

AN ORDINANCE REPEALING THE NORTH LAND DEVELOPMENT PRECISE PLAN ATTACHED TO SPECIAL ORDINANCE NUMBER 6120 AND ADOPTING A REVISED NORTH LAND DEVELOPMENT PRECISE PLAN.

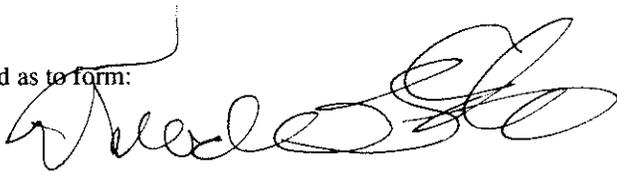
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ST. JOSEPH, MISSOURI AS FOLLOWS:

SECTION 1. That the North Land Development Precise Plan attached to Special Ordinance Number 6120 be, and hereby is repealed.

SECTION 2. That the City Council of the City of St. Joseph, Missouri does hereby adopt a revised North Land Development Precise Plan attached hereto as Exhibit "A", and incorporated herein by reference; said plan to apply to the P-3 North Land Development zoning district as adopted by General Ordinance Number 1960, passed August 18, 2003.

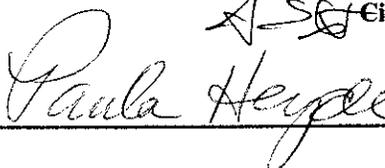
SECTION 3. That the City Council finds and declares that before taking any action on the proposed revised precise plan, all public notices and hearings required by law have been given and had including making protests or lack of protests a part of the record.

Approved as to form:



Passed November 5, 2018

Attest:


City Clerk


Mayor

CITY CLERK

Date: October 3, 2018
Type of Ordinance: Special

2018 OCT 12 PM 2:17

EXPLANATION TO COUNCIL BILL

ORIGINATING DEPARTMENT: Planning and Community Development Department

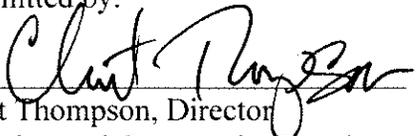
PURPOSE: Consideration of an ordinance to repeal the North Land Development Precise Plan attached to Special Ordinance Number 6120, and to adopt a revised North Land Development Precise Plan to apply to the P-3 North Land Development Precise Plan zoning district.

REMARKS: The North Land Development Precise Plan was originally approved in 2003, to provide development standards, permitted uses, and administration for the approximately 244 acres of land situated in the northeast portion of the City. A Precise Plan allows for greater flexibility than what is typically provided in the City's zoning provisions. The development standards for the P-3 precise plan include site planning preferences, building material preferences, and landscape standards. It provides a separate administration section, which allows the City to remain involved in the future development of the plan area.

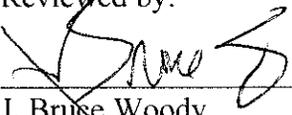
The current plan allows for commercial and light industrial land development, divided into 11 areas. Each of the 11 areas has a list of permitted uses, height restrictions, and area regulations. All areas within the boundary are subject to the Design Guidelines provided in Article VI. The only modification to the original plan is to allow for areas #6 and #7 allowing for multi-family apartments and assisted care facilities. The applicant has had interest expressed in developing multi-family/senior living facilities in Plat 9 of North Village Drive, which was approved July 24th, 2018.

The Planning Commission reviewed this request at its September 27, 2018 meeting and recommends **APPROVAL** for the change of zoning by vote of 5-0. The Planning and Community Development Department concurs with this recommendation for **APPROVAL**.

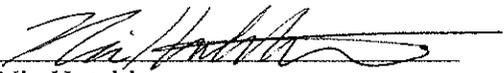
Submitted by:


Clint Thompson, Director
Planning and Community Development

Reviewed by:


J. Bruce Woody
City Manager

Prepared by:


Nic Hutchison
City Planner

**A
PRECISE PLAN
FOR
NORTH COUNTY DEVELOPMENT**

September 2018

PREPARED FOR:

The Buchanan County Commission
Buchanan County, Missouri

2018 OCT 12 PM 2:17

~~CITY CLERK~~

Precise Plan
For
North County Development

Table of Contents:

- I. Property Description
 - a. Exhibit 1 - Parcel Boundary Map
- II. Intent of Precise Plan
- III. Development Principles
- IV. Land Use Areas
 - a. Exhibit 2 - Land Use Area Plan
- V. Development Standards
 - a. Table A - Table of Permitted Uses by Land Use Areas
 - b. Table B - Height and Area Regulations
- VI. Design Guidelines
- VII. Implementation and Administration

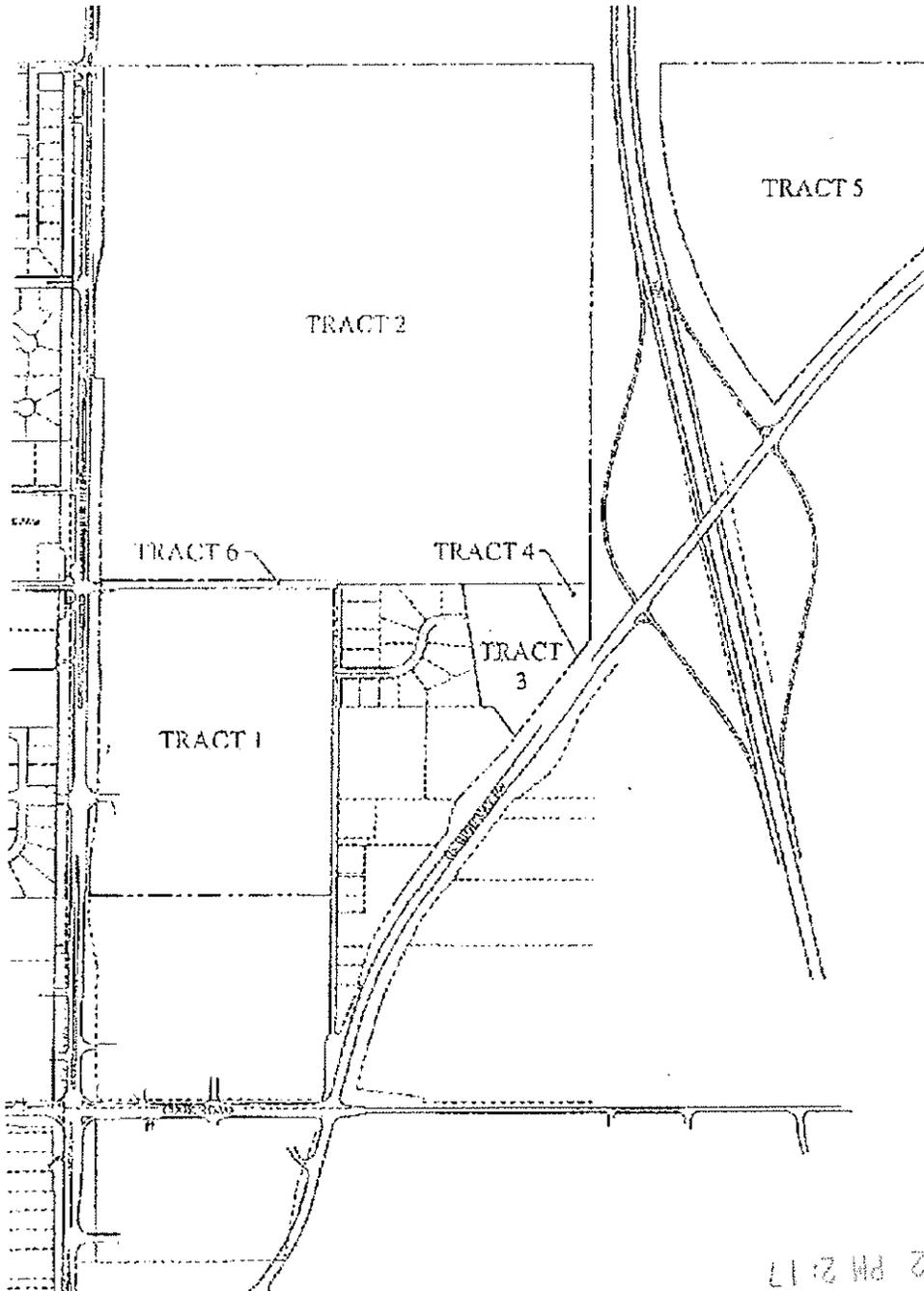
2018 OCT 12 PM 2:17

CITY CLERK

ARTICLE I – Property Description

This Precise Plan shall provide the development standards for the property generally located north of Cook Road and east of Belt Highway/US Highway 71 known as the North County Development more specifically described as follows:

Exhibit 1
PARCEL BOUNDARY MAP



2010 OCT 12 PM 2:17

CITY CLERK

Tract #1

ALL OF THE WEST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTY-EIGHT (58), RANGE THIRTY-FIVE (35), BUCHANAN COUNTY, MISSOURI, SUBJECT TO PUBLIC ROADS AND HIGHWAYS, EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF MISSOURI BY INSTRUMENTS RECORDED IN BOOK 580 AT PAGE 251, BOOK 658 AT PAGE 573 AND BOOK 752 AT PAGE 293 IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUCHANAN COUNTY, MISSOURI, ALSO EXCEPT THEREFROM, THAT PART CONVEYED TO BEVERLY PITTS, W.F. ENKRIGHT, ORESTES MITCHELL, JR., ROBERT F. KEATLEY, AND WILLIAM M. MORTON, IN THEIR CAPACITY AS TRUSTEES OF THE GEORGE BODE, JR. BENEVOLENT TRUST, CREATED BY THE WILL OF GEORGE BODE, JR., DECEASED, BY COMMISSIONER'S DEED DATED DECEMBER 23RD, 1970 AND FILED FOR RECORD DECEMBER 23RD, 1970 IN BOOK 1245 AT PAGE 85 IN SAID RECORDER'S OFFICE; and

Tract #2

THE NORTHEAST QUARTER OF SECTION TWENTY-SEVEN IN TOWNSHIP FIFTY-EIGHT OF RANGE THIRTY-FIVE, BUCHANAN COUNTY, MISSOURI. EXCEPT THEREFROM THAT PART COVEYED TO THE STATE OF MISSOURI BY RIGHT OF WAY RECORDED IN BOOK 580 AT PAGE 251 IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUCHANAN COUNTY, MISSOURI; EXCEPT THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI FOR HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 752 AT PAGE 293 IN SAID RECORDERS OFFICE; ALSO, EXCEPT THEREFROM, THAT PART CONVEYED TO STATE OF MISSOURI FOR HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 1085 AT PAGE 189 IN SAID RECORDERS OFFICE; and

Tract #3

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 58 NORTH, RANGE 35 WEST; THENCE WEST 304.65 FEET TO A STAKE; THENCE SOUTH 31°33'41" EAST A DISTANCE OF 422.48 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169; THENCE NORTH 37°42'24" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 136.35 FEET TO A STAKE; THENCE NORTH 0°01'44" EAST 252.11 FEET, MORE OR LESS TO THE POINT OF BEGINNING; and

Tract #4

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTY-EIGHT (58), RANGE THIRTY-FIVE (35); THENCE WEST SIX HUNDRED EIGHTY-FOUR (684) FEET; THENCE SOUTH 9°6' EAST SIX HUNDRED THIRTY-TWO AND TWO-TENTHS (632.2) FEET; THENCE EAST SIXTY-SIX AND TWO TENTHS (66.2) FEET; THENCE SOUTH 31°51' EAST THREE HUNDRED FIFTY-TWO AND ONE TENTH (352.1) FEET TO CENTER OF ROCHESTER ROAD; THENCE NORTHEAST WITH THE CENTER OF ROAD TO A POINT ON THE EAST AND WEST LINE DIVIDING NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 26, THREE HUNDRED NINETY-SIX AND EIGHTY-FIVE ONE HUNDREDTHS (396.85) FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST THREE HUNDRED NINETY-SIX AND EIGHTY-FIVE ONE HUNDREDTHS (396.85) FEET TO THE PLACE OF BEGINNING. EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE WEST 304.65 FEET TO A STAKE; THENCE SOUTH

31°33'41" EAST A DISTANCE OF 422.48 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169; THENCE NORTH 37°42'24" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 136.35 FEET TO A STAKE; THENCE NORTH 0°01'44" EAST 252.11 FEET, MORE OR LESS TO THE POINT OF BEGINNING. ALSO, EXCEPT THEREFROM ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 58 NORTH, RANGE 35 WEST LYING NORTH AND WEST OF HIGHWAY ROUTE 169. ALL IN BUCHANAN COUNTY, MISSOURI, SUBJECT TO PUBLIC ROADS AND HIGHWAYS; and

Tract #5

A TRACT OF LAND IN SECTION 26, TOWNSHIP 58 NORTH, RANGE 35 WEST, BUCHANAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26, NORTH 89 DEGREES 48 MINUTES EAST ALONG THE NORTHLINE OF SAID NORTHWEST QUARTER 300.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 05 MINUTES EAST, PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER 2066.20 FEET; THENCE SOUTH 77 DEGREES 28 MINUTES EAST 463.9 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 169; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO A POINT ON A LINE THAT IS PARALLEL TO THE EAST LINE OF THE SAID NORTHWEST QUARTER AND 915.0 FEET WEST THEREOF; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER 972.4 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 48 MINUTES WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 1365.7 FEET TO THE POINT OF BEGINNING. SUBJECT TO PUBLIC ROADS AND HIGHWAYS. EXCEPT THEREFROM, THAT PART CONVEYED TO THE STATE OF MISSOURI BY INSTRUMENT RECORDED IN BOOK 1085 AT PAGE 191 IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUCHANAN COUNTY, MISSOURI; and

Tract #6

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 58 NORTH, RANGE 35 WEST, BUCHANAN COUNTY, MISSOURI; THENCE WITH THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION, SOUTH 89 DEGREES 47 MINUTES 03 SECONDS WEST 1348.96 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GREEN ACRES ROAD; THENCE WITH THE NORTHERLY PROJECTION OF SAID LINE, NORTH 00 DEGREES 02 MINUTES 57 SECONDS WEST 29.40 FEET; THENCE NORTH 64 DEGREES 22 MINUTES 57 SECONDS WEST 131.13 FEET; THENCE SOUTH 55 DEGREES 54 MINUTES 38 SECONDS WEST 103.47 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 06 SECONDS WEST 863.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF BUSINESS ROUTE 29 (BELT HIGHWAY); THENCE WITH SAID LINE, SOUTH 00 DEGREES 04 MINUTES 47 SECONDS WEST 40.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 37 SECONDS EAST 1010.70 FEET; THENCE SOUTH 43 DEGREES 20 MINUTES 44 SECONDS EAST 85.45 FEET TO THE WEST RIGHT-OF-WAY LINE OF GREEN ACRES ROAD; THENCE WITH SAID LINE, NORTH 00 DEGREES 02 MINUTES 57 SECONDS WEST 75.33 FEET TO THE POINT OF BEGINNING.

2018 OCT 12 PM 2:18

CITY CLERK

ARTICLE II – Intent of the Precise Plan

The intent of The Precise Plan for the North County Development is to allow for the development of 240 acres of undeveloped land in St. Joseph, Missouri in a comprehensive and coordinated manner, creating a high quality environment and increasing land values, while maintaining the flexibility to adapt the plan as market demand changes.

It is the ability of the Precise Plan zoning classification to provide regulations for development criteria, design guidelines and quality, and still remain flexible in land use patterns and locations that make it a good fit for its use on the North County Development Plan.

The Precise Plan will:

- Allow for the mixing of land uses in the plan area;
- Allow for the integration of all the impacted surrounding uses and neighborhoods into the development;
- Look at development and planning issues surrounding the plan area and allow a comprehensive strategy to be developed in dealing with them;
- Allow for a wider vision for the plan area and its place in the greater community;
- Allow for flexibility to respond to changing market demands over time;
- Allow for the creation of a high quality environment for shopping, dining, providing goods and services and conducting business;
- Allow for the development of higher quality standards for design and construction within the plan area;

Goals for the Plan

Through the use of thoughtful design, land uses mixes, regulated design guidelines and development criteria, infrastructure planning and upgrades and flexibility to meet changing demands, The North County Development Plan will strive to meet the following goals:

- Encourage a high quality development that is unique to the St. Joseph Area and positioned in the marketplace for success;
- Create a development integrated in the fabric of the surrounding community, through the use of modified and improved circulation and access, pedestrian dedicated trails and walks, significant landscape enhancements, thoughtful site planning, and people scale amenities and details;
- Provide development criteria and design guidelines for a cohesive and unified development;
- Provide a mix of integrated land uses, compatible with each other and the surrounding community;
- Provide an attractive, uniform, well-designed development that combines large and small scale retail with restaurant and entertainment facilities;

- Ensure an open-air shopping center with a common theme among the buildings and landscape and a prominent pedestrian walkway to create movement through the site;
- Allow flexibility within the plan area to allow the plan to react to changing market conditions, and stay cohesive and unified;
- Increase the value of the plan property;
- Create new infrastructure including, sanitary sewer and transportation needs, that benefit the plan area and the surrounding community;
- Provide useable open space and recreation opportunities that are an asset for the users of the development and the surrounding community.

[This Space Intentionally Left Blank]

ARTICLE III – Development Principles

Development Principles

The following section outlines the basic use and development principles for the North County Development Plan. These principles shall provide a general guide for land development within the Plan area.

- The development is located on a large contiguous parcel of land. As such, the future developers shall seize the opportunity to plan and develop the property as one coordinated development, phased in over time.
- The development has tremendous access to major transportation routes. Coordinated connections to these routes are important to the development of the property.
- The Land Use Plan shall be as set forth in this document.
- The plan shall have the flexibility to respond to changes in the market demand, over time.
- The development is planned as a mixed-use development, combining retail, office, business park, general commercial, and open space uses. The design guidelines in the plan shall guide the development of plan areas over time, ensuring consistent and quality design and construction.
- Within the plan area, businesses that provide high quality goods and services to the community, quality jobs for the community, and that elevate the character and level of quality of the development shall be encouraged.
- The plan shall be sensitive to the adjacent neighbors and neighborhoods, and shall provide for buffering, screening, and sensitive site planning to minimize development impact.
- The plan shall provide pedestrian connections from the adjacent residential neighborhoods to the development open space / trail system, and within the development itself.
- The plan shall provide increased vehicular accessibility around and through the development site, including new connections to Belt Highway and Highway 169.
- The plan shall provide safe, convenient, and accessible pedestrian circulation through the development on dedicated routes, trails and walks.
- The plan shall not allow a direct vehicular or motor transport connection to Green Acres Road from the development, but shall encourage pedestrian connections if deemed desirable.
- The Plan shall provide for the extension of Melwood east, into the development, to provide new access for the existing neighborhood.

2010 OCT 12 PM 2:13

ARTICLE IV – Land Uses Areas

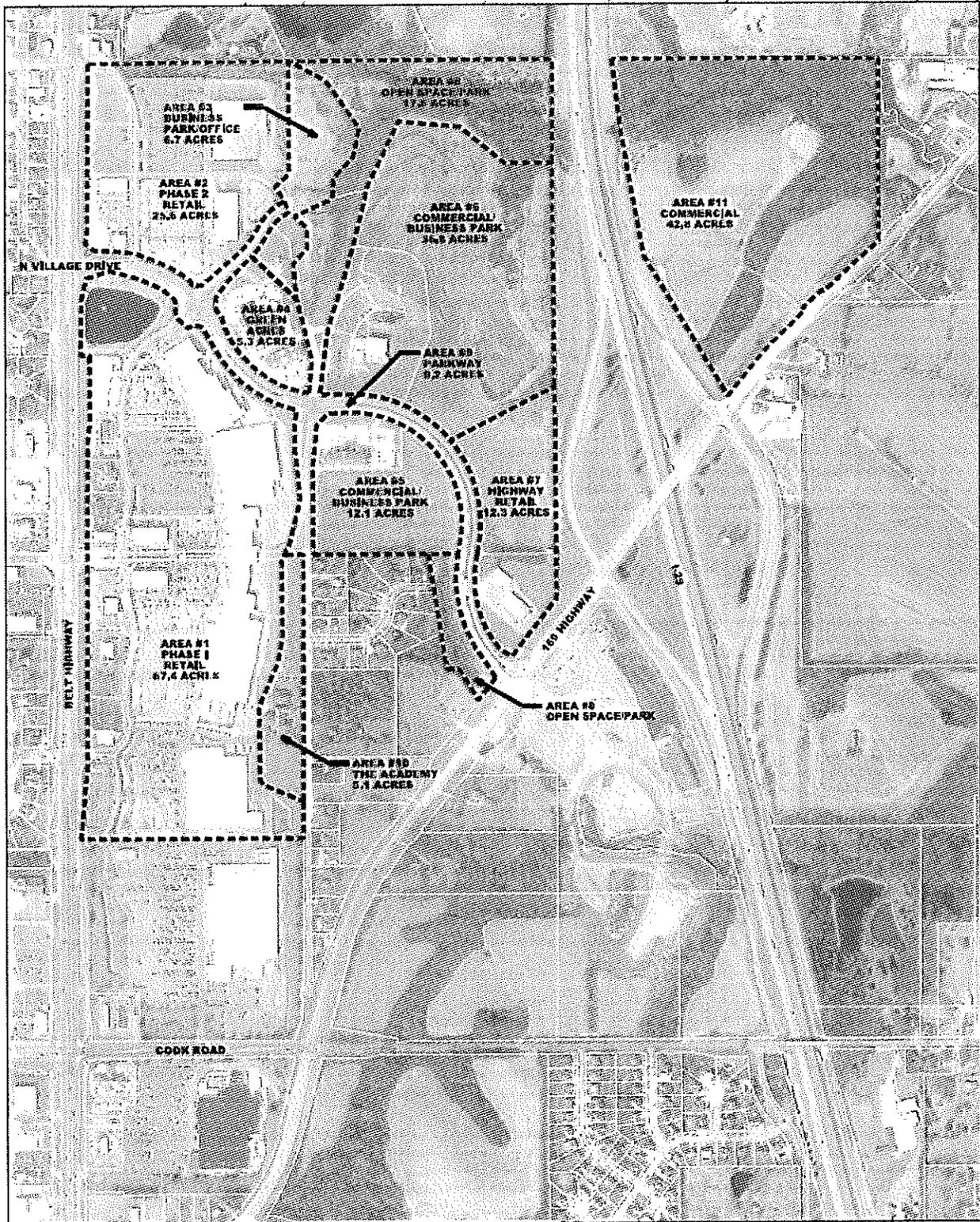
The precise plan establishes the following land use areas as indicated in Exhibit 2 - Land Use Area Plan and referred to in subsequent articles of this Precise Plan:

Description	Land Use Classification	Area
AREA 1:	Phase I – Retail	64.4 Acres
AREA 2:	Phase II – Retail	21.0 Acres
AREA 3:	Business Park / Office	11.8 Acres
AREA 4:	Green Acres	5.4 Acres
AREA 5:	Commercial / Business Park	13.0 Acres
AREA 6:	Commercial / Business Park	34.7 Acres
AREA 7:	Highway Retail	12.3 Acres
AREA 8:	Open Space / Park	24.7 Acres (et. al.)
AREA 9:	Parkway	10.6 Acres
AREA 10:	The Academy	4.5 Acres
AREA 11:	Commercial (contingent upon annexation)	42.1 Acres

[This Space Intentionally Left Blank]

2018 OCT 12 PM 2:18

Exhibit 2
LAND USE AREA PLAN



SNYDER
& ASSOCIATES



LAND USE AREA PLAN

2010 OCT 12 PM 2:18

ST. JOSEPH, MO

CITY CLERK

ARTICLE V – Development Standards

The following Development Standards outline the specific uses permitted within each Land Use Area and define the development standards appropriate for each Land Use Area. The intent of these standards is to provide a guide for appropriate planning of the development and circulation patterns of the development. Application of these standards will promote the best use of the land, encourage use compatibility and minimize conflicts between differing adjacent uses.

Purpose

The purpose of the Development Standards is as follows:

- To establish use regulations, performance standards, height and area regulations and design guidelines.
- To consolidate compatible uses within appropriate land use areas to ensure expansion opportunities for existing uses as well as to provide protection for new uses; and
- To regulate uses at the boundaries of such land use areas to control incompatibilities and adverse impacts on uses in adjacent land use areas and adjacent zoning.

General Standards

A. Architectural Compatibility

1. To the maximum extent practicable, the design of adjacent developments, including developments located across a street from each other, shall be compatible with each other in order to promote a common character and sense of arrival.
 - a) “Compatibility” may be achieved through a combination of the following:
 - i. Incorporation of similar architectural materials, colors and architectural styles that are easily read and understood by motorists on adjacent streets; AND
 - ii. Common site design elements such as site and area features, building lighting, common landscape treatments (especially at lot corners) and consistent and attractive signage.
 - b) “Compatibility” with existing adjacent non-conforming land uses and structures shall not represent just cause for any new development or re-development to be planned in a manner which is not in full compliance with the requirements of the North County Development Precise Plan.

B. Outside Storage

1. No outside storage of any type, including but not limited to materials, supplies, equipment, vehicles, finished or semi-finished products, raw materials or articles of any nature shall be stored or permitted to remain on any building sites outside

of the Building or Buildings constructed thereon, without the written approval of the City of St. Joseph. Any permitted storage shall be screened and/or fenced in a manner so as to not be objectionable to any occupant of other Building Sites in the Precise Plan area or to the general public, and shall be continued only in accordance with the terms of the original notice of approval.

2. Facilities for storage of waste and rubbish shall be maintained within a screened area in closed metal containers of type approved by the City of St. Joseph in writing and only in locations presented on the approved development master plan.
 - a) All screening enclosures shall be constructed of materials compatible with the primary structure which occupies the property being served by said enclosure.
 - b) Architectural plans for screening enclosures shall be submitted along with the development master plan documents for approval by the City of St. Joseph.
3. The bulk storage of any liquids or materials on the outside of Buildings shall be permitted only in locations and in a manner as may be approved in writing by the City of St. Joseph.

C. Circulation

1. Circulation patterns should be thoughtfully planned and designed to provide safe and intuitive movement throughout the Precise Plan Area.
 - a) Connections between various internal Land Use Areas should be easily understood and direct to minimize confusion and to limit unnecessary vehicular traffic congestion.
 - b) Connections to adjacent roadways should provide adequate and safe access to and from the development.
 - c) All vehicular routes shall be designed and built according to the standards of the City of St. Joseph Public Works Department.
2. Pedestrian circulation alternatives should be provided in all development areas.
3. It is a goal of this development to provide a pedestrian friendly environment and encourage pedestrian traffic throughout the site. A trail system including a pedestrian walkway near Green Acres Lake is to be incorporated into the site by any future adjacent development. The materials used for construction of the pedestrian walkway and the trail system shall be of similar character to emphasize the flow of pedestrian traffic. The quality of walkways and public areas is critical to the success of the Precise Plan, especially the retail areas. Specialty paving, ornamental shrubs, seasonal planting beds, decorative lighting, outdoor seating, and gathering spaces at key locations throughout AREA 1 and AREA 2 all contribute to the experience of the retail environment.
4. The internal pedestrian circulation system should provide connection to public pedestrian ways and provide interconnection between land use areas including connection to AREA 8 (Open Space / Park).
5. A circulation network plan should be provided along with all specific development master plans, indicating both vehicular and pedestrian circulation

routes as well as locations for mass transit stop(s), for review and approval by the City of St. Joseph.

Area Standards

AREA 1 & AREA 2

A. Permitted Uses

1. In AREA 1, all buildings, structures, lands or premises' shall be used for one or more of the purposes provided in the permitted uses indicated in Table A - Table of Permitted Uses by Land Use Areas (page 16) or as more specifically described below for AREA 1 and AREA 2:

- a) Large-Scale Retail Business: These establishments sell multiple categories of goods, such as department stores, discount stores, supermarkets, warehouse stores, drug stores or apparel stores. This category also includes retail establishments that carry single category goods such as home furnishings, office equipment, hobby stores, home improvement or appliances. These establishments typically occupy 10,000 square feet or more.
- b) Small-Scale Retail Business: Medium and small-scale retail establishments are those that occupy less than 10,000 square feet. These usually sell specialty items or provide personal services of a personal convenience nature.
- c) Restaurants: This is to include those establishments with outdoor seating and facilities serving alcoholic beverages. Drive-up food service facilities are allowed in the pad site areas.
- d) General service and retail uses for the site are as follows. This list is not intended to prohibit other similar type uses.

- Apparel stores
- Variety stores
- Jewelry stores
- Delis and take-out food
- Shoe stores
- Barbershops
- Junior department stores
- Candy stores
- Housewares
- Bakeries
- Cleaners
- Photography studios
- Art galleries
- Financial institutions
- Multi-category large-scale retail
- Single category large-scale retail
- Health and fitness centers
- Florists
- Gift stores
- Art shops
- Hobby shops
- Beauty salons
- Yardage stores
- Music shops
- Restaurants and cafes
- Soda fountains
- Consumer electronics
- Camera shops
- Hardware stores

- Establishments serving alcoholic beverages which are ancillary to food service
- Furniture stores
- Drug stores
- Specialty food stores
- Home goods stores
- Department stores
- Banks
- Auto repair
- Tire repair
- Liquor stores
- Warehouse clubs
- Supermarkets
- Discount stores
- Theaters
- Home improvement store

B. Provisional Uses

1. Provisional uses for The Shops at St. Joseph include office uses, hotel, child care facilities and veterinary clinics, establishments serving alcoholic beverages not ancillary to food service, and other uses determined by the City of St. Joseph to be similar to those described. These uses are not prohibited but require approval as per Section 31.070, Conditional Uses as provided in Chapter 31, Zoning, of the City's municipal code of ordinances.

C. Outdoor Uses

1. Outdoor and seasonal product sales will be allowed with developer approval, provided they do not result in parking congestion or disturb on-site circulation.

D. Height and Area Standards:

1. In AREA 1 and AREA 2, the minimum parcel area, minimum parcel dimensions (width and depth), minimum yard dimensions (front, side and rear), maximum building height, and maximum building coverage applicable to buildings or structures hereafter erected, constructed or moved and applicable to nonconforming uses and/or nonconforming buildings considered as a business entity and hereafter enlarged, extended or reconstructed shall be as shown in Table B - Height and Area Regulations (page 18) unless otherwise specifically indicated herein.
2. Building setbacks for all buildings except those on the pad sites shall be a minimum 25 feet as measured from the exterior property lines. Pad site buildings shall maintain a 15-foot landscaped setback at a minimum along the Highway 71/Belt Highway frontage. The reduction in setback for those buildings with Belt Highway frontage is due to a shared landscape buffer to be installed on Belt Highway right-of-way with approval from Missouri Department of Transportation.
3. No buildings shall encroach upon the 20-foot landscaping buffer as described in the Landscaping section as applicable.
4. Setbacks from the exterior property lines to the parking areas shall be 10 feet minimum, except the property with frontage along Belt Highway, which may be 5 feet.
5. Interior property lines do not require any setbacks for buildings or parking.

2018 OCT 12 PM 2:15

E. Site Design Standards:

1. Site Coordination – All property owners within the precise plan area must coordinate all site design issues with developer as they relate to adjacent property within the precise plan. Shared access, parking, grading, and landscaping as well as traffic issues and utility design shall be coordinated upon by the adjacent property owners. Mutual access agreements, if required, shall be coordinated by the affected property owners and the developer.4
2. Vehicular Circulation - An internal loop road shall be provided to access internal areas of the AREA 1 and AREA 2. Connections shall be made to Belt Highway and the proposed County Line Road Parkway. The existing Green Acres Road will modified on its north end to end in a cul-de-sac and not be connected with a vehicular roadway into AREA 1. This will eliminate unnecessary traffic through the residential properties east of the development.

AREA 3

A. Permitted Uses:

1. In AREA 3, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed or moved, except for one or more of the permitted uses indicated in Table A – Table of Permitted Uses by Land Use Areas (page 16).

B. Height and Area Standards:

1. In AREA 3, the minimum parcel area, minimum parcel dimensions (width and depth), minimum yard dimensions (front, side and rear), maximum building height, maximum building coverage and maximum off-street parking ratio applicable to buildings or structures hereafter erected, constructed or moved and applicable to nonconforming uses and/or nonconforming buildings considered as a business entity and hereafter enlarged, extended or reconstructed, except as provided in Section 31-056(h) of the Zoning Ordinance of St. Joseph, Missouri, shall be as shown in Table B - Height and Area Regulations (page 18).

AREA 4

- A. Permitted Uses: In AREA 3, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed or moved, except for one or more of the permitted uses indicated in Table A - Table of Permitted Uses by Land Use Areas (page 16).Every effort will be made to renovate the existing buildings.

B. Height and Area Standards:

1. All new structures hereafter built within the limits of AREA 4 (Green Acres) shall comply with the standards outlined in Table B -Height and Area Regulations (page 18).

C. Permitted Uses:

1. Existing communications towers, satellite dishes, and antennae located within the AREA 4 are expressly permitted.
 - a) Said existing communications towers, satellite dishes, and antennae shall be brought into full compliance with the landscape and screening requirements of this Precise Plan within one year of the date of sale of the property upon which the non-compliant structure is situated.
 - b) New communications towers, satellite dishes, or antennae not associated with the successful operation of a principally permitted use on any land within the Precise Plan Area are expressly prohibited.

D. Height and Area Standards:

1. All new structures hereafter built within the limits of AREA 4 (Green Acres) shall comply with the standards outlined in Table B – Height and Area Regulations (page 18).

AREA 5 & AREA 6

A. Permitted Uses:

1. In AREA 5 & AREA 6, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed or moved, except for one or more of the permitted uses indicated in Table A – Table of Permitted Uses by Land Use Areas (page 16).

B. Height and Area Standards:

1. In AREA 5 & AREA 6, the minimum parcel area, minimum parcel dimensions (width and depth), minimum yard dimensions (front, side and rear), maximum building height, and maximum building coverage applicable to buildings or structures hereafter erected, constructed or moved and applicable to nonconforming uses and/or nonconforming buildings considered as a business entity and hereafter enlarged, extended or reconstructed shall be as shown in Table B - Height and Area Regulations (page 18).

AREA 7

A. Permitted Uses:

1. In AREA 7, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed or moved, except for one or more of the permitted uses indicated in Table A – Table of Permitted Uses by Land Use Areas (page 16).

B. Height and Area Standards:

1. In AREA 7, the minimum parcel area, minimum parcel dimensions (width and depth), minimum yard dimensions (front, side and rear), maximum building height, and maximum building coverage applicable to buildings or structures

2010 OCT 12 PM 2:15

hereafter erected, constructed or moved and applicable to nonconforming uses and/or nonconforming buildings considered as a business entity and hereafter enlarged, extended or reconstructed shall be as shown in Table B - Height and Area Regulations (page 18).

AREA 8

A. Permitted Uses:

1. See Table A – Table of Permitted Uses by Land Use Areas (page 16).

B. Height and Area Standards:

1. Plans for any structures proposed for AREA 8 (Open Space / Park) shall be submitted to the City of St. Joseph for approval and permitting.

AREA 9

A. Permitted Uses:

1. See Table A – Table of Permitted Uses by Land Use Areas (page 16).

AREA 10

A. There will be no change to The Academy.

1. All of the land and facilities within AREA 10 (The Academy) shall remain in its current use, condition, and operation.
2. Should the use and/or buildings change in the future, a plan amendment is required as per the City of St. Joseph municipal code of ordinances.

AREA 11

AREA 11 zoning shall apply immediately upon annexation of the land into the City of St. Joseph. These zoning criteria shall not apply to lands outside of the the City of St. Joseph jurisdiction.

A. Permitted Uses:

1. In AREA 11, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed or moved, except for one or more of the permitted uses indicated in Table A – Table of Permitted Uses by Land Use Areas (page 16).

B. Height and Area Standards:

1. In AREA 11, the minimum parcel area, minimum parcel dimensions (width and depth), minimum yard dimensions (front, side and rear), maximum building height, and maximum building coverage applicable to buildings or structures hereafter erected, constructed or moved and applicable to nonconforming uses and/or nonconforming buildings considered as a business entity and hereafter enlarged, extended or reconstructed except as provided in Section 31-056(h) of

2010 OCT 12 PM 2:15

the Zoning Ordinance of St. Joseph, Missouri, shall be as shown in Table B -
Height and Area Regulations (page 18).

[This Space Intentionally Left Blank]

Tables of Permitted Uses by Land Use Areas

X = Denotes a permitted use

na = Denotes existing use not anticipated to change

- = Denotes a non-permitted / prohibited use

Construction	Area #1 Phase I Retail	Area #2 Phase II Retail	Area #3 Business Park/Office	Area #4 Green Acres	Area #5 Commercial Business Park	Area #6 Commercial Business Park	Area #7 Highway Retail	Area #8 Open Space Park	Area #9 Parkway	Area #10 The Academy	Area # 11 Commercial
Building construction -- general	-	-	-	-	-	-	-	-	-	na	-
Heavy construction other than building construction-contractors	-	-	-	-	-	-	-	-	-	na	-
Construction-special trade contractors	-	-	-	-	-	-	-	-	-	na	-
Manufacturing	Area #1 Phase I Retail	Area #2 Phase II Retail	Area #3 Business Park/Office	Area #4 Green Acres	Area #5 Commercial Business Park	Area #6 Commercial Business Park	Area #7 Highway Retail	Area #8 Open Space Park	Area #9 Parkway	Area #10 The Academy	Area # 11 Commercial
Food & kindred products	-	-	-	-	-	-	-	-	-	na	-
Tobacco products	-	-	-	-	-	-	-	-	-	na	-
Textile mill products	-	-	-	-	-	-	-	-	-	na	-
Apparel & other finished products made from fabrics	-	-	-	-	X	X	-	-	-	na	X
Lumber & wood products, except furniture	-	-	-	-	-	-	-	-	-	na	-
Furniture & fixtures	-	-	-	-	X	X	-	-	-	na	X
Paper & allied products	-	-	-	-	-	-	-	-	-	na	-
Printing, publishing, & allied industries	-	-	-	-	X	X	-	-	-	na	X
Chemicals & allied products	-	-	-	-	-	-	-	-	-	na	-
Petroleum refining & related industries	-	-	-	-	-	-	-	-	-	na	-
Rubber & misc., plastics products	-	-	-	-	-	-	-	-	-	na	-
Leather St. leather products	-	-	-	-	-	-	-	-	-	na	-
Stone, clay, glass & concrete products	-	-	-	-	-	-	-	-	-	na	-
Primary metal industries	-	-	-	-	-	-	-	-	-	na	-
Fabricated metal products, except machinery & transportation equipment	-	-	-	-	-	-	-	-	-	na	-
Industrial & commercial machinery & computer equipment	-	-	-	-	-	-	-	-	-	na	-
Electronic & other electrical equipment & components, except computer equipment	-	-	-	-	X	X	-	-	-	na	X
Transportation equipment	-	-	-	-	-	-	-	-	-	na	-
Measuring, analyzing & controlling instruments; photographic medical & optical goods; watches & clocks	-	-	-	-	X	X	-	-	-	na	X

Transportation, Communication, Electric, Gas & Sanitary Services	Area #1 Phase I Retail	Area #2 Phase II Retail	Area #3 Business Park/Office	Area #4 Green Acres	Area #5 Commercial Business Park	Area #6 Commercial Business Park	Area #7 Highway Retail	Area #8 Open Space Park	Area #9 Parkway	Area #10 The Academy	Area #11 Commercial
Railroad transportation	-	-	-	-	-	-	-	-	-	na	-
Local & suburban transit & interurban	X	X	X	X	X	X	X	-	X	na	X
Motor freight transportation & warehousing	-	-	-	-	X	X	X	-	X	na	X
United States Postal Service	X	X	X	X	X	X	X	-	-	na	X
Water transportation	-	-	-	-	-	-	-	-	-	na	-
Transportation by air	-	-	-	-	-	-	-	-	-	na	-
Pipelines, except natural gas	-	-	-	-	-	-	-	-	-	na	-
Transportation services	-	-	-	-	X	X	X	-	X	na	X
Communications	-	-	X	X	X	X	X	-	-	na	X
Electric, gas & sanitary services	-	-	-	-	-	-	-	-	-	na	-
Wholesale Trade	Area #1 Phase I Retail	Area #2 Phase II Retail	Area #3 Business Park/Office	Area #4 Green Acres	Area #5 Commercial Business Park	Area #6 Commercial Business Park	Area #7 Highway Retail	Area #8 Open Space Park	Area #9 Parkway	Area #10 The Academy	Area #11 Commercial
Wholesale trade-durable goods	-	-	-	-	X	X	-	-	-	na	X
Wholesale trade-non-durable goods	-	-	-	-	X	X	-	-	-	na	X
Retail Trade	Area #1 Phase I Retail	Area #2 Phase II Retail	Area #3 Business Park/Office	Area #4 Green Acres	Area #5 Commercial Business Park	Area #6 Commercial Business Park	Area #7 Highway Retail	Area #8 Open Space Park	Area #9 Parkway	Area #10 The Academy	Area #11 Commercial
Building materials, hardware, garden supply & home dealers	X	X	X	-	X	X	X	-	-	na	X
General merchandise stores	X	X	X	-	X	X	X	-	-	na	X
Food stores	X	X	X	-	X	X	X	-	-	na	X
Automotive dealers & gasoline service stations	X	X	X	-	X	X	X	-	-	na	X
Apparel and accessory stores	X	X	X	X	X	X	X	-	-	na	X
Home furniture, furnishings, equipment stores	X	X	X	X	X	X	X	-	-	na	X
Eating & drinking places	X	X	X	-	X	X	X	-	-	na	X
Finance, Insurance & Real Estate	Area #1 Phase I Retail	Area #2 Phase II Retail	Area #3 Business Park/Office	Area #4 Green Acres	Area #5 Commercial Business Park	Area #6 Commercial Business Park	Area #7 Highway Retail	Area #8 Open Space Park	Area #9 Parkway	Area #10 The Academy	Area #11 Commercial
Depository institutions	X	X	X	X	X	X	X	-	-	na	X
Nondepository credit institutions	X	X	X	X	X	X	X	-	-	na	X
Security & commodity brokers, dealers, exchanges & services	X	X	X	X	X	X	X	-	-	na	X
Insurance carriers	X	X	X	X	X	X	X	-	-	na	X
Insurance											

agents, brokers & service	X	X	X	X	X	X	X	-	-	na	X
Real estate	X	X	X	X	X	X	X	-	-	na	X
Holding & other investment offices	X	X	X	X	X	X	X	-	-	na	X
Services	Area #1 Phase I Retail	Area #2 Phase II Retail	Area #3 Business Park/Office	Area #4 Green Acres	Area #5 Commercial Business Park	Area #6 Commercial Business Park	Area #7 Highway Retail	Area #8 Open Space Park	Area #9 Parkway	Area #10 The Academy	Area #11 Commercial
Hotels, rooming houses, camps & other lodging places	X	X	X	X	X	X	X	-	-	na	X
Personal Services	X	X	X	X	X	X	X	-	-	na	X
Business services	X	X	X	X	X	X	X	-	-	na	X
Automotive repair, services & parking	X	X	X	-	X	X	X	-	-	na	X
Misc. repair services	X	X	X	-	X	X	X	-	-	na	X
Motion pictures	X	X	X	-	X	X	X	-	-	na	X
Amusement & recreation services	X	X	X	X	X	X	X	-	-	na	X
Health services	X	X	X	X	X	X	X	-	-	na	X
Legal services	X	X	X	X	X	X	X	-	-	na	X
Educational services	X	X	X	X	X	X	X	-	-	na	X
Social services	X	X	X	X	X	X	X	-	-	na	X
Museums, art galleries & botanical & zoological gardens	X	X	X	X	X	X	X	-	-	na	X
Membership organizations	X	X	X	X	X	X	X	-	-	na	X
Engineering, accounting, research, management & related services	X	X	X	X	X	X	X	-	-	na	X
Warehousing	-	-	-	-	X	X	X	-	-	na	X
Open Space	Area #1 Phase I Retail	Area #2 Phase II Retail	Area #3 Business Park/Office	Area #4 Green Acres	Area #5 Commercial Business Park	Area #6 Commercial Business Park	Area #7 Highway Retail	Area #8 Open Space Park	Area #9 Parkway	Area #10 The Academy	Area #11 Commercial
Recreation	-	-	X	X	X	X	-	X	X	na	X
Trails, walks, & paths	X	X	X	X	X	X	X	X	X	na	X
Parks	X	X	X	X	X	X	X	X	-	na	X
Water features	X	X	X	X	X	X	X	X	X	na	X
Preserved vegetation, woods, meadows, prairie and wetlands	X	X	X	X	X	X	X	X	X	na	X
Residential	Area #1 Phase I Retail	Area #2 Phase II Retail	Area #3 Business Park/Office	Area #4 Green Acres	Area #5 Commercial Business Park	Area #6 Commercial Business Park	Area #7 Highway Retail	Area #8 Open Space Park	Area #9 Parkway	Area #10 The Academy	Area #11 Commercial
Multi-Family Residential	-	-	-	-	-	X	X	-	-	na	X
Residential Care Facility	-	-	-	-	-	X	X	-	-	na	X

Accessory Uses

Accessory uses pursuant to Section 31-050 of the Zoning Ordinance of St. Joseph, Missouri are permitted in the Precise Plan Area subject to compliance with the height and area regulations and the design standards of the Precise Plan and other applicable requirements of the zoning code.

TABLE B

Height and Area Regulations

Description	Land Uses		
	Office / Retail, Finance Insurance & Real Estate, Service Retail	Transportation, Communications, Electric & Gas Service Facilities	Light Industrial/ Manufacturing
Minimum Parcel Area (SF)	6,000	12,000	40,000
Minimum Parcel Dimensions			
Width (FT)	50	100	200
Depth (FT)	120	120	200
Minimum Yard Dimensions			
Front (FT)	None ¹	20	30
Side (FT)	None ¹	The greater of 10' or ½ of the building height.	15
Rear (FT)	10 ¹	The greater of 10' or ½ of the building height.	15
Minimum Landscape Buffer			
Side (FT)	10	10	5
Rear (FT)	10	10	5
Maximum Building Height (FT) ²	45 ³	45	60
Maximum Building Coverage (%) ⁴	80	35	35

Notes:

- ¹ Unless otherwise indicated herein.
- ² Measured from the average finish grade elevation of the building line to the top of the fascia or coping of the primary building roof or parapet wall; mechanical penthouses are not included in this dimension, but should be enclosed or screened in a manner that blends with the exterior material and color of the primary structure.
- ³ Maximum building height for Office and Hotel Uses shall be the greater of 90 feet or 5 stories.
- ⁴ Percentage of the total Parcel Area covered by the cumulative "footprint" floor areas of all primary and accessory buildings located on a parcel.

ARTICLE VI – Design Guidelines

Purpose

The purpose of the Design Guidelines is to more specifically guide future development of the Precise Plan Area in a cohesive and architecturally consistent manner. Incorporation of the following standards will reinforce a commonality and high quality architectural type throughout the Plan Area.

A. Architectural Standards:

1. Retail / Commercial: Through this Precise Plan, a certain set of quality and design standards are issued, which will help create within the retail/commercial portions of the Precise Plan Area, structures that are compatible with the overall design quality of the North County Development. All retail/commercial buildings erected within AREA 1, AREA 2, AREA 7, and any retail/commercial structures within AREA 11 shall be constructed according to the following standards.
 - a) Individual building designs should add richness to the built environment are encouraged and to be implemented upon approval. The use of imaginative forms, approved materials, approved color combinations, and graphics is encouraged. Only original and innovative modifications to standard building façade designs compatible with the overall design of the shopping center will be allowed.
 - b) Initial review of building design compatibility to the precise plan design guidelines for retail applications shall be reviewed by the developer or developer's agent and shall require a letter of approval from the developer prior to submittal to city for plan approval. Review shall include all aspects of design including but not limited to signage, building materials, architectural design compatibility, landscape design and use.
 - c) Show windows must have concealed lighting without pulsating, strobe, or otherwise animated illumination. All interior and exterior surfaces shall be a high quality finish materials. Show windows should minimize the use of back walls that tend to close off the store area visually from the public view.
 - d) Exterior Finishes
 - i. The exterior of the building will be primarily mixture of brick or architectural CMU with accents/banding of differing colors of brick, stucco, cast stone or masonry veneer. Masonry veneer shall comprise at least 30% of building façade.
 - ii. Typical exterior wall construction will be tilt-up concrete, exterior sheathing and a brick, CMU or stucco veneer where appropriate and for maintenance reasons stucco will be avoided in areas below 3'-4' above grade, nor will it be employed over large expanses of wall area without a break in the articulation of the façade.
 - e) Retail / Commercial building signage standards:
 - i. All signs shall comply with the tenant criteria booklet furnished by the developer and as documented by this plan.
 - ii. All signs must be made up of individual illuminated letters; conventional box signs will not be approved. Box signs with raised letters will be considered but are subject to landlord approval.

- a.) Lettering on all store signs shall be limited to business or trade name of the premises as it is known. No sign manufacturer's name, union labels, or other lettering shall be visible. Logo signs will be reviewed on an individual basis, but in general logos will not be allowed.
- b.) No exterior sign or sign panel will be permitted to extend above any roof line.
- c.) Any sign, notice or other graphic or video display, particularly self-illuminated signs, located within the store and which is easily visible from the shopping center will not be permitted.
- d.) No exposed lamps or tubing will be permitted.
- e.) No exposed raceways, crossovers or conduits will be permitted.
- f.) All signage returns shall be semi-glass black enamel finish or blend with adjacent building color.
- g.) All cabinets, conductors, transformers and other equipment shall be concealed from public areas, visible fasteners will not be permitted.
- h.) All metal letters shall be fabricated using full-welded construction, with all welds ground smooth so as not to be visible.
- i.) Acrycap or trimcap retainers used at the perimeter of sign letter faces shall match in color and finish the face or the sides of the sign.
- j.) Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the building face. Angle clips attached to letter sides will not be permitted. All mounting attachments shall be sleeved and painted, and concealed.
- k.) All main signs are to be centered in the signage band.
- l.) All electric signs and installation methods must meet UL standards and contain a UL label.
- m.) All illuminated signs must be turned on during the Center's normal operating hours. The use of time clocks for sign and show window lighting is required.
- n.) Lighting of signs shall be at hours as required by Landlord.
- o.) Minimum height of all signage shall not be less than 60% of the maximum allowable letter height.
- p.) All signage is subject to the approval of the Landlord's Architect and the local authorities.
- q.) Tenants are required to provide a concealed access panel from within the Tenant's leasable area, if applicable, to service and install exterior building signage.
- r.) The developer of each phase of the development shall be required to provide a sign program that supplies the types, location and size of signage. Sign programs shall be approved by the Director of Planning and Community Development, and shall be in conformance with the minimum standards provided in Article II, Signs, of the Zoning Ordinance.

iii. Additional Signage

- a.) Service doors to Tenant spaces throughout the project shall be standard 4", identification only (name and address number). The Tenant shall not apply any signage or other wording to service doors.
 - b.) All signage must be shown to scale on the approved storefront elevation.
 - c.) All additional signage shall be submitted to the developer.
 - d.) Any minor deviations to these criteria will be reviewed on an individual basis and subject to developer approval.
2. Business Park / Office: All buildings erected within AREA 3, AREA 5 and AREA 6 shall be constructed according to the following standards.
- a) All buildings shall be of masonry construction or its equivalent.
 - b) Exterior walls of Buildings shall be finished with face brick, stone, glass, concrete panels painted or finished with a permanent and attractive surface, or their equivalent. With the written permission of the City of St. Joseph, exterior walls of buildings not facing streets may be constructed of painted concrete blocks, provided returns of twenty feet (20') are constructed from walls facing streets of the same material as the material on walls facing streets.
 - c) Any buildings constructed for a Light Industrial / Manufacturing Use within AREA 11 may incorporate modern metal paneling with enduring finish into the design of exterior walls as approved by the City of St. Joseph. However, exposed metal shall be used for decorative or architectural highlights only.
 - d) The improvements on each building site shall include a flagpole flying the American flag or the flag of national origin of the occupant of a building on said building site.
 - e) The exterior of all buildings on a building site shall be illuminated according to a plan approved by the Planning Commission of the City of St. Joseph.
 - f) In the event that any building or other improvement on a building site is to be constructed or otherwise improved with an exposed metal roof, such as a standing seam metal roof or similar installations, the Director of Planning and Community Development, City of St. Joseph may require that said roof be finished with an enduring finish in an approved color to achieve an aesthetically pleasing appearance of said roof from other portions of the Entire Tract.
3. Green Acres / Historic Rehabilitation: Due to the historically significant features present within AREA 4 (Green Acres) all rehabilitation measures will be carried out in accordance with "The Secretary of the Interior's Standards for Rehabilitation" (*Department of Interior regulations, 36 CFR 67*).
4. Open Space / Park: Any structures proposed for AREA 8 shall be appropriately designed to compliment the context of a natural park-like setting.
- a) Materials will compliment the natural environment within which any proposed structures are situated.
 - b) Natural, indigenous construction materials such as wood and stone masonry are recommended.
 - c) Trails, walks, and paths shall be provided throughout the open space/park areas with connections to the public pedestrian circulation system.

- i. Materials used for construction of trails, walks, and paths shall be reflective of their intended use and expected traffic volumes.
- ii. Acceptable materials include but are not limited to:
 - a.) Concrete
 - b.) Asphalt
 - c.) Wood chips
 - d.) Maintained turf
 - e.) Others as approved by the City of St. Joseph

B. Parking regulations:

1. The parking lot standards for uses in the Precise Plan Area shall be as required for the various uses in Section 31-053 of the Zoning Ordinance of St. Joseph, and as provided in this plan. If there is a direct conflict between the plan and the Zoning Ordinance, the plan shall take precedence.
2. The number of parking stalls required for AREA 1 and AREA 2 shall be a minimum 4 stalls per 1000 square feet of building area in lieu of the required minimum indicated in Section 31-053 of the Zoning Ordinance of St. Joseph. The number of spaces required in all other areas shall be determined as part of the plan approval, and shall not necessarily be as required in the Zoning Ordinance.
3. The number of handicap stalls and their dimension and locations shall be provided for the development and determined from the ADA specifications.
4. If any tenant requires a deferral of parking spaces it may be granted by the City of St. Joseph as long as the tenant or tenants representative is able to demonstrate that the proposed usage does not require the number of parking stalls. Parking may also be deferred for the implementation of other aesthetic amenities not required by this Precise Plan, on condition of approval by the City of St. Joseph.
5. Parking lot paving and design requirements.
 - a) All parking lots shall be hard-surfaced (dustless) with concrete, asphalt or similar material. Dirt and loose gravel are prohibited.
 - b) All parking lots shall be striped for definitive automobile spaces in the number, size and design as required by Section 31-053 of the St. Joseph Zoning Ordinance.
 - c) All off-street parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants or employees of the principal use. No motor vehicle repair work, except emergency service, shall be permitted in association with any required off-street parking.
 - d) All off-street parking spaces shall be provided with safe convenient, access to a public street.
 - e) All off-street parking areas shall comply with commonly accepted geometric design standards which may include, but which shall not be limited to: angle of parking; direction of parking; width of parking space; depth of parking space; and width of aisles. In general, design should meet the minimum standards provided in the Zoning Ordinance.

- d) All parking lots shall be illuminated in accordance with the standards of the City of St. Joseph for minimum public parking area illumination.
 - i. All lighting fixtures used to illuminate off-street parking areas shall be designed to minimize glare and will be equipped with cut off shields to minimize spill-over light onto adjacent properties.

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

1. Purpose and applicability:

- a) The general intent of the overall landscaping standards is to break down the visual impact of large parking areas and building facades by intensifying landscaping near building facades and entrances, along the internal roads, and along pedestrian walkways.
- b) Landscape Setback Buffer Area: The purpose of the landscape setback/buffer area is to separate potentially conflicting land uses and to provide a visual buffer between such uses. The landscape setback/ buffer area is required for all new permitted and conditionally permitted uses in the business park zoning districts.
- c) Screening Standards: The purpose of the screening requirements is to shield certain accessory structures and uses associated with new permitted and conditionally permitted uses through the use of planting and/or structural screen walls. 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;
 - v. exterior maintenance equipment; and
 - vi. exterior communications apparatus.
- d) Street Trees: The purpose of the street tree requirement is to create a more desirable visual image along streets and to visually link the various land uses that develop throughout the Precise Plan Area.
 - i. The street tree requirement shall be applicable to all new permitted and conditionally permitted uses in the Precise Plan Area.

2. Requirements:

- a) Landscape setback/buffer area requirements: A landscape setback/buffer area is required along the common property line associated with the side and rear yard areas of new permitted and conditionally permitted uses pursuant to Table B – Height and Area Regulations (page 19) unless otherwise indicated herein.
 - i. The periphery of AREA 1 and AREA 2 at the front shall have a buffer of a minimum of 20 feet wide. The buffer shall be provided along the north side of the property and along Belt Highway. This buffer shall consist of earth berms and landscaping. Along the north buffer, the landscaping should be as continuous as possible.
- b) Landscape setback/buffer area design standards: The minimum quantity of trees and shrubs within the side and rear yard landscape setback/buffer area shall be as follows:

- i. The ten foot landscape setback shall require one tree and three shrubs per 30 feet along the length of the buffer; and
 - ii. The five foot landscape setback shall require one tree and two shrubs per 20 feet along the length of the buffer.
 - iii. The required shrubs should not be strung out along the length of the buffer area. Shrubs shall be clustered within the buffer area in beds, in areas where the greatest impact can be made. Shrubs shall only be planted as an uninterrupted, continuous hedge or shrub mass. Only specimen shrubs may be planted singularly or in turf. All others must be planted in uninterrupted edged and mulched beds.
 - iv. Trees shall be planted in beds as much as is possible for ease of maintenance. Those not planted in beds shall have a minimum 3' mulch ring at the base of the tree.
 - v. Landscape and ground cover area beds shall have cover at the time of planting a minimum of 60% percent ground coverage of plant material; the remaining 40% percent may be nonliving, consisting of bark, wood chips, decorative rock or stone or other similar material. The plant material will be of quantity and spaced so that in 2-4 years, 100% ground coverage shall be achieved.
 - vi. Turf areas may be seeded or sodded. Coverage after 3 mowings shall 100%.
 - vii. Depending on the size and spacing of the selected palette of trees, trees may be located outside of, but adjacent to the buffer area.
 - viii. All trees shall be a minimum of two-inch caliper, and all shrubs shall be a minimum container size of five gallons with a minimum mature height of four to six feet.
- c) The required landscape setback/buffer area is a minimum width. Additional area adjacent to the required buffer area may be utilized for the location/ siting of required trees and/or to achieve a specific design intent.
- d) Landscape maintenance standards:
- i. Plant materials that have died or are no longer functional shall be replaced within one year.
 - 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 so that mature branching occurs a minimum of seven feet from the ground.
 - iv. All shrubs and trees shall be planted so as to avoid obstructing visibility from a vehicle. A clear sight triangle of 25 feet from an intersection shall be established to ensure such visibility and safety.
- e) Screening requirements: Each accessory use and structure listed in Table A associated with new permitted and conditionally permitted uses shall be totally screened by a 100% opaque/semi-opaque structure, including fences and walls, to a minimum six foot height such that the use or activity is not visible from adjacent uses or streets. The screen shall completely obstruct view through the structure. The opaque structure shall be located as near as possible to the use or activity without interfering with the functional requirements of the use or activity.
- f) Street Tree requirements: Street Trees shall be provided and a minimum along both sides of all public roadways as follows:

- i. Street Trees shall be spaced at approximately 50' on center taking into consideration the location of curb cuts, drives, and other unavoidable obstructions.
 - ii. Street Trees shall be a minimum of 2 ½ - inch caliper when installed.
 - iii. Street Trees shall be installed within the public right of way. In cases where limited right of way width makes this impractical, trees may be located outside of, but as close as possible to, the public right of way.
 - iv. A Street Tree plan shall be submitted along with the development master plan to the City of St. Joseph for approval.
- g) Landscape Irrigation: Automatic irrigation sprinkler systems shall be required for all new landscape planting and turf areas. Exception: Interior parking lot islands shall not be required to be irrigated, but shall be encouraged.
- i. Current standard, high quality, automatic irrigation controller, sprinkler and system components shall be used.

D. Parking Lot Landscaping Design Standards

1. Purpose and applicability:

- a) 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.
- b) The parking lot landscaping requirements shall be applicable to all new permitted and special permit uses with open parking lots. These requirements are only applicable to parking lots and surfaces. The general landscaping requirements apply to all other areas.
- c) Two types of parking lot landscaping are required:
 - i. Screening or buffering between the parking lot and adjoining land uses and adjacent streets; and
 - ii. Trees for shading within parking lots.
- d) Parking lot screening.
 - i. 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.
 - ii. Parking lot screening shall be designed so as to avoid obstructing visibility from vehicles in the parking lot or on adjacent streets. A clear sight triangle of 25 feet from an intersection shall be established to ensure visibility and safety.
 - iii. The parking lot screening requirement does not apply to internal parking lots which do not directly front adjacent properties or streets.
 - iv. One hundred percent of the affected street frontage or property boundary, excluding intersecting driveways, must have the required screening.
 - v. 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.

- vi. The reference elevation for the base of the required screen shall be the surface of the parking area that is to be screened.
 - vii. The following maximum grades shall be conformed to in the parking lot screen area:
 - a.) Grass sod or seeded berms: 3:1 (three feet horizontal:one foot vertical); and
 - b.) Planting beds: 2:1
 - viii. Where a parking lot is located adjacent to or comes in direct contact with a side or rear yard setback, the side and rear yard landscape setback/buffer area requirements shall apply and the above parking lot screening requirements shall be waived.
- e) Parking lot landscaping.
- i. Generally, there shall be landscaping along all pedestrian walks and there shall be landscaping along all vehicular entries from the surrounding city streets and the interior circulation roads.
 - ii. One tree in a landscape island shall be provided for every ten vehicular parking spaces, or increment thereof.
 - iii. The required trees shall be located within the parking lot so as to divide and break up expanses of paving and long rows of parking stalls and to create a canopy effect. In general, a minimum of one tree should be located within 80 feet of any parking stall when measured from the trunk.
 - iv. The required parking lot trees should be located within the "parking lot area" where vehicles park and maneuver and not in designated landscape areas. "Within the parking lot area" means the trees must be located in planting areas bounded on at least two sides by parking lot paving. Only trees in landscape "islands," "dividers" or "fingers" shall count toward meeting the parking lot tree requirement.
 - v. There shall, at a minimum, be a landscape island with a minimum of one tree (2 ½" min. caliper at installation) at the end of each row of parking.
 - vi. In cases where the size, location or design of parking lots may not significantly benefit from trees within the parking lot area, the required parking lot trees may be provided adjacent to the parking area, or at the end of aisles.
 - vii. The design and size of the landscape planter (islands, dividers and fingers) shall be sufficient to accommodate the growth of the tree and prevent damage to the tree by vehicles.

E. Signage

1. Because of the unique nature of this development, the plan encourages that an overall sign program with specific sign design guidelines be developed for each Land Use Area.
 - a) The sign program shall be submitted to the Planning Commission of the City of St. Joseph for approval along with the development master plan. Public notice however, is not required, however the Commission shall review and approve.
 - b) The sign program should generally follow the sign provisions of the City's Zoning Ordinance.
 - c) The program should attempt to unify the signs throughout the Precise Plan area such that there is sign consistency displayed throughout the Precise Plan area.

- d) Allowable sign area should be based on the prominence of the user, size of the building facade upon which the sign is located (for wall mount signs), and nature of the use.
- e) Freestanding signs should be restricted to monument type sign structures with a full, solid base at ground level or similar.
 - i. Free standing monument signs should be designed and constructed of materials and character compatible with the primary structure occupying the property upon which said sign is situated while maintaining consistency with the overall sign program for the Precise Plan area.
- f) Monument signs shall be incorporated into landscape areas, said areas can be counted toward total landscape areas required.

[This Space Intentionally Left Blank]

ARTICLE VII – Implementation and Administration

- A. All buildings within the plan area shall be required to comply with all the requirements of the City of St. Joseph building division prior to construction and occupancy.
- B. For those lands within the precise plan area that are not included in the Phase I – Retail phase, a separate master plan shall be developed for each Land Use Area prior to development. The master planned area shall be approved by the Planning Commission per the Code of Ordinances, City of St. Joseph.
- C. A separate development/plan review by the City of St. Joseph Development Review Committee, City Planner, or Building Official is required prior to City approval of proposals or issuance of permits. This review will occur as mandated by City policy.
- D. Conditional use permits: Uses not defined in this Precise Plan may be allowed via a Conditional Use Permit (CUP). The proposed use must be somewhat consistent with, and compatible to, principally permitted uses in the Precise Plan. The CUP process shall be as defined in Section 31-070 of the City of St. Joseph Zoning Ordinance.
- E. Variances and exceptions: Variances and exceptions shall be processed in compliance with, and as defined in Section 31-090-31-109 of the City of St. Joseph Zoning Ordinance.
- F. Appeals: Appeals to any decisions made as a result of the interpretation of the plan, decision of the City Planner, or Planning Commission by any person aggrieved or by any officer, department, board, or bureau of the municipality affected by any decision of the chief building official or city planner may be appealed to the Board of Adjustment. Appeals to any decisions of the Board of Adjustment may be appealed to the City Council. Such appeals shall be taken within five days from the date of the decision by filing with the Planning and Zoning Division of the Community Services Department, City of St. Joseph, Missouri. In order to file an appeal, the requisite application and fee shall be paid to the Community Services Department unless waived by the Director of Community Services. The process for appeal, extent of the Boards appeal powers, stay of proceedings, and decisions on appeals shall be as defined in Section 31-091 of the City of St. Joseph Zoning Ordinance. Decisions of the Board of Adjustments may be appealed to City Council for final decision. Appeals to the City Council shall be filed with the Planning and Zoning Division of the Community Services Department in the same manner as any item for inclusion on the agenda of a regular City Council meeting.
- G. Nonconforming structures and uses: If, by virtue of this Precise Plan, any structure or use should become non-conforming, the provisions of Section 31-056 of the St. Joseph Zoning Ordinance shall apply except as follows:
 - 1. Nonconforming parking lots shall be upgraded and landscaped as part of proposed building upgrades, however discretion can be made by the Community Services director or his/her designee at the time of the proposed upgrades to defer parking lot improvements based on financial considerations. The plan in no way is intended to deter necessary building upgrades or construction due to lack of parking lot improvements, but rather to encourage parking lot improvements for the benefit of the entire plan area. Normal parking lot

maintenance as required by the City's Zoning Ordinance, however, is required within the plan area.

2. A non-conforming use of property that does not have a building associated with said use on the same property shall be considered final, and not allowed to return to the property if discontinued for a period of one year. Said use shall be considered abandoned if said use has not been active for one year. The mere existence of a use on a property, for instance, does not allow for continuance of the use. The use must be active. It is incumbent upon the property owner to show that the use is active. Agricultural uses shall be exempt from the standards of the plan.
 3. Nonconforming uses in structures shall be allowed to continue for the life of the building, unless such use is discontinued for a period of two years. The mere existence of said use does not constitute continuation of the use. It is incumbent upon the property owner to show current receipts if the structure is used for rental purposes, or to show that an active use has continued if not for rental purposes. An active use is one in which the products, goods, or services have continued to be viable in so much as a market exists, or the stock contained therein is rotated on a basis that is consistent with other similar businesses. It shall be incumbent upon the property owner to show an analysis that proves that the stock is rotated in a manner that is consistent with similar businesses.
- H. Modification of Development Standards: Should a specific major change to the plan in regards to use, development standards, design guidelines, or implementation, the proponent of the change shall notify the following entities: Buchanan County Commission, and Director of Planning and Zoning Division of the Community Services Department, City of St. Joseph, Missouri. Major changes must be approved by the Buchanan County Commission and the Planning Commission and City Council of St. Joseph, Missouri.

2018 OCT 12 PM 2:20

Report of the PLANNING COMMISSION to the CITY COUNCIL

Request: A request for approval to amend Table A: Permitted Uses for Land Uses for area #6 and #7 to allow Multi-Family Apartments and Assisted Care Facility within the P-3, North Land Development Precise Plan

Location: 3701 North Village Drive

Petitioner and Agent: Harry Roberts

Date of PC Hearing: September 27, 2018

ITEM #4 Zoning District Amendment – A request for approval to amend Table A: Permitted Uses for Land Uses for area # 6 and #7 to allow Multi-Family Apartments and Assisted Care Facility within the P-3, North Land Development Precise Plan for property located at 3701 North Village Drive, as requested by Harry Roberts on behalf of Buchanan County Commission.

Zoning District Changes move on to City Council
Staff recommendation: approval

Hutchison gave the staff report.

Hebert asked for clarification of area 9 /Table A

Hutchison directed Hebert to Table A in the document.

Harry Roberts-4 River Ridge Terrace, St Joseph-spoke on behalf of the item. Roberts stated there are multiple parties interested in developing at that location and they feel the prospect of having apartments or assisted living facilities would be a good fit.

Boyer asked if it was near the current YMCA

Roberts responded the area is located between Jack Horner and the Y

Boyer stated she thinks is a great location and a development of this type would be a boost to the Shoppes as well

Roberts stated they were optimistic for that

Boyer asked if the City's park was to the north of that location

Roberts responded correct

Hebert asked if there was any talk about street improvements

Shawn Duke-802 Francis-spoke on behalf of the item. Duke stated he was an engineer on the project. Duke stated they have recently platted North Village Plat 9 and there is a street improvement that is a part of the platting. There will be a new extension of North Point Drive.

Duke discussed plans that have already been submitted to the City. Duke stated mixed use is very typical for this type of area.

No one spoke in opposition

Bucher made a motion to approve. Boyer seconded.

**VOTE: Tritten – yes, Bucher-yes, Vaughn – yes, Hebert –yes, Boyer-yes
Ayes – 5, Nays – 0, Abstain-0** Item approved.

07/26/18 2:13:00 PM

CITY CLERK



PLANNING COMMISSION STAFF REPORT

DATE: SEPTEMBER 27, 2018

ITEM NO. 4: NORTHLAND DEVELOPMENT PRECISE PLAN AMENDMENT

APPLICANT: HARRY ROBERTS – BUCHANAN COUNTY COMMISSION

ADDRESS: 3701 NORTH VILLAGE DRIVE

APPLICATION: A request for approval to amend Table A: Permitted Uses for Land Uses in area #6 and #7 to allow Multi-Family Apartments and Assisted Care Facility within the P-3, North Land Development Precise Plan.

STAFF REVIEW: The North Land Development Precise Plan was originally approved in 2003, to provide development standards, permitted uses, and administration for the approximately 244 acres of land situated in the northeast portion of the City. A Precise Plan allows for greater flexibility than what is typically provided in the City's zoning provisions. The development standards for the P-3 precise plan include site planning preferences, building material preferences, and landscape standards. It provides a separate administration section, which allows the City to remain involved in the future development of the plan area.

The current plan allows for commercial and light industrial land development, divided into 11 areas. Each of the 11 areas has a list of permitted uses, height restrictions, and area regulations. All areas within the boundary are subject to the Design Guidelines provided in Article VI. The only modification to the original plan is to allow for areas #6 and #7 allowing for multi-family apartments and assisted care facilities. The applicant has had interest expressed in developing multi-family/senior living facilities in Plat 9 of North Village Drive, which was approved July 24th, 2018.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the amendment to the P-3 North Land Development Precise Plan. This recommendation is based on the following facts:

1. The amendment to the P-3 Precise Plan is believed to be in conformance with the goals and policies of the future land use plan in that the proposed amendments allow for a variety of commercial uses necessary to provide needed services to the community, and supports a high quality of design for commercial and residential development. Which in turn is vital to the social and economic health of the community; and,
2. The proposed amendment is in keeping with the original purpose of the zoning district; and,
3. The proposed amendment is believed to cause no detriment to the public's health, safety or general welfare; and,
4. The inclusion of multi-family residential/assisted care facility is believed to cause no detriment to existing or potential land uses; and,
5. The proposed amendment is believed to not cause significant or inappropriate, hazardous, or detrimental changes in traffic levels to existing or potential nearby land uses.

2018 OCT 12 PM 2:20

STAFF REPORT

Reason for Request: Requesting to expand list of permitted uses.

Exhibits Presented

- Chapters 11, 26 and 31 of the St. Joseph Code of Ordinances (present at the meeting)
- St. Joseph Comprehensive Land Use Plan (present at meeting)
- Application for Zoning District Change
- Mailing list of property owners within 185'

GENERAL INFORMATION

Site Summary

Fire Station Proximity: .60 Miles
100 Year Flood Plain: Is within a regulated flood area

Prepared by: 
Nic Hutchison
City Planner

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

APPLICATION FOR APPROVAL OF ZONING DISTRICT CHANGE

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

- **Street address of the property:** 3701 N. Village Drive, St. Joseph, MO
- **Legal description of the property (must be submitted digitally as well as written unless it is lot and block):** See Attached
- **Requested Zoning District:** P-3
- 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.

With the signing and submittal of this application, the property owner authorizes the City of St. Joseph to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the City Council, City boards & commissions, and City departments.

- **Signature of applicant:** *Harry Roberts*
Print or type name: HARRY ROBERTS
Address of applicant 411 Jules Room 101
St Joseph MO 64501
Telephone number of applicant 816-271-1503
- **Signature of property owner or his/her legal representative:** _____
Print or type name: _____
Address of property owner or his/her legal representative: _____
Telephone number of property owner or his/her legal representative: _____

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. ___ Legal description in digital format (preferably e-mailed to the City Planner).
4. ___ One separate sheet of paper explaining intended use of property.
5. ___ Zoning map (see back).
6. ___ Materials required on application checklist for zoning district change (see back).
7. ___ Planned Unit Developments and Planned Developments must also provide materials listed on PUD/PD checklist.

PID: 03-8.0-27-001-000-001,019

To be completed by City staff only:
Current zoning of property: P-3
Date application recvd: 8/31/18
Date filing fee recvd: _____
Staff initial: NH

County Commission, Buchanan County, Missouri

STATE OF MISSOURI, }
County of Buchanan, }

SS.

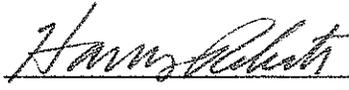
JULY TERM, 2018

In the County Commission of said County, on the 1st day of August, 2018 the following, among other proceeding, were had viz:

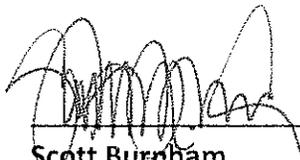
The Buchanan County Commission hereby authorizes Presiding Commissioner Harry Roberts to sign the application for approval of zoning district change with the city of St. Joseph.

It is so ordered.

Ron Hook
Western District Commissioner



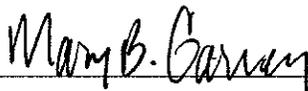
Harry Roberts
Presiding Commissioner

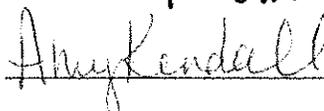


Scott Burnham
Eastern District Commissioner

STATE OF MISSOURI, }
County of Buchanan, }

I, Mary Baack-Garvey, Clerk of the County Commission and for said County, hereby certify the above and foregoing to be a true copy of the proceedings of said County Commission, on the day and year above written, as the same appears of record, in my office. In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County Commission at office in the Courthouse in St. Joseph, MO, this 1st day of August, 2018.



Clerk County Commission
By  _____, D.C.



August 31, 2018

Mr. Nicholas Hutchison
City Planner
City of St. Joseph, MO
1100 Frederick Ave
St. Joseph, MO 64501

RE: North Land Development Precise Plan

Dear Mr. Hutchison:

The owners of the property at 3701 North Village Drive would like to amend the North Land Development Precise Plan to allow for residential type land use for Multi Family Apartments and Assisted Care Facility in areas 6 & 7. They would also like to update the Land Use Area Plan to match what has been constructed. Enclosed is an Land Use Area Table to be added to the existing Table A to amend the precise plan and an updated Land Use Area Plan.

If you have any questions please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shawn Duke', is written over a faint, larger version of the same signature.

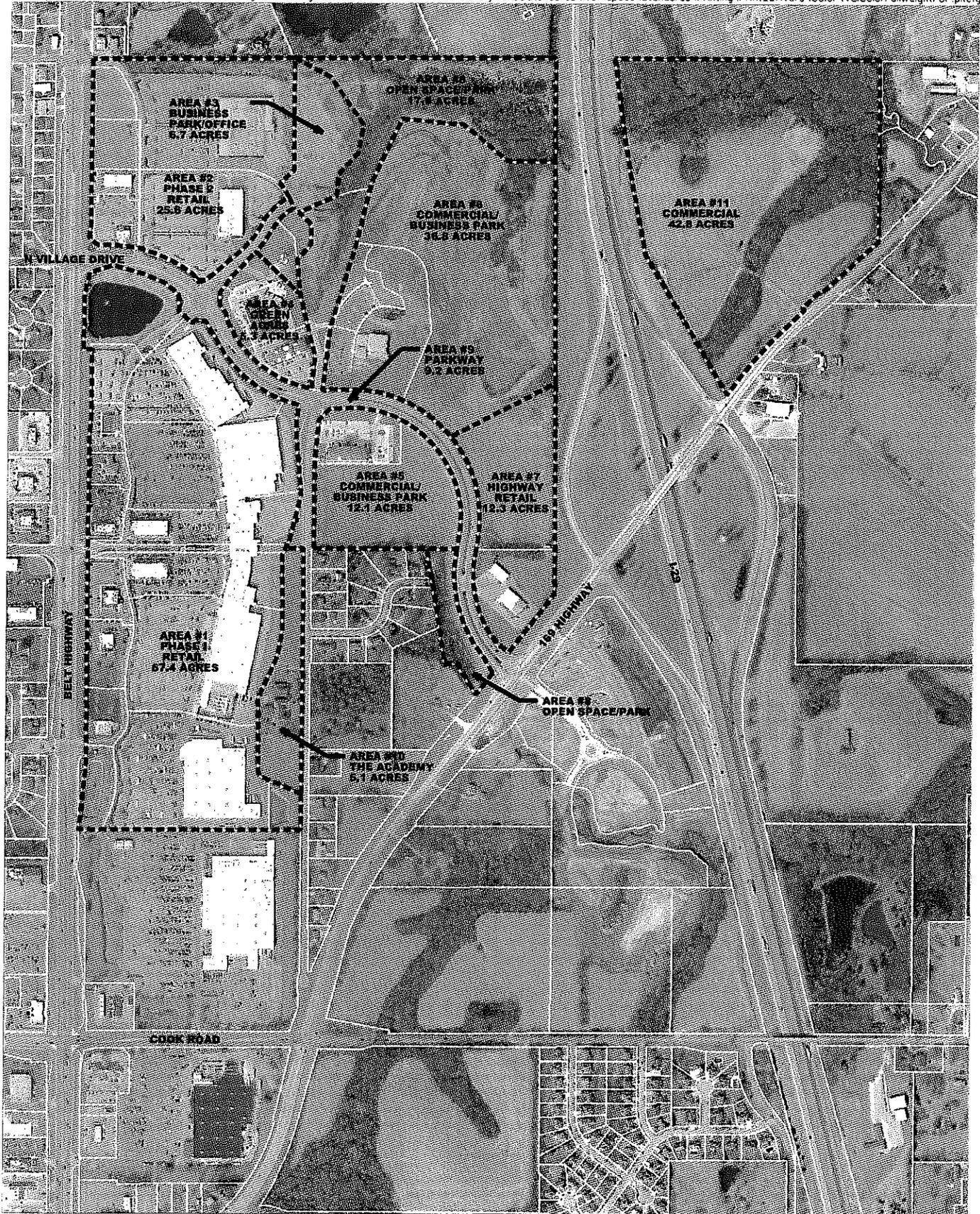
Snyder & Associates, Inc.
Shawn Duke, PE
Project Engineer/Manager

Table A: Permitted Uses by Land Use (cont.)

Table of Permitted Uses By Land Use Areas	Land Use Area										
	Area #1 Phase I Retail	Area #2 Phase II Retail	Area #3 Business Park/Office	Area #4 Green Acres	Area #5 Commercial Bus. Park	Area #6 Commercial Bus. Park	Area #7 Highway Retail	Area #8 Open Space Park	Area #9 Parkway	Area #10 The Academy	Area #11 Commercial
X = Denotes a Permitted/ Prohibited Use											
na = Denotes existing use not anticipated to change											
- = Denotes a non permitted / prohibited use											
Residential											
Multi Family Apartments	-	-	-	-	-	X	-	-	-	na	-
Assisted Care Facility	-	-	-	-	-	X	-	-	-	na	-

2018 OCT 12 PM 2:21

CITY CLERK



LAND USE AREA PLAN

ST. JOSEPH, MO

2018 OCT 12 PM 2:20

0118 0265 11

Owner Name	Situs Address	Mailing Address						
ST JOSEPH SAB LLC	5101 N BELT HWY	1001 E TELECOM DR	BOCA RATON	FL	33431	9171	9690	0935 0153 1917 99
LAFFEY FRED NELSON & JOYCE ANNE TRUS	3427 MELWOOD AVE PO BOX 8371		ST JOSEPH	MO	64508	9171	9690	0935 0153 1918 05
BUCHANAN COUNTY	3620 N VILLAGE DR	411 JULES ST	ST JOSEPH	MO	64501	9171	9690	0935 0153 1917 51
COLE PC ST JOSEPH MO LLC	5405 N BELT HWY	5405 N BELT HWY	ST JOSEPH	MO	64506	9171	9690	0935 0153 1917 68
COLE PC ST JOSEPH MO LLC	N BELT HWY	2325 E CAMELBACK RD STE 1100	PHOENIX	AZ	85016	9171	9690	0935 0153 1917 75
CALLAHAN LLC	5914 N 71 HWY	4730 NE AMAZONIA RD	ST JOSEPH	MO	64505	9171	9690	0935 0153 1917 82
ST JOSEPH PARTNERS LLC	4326 N BELT HWY	9400 REEDS RD STE 100	SHAWNEE MSN	KS	66207	9171	9690	0935 0153 1917 13
MICROMONT HOLDINGS 2 LLC	5403 N BELT HWY	8140 WALNUT HILL LN STE 400	DALLAS	TX	75231	9171	9690	0935 0153 1917 20
PIXLER FRANK A JR & FERN L TRUST	5701 CROYDON ST	5701 CROYDON ST	ST JOSEPH	MO	64506	9171	9690	0935 0153 1917 37
MCWILLIAMS KEVIN G & NICOLE A	5805 CROYDON ST	2910 DOVER ST	ST JOSEPH	MO	64506	9171	9690	0935 0153 1917 44
FANKHAUSER ODA E JR & MYRTLE C LE	5713 CROYDON ST	5713 CROYDON ST	ST JOSEPH	MO	64506	9171	9690	0935 0153 1916 76
HOME GROWN PROPERTIES LLC	4707 GREEN ACRES	PO BOX 8576	ST JOSEPH	MO	64508	9171	9690	0935 0153 1916 83
HD DEVELOPMENT OF MARYLAND INC	5201 C N BELT HWY	PO BOX 105842	ATLANTA	GA	30348	9171	9690	0935 0153 1916 90
CHICK FIL A INC	5303 N BELT HWY	5200 BUFFINGTON RD	ATLANTA	GA	30349	9171	9690	0935 0153 1917 06
PLOWMAN VANCE W & DANA D	4805 GREEN ACRES	4805 GREEN ACRES RD	ST JOSEPH	MO	64506	9171	9690	0935 0153 1916 38
WARD DEREK E	5705 CROYDON ST	5705 CROYDON ST	ST JOSEPH	MO	64506	9171	9690	0935 0153 1916 45
SCHULTZ DAVID S & JOELLA A	5809 CROYDON ST	14320 PARISH DR	ST JOSEPH	MO	64505	9171	9690	0935 0153 1916 52
HOME GROWN PROPERTIES LLC	5902 N BELT HWY	PO BOX 8576	ST JOSEPH	MO	64508	9171	9690	0935 0153 1916 69
BEAVER ROBERT L JR & RODNAE A	4809 GREEN ACRES	4809 GREEN ACRES RD	ST JOSEPH	MO	64506	9171	9690	0935 0153 1915 91
HOMEGROWN PROPERTIES LLC	4815 GREEN ACRES	PO BOX 8576	ST JOSEPH	MO	64508	9171	9690	0935 0153 1916 07
WAL-MART REAL ESTATE BUSINESS TRUST	4201 N BELT HWY	PO BOX 8050 MS 0555	BENTONVILLE	AR	72712	9171	9690	0935 0153 1916 14
COLE PC ST JOSEPH MO LLC	N BELT HWY	2325 E CAMELBACK RD STE 1100	PHOENIX	AZ	85016	9171	9690	0935 0153 1916 21
BROWN DANIELLE R & TOBY R	4415 GREEN ACRES	4415 GREENACRES RD	ST JOSEPH	MO	64506	9171	9690	0935 0153 1915 53
EHRHARDTS JEFFERSON CITY LLC	3505 N VILLAGE DR	2 MELGROVE STE 200	HANNIBAL	MO	63401	9171	9690	0935 0153 1915 60
BUCHANAN COUNTY	3601 N VILLAGE DR	411 JULES ST	ST JOSEPH	MO	64506	9171	9690	0935 0153 1915 77
JACK HORNER MACHINERY	4805 ROCHESTER RD	PO BOX 248	ST JOSEPH	MO	64502	9171	9690	0935 0153 1915 84
CAPVIEW INCOME & VALUE FUND IV LP	5505 N BELT HWY	PO BOX 2148	MILWAUKEE	WI	53201	9171	9690	0935 0153 1915 15
MISSOURI NATIONAL GUARD	5500 N 169 HWY	2302 MILITIA LN	JEFFERSON CITY	MO	65101	9171	9690	0935 0153 1915 22
GUTTERIDGE EFREM & KATHLEEN	4505 GREEN ACRES	2904 SW 13TH ST	LEES SUMMIT	MO	64081	9171	9690	0935 0153 1915 39
FALK SHIRLEY J	5705 NE 169 HWY	3150 LACY LN	HARRISON	AR	72601	9171	9690	0935 0153 1915 46
COLE PC ST JOSEPH MO LLC	5309 N BELT HWY	2325 E CAMELBACK RD STE 1100	PHOENIX	AZ	85016	9171	9690	0935 0153 1914 78
FOSTER DUANE R & BARBARA J TRUST	3431 MELWOOD AVE	3431 MELWOOD AVE	ST JOSEPH	MO	64506	9171	9690	0935 0153 1914 85
BUCHANAN COUNTY	3519 N VILLAGE DR	411 JULES ST	ST JOSEPH	MO	64501	9171	9690	0935 0153 1914 92

BORDERWARINVESTMENTS LLC	5415 NE 169 HWY	3906 OAKLAND AVE STE 8576	ST JOSEPH	MO	64506	9171 9690 0935 0153 1915 08
COLE PC ST JOSEPH MO LLC	5201 N BELT HWY	2325 E CAMELBACK RD STE 1100	PHOENIX	AZ	85016	9171 9690 0935 0153 1914 30
REEDER HEATHER	8 S CARRIAGE DR	8 S CARRIAGE DR	ST JOSEPH	MO	64506	9171 9690 0935 0153 1914 47
BUCHANAN COUNTY	3701 N VILLAGE DR	411 JULES ST	ST JOSEPH	MO	64501	9171 9690 0935 0153 1914 54
CAMPBELL JANE A	5801 CROYDON ST	5801 CROYDON ST	ST JOSEPH	MO	64506	9171 9690 0935 0153 1914 61
LADEROUTE SCOTT A TRUST	6024 NE 169 HWY	6024 NE HWY 169 N	ST JOSEPH	MO	64505	9171 9690 0935 0153 1913 93
CITY OF ST JOSEPH	N VILLAGE DR	1100 FREDERICK AVE	ST JOSEPH	MO	64501	9171 9690 0935 0153 1914 09
BORDERWARINVESTMENTS LLC	5323 NE 169 HWY	5323 N 169 HWY	ST JOSEPH	MO	64505	9171 9690 0935 0153 1914 16
BECK LAURA & TOMMY L	5709 CROYDON ST	5709 CROYDON ST	ST JOSEPH	MO	64506	9171 9690 0935 0153 1914 23
KELLAN RESTAURANT MANAGEMENT CORP	5103 N BELT HWY	5921 NW BARRY RD STE 100	KANSAS CITY	MO	64154	9171 9690 0935 0153 1913 55
M COHEN ENTERPRISES C/O CHILI'S	5105 N BELT HWY	5105 N BELT HWY	ST JOSEPH	MO	64506	9171 9690 0935 0153 1913 62
GARRISON MARY D	4411 GREEN ACRES	4411 GREEN ACRES RD	ST JOSEPH	MO	64506	9171 9690 0935 0153 1913 79
HARRIS STEVEN D	4517 GREEN ACRES	4517 GREEN ACRES RD	ST JOSEPH	MO	64506	9171 9690 0935 0153 1913 86
CHAMBLESS LYNN	4401 GREEN ACRES	4401 GREEN ACRES RD	ST JOSEPH	MO	64506	9171 9690 0935 0153 1913 17
MCMILLIAN CAREY JO	4225 GREEN ACRES	4225 GREEN ACRES RD	ST JOSEPH	MO	64506	9171 9690 0935 0153 1913 24
RAMSAY RYAN & LINDA J	3419 MELWOOD AVE	3419 MELWOOD AVE	ST JOSEPH	MO	64506	9171 9690 0935 0153 1913 31
HAWMAN HAROLD W JR & JANICE L	3423 MELWOOD AVE	3423 MELWOOD AVE	ST JOSEPH	MO	64506	9171 9690 0935 0153 1913 48
TARGET CORPORATION	5201 H N BELT HWY	PO BOX 9456	MINNEAPOLIS	MIN	55440	9171 9690 0935 0153 1912 70
MAZUR L MICHAEL & NANCY G	5605 NE 169 HWY	5605 NE 169 HWY	ST JOSEPH	MO	64505	9171 9690 0935 0153 1912 87
NORTH VILLAGE PROPERTIES LLC	5401 N BELT HWY	3715 SW 29TH ST STE 200	TOPEKA	KS	66614	9171 9690 0935 0153 1912 94
COLE PC ST JOSEPH MO LLC	5107 N BELT HWY	2325 E CAMELBACK RD STE 1100	PHOENIX	AZ	85016	9171 9690 0935 0153 1913 00
CITIZENS BANK & TRUST COMPANY	5305 N BELT HWY	515 WASHINGTON ST	CHILLICOTHE	MO	64601	9171 9690 0935 0153 1912 32
B NAI YAAKOV CEMETERY ASSOCIATION	NE 169 HWY	404 ROBIDOUX CTR	ST JOSEPH	MO	64501	9171 9690 0935 0153 1912 49
ST JOSEPH DEVELOPMENT CO LLC	5501 N BELT HWY	7500 COLLEGE BLVD STE 750	OVERLAND PARK	KS	66210	9171 9690 0935 0153 1912 56
BUCHANAN COUNTY	5702 NE 169 HWY	411 JULES ST	ST JOSEPH	MO	64501	9171 9690 0935 0153 1912 63
BUCKNER GARY W & I ELAINE	4721 GREEN ACRES	4721 GREEN ACRES RD	ST JOSEPH	MO	64506	9171 9690 0935 0153 1911 95
BCPB LC	5307 N BELT HWY	3501 SW FAIRLAWN RD STE 200	TOPEKA	KS	66614	9171 9690 0935 0153 1912 01
COLE PC ST JOSEPH MO LLC	5201 N BELT HWY	2325 E CAMELBACK RD STE 1100	PHOENIX	AZ	85016	9171 9690 0935 0153 1912 18
GREEN ACRES DEVELOPMENT LLC	5411T N POINTE DR	3500 N VILLAGE DR STE 200C	ST JOSEPH	MO	64506	9171 9690 0935 0153 1912 25
BUCHANAN COUNTY	4702 GREEN ACRES	411 JULES ST	ST JOSEPH	MO	64501	9171 9690 0935 0153 1911 57
DB FALK INC C/O SHIRLEY FALK	5501 NE 169 HWY	3150 LACY LN	HARRISON	AR	72601	9171 9690 0935 0153 1911 64
EHRHARDTS JEFFERSON CITY LLC	3600 N VILLAGE DR	2 MELGROVE LN STE 200	HANNIBAL	MO	63401	9171 9690 0935 0153 1911 71
GREEN ACRES REDEVELOPMENT CO LLC	3500 N VILLAGE DR	3500 N VILLAGE DR STE 200C	ST JOSEPH	MO	64506	9171 9690 0935 0153 1911 88
COLE PC ST JOSEPH MO LLC	N BELT HWY	2325 E CAMELBACK RD STE 1100	PHOENIX	AZ	85016	9171 9690 0935 0153 1911 19

2018 OCT 19 PM 2:21

CITY CLERK

CALLAHAN LLC	5918 N BELT HWY	4730 NE AMAZONIA RD	ST JOSEPH	MO	64505	9171	9690	0935	0153	1911	26
URA NORIKO C/O LINDA PARKER	4514 N 169 HWY	505B OAK TREE TER	ST JOSEPH	MO	64506	9171	9690	0935	0153	1911	33
SAMS REAL ESTATE BUSINESS TRUST	5201 N BELT HWY	PO BOX 8050 MS 0555	BENTONVILLE	AR	72712	9171	9690	0935	0153	1911	40
SANDY INVESTMENT PROPERTIES LLC	4 S CARRIAGE DR	4710 STONECREST TER	ST JOSEPH	MO	64506	9171	9690	0935	0153	1910	72
SUMMERS BRADLEY W & DIEDRA E	6 S CARRIAGE DR	5 S CARRIAGE DR	ST JOSEPH	MO	64506	9171	9690	0935	0153	1910	89
GREEN ACRES REDEVELOPMENT MANAGEMENT	5421 N POINTE DR	3500 N VILLAGE DR STE 200C	ST JOSEPH	MO	64506	9171	9690	0935	0153	1910	96
BUCHANAN COUNTY	ROCHESTER RD	411 JULES ST	ST JOSEPH	MO	64501	9171	9690	0935	0153	1911	02
GREEN ACRES REDEVELOPMENT MANAGEMENT	5401 N POINTE RD	3500 N VILLAGE DR STE 200C	ST JOSEPH	MO	64506	9171	9690	0935	0153	1910	34
BORDERWARINVESTMENTS LLC	NE 169 HWY	5323 N 169 HWY	ST JOSEPH	MO	64505	9171	9690	0935	0153	1910	41
SHAMROCK RESTAURANT GROUP LLC	5302 N BELT HWY	9319 NE 93RD TER	KANSAS CITY	MO	64157	9171	9690	0935	0153	1910	58
ST JOSEPH DEVELOPMENT CO LLC	5503 N BELT HWY	7500 COLLEGE BLVD STE4 750	OVERLAND PARK KS		66210	9171	9690	0935	0153	1910	65
FRENCH JACKIE R & JEAN A TRUSTEES	5717 CROYDON ST	5717 CROYDON ST	ST JOSEPH	MO	64506	9171	9690	0935	0153	1910	27

12 OCT 19 PM 2:21

CITY CLERK