



BUILDING DEPARTMENT AGENDA ITEM REPORT

TO: Mayor and City Council

FROM: Jeff Houston, City Planner / Building Official

DATE: 9/10/2026

SUBJECT: Rezoning Request -

BACKGROUND:

- At the regular meeting of the Regional Planning Commission on August 24th, 2026 a rezoning request was made for a portion of the three (3) parcels that had recently approved lot line shifts. According to the Jefferson City Zoning Map, the three (3) parcels have a portion that is zoned R-3 High Density Planned Residential Development which permits duplexes and multi-family condominiums, single family lots (with stipulations), mobile home parks, governmental uses and public recreation areas. The rezoning to B-3 Highway Business District will allow the properties that, after the lot line shift are partially zoned R-3 to be fully zoned as B-3. This will allow the future uses of the parcels to meet the intent of the Zoning Ordinance.

FISCAL IMPACT:

There is no fiscal impact for this rezoning request.

REQUEST/RECOMMENDATION

At the August 24th, 2026, regional planning commission meeting a change in zoning for portions of the property located at [Parcel ID], currently zoned R-3 High Density Planned Residential Development, to B-3 Highway Business District was approved unanimously by the Jefferson City regional planning commission and recommended for consideration by City Council. I respectfully request the rezoning ordinance to be added to the September 15th work session agenda for City Council Consideration.

ATTACHMENTS:

Maps