

X12-14-00

SPONSOR: COUNCILMEMBER

SPECIAL

ORDINANCE No.

6985

AN ORDINANCE AMENDING THE P-5 CROSSROADS PRECISE PLAN AND RENAMING SAID PRECISE PLAN TO P-5 TUSCANY VILLAGE PRECISE PLAN AS REQUESTED BY RUSS EHLEN, ARCHITECT FOR JSC DEVELOPMENT, L.L.C.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ST. JOSEPH, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Council of the City of St. Joseph does hereby amend the Crossroads Precise Plan herein renamed Tuscanly Village Precise Plan attached hereto as Exhibit "A", and incorporated herein by reference; said plan to apply to the P-5 Crossroads zoning district as adopted by General Ordinance Number 1981 on October 27, 2003.

SECTION 2. The Council finds and declares that before taking any action on the proposed amended precise plan, all public notices and hearings required by law have been given and had including making protests or lack of protests a part of the record.

Authenticated Copy
of Reso., G.O., (S.O.) 6985
By Paula Heyde City Clerk
Ken Shearin Deputy
Date 1-3-07

Approved as to form:

Theodore S. E. G.
ASST City Attorney

Passed January 2, 2007

Attest: /s/Paula Heyde, CMC
(Seal) City Clerk

/s/Ken Shearin
Mayor

CITY CLERK

Date: December 8, 2006
Type of Ordinance: Special

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EXPLANATION TO COUNCIL BILL

ORIGINATING DEPARTMENT: Planning and Community Development

PURPOSE: Consideration of an ordinance to amend the P-5 Crossroads Precise Plan and to rename it the P-5 Tuscany Village Precise Plan. Property is a total of 79 acres and is located at US Highway 169 and Interstate 29 in the northeastern portion of St. Joseph. The Tuscany Village plan is to continue the major format of the previous plan to develop the property into a new commercial development.

REMARKS: The property is located directly southwest of the intersection of Interstate 29 and southeast of Highway 169. The triangular-shaped property consists of approximately 79 acres. Rolling topography with dense tree cover is evident across the areas of the tracts and a stream corridor runs from Highway 169 to Interstate 29 through the northern portion of the property. The physical characteristics of this site will provide the property with excellent access to major highways and thoroughfares along with significant view corridors from perimeter roadways.

This property is current regulated by the P-5 Crossroads Precise Plan which was adopted October 27, 2003 by General Ordinance 1981. Much of the original text of the P-5 Plan will remain in effect with some changes proposed to account for the changes in the economy since 2003, changing the name of the Plan from Crossroads to Tuscany Village and some minor modifications in wording within the document.

Most notable of the changes is that the site development would change from 3 'Areas' to 5 'Phases' and to encompass additional grounds either already purchased by the developer or under contract, pending this zoning amendment hearing. 'Phase' designations indicate conceptual sequencing and correlation with other elements of the project execution such as jurisdictional approvals, infrastructure improvements, site usage allocations, and similar requirements. Actual implementation of the development is subject to market demand, other nearby development type/scope as well as other conditions which may vary over the term of the project. Such contributing factors will affect and will likely make requisite adjustment in the 'Phase' designations.

There have also been some additions of permitted uses and permitted uses with a Conditional Use Permit. Added to the list of prohibited uses is car washes, unless attached to other buildings and integrated thematically and screened, and the outside display of goods, except as specifically approved by the City and the developer.

The developer has added various distinct design and architectural guidelines to provide a sense of place and continuity within the development. This P-5 Precise Plan amendment seeks to present a pedestrian oriented mix to encourage and attract not only local and neighborhood usage, but adjacent highway patrons as well. These amendments will assist the developer to provide a mixed use format comprised mostly of lifestyle and small shop retail, 'junior' anchor retail, professional offices/services, hotels and restaurants with site layout conducive to internal pedestrian traffic.

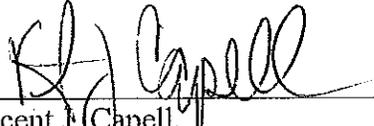
The Planning Commission reviewed the plan on November 16, 2006 and recommended **APPROVAL**. The Planning and Community Development Department supports this recommendation.

Opposition amounting to 2.0% of the land owned by property owners within 185 feet of the petitioned property was filed. Opposition filed by 30.0% or more of the property within 185 feet of the petitioned property requires a 2/3-majority vote for passage

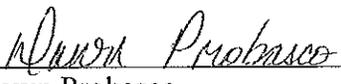
Submitted by:


Clint Thompson, Director
Planning and Community Development

Reviewed by:


Vincent J. Capell,
City Manager

Prepared by:


Dawn Probasco
City Planner

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Report of the PLANNING COMMISSION to the CITY COUNCIL

THE PLANNING COMMISSION AFTER CONSIDERATION OF THE FACTORS IN FAVOR RECOMMENDS TO THE COUNCIL THE PETITION BE APPROVED.

MINUTES OF THE PLANNING COMMISSION MEETING OF NOVEMBER 16, 2006 DEALING WITH THIS REQUEST:

ITEM #1 JSC DEVELOPMENT, LLC by Russ Ehnen, Agent – (continued from October 26, 2006) – Requesting approval of an amendment to the current precise plan zoning district entitled P-5 for property located at US 169 & I-29. Amendment will change the name from The Crossroads to Tuscany Village, will update language and will add approximately 27.56 acres to the development.

Staff recommendation: Approval

NOTE: 2.0% opposition was filed by property owners within 185 feet.

Dawn Probasco, City Planner, stated that our Legal Department has advised us that the hearing tonight can only deal with changing the name and uses of the P-5 precise plan; the portion of the application to add 27.56 acres to the development will have to be noticed differently to the public and will, therefore, be postponed until the December meeting. Therefore, she said tonight's hearing will not cover the added portion at the southern boundary. Tonight's hearing and the staff report will only deal with the changes to the existing P-5 plan and property as it currently exists, the triangular portion only.

Gregg Larson asked if the Subdivision Improvement Agreement approved on October 26 should have been for a different legal description. Dawn said that it only covers Plat 1 so it should be fine.

Continuing with the staff report, Dawn said this hearing is for approximately 107 acres of property located directly southwest of the intersection of I-29 and Highway 169, a triangular shaped piece of property. She explained that the property is currently regulated by P-5 Crossroads Precise Plan which was adopted in 2003. Dawn said JSC used that document, updated it some and tightened up the language to develop a plan they would like to have adopted as an amended P-5 plan. She explained that they are requesting the property be renamed to Tuscany Village and that it be developed in five phases instead of three. Other changes include the ability to encompass other property; add certain permitted uses; add certain permitted uses requiring a conditional use permit; and add several prohibited uses (such as car washes not attached to other buildings and thematically screened; and the outdoor display of goods except as approved by the developer and the City).

Dawn said staff recommends approval of this zoning district change.

No one appeared to speak in favor of this request and no one appeared to speak in opposition. Chairman Larson closed the public hearing. Mr. Bucher said he does not believe the audience heard what Mr. Larson was saying.

Mr. Larson again asked if anyone would like to speak in opposition to this request.

Chad Beauford, 3446 Craig Lane stated that he understands that they want to add the property located at the southeast of Cook Road and 169 into the existing triangle. Dawn Probasco said

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staff requested that 27.56 acres south of Cook Road and north of Craig Lane be removed from this hearing. She explained that new notices will be sent and that portion will be discussed next month. Mr. Beauford said it would probably be more appropriate for him to speak next month.

Bob Bucher asked if a buffer to Craig Lane will be discussed at the December meeting. Dawn said yes; the ordinance requires a landscaping area between commercial and residential activity. She said some of the residents of Craig Lane have already contacted the developer about a buffer zone and they are working together to develop something that will hopefully be agreeable to all.

Jerry Shores, 3406 Craig Lane, asked if the R-2 zoning will remain R-2 zoning for the 190 feet north of Craig Lane until at least next month. Dawn said yes, this is correct. She said our records indicate that 170 foot strip is currently zoned R-2 and an additional 20 foot is not zoned but reserved. Mr. Shores said several years ago, it was zoned C-3 but was changed to R-2; however, he said at that time it was for 200 feet. Dawn said she will check the ordinance that changed that zoning. She invited Mr. Shores to call her tomorrow to get an answer.

No one else appeared to speak in opposition to this request. Chairman Larson closed the public hearing.

Bob Bucher said the concerns expressed by the neighbors are in relation to the portion of property that is being postponed.

Russ Ehnen, 5702 SW Maple Ridge, Trimble, Missouri, appeared representing JSC Development. Mr. Ehnen said they formally request the portion of property not currently a part of the P-5 to be continued until the December Planning Commission meeting.

Bob Bucher made a motion to postpone that portion of the zoning district request dealing with 27.56 acres located at the northeast corner of Cook Road and US 169 Highway until the December meeting. Mark Manville seconded the motion.

Ken Beck asked if the property in question is the entire Phase 5 on the map or only a portion of Phase 5. Dawn said it is all of Phase 5.

Mr. Shores stepped to the microphone; Chairman Larson told him the public hearing has been closed and the portion of the plan dealing with Craig Lane is not being discussed until December. Mr. Shores asked if his concerns can be voiced next month. Chairman Larson said yes. Mr. Shores asked if their concerns should not be heard at this time, so they can be taken into consideration on the new plan. Chairman Larson said there will not be a new plan; the reason for postponement is due to the language in the letters and public notice that were done for the added part of the plan. Mr. Shores said he thinks his concerns would be of interest to the City and the Planning Commission when they consider the plan. He said he has four concerns.

John Stamp asked if Mr. Shores has discussed any of those concerns with the developer yet. Mr. Shores said he talked to him today. Mr. Stamp said maybe some of the concerns can be ironed out by the next meeting.

John Stamp asked what "reserve" property is. He said he has never heard of that before. Dawn said the zoning atlas outlines a 170 ft. wide strip all along Craig Lane with a zoning designation

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of R-2. Behind that, is a 20 ft. adjacent strip that is marked “reserved” but does not have a zoning designation noted. Staff has assumed that this 20 ft. was reserved for a landscape buffer. Mr. Stamp asked for clarification to be provided by the next meeting.

Chairman Larson announced that a vote needs to be taken on a motion and that the public hearing is closed.

Robert Riddle, 4008 North 39th Court, said he is not located within 185 ft. and asked if he will receive a notice of the December meeting. Dawn explained that only properties within 185 ft. of the 27.56 acres near Craig Lane and Cook Road will receive certified notices; however, it will be in the St. Joseph News Press.

Chairman Larson called for a vote on the motion to accept the request of the applicant to postpone that portion of the zoning district request dealing with 27.56 acres located at the northeast corner of Cook Road and US 169 Highway until the December meeting.

VOTE: Beck – yes; Bucher – yes, Dunn – yes, Graham – yes, Hook – yes, Larson – yes, Manville – abstain, McGarry – yes, Stamp – yes.

Ayes – 9, Nays – 0. Quorum vote is five votes. Motion passes.

Chairman Larson asked for commission discussion on the request for zoning district change as amended.

Chris Dunn said a section on page 12 states that one pylon or monument sign will be allowed for each phase at the predominant location of access to the project from public roadway intersections *plus* two additional pylon signs will be allowed abutting and evenly spaced on I-29. He stated that is a total of seven pylon signs which seems like a large number of signs. Dawn explained that City code allows each property one pylon sign, and properties facing two major streets are allowed two pylon signs. The plan proposed by Tuscany Village is a more restrictive plan. Mr. Dunn asked if the pylon signs would be for individual stores or for the development as a whole, i.e., Tuscany Village.

Russ Ehnen said a good example of a pylon sign is the monument sign at the Shoppes at North Village at US Highway 169 and I-29. He said that sign identifies the shopping center and the major tenants. Mr. Ehnen said they have asked for this number of signs in order to have one at each major entrance into the project. He also said they are spread out along US Highway 169 for 1.5 miles; further, they are asking for fewer signs than allowed by City Code. He said there will be no internal pylon signs.

Chris Dunn said he can only think of two pylon signs at the Shoppes at North Village. He asked staff for a confirmation of the number of signs. Ted Elo said the precise plan for the Shoppes at North Village does not address signs; therefore, it is governed by the City Sign Code.

Chairman Larson said to make note that the pillars at the Shoppes near Chipotle are very good at blocking visibility.

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There being no further questions or comments, Chairman Larson called the question on the amended zoning district change request.

VOTE: Beck – yes; Bucher – yes, Dunn – yes, Graham – yes, Hook – yes, Larson – yes, Manville – yes, McGarry – yes, Stamp – yes.

Ayes – 9, Nays – 0. Quorum vote is five votes. Motion passes. This item will be forwarded to the City Council for final action with a recommendation of APPROVAL from the Planning Commission.

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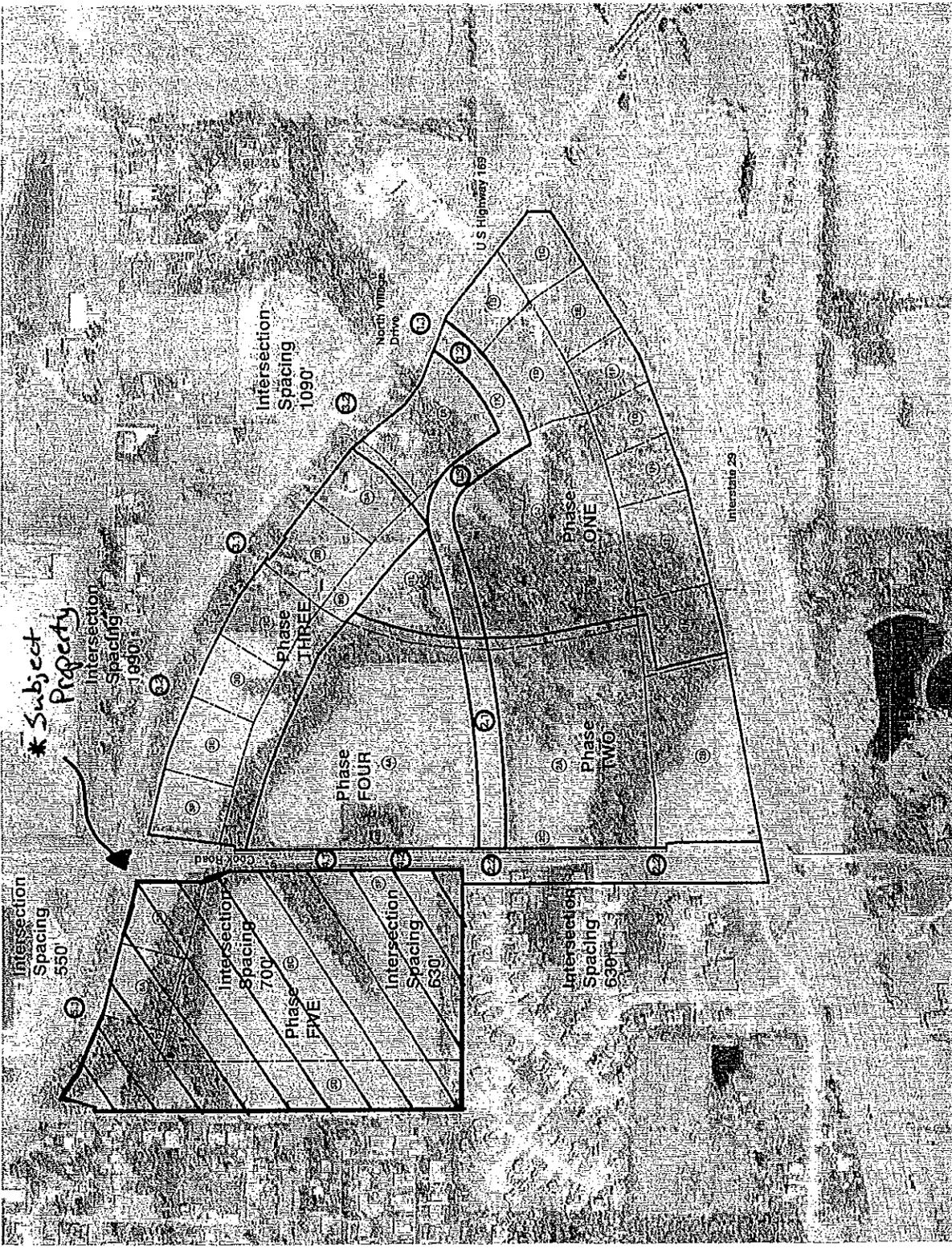
TUSCANY VILLAGE
Commercial Center
St. Joseph, Missouri



1 APRIL 2005

SUMMARY
Public Roadway
and
Access Modifications

- PHASE ONE**
- 1.1 North Village Drive / US 168
 - Right in and Right Out from US 168 to Tuscany property
 - Out Lane In from US 168 to Tuscany property
 - Traffic Signal and Median Improvements
 - 1.2 North Village Drive / US 168
 - Two lanes, including and three lanes, adding Tuscany property
 - 125' public right of way at intersection
 - Landscaped median with setback project signage
 - 1.3 North Village Drive Extension
 - Two lanes, each travel direction with landscaped median
 - 100' public right of way
- PHASE TWO**
- 2.1 North Village Drive Extension
 - Two lanes, each travel direction with landscaped median
 - 100' public right of way
 - 2.2 North Village Drive / 28th Street
 - Full intersection with new Traffic Signal when warranted
 - Additional Cook Road Improvements Phase Four
 - 2.3 Cook Road / Private Drive
 - Right in and Right Out from Cook Road with median
 - Additional Cook Road Improvements Phase Four
- PHASE THREE**
- 3.1 US 169 / Private Drive
 - Full intersection including left turn lanes with new Traffic signal
 - 100' public right of way
 - 3.2 US 168
 - Widens to two lanes each travel direction with median from North Village Drive to Cook Road
- PHASE FOUR**
- 4.1 Cook Road / Private Drive
 - Right in and Right Out from Cook Road with median
 - 4.2 Cook Road Improvements
 - One lane, each direction with median from US 168 to Interstate 29 easement
 - 125' right of way dedication each side of Cook Road for future widening by City
- PHASE FIVE**
- 5.1 US 169 / Private Drive
 - Right in only from eastbound US 168



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DEVELOPMENT PHASING PLAN

JSC DEVELOPMENT
1011 South Oak Highway
St. Joseph, Missouri 64507
816.364.5773

Application for a Zoning District Change from C-3, 20' R-1A to R-2
170' R-2 buffer to P-S Tuscany Village Precise Plan
Applicant: JSC Development - LLC - Russ Ehren, Agent

RUSS EHREN
ARCHITECT
1722 Johnson Avenue
St. Joseph, Missouri 64507
816.276.1200

Staff Report to the PLANNING COMMISSION and CITY COUNCIL
by the Planning and Community Development Department, Planning & Zoning Division
City of St. Joseph, Missouri

Request: APPROVAL OF AN AMENDMENT TO THE EXISTING ZONING DISTRICT PRECISE PLAN 5
Location: U. S. Highway 169 and Interstate 29
Petitioner and Agent: JSC Development, LLC by Russ Ehnen, Agent
Date of PC Hearing: November 16, 2006, continued from October 26, 2006

Comprehensive Plan Land Use: Commercial
Existing Zoning Classification: P-5 Precise Plan District
Adjacent Land Use: Commercial to the north, residential and commercial to the west and south, Interstate Highway to the east
Adjacent Zoning: C-3 Commercial District to the north, R-1A Single-family Residential District and C-3 Commercial District to the west and south

EXISTING INFRASTRUCTURE

Transportation: US Interstate 29, Principal Arterial; State Highway 169, Minor Arterial
Community Facilities: All improvements needed within the plan area will be provided by the developer
Capital Improvements: All major utilities and roadway improvements within the development will be provided by the developer
Fire Station Proximity: Within ½ mile
100 Year Flood Plain: Not within floodplain

EXHIBITS PRESENTED

- Chapter 31 of the St. Joseph Code of Ordinances (present at the meeting)
- St. Joseph Comprehensive Land Use Plan (present at meeting)
- Application for amendment to a Zoning District Change
- Mailing list of property owners within 185 feet

BACKGROUND AND HISTORY

The Property is located directly southwest of the intersection of Interstate 29, Highway 169. The triangular-shaped property consists of approximately 107 acres. Currently, two residences are located on the proposed Precise Plan district. Rolling topography with dense tree cover is evident across the areas of the tracts and a stream corridor runs from Highway 169 to Interstate 29 through the northern portion of the property. The physical characteristics of this site will provide the property with excellent access to major highways and thoroughfares along with significant view corridors from perimeter roadways.

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This property is current regulated by the P-5 Crossroads Precise Plan which was adopted October 27, 2003 by Special Ordinance 6169. Much of the original text of the P-5 Plan remains in effect with some changes proposed to account for the changes in the economy since 2003, changing the name of the Plan from Crossroads to Tuscany Village and some minor updates in wording within the document. JSC Development, LLC has added 27.56 acres just south of Cook Road and east of 169 Highway to this petition.

Most notable of the changes is the site changes from 3 'Areas' to 5 'Phases' to encompass additional grounds either purchased by the developer or under contract, pending this zoning amendment hearing. 'Phase' designations indicated conceptual sequencing and correlation with other elements of the project execution such as jurisdictional approvals, infrastructure improvements, site usage allocations, and similar requirements. Actual implementation of the development is subject to market demand, other nearby development type/scope as well as other conditions which may vary over the term of the project. Such contributing factors will affect and will likely make requisite adjustment in the 'Phase' designations.

There have also been some additions of permitted uses and permitted uses with a Conditional Use Permit. Added to the prohibited uses list is car washes, unless attached to other buildings and integrated thematically and screened, and the outside display of goods, except as specifically approved by the City and the Developer.

The developer has added various distinct design and architectural guidelines to provide a sense of place and continuity within the development. This P-5 Precise Plan amendment seeks to present a pedestrian oriented mix to encourage and attract not only local and neighborhood usage, but adjacent highway patrons as well. These amendments will assist the developer to provide a mixed use format comprised mostly of lifestyle and small shop retail, 'junior' anchor retail, professional offices/services, hotels and restaurants with site layout conducive to internal pedestrian traffic.

STAFF REVIEW & RECOMMENDATION

The Planning Commission shall consider the following factors when making a recommendation on the Zoning District Change request:

1. Whether the proposal is in conformance with the goals and policies contained in all elements of the comprehensive plan;
2. Whether the proposal is in keeping with the purpose of the zoning district;
3. Whether the proposal is detrimental to the public health, safety and welfare;
4. Whether the proposal is detrimental to existing or potential adjacent land uses;
5. Whether the proposal will generate traffic levels inappropriate, hazardous or detrimental to the existing or potential nearby land uses.

Staff recommends APPROVAL of this request.

Prepared by: *Dawn Probasco*
Dawn Probasco, City Planner

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City of St. Joseph

1100 FREDERICK AVENUE, Room 107
Planning & C. D. Department
Planning & Zoning Division

ST. JOSEPH, MISSOURI 64501-2346
Telephone (816) 271-4773
Telefax (816) 271-4752

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APPLICATION FOR APPROVAL OF ZONING DISTRICT CHANGE

Non-Refundable Filing Fee Must be Attached: \$1,365.00

- Street address of the Property: NA
- Legal Description of the Property: REFER APPENDIX 'A'

• Requested Zoning District: AMENDMENT of 'CROSSROADS' PRECISE PLAN.

- On a separate sheet of paper, fully describe the activity for which you are applying for a Zoning District Change. Include proposed hours of operation, expected traffic volumes, staffing levels, parking availability and any other information that would be helpful. Please do not exceed one sheet of paper. This information will be included in a letter that will be sent to all property owners within 185 feet of your property.

THE UNDERSIGNED HEREBY APPLIES FOR THE APPROVAL OF SAID ZONING DISTRICT CHANGE BY THE CITY OF ST. JOSEPH IN BELIEF THAT THE REQUEST CONFORMS TO CHAPTER 31 OF THE CODE OF ORDINANCES.

- Signature of Applicant: [Signature]
Print or type name: RUSS EHTEN/ARCHITECT
Applicant's address: 5702 SW MAPLE RIDGE; TRIMBLE, MO 64492
816.786.6200
Applicant's phone # _____

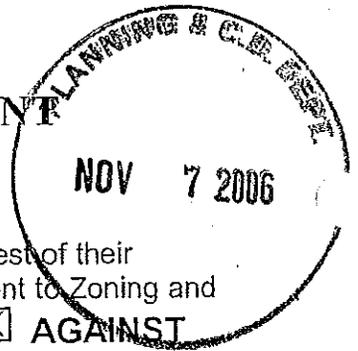
- Signature of owner if not the applicant: [Signature]
Owner's Address: JSC DEVELOPMENT, LLC; 1011 S BENT HWY; ST JOSEPH, MO 64507
Owner's phone #: 816.364.5773.

Items to be submitted with application:

1. This completed application -- all sections must be completed or application will be deemed invalid.
2. \$1,365.00 non-refundable filing fee
3. One separate sheet of paper explaining intended use of property.
4. Zoning plat map (see back)
5. Materials required on application checklist for zoning district change (see back)
6. Planned Unit Developments and Planned Developments must also provide materials listed on PUD/PD checklist.

Following Information to be Completed by Planning Staff:
Present Zoning of Property: P5 - Crossroads Precise Plan
Date Received by Dept. of Planning & C.D.: 8/25/06
\$1,365.00 non-refundable application fee recvd:
Staff Signature/Initial: [Signature]

COMMENTS IN REFERENCE TO
PROPOSED ZONING DISTRICT AMENDMENT



To the City of St. Joseph, Missouri:

The undersigned state that the facts as entered herein are true to the best of their knowledge and belief, wish to comment on the following Request for Amendment to Zoning and ask the Planning Commission and the City Council to vote FOR AGAINST said request.

Address of the proposed Rezoning: U.S. Highway 169 and I-29

Name, Address & Phone of Party filing Comment (Please print): LUCILE BROSI CARPENTER
(Name)

3706 W. NICKELL TERR., ST. JOSEPH, MO. 64506 816-233-1539
(Address) (Phone)

If you own property in the neighborhood of the proposed rezoning, but do not live at that property, please give address of that property: _____

Legal description of land owned relating to request: 3706 W. Nickell Terr.
Subdivision/Chatham Nickells

Reason(s) for concern or support to the request: would like this property to be kept
the way it is.

OWNERS OF RECORD MUST SIGN:

Signature Lucile Brosi-Carpenter

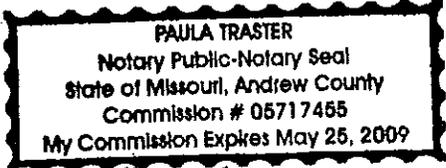
Address: 3706 W. Nickell Terr.
St. Joseph, Mo. 64506

NOTE: To be a valid protest, signatures must be notarized. Comments in favor need not be notarized.

Subscribed and sworn to before me this 2 day of Nov, 2006.

Notary Public Paula Traster

My commission expires



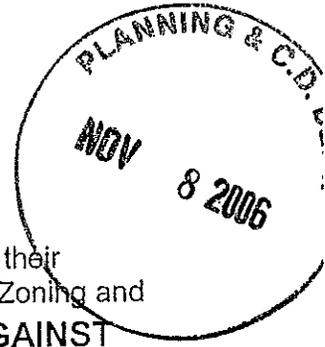
OFFICE USE
Within 185 ft. of
petitioned property
Not within 185 ft. of
petitioned
property _____

Note: A notary public is available at City Hall at no charge

2006 DEC -6 PM 4:47

CITY CLERK

COMMENTS IN REFERENCE TO
PROPOSED ZONING DISTRICT AMENDMENT



To the City of St. Joseph, Missouri:

The undersigned state that the facts as entered herein are true to the best of their knowledge and belief, wish to comment on the following Request for Amendment to Zoning and ask the Planning Commission and the City Council to vote FOR AGAINST said request.

Address of the proposed Rezoning: U.S. Highway 169 and I-29

Name, Address & Phone of Party filing Comment (Please print): Steve + CAROLYN Ayers
4301 Green Acres Rd 233-2953
(Address) (Name) (Phone)

If you own property in the neighborhood of the proposed rezoning, but do not live at that property, please give address of that property: _____

Legal description of land owned relating to request: _____

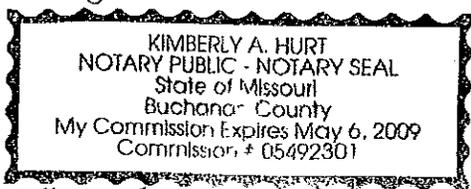
Reason(s) for concern or support to the request: Our quiet neighborhood has been all but destroyed in the name of progress. Please help us save what little we have left. Due to the closing of Green Acres Rd with no public turn around our yard & driveway have become a public use area. OWNERS OF RECORD MUST SIGN: what will JSC development do to us?

Signature: [Signature]
Address: 4301 Green Acres Rd
St. Joseph MO 64506

NOTE: To be a valid protest, signatures must be notarized. Comments in favor need not be notarized.

Subscribed and sworn to before me this 8 day of November, 2006.

Notary Public: [Signature]
My commission expires May 6, 2009



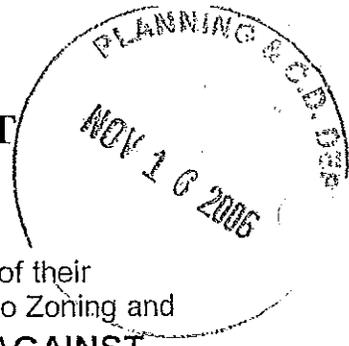
OFFICE USE
Within 185 ft. of petitioned property
Not within 185 ft. of petitioned property _____

Note: A notary public is available at City Hall at no charge

2006 DEC -6 PM 4:47

CITY CLERK

COMMENTS IN REFERENCE TO PROPOSED ZONING DISTRICT AMENDMENT



To the City of St. Joseph, Missouri:

The undersigned state that the facts as entered herein are true to the best of their knowledge and belief, wish to comment on the following Request for Amendment to Zoning and ask the Planning Commission and the City Council to vote FOR AGAINST said request.

Address of the proposed Rezoning: U.S. Highway 169 and I-29

Name, Address & Phone of Party filing Comment (Please print): Jerry & Mary Lester
(Name)

3442 Craig Ln.
(Address) (Phone)

If you own property in the neighborhood of the proposed rezoning, but do not live at that property, please give address of that property: SEC. 34 TWP. 58 RNG. 35 NE
LGL DESC: PT NE 4 OF NE 4 BKG 985.89' S. & 557.36' E. OF NW CORNER 364.85'
E 122.46' N 364.85' W 122.46' TO DOB ALSO BASEMENT ON 26.75'
STRIP OF PARCEL
Legal description of land owned relating to request: _____

Reason(s) for concern or ~~support~~ to the request: 1. Decline of property value
2. Privacy
3. Heavier traffic

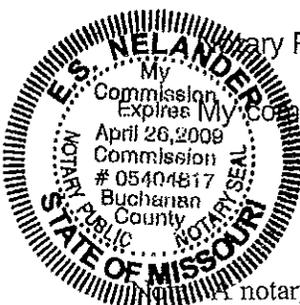
OWNERS OF RECORD MUST SIGN:

Signature Jerry Lester Mary Lester

Address: 3442 Craig Ln. St. Joseph Mo. 64506

NOTE: To be a valid protest, signatures must be notarized. Comments in favor need not be notarized.

Subscribed and sworn to before me this 15th day of November, 2006.



Notary Public E. A. Nelander

My Commission expires April 26, 2009

A notary public is available at City Hall at no charge

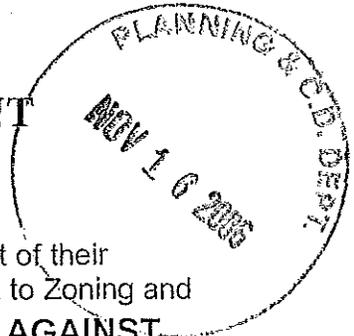
OFFICE USE
Within 185 ft. of
petitioned property

Not within 185 ft. of
petitioned
property

87:7 PM 9-330 9002

CITY CLERK

COMMENTS IN REFERENCE TO PROPOSED ZONING DISTRICT AMENDMENT



To the City of St. Joseph, Missouri:

The undersigned state that the facts as entered herein are true to the best of their knowledge and belief, wish to comment on the following Request for Amendment to Zoning and ask the Planning Commission and the City Council to vote FOR AGAINST said request.

Address of the proposed Rezoning: U.S. Highway 169 and I-29
Name, Address & Phone of Party filing Comment (Please print): Charles R. and Patricia C. Burri
3426 Craig Ln. 64506 816-279-1948
(Address) (Phone)

If you own property in the neighborhood of the proposed rezoning, but do not live at that property, please give address of that property: _____
X _____

Legal description of land owned relating to request: North East Haven Lot 6

Reason(s) for concern or support to the request: (170 ft.) a strip of land across the street (Craig Ln.) was rezoned to R-2 by a vote of the City Council in 1973.

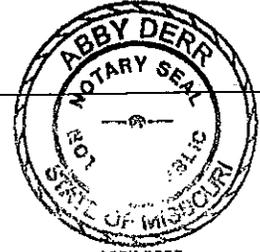
OWNERS OF RECORD MUST SIGN:

Signature Charles R. Burri
Patricia Burri
Address: 3426 Craig Ln.
St. Joseph MO 64506

NOTE: To be a valid protest, signatures must be notarized. Comments in favor need not be notarized.

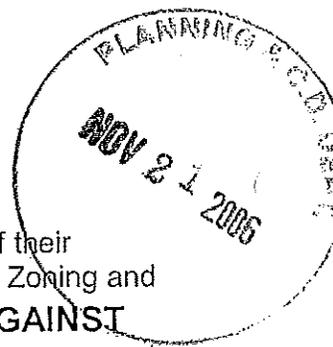
Subscribed and sworn to before me this 16th day of November, 2006.

Notary Public [Signature]
My commission expires 8/13/07



OFFICE USE
Within 185 ft. of petitioned property
Not within 185 ft. of petitioned property

COMMENTS IN REFERENCE TO
PROPOSED ZONING DISTRICT AMENDMENT



To the City of St. Joseph, Missouri:

The undersigned state that the facts as entered herein are true to the best of their knowledge and belief, wish to comment on the following Request for Amendment to Zoning and ask the Planning Commission and the City Council to vote FOR AGAINST said request.

Address of the proposed Rezoning: U.S. Highway 169 and I-29

Name, Address & Phone of Party filing Comment (Please print): MEGAUGH
3434 Craig Ln 816-279-3587
(Address) (Name) (Phone)

If you own property in the neighborhood of the proposed rezoning, but do not live at that property, please give address of that property: _____

Legal description of land owned relating to request: North East Haven lot 8

Reason(s) for concern or support to the request: we like at least (170) ft
buffer beyond Craig Ln.

OWNERS OF RECORD MUST SIGN:

Signature Kenneth A. Mc Gaugh
Therese Mc Gaugh
Address: 3434 Craig Ln
St Joseph, MO

NOTE: To be a valid protest, signatures must be notarized. Comments in favor need not be notarized.

Subscribed and sworn to before me this 17th day of November, 2006.

Notary Public Lynne A Fuller
My commission expires 9-21-2009

LYNNE A. FULLER
Notary Public - Notary Seal
STATE OF MISSOURI
Buchanan County
My Commission Expires: Sept. 21, 2009
Commission # 05546882

OFFICE USE
Within 185 ft. of
petitioned property
Not within 185 ft. of
petitioned
property

Note: A notary public is available at City Hall at no charge

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AMENDED PRECISE PLAN

For

TUSCANY VILLAGE
(formerly known as The Crossroads)

a Planned Retail/Entertainment Development in St. Joseph, MO
Located at US 169 and I-29

Petitioned by:
J.S.C. Development Company, L.L.C.
1011 South Belt Highway
St. Joseph, Mo. 6450

August 25, 2006

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Prepared by:

**Husch & Eppenberger, LLC
1200 Main Street, Suite 1700
Kansas City, Missouri 64105**

Precise Plan
 For
 Tuscany Village
 Retail & Entertainment Center

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Appendix "A"—Property Legal Description

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I Basis of Precise Plan

A. *Original Precise Plan*

This Amended Precise Plan amends, restates and replaces in its entirety that certain Precise Plan for the Crossroads dated July 31, 2003, petitioned by McDonald Properties, L.L.C. and prepared by Landplan Engineering, P.A.

B. *Project Description*

The Property is located directly southwest of the intersection of Interstate 29, Highway 169. The triangular-shaped property consists of approximately 107 acres. Currently, two residences are located on the proposed Precise Plan district. Rolling topography with dense tree cover is evident across the areas of the tracts and a stream corridor runs from Highway 169 to Interstate 29 through the northern portion of the property. The physical characteristics of this site will provide the property with excellent access to major highways and thoroughfares along with significant view corridors from perimeter roadways. See Appendix "A" for Legal Descriptions and attached Preliminary Phasing Plan.

C. *Intent of Precise Plan*

The Precise Plan for *Tuscany Village Retail/Entertainment Center* will allow for the development of 107 currently predominantly undeveloped acres. The intent of the Precise Plan is to develop a comprehensive and innovative approach to the planning of this property that provides the highest and best uses for the property, increases land values, provides the City of St. Joseph with a high quality development, and is flexible to market demand changes.

The purpose of the Precise Plan Zoning Classification is to provide regulations for the establishment of development principles, standards, and guidelines, while maintaining land use flexibility and compatibility, and provide a development that is well integrated within the existing neighborhood.

D. *Goals and Objectives*

Through the implementation of the Precise Plan, *Tuscany Village Retail/Entertainment Center* will maintain the flexibility necessary to pursue the following goals:

1. Provide a development that is unique to the City of St. Joseph, Missouri.
2. Provide a high-quality development that addresses community needs.
3. Provide a development plan that includes a mixture of land uses that integrate well with the surrounding neighborhoods.

- 4. Provide land use criteria, development principles, and standards that create a unified and orderly development.
- 5. Provide an aesthetically uniform style for all proposed development types.
- 6. Create a plan that is responsive and flexible to market changes that ensures a uniform and orderly development.
- 7. Increase the value of the property and the tax base for the City of St. Joseph, Missouri.
- 8. Provide public improvements (i.e., sanitary sewer, water, and streets) that benefit the community.
- 9. Provide open space for promotion of pedestrian use as an asset for the community.

II Land Use Criteria

A. *Purpose*

Tuscany Village Retail/Entertainment Center is proposed as a regional center that serves a diverse group of users. Center users could include shoppers, moviegoers, individuals that frequent restaurants, and tourists. Most users will arrive by private vehicle or public transit. Retail components of the property will offer a diversity of goods to encourage comparative shopping. The complex will provide shoppers, residents, and tourists with a destination for food, drink, and entertainment.

Traditional planning practices typically describe a regional commercial center to contain a gross leasable area of 400,000 square feet, but may range from 300,000 to 850,000 square feet or more.

While this Center will remain designated as Regional, other provisional uses are included to complement the retail/entertainment function and provide flexibility.

See attached Preliminary Site Development Plan.

B. *Permitted Uses*

Traditional planning practices describe two types of retail development, large-scale and small scale.

1. Large-Scale Retail

Large-scale retail establishments are developments that sell multiple categories of goods and services, such as department stores, supermarkets, drugstores and

apparel shops, or single category goods, such as home furnishings, office supply, home improvement supplies or appliances. These establishments typically occupy 10,000 square feet or more.

2. Small-Scale Retail

Small-scale retail establishments are developments that sell specialty goods, such as jewelry, cards, gifts, flowers, shoes, specialty foods, etc., or provide personal services of a convenience nature, such as cleaning, repair or sales. Typically, small-scale retail developments occupy less than 10,000 square feet.

3. Restaurants

The types of restaurants envisioned are establishments with outdoor seating and/or serving alcoholic beverages. Drive-up food service will be allowed only in the pad area tracts as designated within each Phase implementation.

Generally, the retail uses in the following list are designated as appropriate uses for this site. The list is not intended to prohibit other uses.

- Apparel stores
- Appliance stores
- Art galleries
- Art shops
- Bakeries
- Banks
- Beauty salons
- Camera shops
- Candy stores
- Cleaners
- Consumer electronics
- Convenience stores
- Delicatessen
- Department stores
- Drugstores
- Financial institutions
- Florists
- Furniture stores
- Gift shops
- Hardware stores
- Health and fitness centers
- Hobby shops
- Home goods store
- Housewares
- Jewelry
- Junior department stores
- Liquor stores
- Multi-category large-scale retail
- Music Shops
- Photography studios
- Restaurant and cafes
- Shoe stores
- Single category large-scale retail
- Soda fountains
- Specialty foods stores
- Variety stores
- Yardage stores

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The Precise Plan

The Precise Plan has been divided into three areas to accommodate specific needs envisioned for this site. **Phase 1**, consisting of approximately 27 acres, is located on the North side of US Highway 169 and abuts the west right of way line of Interstate 29. Phase 1 is envisioned to be a retail/entertainment/commercial hub for the Center. Potential uses are a convenience store, an office, a hotel, seated and quick serve restaurants, and clubs that provide alcoholic beverages and food.

Phases 2 through 4, collectively consisting of approximately 51 acres, provides frontage north of US Highway 169 from the west boundary of Phase 1 to Cook Road, frontage south of Cook Road from US Highway 169 at the west and the east right of way of Interstate 29 at the east, and abuts the south boundary of Phase 1. Phases 2 through 4 are envisioned to include a hotel/convention center, restaurants, and other large-scale retail development, and will function as an extension of the retail/commercial hub for the site.

Phase 5, consisting of approximately 29 acres, is located within the southwest corner of the Center with frontage southeast US Highway 169, south of Cook Road and abutting existing residential development on the east and south boundaries. This area will be a second retail/commercial hub that varies from Phases 2 through 4. This second retail/commercial hub will be a combination of large-scale and small-scale retail development with restaurant opportunities as well.

'Phase' designations indicated conceptual sequencing and correlation with other elements of the project execution such as jurisdictional approvals, infrastructure improvements, site usage allocations, and similar requirements. Actual implementation of the development is subject to market demand, other nearby development type/scope as well as other conditions which may vary over the term of the project. Such contributing factors will affect and will likely make requisite adjustment in the 'Phase' designations

See Table A for designated appropriate uses for each of Phases 1 through 5 within the plan.

C. Conditional Uses

Any establishment providing entertainment that permits dancing and serves alcoholic beverages (other than in conjunction with food), is not specifically permitted but will require prior approval from the City Planning and Zoning Commission, City Council and Developer.

Permitted uses in Table "A" as conditional uses in other 'Phase' designations are not prohibited, but will also require approval of the City Planning and Zoning Commission, City Council and Developer.

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TABLE A
PERMITTED USES BY LAND USE AREA

<i>X denotes permitted use</i> <i>C denotes conditional use</i>	Land Use Area		
	Phase 1	Phases 2 through 4	Phase 5
Apparel stores	X	X	X
Arcades	X		
Art galleries	X	X	X
Art stores	X	X	X
Bakeries	X		C

TABLE A (Continued)
PERMITTED USES BY LAND USE AREA

<i>X denotes a permitted use</i> <i>P denotes a provisional use</i>	Phase 1	Phases 2 through 4	Phase 5
Banks	X		C
Bars, brew pubs, and other drinking establishment	X	X	C
Beauty salons	X		
Billiard halls	X		C
Bookstores	X	X	X
Coffee shops	X	X	X
Convenience stores	X		
Convention Centers		X	
Delicatessens	X	C	X
Department stores		X	X
Drugstores		X	X
Dry cleaners -- pick up stations	X	C	X
Electronic stores		X	X
Fabric stores		X	X
Financial institutions	X	C	C
Florist shops	X	X	X
Furniture stores		X	X
General retail stores	X	X	X
Gift stores		X	X
Hardware stores	X	X	X
Health and fitness centers	X	C	C
Hobby shops		X	X
Home improvement stores		X	X
Hotels	X	X	C
Ice cream parlors	X	C	X
Jewelry stores		X	
Multi-category large-scale retailers		X	X
Music stores	X	P	X
Minor vehicle establishments that include tire sales, service, oil and lubrication, and stereo sales and services		C	C
Offices	C	C	C
Restaurants and cafes	X	X	X

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Shoe stores		X	X
Supermarkets		X	X
Tanning salons	X		C
Theaters	X		
Variety stores		X	X
Video stores	X	C	X

D. *Prohibited Uses*

1. Vending machines that dispense sodas, snacks, and cigarettes are prohibited unless when located within a fully enclosed building.
2. Car washes, unless attached to other buildings and integrated thematically and screened in accordance with the development standards.
3. Outside display of goods, except as specifically approved by the City of St. Joseph and Developer.

III Development Principles

A. *Purpose*

The purpose for establishing design principles is to provide guidelines for land usage and design as *Tuscany Village Retail/Entertainment Center* develops.

B. *Principles*

1. Parcel Size

The development is located on a large tract of land, approximately 107 acres in total size. The parcel size provides an opportunity to plan and implement as one continuous development, to be phased over time.

2. Access

The development has immediate access to Highway 169 and Cook Road (sub-arterial), and indirect access to Interstate 29. Coordination of major access points into the site is crucial to the development of the property. Access management is subject to approval of City of St. Joseph and Missouri Department of Transportation, as may apply to specific public roadways.

3. Relationship with Existing Land Uses

The proposed Land Use Plan illustrated in Section II details the overall land use relationships for this property and also demonstrates the relationship with existing adjacent land uses. In addition the Landscape Buffer, Pavement

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Setbacks, and Building Setbacks described herein, an 50 foot Landscape Buffer is mandated for the south and east boundaries of Phase 5 which abut existing residential developments.

4. Flexibility

The plan specifies several appropriate uses that enhance the plan's flexibility. Long term success in the plan implementation requires the ability to adjust in accordance with market demands and other outside forces.

5. Uses

The Center is planned as a mixed-use development, which combines retail (small- and large-scale), general commercial, offices, restaurants, hotels, public amenities, and entertainment based functions. The design standards within this plan will guide the planning and implementation of each phase, ensuring consistent and high-quality design for the next several years.

6. Benefits to the City

The development of the site will be an asset both aesthetically and financially to the community by providing high quality goods and services as well as by providing unique goods and services new to the St. Joseph community. The development should contribute to an increase in the local tax base and should provide quality jobs for residents of St. Joseph.

7. Site Design

The plan will encourage careful site design to minimize the impacts on adjacent residential neighborhoods and will provide landscape buffering.

8. Existing Environmental Conditions

The plan will be sensitive to the existing environmental conditions (i.e., existing stream corridor) of the site and will strive to minimize the impacts as much as is physically possible.

9. Vehicular and Pedestrian Circulation

The plan will encourage thoughtful site design that provides efficient vehicular and pedestrian circulation throughout the site and reasonable vehicular access locations along Highway 169 and Cook Road.

10. Main Access Road

The plan will provide a public main access road through the site from Highway 169 to Cook Road, which will be an extension of the existing North Village Drive

public road currently terminated at US Highway 169 immediately opposite of Tuscany Village Phase 1.

11. Infrastructure Improvements

The plan will identify the infrastructure improvements necessary for the development as each phase is implemented.

IV Development Standards

A. *Purpose*

The following development standards are intended to provide guidelines for the character and style envisioned by *Tuscany Village Retail/Entertainment Center*. It is the intent of the development standards to establish performance standards, height and area regulations, and design guidelines.

B. *General Standards for all Development*

1. Coordination

Improvements for the site and buildings within the project boundaries shall be coordinated with adjacent tracts to ensure potential shared access and coordinated parking. Grading, parking and landscape treatment shall relate to adjoining tracts. Mutual access agreement between different ownerships shall be required.

2. Circulation

- a. Vehicular circulation patterns should be planned and designed to provide safe, efficient, and innovative movement throughout the Precise Plan areas.
 - i. Connections between adjacent land use areas should be clearly identified to minimize confusion and unnecessary traffic congestion and delays.
 - ii. Connections to adjacent roadways should provide adequate and safe access in and out of the retail/entertainment center.
 - iii. All transportation improvements shall be designed and built according to the standards of City of St. Joseph Public Works Department and improvements along Highway 169 and Interstate 29 shall be designed and built according to standards of the Missouri Department of Transportation.

- b. A pedestrian circulation network should be provided in all development areas and should correspond to the City of St. Joseph's Pedestrian Network Master Plan.
- c. A priority goal for the development is to provide a safe and friendly pedestrian environment that encourages non-vehicular patron movement through the center. To facilitate such usage, specialty hardscape design, ornamental trees, seasonal landscape beds, ornamental lighting, outdoor seating, and plazas at key locations within the center will contribute to positive experience of the retail/entertainment center.
- d. A vehicular and pedestrian network plan should be provided along with the first phase Site Plan, indicating circulation routes and public transit stops for review and approval by the City of St. Joseph, Missouri, and Missouri Department of Transportation.

3. Parking

Minimum vehicular parking requirements provided for retail/entertainment shall be in compliance with the St. Joseph zoning code. (Refer to Section 31-053, Off Street Parking and Loading, Table 31-053, page 105, for parking ratios).

Creative development, specifically mixed uses with varying peak demands are encouraged, and, subject to City of St. Joseph Developer approval, multi-function and shared parking allocations are acceptable.

4. Landscaping

- a. Each area within the retail/entertainment center that is designated as single-unit and maintained under a single property manager shall provide a minimum of 20 percent of the total site area of landscaping. Landscape is defined as the total site area minus building and pavement coverage. Landscaping shall consist of any of the following: turf, ground cover, shrubs, ornamental, and/or shade trees.
- b. The periphery of the retail/entertainment center shall provide a landscape buffer in accordance with the following: 5-foot landscape buffer shall be provided along Interstate 29; a 10-foot landscape buffer along Highway 169; and a 15-foot landscape buffer along Cook Road. Buffering width shall be set from rights-of-way lines. Designated landscape buffer areas may be used as utility easements, subject to jurisdictional and agency approvals.
- c. All perimeter and interior landscaping shall consist of a variety of climate suitable landscape materials and species, with sufficient canopy of shade trees as reasonable to reduce the microclimate impacts within the

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development. Refer to the Landscaping section of the design guidelines for specific requirements (number, size, spacing, etc.).

- d. Landscaping (i.e. trees, shrubs, and/or turf) provided along all pedestrian walks.
- e. Landscaping consisting of trees, shrubs, and turf provided along all entrances from the adjacent street network and within interior circulation roadway of the development.
- f. Landscaped areas within the development will be provided with irrigation systems or convenient means to facilitate regular watering of the planted areas..

5. Height and Area Requirements

Refer to Table "B" below, Height and Area Requirements, for minimum parcel area, minimum parcel dimensions (width and depth), minimum building setbacks (front, side, and rear), maximum building heights, and building coverage.

- a. Building setbacks for the properties abutting major thoroughfares are as follows: 75-foot building setback shall be maintained along Interstate 29; a 50-foot building setback shall be maintained along Highway 169; and a 40-foot building setback shall be maintained along Cook Road. *NOTE Pursuant to City ordinance, these building setbacks are measured from the roadway centerlines.*
- b. No buildings shall encroach on the designated landscape buffer areas as described in the Landscaping section.
- c. Setbacks from the exterior property lines for parking area shall correspond to Landscape buffer setbacks along Interstate 29, Highway 169 and Cook Road. (Refer to Table B)
- d. Interior property lines within the development will not require any setbacks for buildings and parking areas.

TABLE B AREA, HEIGHT, AND SETBACK REQUIREMENTS			
Description	Land Uses		
	Phase 1	Phases 2 through 4	Phase 5
Minimum Parcel Area (SF)	20,000	40,000	40,000
Minimum Parcel Dimensions			
Width (FT)	100	200	200
Depth (FT)	100	200	200

Minimum Building Setback			
I-29	75 feet	75 feet	N/A
Highway 169	50 feet	N/A	50 feet
Cook Road	N/A	40 feet	40 feet
Minimum Landscape Buffer			
Exterior Property Line I-29	5 feet	5 feet	N/A
Exterior Property Line – 169	10 feet	N/A	10 Feet
Exterior Property Line – Cook Rd.	N/A	25 feet	25 feet
Maximum Building Height (FT)	35 feet	100 feet	45 feet
Maximum Building and Pavement Coverage (%)	80	80	80
N/A—Not Applicable			
¹ Maximum building height for hotel and office uses shall be no greater than 100 feet or 9 stories.			

6. Architectural Design

- a. The intent of the Architectural standards is to create practical design criteria for structures within the development, which are compatible with one another in order to provide a common theme for the development.
- b. Architectural compatibility may be achieved by:
 - i. Incorporation of similar architectural materials, colors, and architectural styles that are clearly understood by motorists on adjacent streets, AND
 - ii. Common site design elements, such as site features, building illumination, landscape enhancements, and entry features, and consistent and attractive sign monumentation.

7. Signage

- a. General Sign Criteria
 - i. No signs or area markers may be placed on roofs.
 - ii. Signs shall be parallel to wall on which they front.
 - iii. Generally, signs shall have individually mounted letters.
 - iv. Signage shall be designed as an integral part of the architectural design.

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- v. The size, location and design of signs shall be in compliance with City standards, or as specified in the design guidelines section.
 - vi. No "box signs" are permitted.
- b. Pylon and Monument Signage
- i. Major "pylon" identification signs will be permitted in the following locations:
 - One for each 'Phase' at the predominant location of access to the project from public roadways/intersections.
 - Two abutting and evenly spaced along Interstate 29.
 - Additional signs as required within the project boundaries to direct circulation and identify inbound users.
 - ii. In addition to the pylon signs described in subsections 7.b.i. and 7.b.ii above, "monument" signs may be placed on tracts within the Center in accordance with City standards.
 - iii. For purposes of this subsection 7.b., "pylon sign" shall mean a permanent, freestanding sign in excess of twenty (20) feet in height, that is:
 - 1) mounted on a pole, poles, or other supports;
 - 2) placed on and anchored in the ground; and
 - 3) independent from any building or other structure.
 - iv. For purposes of this subsection 7.b., "monument sign" shall mean a freestanding sign mounted on an enclosed structural base. The structural base shall have the following dimensions:
 - 1) a length of no less than one and one-half (1.5) times the length of the sign face, and
 - 2) a depth equal to the greater of the following:
 - (a) the width of the structure containing the sign face, or
 - (b) twelve (12) inches.
- c. Directional Signage

Directional signage shall be developed with each large-scale development to direct on-site traffic to other locations throughout the

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retail/entertainment center. Directional signs are generally needed at each major intersection within the internal circulation routes.

d. Prohibited Signage

Billboards, highway pole signs, or any other individual signage not specifically incorporated into the center provided structures, and on facades except as permitted by Ordinance.

V **Design Guidelines for all Developments**

A. *Site Design*

1. Parking Standards and Regulations

- a. The parking requirements for the uses listed within this Precise Plan shall be those required for the various uses in Section 31-053 of the Zoning Code of St. Joseph.
- b. The number of parking spaces required for Phases 2 through 5 shall be a minimum of five (5) stalls per 1,000 gross square feet of building area in lieu of the required minimum indicated in Section 31-053 of the Zoning Code of St. Joseph.
- c. The number of parking spaces required for restaurants in Phase 1 will be one (1) stall per 100 gross square feet in lieu of the required minimum indicated in Section 31-053 of the Zoning Code of St. Joseph.
- d. Other usages shall be in accordance with City's governing standards.
- e. The number of handicap stalls and their dimensions shall be provided for this development and conform to the latest ADA requirements.
- f. If a tenant requires a deferral from the parking space requirement, it may be granted by the City of St. Joseph as long as the tenant or tenant's representative is able to demonstrate that the use does not require the mandated number of parking stalls.
- g. Paving requirements for parking lots and driveways.
 - i. All parking lots and driveways shall be hard-surfaced with concrete or asphalt and include curb and gutter. Dirt and gravel are prohibited.

- ii. All parking spaces and handicap accessible spaces shall be striped as required by Section 31-053 of the Zoning Code of the City of St. Joseph.
- iii. All off-street parking facilities will be used for the sole purpose of parking for vehicles using the development by patronage, occupancy and/or employees of the principal designated use.
- iv. All off-street parking stalls shall be provided with efficient access to public roadways.
- v. All parking lots shall be illuminated in accordance with City of St. Joseph lighting standards for public parking facilities.

2. Site Furniture and Materials

- a. Paving for all pedestrian walkways should be of similar character so as to clearly orient users and emphasize the pedestrian walk areas. High quality paving materials, such as pavers or textured concrete mixed with brick or other pavers, will be encouraged.
- b. Other site elements such as furniture, trash receptacles, seating, bike racks, shade structures, lighting and plant materials, should be designed as integral parts of the site, and should relate to conditions of adjacent tracts and installations.

B. Architectural Design

1. Avoiding a Forced Identity

Architectural aesthetics and harmony should be achieved through the use of complementary colors, textures, form, and scales rather than mimic of historical or other design themes.

2. Design Integrity

Each building within the project shall maintain strong design integrity which complements and enhances the overall project proportions and quality. Design solutions which address pedestrian level experience, are creative within the unique parameters of the tract or usage are encouraged.

3. Building Materials

Building materials should be of the highest quality. Appropriate exterior materials include, but are not limited to, wood, tile, brick, glass, stucco, concrete, marble, stainless steel, painted steel and painted aluminum.

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4. Design Standards

Designs that provide variety through detail and contribute to the patron experience is suggested. Arcades, pergolas, trellises, lattice work, building bases, recessed windows that produce shadows, and moldings are encouraged to break up building surfaces and blank walls.

5. Parking Structures

Parking structures should be visually enhanced with a design treatment that improves their appearance and minimizes their size. Features which add detail and articulation to the structure, such as wall openings, decorative bands of accent materials, pergolas, trellises, planters, etc., should be incorporated. Exterior materials should be harmonious with surrounding buildings and integrated with the treatment of the buildings. Rooftop parking is not desirable, although it may be approved if a 5-foot high screening treatment of landscaping, fencing, and/or walls.

6. Site Lighting

All site lighting shall match the Developer designated standards and shall be designed and installed in compliance with City requirements.

C. Landscaping, Street Trees, Landscape Setback/Buffer Area, and Screening Standards

1. Intent of Landscaping Standards

- a. The overall intent of the landscaping standards is to minimize the visual impact of large parking surfaces and building facades by isolating landscaping near building facades and entrances, along internal circulation routes, pedestrian walkways, and special features.
- b. Refer to Table "B" for specific buffer setback dimensions. The purpose of the landscape buffer is to separate possible conflicting land uses and to create a visual buffer between those uses.
- c. The screening requirements shall be applicable to the following (and any similar) accessory uses and structures:
 - i. outdoor storage areas;
 - ii. outdoor service and loading areas;
 - iii. refuse collection areas;
 - iv. exterior mechanical and utility equipment;

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- v. exterior maintenance equipment; and
 - vi. exterior communications apparatus.
- d. The purpose of the street tree requirement is to promote a desirable visual image along streets and to visually link the various land uses that develop throughout the Precise Plan areas.

2. Requirements

- a. A landscape setback/buffer area is required along the exterior property lines along Interstate 29, Highway 169, and Cook Road. Refer to Table "B".

- i. The minimum quantity of trees and shrubs within the peripheral landscape buffers shall be as follows:

- one tree per 40 lineal feet of frontage
- three shrubs for every 10 trees required

Trees and shrubs shall consist of:

- Shade Trees—2 ½" Caliper, measured 6" from base.
- Ornamental Trees—1 ½" Caliper, measured 6" from base
- Evergreen Trees—5' – 6' ht.
- Shrubs—5 Gal.

Trees and shrubs may be clustered or grouped in a natural arrangement within the buffer areas.

Depending on the size, species, and spacing of the trees, trees may be located outside of the buffer area.

- b. All areas of development not designated for buildings, pavement, pedestrian walkways, and landscaping (trees and shrubs) shall require turf (seed or sod).
- c. Landscape Maintenance and Standards:
- i. Plant materials that have died or are no longer functional shall be replaced.
 - ii. Plant materials shall be maintained in such a manner as to preserve their functional and aesthetic integrity.
 - iii. All trees adjacent to pedestrian and vehicular spaces shall be maintained to not obstruct pedestrians and motorists.

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- d. Uses, such as trash enclosures, outside storage, mechanical equipment, etc., shall be screened effectively with any of the following plantings, fencing, and walls.
 - e. Street trees for internal roadways (public/private) within the site are as follows:
 - i. One shade tree every 50 feet on center, with adjustments based upon curb cuts, drives, and other obstructions into consideration.
 - ii. Shade trees shall be 2 ½" caliper measured 6" from the base.
 - iii. Shade trees shall be allowed in the public right-of-way within the site.
3. Parking Lot Landscaping Design Standards
- a. Purpose and Applicability:
 - i. The purpose of the parking lot screening and landscaping requirements is to provide relief from large, hard paved surfaces associated with parking lots necessary to meet the needs of nonresidential developments and to improve the visual appearance of the Precise Plan area.
 - ii. The parking lot landscaping requirements shall be applicable to all uses within the Precise Plan.
 - iii. Two types of parking lot landscaping are required for this Precise Plan:
 - 1) Screening and buffering between parking lot and adjacent land uses.
 - 2) Shade trees within parking lot to minimize microclimate impacts.
 - iv. Parking Lot Screening
 - 1) The perimeter area of all on-site open parking areas shall be screened from the view of adjacent properties and streets to an eventual minimum height of three feet by the use of berms, walls and/or plantings.
 - 2) Parking lot screening shall be designed so as to avoid obstructing visibility from vehicles in the parking lot or on adjacent streets. A clear single triangle of 30 feet from an

intersection shall be established to ensure visibility and safety.

- 3) The parking lot screening requirement does not apply to an internal parking lot which does not directly front adjacent properties or streets.
- 4) One hundred percent of the affected street frontage or property boundary, excluding intersecting drives, must have the required screening.
- 5) Structures, such as decorative walls or fences, may be approved if:
 - (a) The structure avoids a blank and monotonous appearance by such means as architectural articulation and/or the planting of vines, shrubs or trees; or
 - (b) The total use of berms and/or plantings is not physically feasible; or
 - (c) The structures complement the use of berms and/or plantings.

Where a parking lot is located adjacent to or comes in direct contact with an exterior property landscape buffer/setback, the landscape setback/buffer area requirements shall apply and the above parking lot screening requirements shall be waived.

v. Parking Lot Landscaping Requirements:

- 1) Not less than 15 percent of the interior of a parking lot shall be landscaped. The interior of the parking lot shall be calculated by multiplying the number of parking spaces 280 square feet. Fifteen percent of the total will be the minimum required landscaping for such parking lot. Landscaping shall consist of turf, ground cover, ornamental trees, and/or shrubs. Landscaping and planting areas shall be reasonably dispersed throughout the parking lot areas. If landscaped berms are provided along street frontage, the 15 percent requirement shall be reduced to 10 percent interior landscaping requirement.
- 2) One shade tree per two (2) parking islands shall be required.

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D. *Signage*

1. Sign Standards

All signs must be made up of individual, illuminated letters; conventional box signs will not be approved. Recessed raceway signs with individual letters are acceptable subject to Developer approval.

2. Lettering

Lettering on all storefront signs shall be limited to business or trade names of premises only.

3. Illuminated Signs

All illuminated signs must operate during the Center's business hours. Signage and window lighting shall be set on a timer.

4. Height

The minimum height of all freestanding signage shall conform to the City of St. Joseph Zoning Code.

5. Shown to Scale

All signage shall be shown to scale on any building elevation.

VI Administration

The development plans set forth in the plan will be used by the City of St. Joseph in their review of all proposed phases of development within the Precise Plan as set forth in the City of St. Joseph Zoning Code.

A. *Development Review*

1. Phase Development Proposals

All phase development proposals within the Precise Plan shall be reviewed and approved by the City of St. Joseph Planning and Community Services and Building Codes Division.

2. Development Plan

A separate development plan review by the City of St. Joseph Development Review Committee, Planning and Community Services and Building Codes Division is required prior to City approval of proposals and issuance of building permits. The review shall occur as required by City of St. Joseph policy.

3. Developer Review and Standards

In addition the requirements of the City, Developer shall establish and make part of the Development Agreement to be executed in conjunction with implementation of this project, a 'Development Standards Guidelines and Requirements' manual. Said document shall include, but not necessarily be limited to:

- Establishment of Design Review Committee, approval of which will be required by any party proposing development of any subject tract; including submittal and review process procedures.
- Sample design materials, colors, and qualities for building elements and site improvements.
- List of preferred plant material species.
- Adopted and platted easements, covenants, and restrictions; including the Precise Plan.

B. Conditional Use Permits

Uses not identified in the Precise Plan may be allowed by obtaining a Conditional Use Permit (CUP). The proposed use must be consistent and compatible with the allowable uses listed within the Precise Plan. The process for receiving a CUP permit is defined in Section 31-070 of the City of St. Joseph Zoning Code.

C. Variances and Exceptions

Variances and exceptions shall be reviewed and processed to be in compliance with Sections 31-090 and 31-109 of the City of St. Joseph Zoning Code.

D. Appeals

Appeals made to any decision as a result of interpretation of the plan, decision of Director of Community Services, City Planner, Landmark Commission, or by any person aggrieved, officer, department, board or bureau of municipality affected by any decision of the chief building official or City Planner may be appealed to the Board of Adjustment. The process for appeals, extent of board's appeal power/proceedings, and decision on appeals shall be as defined in Section 31-092 of the City of St. Joseph Zoning Code. Decisions by the Board of Adjustments may be appealed to City Council for final decision.

E. Modifications to Existing Developed Areas

Modifications to the original development will follow the same review and approval process as a new development with the exception of:

1. Building Repairs and Changes

Minor building repairs where the repair/replacement involves the same design and materials as the original. Sign text or storefront changes that have been approved by the Owner and comply with the approved sign/storefront program may be administratively approved by the Director of Planning and Community Services.

2. Minor Modifications

Modifications that do not adversely affect the original intent of the site, such as traffic patterns, adjacent land uses, encroachment of building and landscape setbacks and, the entire modification is less than 10 percent change to building area, pavement areas, and parking and green spaces areas. Such changes shall be deemed a minor modification and can be administratively approved by the Director of Planning and Community Development.

F. Traffic Study

A traffic study for the entire 107-acre site detailing volumes, impacts, and improvements has been completed and accepted by the City and MoDOT. The traffic impact study document shall serve for the development of the entire site as a baseline for projected traffic volumes and improvement requirements, intersection geometries, access management, and related roadway elements.

With the inception of each segment and/or phase of the development, a supplemental traffic analysis will be prepared to reflect modifications, if any, from the original baseline document, for review and acceptance by the City and MoDOT, and as a basis for alteration, if any, from previous projections, needs, and warrants.

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PROPERTY LEGAL DESCRIPTION

Note Legal Description for Tract I correlate to Phase 1-4 inclusive and Legal Description for Tract II correlates to Phase 5.

TRACT I:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 58 NORTH, RANGE 35 WEST OF THE 5TH PRINCIPAL MERIDIAN IN ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COOK ROAD AND THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY ROUTE 169; THENCE N 16°12'00" E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 507.14 FEET; THENCE N 25°09'45" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 157.84 FEET; THENCE N 28°48'58" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 191.53 FEET; THENCE N 27°34'10" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 74.43 FEET; THENCE N 36°21'35" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 174.07 FEET; THENCE S 53°38'25" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET; THENCE N 36°21'35" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET; THENCE N 53°38'25" W CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET; THENCE N 36°21'35" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 480.00 FEET; THENCE N 89°41'55" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 29.33 FEET; THENCE N 51°49'20" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 202.19 FEET; THENCE N 37°35'53" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET; THENCE N 23°01'25" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 258.31 FEET; THENCE N 37°35'53" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 500.00 FEET; THENCE N 89°07'31" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 91.42 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 29;

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THENCE S 32°17'03" E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 632.46 FEET;
THENCE S 21°15'22" E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 504.21 FEET;
THENCE S 13°50'57" E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 850.00 FEET;
THENCE S 21°08'34" W CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 61.03 FEET;
THENCE S 13°50'57" E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 415.92 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND SAID NORTH RIGHT-OF-WAY LINE OF COOK ROAD;
THENCE S 67°59'54" W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 134.53 FEET;
THENCE S 89°48'59" W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1006.04 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 27;
THENCE S 00°16'02" E ALONG SAID EAST LINE AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 5.00 FEET;
THENCE S 89°41'55" W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 855.74 FEET;
THENCE N 82°51'02" W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 347.02 FEET TO THE POINT OF BEGINNING. CONTAINS 76.94 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS NOW OF RECORD.

AND

TRACT II:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 58 NORTH, RANGE 35 WEST OF THE 5TH PRINCIPAL MERIDIAN IN ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY ROUTE 169 AND THE SOUTH RIGHT-OF-WAY LINE OF COOK ROAD;

THENCE N 89°41'55" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 240.33 FEET;

THENCE N 76°33'52" E CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 154.03 FEET;

THENCE N 00°18'05" W CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET;

THENCE N 89°41'55" E CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 810.45 FEET;

THENCE S 00°20'17" E A DISTANCE OF 929.82 FEET;

THENCE S 89°41'55" W A DISTANCE OF 1376.43 FEET;

THENCE N 00°18'05" W A DISTANCE OF 16.00 FEET;
THENCE N 77°38'05" W A DISTANCE OF 104.30 FEET;
THENCE S 89°41'55" W A DISTANCE OF 35.00 FEET TO A POINT ON SAID EAST
RIGHT-OF-WAY LINE OF US HIGHWAY ROUTE 169;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT,
HAVING A RADIUS OF 1256.28 FEET, A CHORD BEARING OF N 34°20'53" E AND A
CHORD DISTANCE OF 134.44 FEET, AN ARC LENGTH OF 134.50 FEET;
THENCE N 18°15'50" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A
DISTANCE OF 109.13 FEET;
THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE ON A CURVE TO
THE LEFT HAVING A RADIUS OF 1236.28 FEET, A CHORD BEARING OF
N 20°50'59" E AND A CHORD DISTANCE OF 236.87 FEET, AN ARC LENGTH OF
237.23 FEET;
THENCE N 15°21'09" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A
DISTANCE OF 426.82 FEET TO THE POINT OF BEGINNING. CONTAINS 28.01
ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND
RESTRICTIONS NOW OF RECORD.

END OF DESCRIPTION

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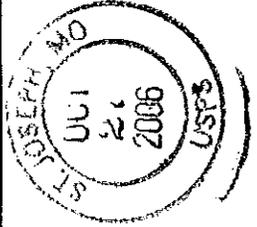
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Line	Number of Article	Name of Addressee, Street and Post-Office Address	Postage	Fee	Remarks
1	7005 3110 0001 1897 6137	JSC Development Company, LLC, 1011 So. Belt Highway, St. Joseph, MO 64507	0.3900	2.400	
2	7005 3110 0001 1897 6144	Russ Ehnen, Russ Ehnen Architect, 5702 SW Maple Ridge, Trimble, MO 64492	0.3900	2.400	
3	7005 3110 0001 1897 6151	Samuel D. Malinowsky, Kaw Valley Engineering, Inc., 2319 No. Jackson, Junction City, KS 66441	0.3900	2.400	
4	7005 3110 0001 1897 6168	Veronica A. Mejia, 4006 No. 39th Ct., St. Joseph, MO 64506	0.3900	2.400	
5	7005 3110 0001 1897 6175	Burnham Scott Kelly & Maria Elena Trust, 4005 No. 39th Ct., St. Joseph, MO 64506	0.3900	2.400	
6	7005 3110 0001 1897 6182	Sammy & Amanda Deluna, 4007 No. 37th St., St. Joseph, MO 64506	0.3900	2.400	
7	7005 3110 0001 1897 6199	Karen M. Fischer, 4005 No. 37th St., St. Joseph, MO 64506	0.3900	2.400	
8	7005 3110 0001 1897 6205	Wal-Mart Real Estate Business Trust, 1301 SE 10th St., Bentonville, AR 72716-0555	0.3900	2.400	
9	7005 3110 0001 1897 6212	Michel P & Vicky R Jaramillo, 4209 Green Acres Rd., St. Joseph, MO 64506	0.3900	2.400	
10	7005 3110 0001 1897 6229	David & Sara Smith, 3807 Grain View Terr., St. Joseph, MO 64506	0.3900	2.400	
11	7005 3110 0001 1897 6236	Bryan and Deborah Heater, 3806 Grain View Terr., St. Joseph, MO 64506	0.3900	2.400	
12	7005 3110 0001 1897 6243	Neal & Mary Margaret Gray, 3802 Grain View Terr., St. Joseph, MO 64506	0.3900	2.400	
13	7005 3110 0001 1897 6250	Buchanan County, 411 Jules St., St. Joseph, MO 64501	0.3900	2.400	
14	7005 3110 0001 1897 6267	Robert & Jeanine Riddle, 4008 No. 39th Ct., St. Joseph, MO 64506	0.3900	2.400	
15	7005 3110 0001 1897 6274	Jan Aspelund, 4008 No. 38th St., St. Joseph, MO 64506	0.3900	2.400	
16	7005 3110 0001 1897 6281	Angela & Trevor Sanders, 4006 No. 38th St., St. Joseph, MO 64506	0.3900	2.400	
17	7005 3110 0001 1897 6298	Inez W. Duncan Trustee, 305 So. 8th St., St. Joseph, MO 64501	0.3900	2.400	
18	7005 3110 0001 1897 6304	James & Nita Blizzard, 4409 Rochester Rd., St. Joseph, MO 64506-1210	0.3900	2.400	
19	7005 3110 0001 1897 6311	Jerry & Mary Lester, 3442 Craig Ln., St. Joseph, MO 64506	0.3900	2.400	
20	7005 3110 0001 1897 6328	Lou Ann Adams, 3808 Grain View Terr., St. Joseph, MO 64506	0.3900	2.400	



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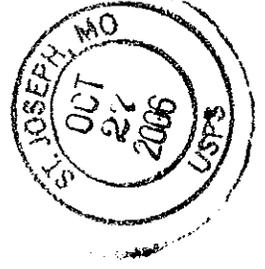
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1	7005 3110 0001 1897 6533	Warren & Joyce Zeiler, 4008 No. 37th St., St. Joseph, MO 64506	0.3900	2.400	
2	7005 3110 0001 1897 6540	Harry & Jill Gadberry, 4004 No. 37th St., St. Joseph, MO 64506	0.3900	2.400	
3	7005 3110 0001 1897 6557	Christopher & Loubna Connally, 3916 No. 37th St., St. Joseph, MO 64506	0.3900	2.400	
4	7005 3110 0001 1897 6564	Shauna Rose Hermel, 3912 No. 37th St., St. Joseph, MO 64506	0.3900	2.400	
5	7005 3110 0001 1897 6571	Kenneth & Connie Newton, 3908 No. 37th St., St. Joseph, MO 64506	0.3900	2.400	
6	7005 3110 0001 1897 6588	Ronald & Jennifer Moore, 4007 No. 39th Ct., St. Joseph, MO 64506-5203	0.3900	2.400	
7	7005 3110 0001 1897 6595	Kerns Homebuilders, Inc., 3715 Beck Rd., Bldg. C, Ste 201A, St. Joseph, MO 64506	0.3900	2.400	
8	7005 3110 0001 1897 6601	Roscoe & Patricia Coons, 3511 Nickell Ln., St. Joseph, MO 64506	0.3900	2.400	
9	7005 3110 0001 1897 6618	Tommy & Cynthia Davis, P. O. Box 6038, St. Joseph, MO 64506	0.3900	2.400	
10	7005 3110 0001 1897 6625	Lena Lucille Brosi, 3706 W. Nickell Terr., St. Joseph, MO 64506	0.3900	2.400	
11	7005 3110 0001 1897 6632	Alan & Johnnie Sue Ray, 4006 No. 37th St., St. Joseph, MO 64506	0.3900	2.400	
12	7005 3110 0001 1897 6649	Terrence & Cheryl Richardson, 4002 No. 37th St., St. Joseph, MO 64506	0.3900	2.400	
13	7005 3110 0001 1897 6656	Dale & Linda Mohling, 3914 No. 37th St., St. Joseph, MO 64506	0.3900	2.400	
14	7005 3110 0001 1897 6663	John & Sheryl Bremer, 3910 No. 37th St., St. Joseph, MO 64506	0.3900	2.400	
15	7005 3110 0001 1897 6670	Stephen & Rebecca Jackson, 3805 Grain View Terr., St. Joseph, MO 64506	0.3900	2.400	
16	7005 3110 0001 1897 6687	Donald & Joy Lewis, 3606 Wheatridge Dr., St. Joseph, MO 64506	0.3900	2.400	
17	7005 3110 0001 1897 6694	Jerry Shores, 3406 Craig Ln., St. Joseph, MO 64506	0.3900	2.400	
18	7005 3110 0001 1897 6700	Schreiber Mills, Inc., 3720 Rochester Rd., St. Joseph, MO 64506	0.3900	2.400	
19	7005 3110 0001 1897 6717	Lowes Home Centers, Inc., P. O. Box 1000, Mooresville, NC 28115	0.3900	2.400	
20	7005 3110 0001 1897 6724	Lester Ryan Trustee, 18000 Co Rd. 393, St. Joseph, MO 64505	0.3900	2.400	



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1	7005 3110 0001 1897 6335	Rodney & Karen Quigley, 3804 Grain View Terr., St. Joseph, MO 64506	0.3900	2.400	
2	7005 3110 0001 1897 6342	Mark & Tammy Kannon, 4005 No. 38th St., St. Joseph, MO 64506	0.3900	2.400	
3	7005 3110 0001 1897 6359	Jack Horner Machinery & Contractor, P. O. Box 248, St. Joseph, MO 64502	0.3900	2.400	
4	7005 3110 0001 1897 6366	Rose Horner, Trustee, P. O. Box 248, St. Joseph, MO 64502-0248	0.3900	2.400	
5	7005 3110 0001 1897 6373	John & Deava Brewer, 4305 Green Acres Rd., St. Joseph, MO 64506	0.3900	2.400	
6	7005 3110 0001 1897 6380	Noriko Ura, 4514 Rochester Rd., St. Joseph, MO 64506	0.3900	2.400	
7	7005 3110 0001 1897 6397	Jeffrey & Juanita Lizoite, 3709 Hill Rd., St. Joseph, MO 64506	0.3900	2.400	
8	7005 3110 0001 1897 6403	Alice Monaghan, 3420 Craig Ln., St. Joseph, MO 64506	0.3900	2.400	
9	7005 3110 0001 1897 6410	Ronald Barber, 3430 Craig Ln., St. Joseph, MO 64506	0.3900	2.400	
10	7005 3110 0001 1897 6427	Hervey & Thea McGaugh, 3434 Craig Ln., St. Joseph, MO 64506	0.3900	2.400	
11	7005 3110 0001 1897 6434	Nickel Penny & Dimes Ltd., P. O. Box 8156, St. Joseph, MO 64508	0.3900	2.400	
12	7005 3110 0001 1897 6441	Steven Ayers, 4301 Green Acres Rd., St. Joseph, MO 64506	0.3900	2.400	
13	7005 3110 0001 1897 6458	Denny & Carey McMillian, 4225 Green Acres Rd., St. Joseph, MO 64506	0.3900	2.400	
14	7005 3110 0001 1897 6465	Keith & Kathleen Herie, 3705 Hill Rd., St. Joseph, MO 64507	0.3900	2.400	
15	7005 3110 0001 1897 6472	Charles R. Burri, 3426 Craig Ln., St. Joseph, MO 64506	0.3900	2.400	
16	7005 3110 0001 1897 6489	Gary & Nancy Wells, 3438 Craig Ln., St. Joseph, MO 64506	0.3900	2.400	
17	7005 3110 0001 1897 6496	Chad & Leandra Beauford, 3446 Craig Ln., St. Joseph, MO 64506	0.3900	2.400	
18	7005 3110 0001 1897 6502	Gregory & Shirley Kline, 4515 Rochester Rd., St. Joseph, MO 64506	0.3900	2.400	
19	7005 3110 0001 1897 6519	Ellis M Cline, 3515 Nickell Ln., St. Joseph, MO 64506	0.3900	2.400	
20	7005 3110 0001 1897 6526	Dorothy Aebersold, 3705 E Nickell Terr, St. Joseph, MO 64506	0.3900	2.400	



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