOL AVE

GREEN, ROBERT BRUCE  
8520 SCRIVNER RD  
RUSSELLVILLE, MO 65074  
204 CHERRY ST

PEACEFUL PROPERTIES L L C  
3560 GETTYSBURG PL  
JEFFERSON CITY, MO 65109  
206 CHERRY ST  
212 CHERRY ST  
210 CHERRY ST

BOECKMAN, JAMES & SANDRA  
1721 CEDAR VALLEY RD  
JEFFERSON CITY, MO 65109  
722 E CAPITOL AVE

TERRY, DANA MERLE  
211 LAFAYETTE ST  
JEFFERSON CITY, MO 65101  
211 LAFAYETTE ST

MCCLURE, DOUGLAS V & NANCY J  
717 E HIGH ST  
JEFFERSON CITY, MO 65101  
717 E HIGH ST

GENTZSCH, DAVID H TRUSTEE  
731 E HIGH ST  
JEFFERSON CITY, MO 65101  
731 E HIGH ST  
719 E HIGH ST

E P B ENTERPRISES L L C  
206 E FRANKLIN ST  
JEFFERSON CITY, MO 65101  
201 CHERRY ST

ASAH L RENTALS & PROPERTIES L L C  
5728 HENWICK LN  
JEFFERSON CITY, MO 65109  
203 CHERRY ST

KELLY, MICHAEL L & KATHY N  
215 CHERRY ST  
JEFFERSON CITY, MO 65101  
215 CHERRY ST

ADRIAN, ROGER J & MARY E L TRUSTEES  
2315 PLYMOUTH ROCK DR  
JEFFERSON CITY, MO 65109  
217 CHERRY ST

STITT BARONY L L C  
619 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
619 E CAPITOL AVE

SHRYACK - HIRST GROCERY COMPANY  
520 E STATE ST  
JEFFERSON CITY, MO 65101  
PARSONS WAY

J C R E M L L C  
904 E HIGH ST #A  
JEFFERSON CITY, MO 65101  
525 E CAPITOL AVE

ISENBERG, ANNIE  
531 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
531 E CAPITOL AVE

DURHAM, JENNIFER A  
1861 CEDAR RIDGE RD UNIT B  
JEFFERSON CITY, MO 65109  
415 E HIGH ST

MISSOURI ASSOCIATION OF COUNTIES  
PO BOX 234  
JEFFERSON CITY, MO 65102  
514 E CAPITOL AVE

NORTON, WILLIAM A & D CAROL TRUSTEES  
1702 OSAGE HICKORY ST  
JEFFERSON CITY, MO 65101  
213 JACKSON ST

HOGAN, LOIS  
503 E HIGH ST  
JEFFERSON CITY, MO 65101  
503 E HIGH ST

PRATT ORDWAY PROPERTIES L L C  
C/O JEFFREY L ORDWAY  
900 LELAND RIDGE RD  
COLUMBIA, MO 65203  
215 LAFAYETTE ST  
709 E HIGH ST

ANCIENTS HOPE HOLDINGS L L C  
214 CHERRY ST  
JEFFERSON CITY, MO 65101  
214 CHERRY ST

## **City of Jefferson**

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



## **Carrie Tergin, Mayor**

Sonny Sanders, AICP, Interim Director  
Phone: 573-634-6410  
Fax: 573-634-6457

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 9, 2017 in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street, to consider the following matter: (this letter is being mailed to you because you own property located within 185 feet of the area proposed for rezoning/overlay)

**Case No. P17003 – Capitol Avenue Rezoning and Overlay District.** Request filed by Planning Division staff for the following:

1. Creation and designation of the Capitol Avenue Neighborhood Conservation Overlay District for an area containing 107 property parcels and consisting of approximately 32 acres.
2. Amendments to Chapter 35, Zoning, relating to the creation of a new MU-1 Mixed Use zoning district.
3. Rezoning of an area containing 106 property parcels and consisting of approximately 31 acres from a variety of existing zoning designations, including C-O, C-1, C-2, C-3, RA-2, and PUD, to MU-1 Mixed Use.

Maps of the proposed rezoning and overlay district areas and an overview of the overlay and zoning district regulations are shown on the enclosed informational sheet.

More detailed information regarding this case may be viewed on the P&Z Commission webpage at: [http://www.jeffersoncitymo.gov/government/planning/planning\\_and\\_zoning\\_commission.php](http://www.jeffersoncitymo.gov/government/planning/planning_and_zoning_commission.php)

A public informational meeting regarding this matter is scheduled for Tuesday, February 28 at 5:30 p.m. in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street. The purpose of the informational meeting is to present the details of the rezoning and overlay district plan and answer questions in advance of the formal Planning and Zoning Commission public hearing.

This case is tentatively scheduled for a public hearing in front of the City Council on April 17, 2017. The City Council meets at 6:00 p.m. in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street.

Written comments may be directed to the Planning and Zoning Commission in one of the following ways:

e-mail: [jcplanning@jeffcitymo.org](mailto:jcplanning@jeffcitymo.org)  
fax: Dept. of Planning and Protective Services / Planning Division 573-634-6457  
mail: Dept. of Planning and Protective Services / Planning Division  
John G. Christy Municipal Building, 320 E. McCarty Street Jefferson City, MO 65101

Written comments received on or before 1:00 p.m. on the day of the meeting will be made a part of the official record and copied and distributed to Commission members at the meeting. Those unable to provide written comments in advance are invited to deliver their comments to the Commission Chairman only at the meeting. Correspondence received after 1:00 p.m. will be included in the official record, but there is no guarantee that copies will be made for distribution to all Commission members.

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

Sincerely,

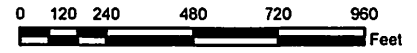
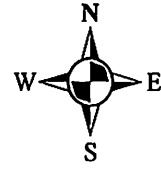
A handwritten signature in black ink that reads "Eric Barron".

Eric Barron, AICP  
Senior Planner

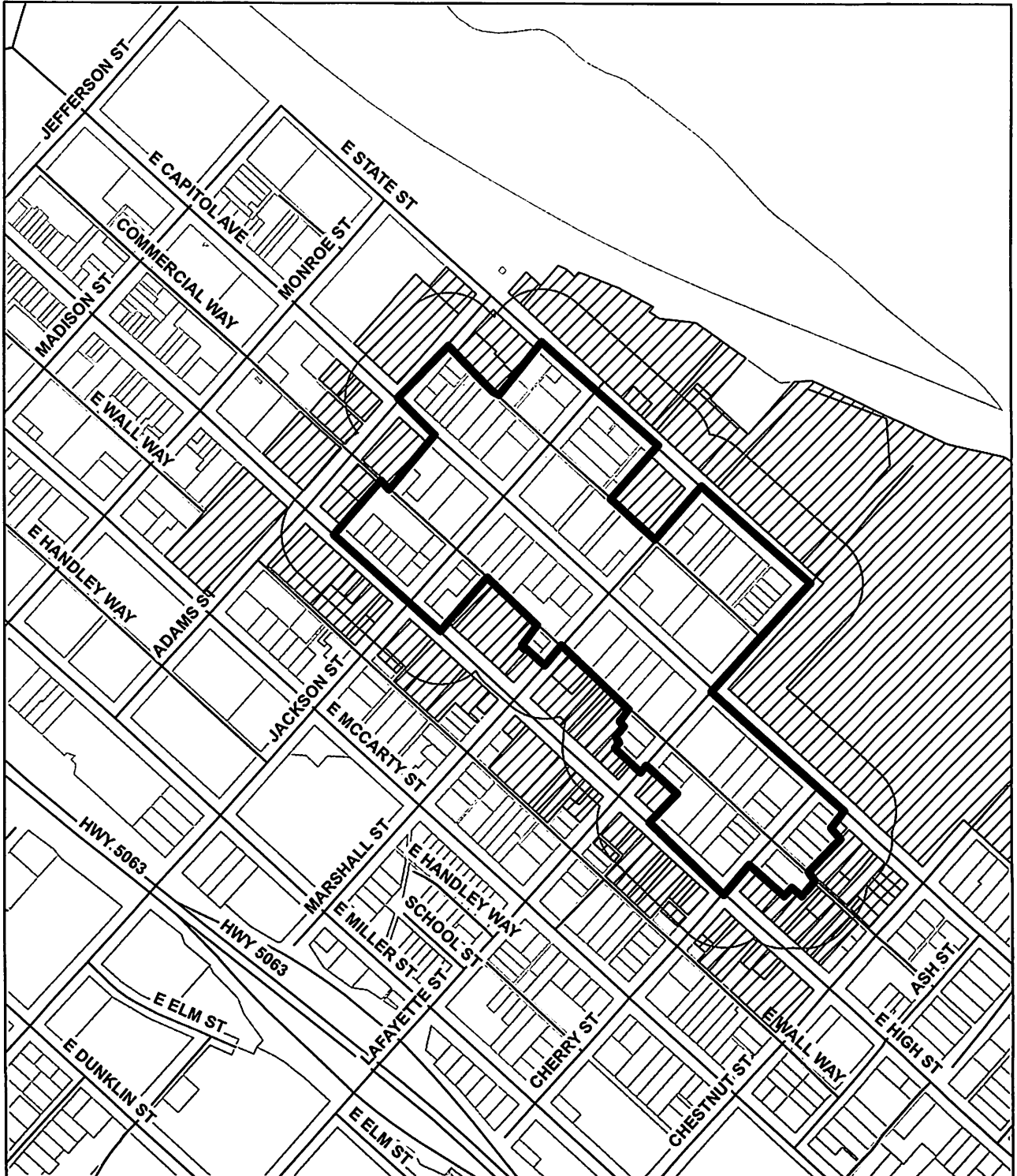
Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Please call (573) 634-6410 with questions regarding agenda items.

Case No. P17003  
Capitol Avenue Rezoning and  
Overlay District



Notification Buffer - properties within 185 feet of area  
proposed for rezoning/overlay



MISSOURI FOREST PRODUCTS ASSN  
505 E STATE ST  
JEFFERSON CITY, MO 65101  
505 E STATE ST

MISSOURI PROPERTY APPRAISAL INC  
610 HIGHWAY 54 S  
FULTON, MO 65251  
525 E HIGH ST

P A R 9 9 PROPERTIES L L C  
908 MAYWOOD DR  
JEFFERSON CITY, MO 65109  
328 E CAPITOL AVE

WALLSTREET ENTERPRISES L L C  
1530 RAX CT  
JEFFERSON CITY, MO 65109  
211 MARSHALL ST

MISSOURI CROSSING L L C  
817 PIN OAK TER  
JEFFERSON CITY, MO 65109  
326 E CAPITOL AVE

ENSIGHT INVESTMENTS L L C  
305 TIMBER CREEK DR  
JEFFERSON CITY, MO 65109  
609 E HIGH ST

COLE COUNTY  
311 E HIGH ST  
JEFFERSON CITY, MO 65101  
210 ADAMS ST

BORGWORDT, CINDY  
12673 COUNTRY RD 4025  
HOLTS SUMMIT, MO 65043-1936  
615 E HIGH ST B

LIBRARY BOARD OF CITY OF JEFFERSON  
214 ADAMS ST  
JEFFERSON CITY, MO 65101  
214 ADAMS ST

JEFFERSON, SHAYNE M  
219 W FILLMORE ST  
JEFFERSON CITY, MO 65101  
617 E HIGH ST

JEFFERSON CITY AREA CHAMBER OF  
COMMERCE  
213 ADAMS ST  
JEFFERSON CITY, MO 65101  
213 ADAMS ST

MIDSTATE KIRBY SALES & SERVICE INC  
631 E HIGH ST  
JEFFERSON CITY, MO 65101  
631 E HIGH ST

EPISCOPAL CHURCH  
217 ADAMS ST  
JEFFERSON CITY, MO 65101  
217 ADAMS ST

PETERSON, KEITH & VERA  
HOLTKAMP, JOSEPH & CHARLOTTE  
717 KUBAN RD  
ROCKWALL, TX 75032  
633 E HIGH ST

MOFFAT, RICHARD & MELANIE  
708 E MCCARTY ST  
JEFFERSON CITY, MO 65101  
507 E HIGH ST

MUHR I L L C  
5912 STEEPLEGATE CT  
JEFFERSON CITY, MO 65101-9864  
812 E CAPITOL AVE

CAPITOL CITY COMMERCIAL PROPERTIES  
L L C  
602 GELD ST  
JEFFERSON CITY, MO 65109  
515 E HIGH ST

RANDOLPH, DEBORAH A  
810 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
810 E CAPITOL AVE

TERRA GEMMA L L C  
1818 S 9TH ST (REAR)  
ST LOUIS, MO 63104  
802 E CAPITOL AVE

600 E HIGH L L C  
PO BOX 7352  
COLUMBIA, MO 65205  
600 E HIGH ST

H S B C C L L C  
PO BOX 104814  
JEFFERSON CITY, MO 65110-4814  
712 E HIGH ST

GOLDAMMER, NANCY N & ALBERT H JR  
523 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
530 E HIGH ST

HARRISON, WINN  
708 E HIGH ST  
JEFFERSON CITY, MO 65101  
704 E HIGH ST

MILLER, MARION B & EULALA M, TRUSTEES  
1700 OVERLOOK DR  
JEFFERSON CITY, MO 65109  
520 E HIGH ST

HUBBLE PROPERTIES L L C  
C/O HUBBLE, DARRYL & CONNIE  
628 E HIGH ST  
JEFFERSON CITY, MO 65101  
630 E HIGH ST  
628 E HIGH ST  
616 E HIGH ST

DAGGAR GROUP L L C  
600 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
514 E HIGH ST

MEYER, GREGORY L  
626 E HIGH ST  
JEFFERSON CITY, MO 65101  
626 E HIGH ST

CAPITOL CITY COMMERCIAL PROPERTIES L L C  
602 GELD ST  
JEFFERSON CITY, MO 65109  
510 E HIGH ST

HARRISON, WINN F  
708 E HIGH ST  
JEFFERSON CITY, MO 65101  
624 E HIGH ST

SALMONS, LANCE  
352 AMY CT  
JEFFERSON CITY, MO 65101  
504 E HIGH ST

DEETZ ENTERPRISES L L C  
PO BOX 104814  
JEFFERSON CITY, MO 65110  
620 E HIGH ST

CHAIDEZ, SEVERINO C  
1102 ST MARYS BLVD  
JEFFERSON CITY, MO 65109  
307 JACKSON ST

DUDENHOEFFER, MICHAEL P & MARGARET L  
PO BOX 100  
FREEBURG, MO 65035  
606 E HIGH ST

REINKEMEYER & RENKEMEYER PROPERTIES LLC  
748 W STADIUM BLVD, SUTIE 101  
JEFFERSON CITY, MO 65109  
426 E HIGH ST

CITY OF JEFFERSON  
320 E MCCARTY ST  
JEFFERSON CITY, MO 65101  
424 E HIGH ST

MOSES, CHARLES E & MARILYN L  
MOSES, DARREL G & RHONDA  
212 BENTON ST  
JEFFERSON CITY, MO 65101  
422 E HIGH ST

WELDON PRESERVATION L L C  
PO BOX 100  
HOLTS SUMMIT, MO 65043  
209 ADAMS ST

LAPOINTE, NEAL G & DAYNA D TRUSTEES  
6001 IVIE LN  
JEFFERSON CITY, MO 65109-5766  
420 E HIGH ST

MCGENNIS GROUP L L C  
PO BOX 106026  
JEFFERSON CITY, MO 65110  
527 E HIGH ST

MISSOURI BAPTIST CONVENTION  
EXECUTIVE BOARD  
400 E HIGH ST  
JEFFERSON CITY, MO 65101  
400 E HIGH ST

BISGES, NOEL NEAL  
529 E HIGH ST  
JEFFERSON CITY, MO 65101  
529 E HIGH ST

S L L C INC.  
1685 HWY 94  
HOLTS SUMMIT, MO 65043  
E STATE ST

FRANSEN, SHERL F  
621 E HIGH ST  
JEFFERSON CITY, MO 65101  
621 E HIGH ST

PREFERRED FAMILY HEALTHCARE INC  
900 E LAHARPE ST  
PO BOX 767  
KIRKSVILLE, MO 63501  
101 ADAMS ST  
E STATE ST

STEINER, HELMUT F TRUSTEE  
623 E HIGH ST  
JEFFERSON CITY, MO 65101  
623 E HIGH ST

SCHEPPERS, THOMAS TRUSTEE  
SCHEPPERS, KAREN SUE TRUSTEE  
1685 HWY 94  
HOLTS SUMMIT, MO 65043  
107 ADAMS ST

SCOTT, RANDAL A  
818 HARVEST DR  
JEFFERSON CITY, MO 65109  
701 E HIGH ST

FIRST CHRISTIAN CHURCH OF  
JEFFERSON CITY  
327 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
327 E CAPITOL AVE

DOMINIQUE, MERIBETH  
2000 E BROADWAY ST  
BOX 198  
COLUMBIA, MO 65201  
200 CHESTNUT ST

COSIMO PROPERTIES L L C  
920 NOB HILL  
JEFFERSON CITY, MO 65109  
324 E CAPITOL AVE

BAXTER, ERICA  
204 CHESTNUT ST  
JEFFERSON CITY, MO 65101  
204 CHESTNUT ST

HAPPY, STEPHEN H & DORA JANE  
10517 DEER RUN RD  
JEFFERSON CITY, MO 65101  
206 CHESTNUT ST  
208 CHESTNUT ST

DALLMEYER, DOROTHY S  
DALLMEYER, ANNE S  
DALLMEYER, LISHA K  
3714 WARDSVILLE RD  
JEFFERSON CITY, MO 65101  
816 E CAPITOL AVE

JEFFERSON CITY BAKING COMPANY L L C  
920 NOB HILL  
JEFFERSON CITY, MO 65109  
818 E HIGH ST  
816 E HIGH ST

CAPITAL CITY INVESTMENT PROPERTIES L L C  
8220 DEER HAVEN RD  
JEFFERSON CITY, MO 65101  
815 E COMMERCIAL WAY

KENYON, DAVID D & JULIE L  
61241 HWY C  
BOX 14  
HIGH POINT, MO 65042  
812 E HIGH ST

MID - JEFF PROPERTIES INC  
1601 CHRISTY DR  
JEFFERSON CITY, MO 65101  
801 E HIGH ST

AGAPE HOUSE INC  
810 E HIGH ST  
JEFFERSON CITY, MO 65101  
810 E HIGH ST

WHITE, DEMETRIUS & TAMIKA  
811 E HIGH ST, #A  
JEFFERSON CITY, MO 65101  
811 E HIGH ST

BENKE, JOHN THOMAS & JOAN E TRUSTEES  
804 E HIGH ST  
JEFFERSON CITY, MO 65101  
804 E HIGH ST

M S I S L L C  
815 E HIGH ST  
JEFFERSON CITY, MO 65101  
815 E HIGH ST

EDIFICE COMPLEX L L C  
1404 GREEN BERRY RD  
JEFFERSON CITY, MO 65101  
800 E HIGH ST

LAMB, DENNIS W & LINDA C  
817 E HIGH ST  
JEFFERSON CITY, MO 65101  
817 E HIGH ST  
821 E HIGH ST

J C PROPERTIES ONE L L C  
PO BOX 641  
ELDON, MO 65026  
305 CHERRY ST

KAUFFMAN, THOMAS A & EVELYN S  
PO BOX 605  
JEFFERSON CITY, MO 65102-0605  
816 E COMMERCIAL WAY

WECKENBORG, RONALD W & LAVERNE M ET'AL  
TRUSTEES  
2201 SCENIC DR  
JEFFERSON CITY, MO 65101  
726 E HIGH ST

FARLEY, JEFFREY SCOTT & JESSICA A  
7810 RT M  
JEFFERSON CITY, MO 65101  
825 E HIGH ST

FINNEY, RICARDO N  
DUNLAP, LEATHELL JR TRUSTEE  
209 DAWSON ST #A  
JEFFERSON CITY, MO 65101  
722 E HIGH ST

HOYLE HAPPY TRAILS L L C  
304 CHERRY ST  
JEFFERSON CITY, MO 65101  
304 CHERRY ST

UNITED STATES OF AMERICA  
C/O US GENERAL SVCS ADMIN  
1500 E BANNISTER RD  
KANSAS CITY, MO 64131-3009  
80 LAFAYETTE ST  
519 E STATE ST

DEETZ ENTERPRISES L L C  
PO BOX 104814  
JEFFERSON CITY, MO 65110  
720 E HIGH ST

R G STATE STREET L L C  
4900 TANNER BRIDGE RD  
JEFFERSON CITY, MO 65101  
520 E STATE ST

HARRISON, WINN F  
708 E HIGH ST  
JEFFERSON CITY, MO 65101  
708 E HIGH ST

HOUSING AUTHORITY OF JEFFERSON CITY  
PO BOX 1029  
JEFFERSON CITY, MO 65102  
10 JACKSON ST

GIESING, EDDIE ALBERT  
305 LAFAYETTE ST  
JEFFERSON CITY, MO 65101  
305 LAFAYETTE ST

PARKS & REC COMMISSION  
OF THE CITY OF JEFFERSON  
427 MONROE ST  
JEFFERSON CITY, MO 65101  
E STATE ST

WILLIAMS, JILL N  
306 JACKSON ST  
JEFFERSON CITY, MO 65101  
308 JACKSON ST

MISSOURI STATE PRISON  
631 E STATE ST  
JEFFERSON CITY, MO 65101  
631 E STATE ST

DUPUIS, PIERRE  
416 E HIGH ST  
JEFFERSON CITY, MO 65101  
416 E HIGH ST

DEETZ ENTERPRISES L L C  
PO BOX 104814  
JEFFERSON CITY, MO 65110  
716 E HIGH ST

DALLMEYER, DOROTHY LOUISE  
3714 WARDSVILLE RD  
JEFFERSON CITY, MO 65101  
202 CHESTNUT ST

MID - STATE KIRBY SALES & SERVICE INC  
631 E HIGH ST  
JEFFERSON CITY, MO 65101  
700 E HIGH ST

SPANN, LONNIE H  
827 E HIGH ST  
JEFFERSON CITY, MO 65101  
827 E HIGH ST

COLE COUNTY SPECIAL SERVICES INC  
1908 BOGGS CREEK RD  
JEFFERSON CITY, MO 65101-5580  
601 E HIGH ST

COUNTY OF COLE  
301 E HIGH ST  
JEFFERSON CITY, MO 65101  
350 E HIGH ST

**PLANNING & ZONING COMMISSION  
CORRESPONDENCE RECEIVED**

**Case No. P17003  
Capitol Avenue Rezoning and Overlay District**

**March 9, 2017**

<b>Sender</b>	<b>Senders Address</b>	<b>How Received</b>	<b>Date Received</b>
Donna Stone on behalf of Brian Bernskoetter, Governmental Affairs Director for the Jefferson City Area Board of Realtors	1906 Bubba Ln	Email	3/6/2017
Public Comments			

## Stratman, Anne

---

**From:** Barron, Eric  
**Sent:** Tuesday, March 07, 2017 9:22 AM  
**To:** 'donna@jcabor.com'  
**Cc:** Stratman, Anne  
**Subject:** RE: Letter from Board of REALTORS to P&Z

Hello Donna,

Thank you for your comments. They will be copied and distributed to the Planning and Zoning Commissioners at their meeting on the evening of Thursday, March 9.

Sincerely,

Eric Barron  
Senior Planner  
City of Jefferson  
573-634-6419

---

**From:** Donna Stone [<mailto:donna@jcabor.com>]  
**Sent:** Monday, March 06, 2017 10:39 AM  
**To:** Stratman, Anne  
**Cc:** [brianb@swllc.us.com](mailto:brianb@swllc.us.com)  
**Subject:** Letter from Board of REALTORS to P&Z

Hi Anne,

Attached is the letter I mentioned on the phone this morning. Please confirm your receipt of this for their packets on Thursday.

Donna Stone, RCE, ePRO



1906 Bubba Lane  
Jefferson City, MO 65109  
Phone: 573/636-6721; Fax: 573/636-6723  
[Mailto:donna@jcabor.com](mailto:donna@jcabor.com)  
[Jcabor.com](http://Jcabor.com)  
[Facebook.com/JeffersonCityAreaRealtors](https://www.facebook.com/JeffersonCityAreaRealtors)

*The mission of the Jefferson City Area Board of REALTORS, Inc. is to strengthen the business environment for our members.*



JEFFERSON CITY AREA BOARD OF REALTORS, INC.  
1906 BUBBA LANE  
JEFFERSON CITY, MISSOURI 65109-5684  
573/636-6721 FAX: 573/636-6723

*The Voice of Real Estate in the Jefferson City Area*

March 6, 2017

**TO: Commissioners of the City of Jefferson Planning and Zoning**

**FROM: Brian Bernskoetter, Governmental Affairs Director**

**RE: Overlay and Zoning Proposal for the East Capitol Avenue**

This memo is intended to convey the initial impressions on behalf of the Jefferson City Area Board of Realtors® regarding the presentation staff of Jefferson City gave to change the zoning and create an overlay district for the East Capitol Avenue area. Please bear in mind, we haven't seen the actual language of the proposal so we are only remarking on elements as presented.

In general, the re-zoning and overlay concept does not present elements that we feel will be overly burdensome for property owners. Additionally, as it was presented, most of the requirements of the overlay district fall in line with what our members would generally consider to be best practices to properly renovate these types of properties. As Realtors® and property developers we realize that it's important to keep the character of the neighborhood in consideration when rehabbing properties.

Candidly, our concern was the Overlay District was going to create a burden on landowners but according to the presentation that staff gave many of our fears were allayed.

We do still have some major objections regarding the final portion of the staff presentation regarding demolition of buildings. The Jefferson City Area Board of Realtors® has followed a sister proposal regarding the same matter for some time. The issue in general has the potential to create some serious unintended consequences. -We are currently formulating all of our comments on demolition ordinances but we feel it shouldn't be included in this proposal for a couple of reasons:

- 1) It has a very real potential to have conflicting demolition ordinances on the same property if both the stand-alone demolition ordinance and the zoning/overlay district demolition ordinance are adopted and don't mirror each other
- 2) there has been little evidence that homes with objective historic value are being purposefully demolished creating an unnecessary burden on all properties

- 3) A property owner could be subject to a government created Catch 22 in which they have a building that they cannot use in its current form and an order of the government telling them they cannot demolish it

For the reasons stated above, among others, we oppose including the demolition ordinance in the zoning/overlay proposal.

If you have any questions, please feel free to reach out to me.

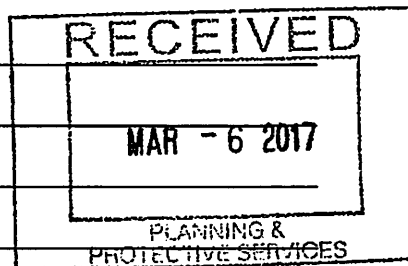
**COMMENT FORM**  
**Capitol Avenue Rezoning and Overlay District**

Please write comments below

*Please, no picket fences on the street side(s)  
of the Capitol Avenue homes - only historically  
appropriate fencing.*

*Also, no board<sup>type</sup> fences on street - ~~## ## ##~~*

*48" heights for fences seems too tall.*



**Ways to Comment (Written comments must be received by 12:00 on March 9)**

E-mail - [jcplanning@jeffcitymo.org](mailto:jcplanning@jeffcitymo.org) Include subject line "Capitol Avenue Comments"

Mail Comments to:

City of Jefferson - Planning Division  
320 E. McCarty Street  
Jefferson City, MO 65101

P&Z Meeting - Appear in person and voice comments during public hearing  
Thursday, March 9 at 5:15 PM

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.

**COMMENT FORM**  
**Capitol Avenue Rezoning and Overlay District**

Please write comments below

*Good presentation.*

*The 100 year requirement should be changed to 50 years. The national standard should be followed by the City of Jefferson. This will also be the recommendation of the Historic Preservation Commission. This is a very important component.*

*The pricing should be ornamental view only. See example at 700 East Capitol Ave.*

**Ways to Comment** (Written comments must be received by 12:00 on March 9)

E-mail - [icplanning@jeffcitymo.org](mailto:icplanning@jeffcitymo.org) Include subject line "Capitol Avenue Comments"

Mail Comments to:

City of Jefferson - Planning Division  
320 E. McCarty Street  
Jefferson City, MO 65101

P&Z Meeting – Appear in person and voice comments during public hearing  
Thursday, March 9 at 5:15 PM

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.

**COMMENT FORM**  
**Capitol Avenue Rezoning and Overlay District**

Please write comments below

Great job, I like it

except, change DEMO TO 50 years

**Ways to Comment (Written comments must be received by 12:00 on March 9)**

E-mail - [icplanning@jeffcitymo.org](mailto:icplanning@jeffcitymo.org) Include subject line "Capitol Avenue Comments"

**Mail Comments to:**

City of Jefferson - Planning Division  
320 E. McCarty Street  
Jefferson City, MO 65101

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I like it !!

This is very well thought out  
and worth the wait.

Good job

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