



**Heartland  
Health  
Precise  
Plan**  
May 24, 2001

Prepared by the  
City of St. Joseph  
In cooperation with  
Heartland Regional  
Medical Center

# Precise Use Plan For Heartland Regional Medical Center

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# ARTICLE I

## *Legal Description and Plan Map Area*

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This plan shall provide the zoning standards for the land described and shown as follows: WEST 24.50 ACRES BY FREDERICK AVE. A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SECTION ONE (1). TOWNSHIP 57 NORTH, RANGE 35, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, DESCRBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, TOWNSHIP 57, RANGE 35, THAT IS 444.33 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE N0°53'31 "E 1175.57 FEET TO AN IRON PIPE ON THE SOUTH LINE OF U.S. HIGHWAY NO. 36 (NOW RTE. 6) AS NOW LOCATED; THENCE N81 °06'04"E ALONG THE SOUTH LINE OF SAID HIGHWAY 200.00 FEET TO AN IRON PIPE, THENCE S0°53'31 "W 245.06 FEET; THENCE N88°54'42"E ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 157.50 FEET.; THENCE N0°53'31 "E 266.78 FEET TO THE SAID RIGHT OF WAY LINE OF RTE. US 36 (NOW RTE. 6); THENCE ALONG SAID RIGHT OF WAY LINE N81 °06'04"E 478.15 FEET TO A CURVE TO THE LEFT, THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1175.92 FEET, ARC LENGTH OF 77.56 FEET WITH A CHORD BEARING OF N79°12'42"E TO A POINT ON THE WESTERLY LINE OF A 16.5 FEET ROAD CONVEYED TO HERMAN ARNOLD RECORDED IN BOOK 110 AT PAGE 62; THENCE S0°53'31"W ALONG SAID ROAD 204.87 FEET TO THE NORTHEAST CORNER OF A TRACT DEEDED TO AUXIER CONSTRUCTION IN BOOK 2083 PAGE 842 IN SAID. RECORDERS OFFICE; THENCE N88°54'42"W 90.0 FEET; THENCE S0°53'31"W 95.00 FEET; THENCE S88°54'42"E 90.00 FEET; THENCE S0°53'31 "W 1002.70 FEET ALONG THE WEST LINE OF SAID ROAD TO THE SOUTH LINE OF THE SAID QUARTER SECTION; THENCE S88°54'42"W ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 902.15 FEET TO THE POINT OF BEGINNING; CONTAINING 24.50 ACRES MORE OR LESS, AND BEING SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS, IF ANY, NOW OF RECORD.

LEGAL DESCRIPTION OF HEARTLAND HOSPITAL EAST SITE WHERE THE HOSPITAL IS LOCATED:  
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 12, AND IN THE SOUTHEAST QUARTER OF SECTION 1, ALL IN TOWNSHIP 57 NORTH, RANGE 35 WEST, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE (S 88° 57'00"W DEED) S 88°51'28"W MEASURED ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12, T-57N R-35W AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 1 (1381.29 FEET MEASURED) 1,378.7 FEET DEED TO THE NORTHEAST CORNER OF STONECREST EAST SECOND PLAT AND THE TRUE POINT OF BEGINNING; THENCE S 01°12'00" W ALONG A LINE, PART OF WHICH IS THE EAST LINE OF SAID STONECREST EAST SECOND PLAT AND PART OF WHICH IS THE EAST LINE OF STONECREST EAST FOURTH PLAT. 2619.09 FEET, TO THE NORTH RIGHT OF WAY LINE OF FARAON STREET THENCE N 89°04'20"E 620.19 FEET; THENCE N 76°33'34"E 205.00 FEET; THENCE N 89°04'20"E 338.41 FEET; TO THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE 'AC; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES N 06°32'30"E 263.23 FEET; THENCE N 12°15'08"E 201.00 FEET; THENCE N 06°32'30"E 900.00 FEET TO A R/W MARKER THENCE N 02°42'19"E 598.70 FEET, TO A R/W MARKER ON THE WEST R/W LINE; THENCE N 02°45'14"E 389.09 FEET; THENCE N 02°35'05"E 373.35 FEET; THENCE N 88°21'55"W 20.0 FEET; THENCE N 01°19'01"E 418.66 FEET; THENCE S 88°42'40"E 58.67 FEET; THENCE N 02° 07'18"E 113.99 FEET; THENCE WESTERLY LEAVING SAID RIGHT-OF-WAY LINE S 89°13'21" W ALONG A LINE, PART OF WHICH IS THE SOUTHERLY LINE OF MYRNA MANOR, (DEED 1,375.23 FEET) MEASURED 1367.69 FEET TO THE SOUTHWEST CORNER OF SAID MYRNA MANOR; THENCE (DEED N 01°39'34"E) MEASURED N 01°53'31"E ALONG THE WEST LINE OF SAID MYRNA MANOR, (DEED 623.52 FEET) MEASURED 636.83 FEET TO THE SOUTHERLY RIGHT-

OF-WAY LINE OF MISSOURI STATE ROUTE #6 (FREDERICK AVENUE); THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF (DEED 1,186.3 FEET WITH A CHORD BEARING AND DISTANCE OF S 77°26'40"W. 17.02 FEET FOR AN ARC LENGTH OF 17.02 FEET) MEASURED A RADIUS 1,175.92 FEET WITH A CHORD BEARING AND DISTANCE OF S 76°54'29"W 16.99 FEET; THENCE (DEED S 01 39'34"W 1,289.86 FEET) MEASURED S 00°53'31"W 1,302.58 FEET TO A POINT ON THE NORTH LINE OF STONECREST EAST SECOND PLAT, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, TO THE TRUE POINT OF BEGINNING CONTAINING 96.81 ACRES MORE OR LESS, EXCEPT THE TRACT KNOWN AS THE CANCER TRACT CONTAINING 3.08 ACRES, LEAVING 93.73 ACRES MORE OR LESS IN THE HHS PROPERTIES INC. OWNERSHIP AND BEING SUBJECT TO ALL OF THE PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, AND COVENANTS, IF ANY, NOW OF RECORD. THE CANCER CENTER IS RECORDED IN BOOK 1854 PAGE 771

LEGAL DESCRIPTION OF THE TRACT NORTH OF MESSANIE STREET AT THE NORTHEAST CORNER OF MESSANIE STREET AND STATE ROUTE "AC".

A TRACT IN THE SOUTHEAST QUARTER OF SECTION TWELVE (12) TOWNSHIP FIFTY-SEVEN (57) NORTH RANGE THIRTY-FIVE (35) WEST, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI.

ADJUSTED PARCEL 1 PLAT AS RECORDED IN THE RECORDERS OFFICE IN BOOK 1 AT PAGE 61 BUCHANAN COUNTY, MISSOURI. COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, TOWNSHIP 57 NORTH, RANGE 35 WEST,

ST. JOSEPH, MISSOURI; THENCE WITH THE SOUTH LINE OF SAID SECTION 12, N89°47'29"E 1360.84 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION N01°06'10"E 968.19 FEET TO A POINT WHERE SAID LINE INTERSECTS THE CENTERLINE OF AN EXISTING 15-FOOT WIDE SANITARY SEWER EASEMENT AS PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 1249 AT PAGE 97 IN THE OFFICE OF THE BUCHANAN COUNTY RECORDER OF DEEDS; THENCE WITH THE CENTERLINE OF SAID EASEMENT S74°09'47"E 1051.09 FEET TO THE WEST RIGHT-OF-WAY OF RIVERSIDE ROAD, ALSO KNOWN AS MISSOURI ROUTE "AC"; THENCE WITH SAID LINE 518.96 FEET BY ARC DISTANCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,629.16 FEET AND A CHORD BEARING S01°16'07"E 518.92 FEET; THENCE S02°37'42"E 69.99 FEET; TO A POINT WHERE SAID LINE INTERSECTS THE NORTH RIGHT-OF-WAY LINE OF MESSANIE STREET; THENCE WITH SAID LINE S81°54'18"W 329.33 FEET; THENCE S00°23'49"E 43.54 FEET TO SOUTH LINE OF SECTION 12; THENCE WITH SAID LINE S89°47'29"W 718.77 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 18.91 ACRES, MORE OR LESS, INCLUSIVE OF 14,375 SQUARE FEET OF MESSANIE STREET RIGHT-OF-WAY, AND IS SUBJECT TO ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY.

**LEGAL DESCRIPTION OF THE SOUTHWEST TRACT BY MESSANIE STREET:**

THAT PART OF THE SOUTH WEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP FIFTY-SEVEN (57), RANGE THIRTY-FIVE (35), ST. JOSEPH, BUCHANAN .COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 57, RANGE 35, THENCE EAST ALONG THE SECTION LINE THIRTEEN HUNDRED FIFTY-THREE (1353) FEET; THENCE NORTH TEN HUNDRED THIRTY-NINE AND TWO HUNDREDTHS (1039.02) FEET TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY; THENCE WEST ALONG THE SOUTH LINE OF SAID RIGHT OF WAY, THIRTEEN HUNDRED FIFTY-NINE AND SIX HUNDREDTHS (1359.06) FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE SAID QUARTER SECTION LINE, TEN HUNDRED SIXTY-EIGHT AND TWO TENTHS (1068.2) FEET TO THE PLACE OF BEGINNING. SUBJECT TO PUBLIC ROADS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS, IF ANY, NOW OF RECORD. CONTAINING 32.59 ACRES MORE OR LESS; AND AS SHOWN ON EXHIBIT A (attached).

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## ARTICLE II

### *Purpose and Goals of the Precise Plan*

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The Precise Plan for Heartland Health promotes a cost effective community based plan to integrate a wide variety of health service related functions in a campus atmosphere. This campus plan addresses the community's need for increased client care services as the population ages in the coming years. The proposed development positions Heartland Health to strengthen its regional status for the 19 counties it serves while promoting strong alliances between Heartland Health and other community hospitals in its service area.

This Precise Plan provides a vision to guide the development of property owned by Heartland Health. The Precise Plan contains development standards and design guidelines to facilitate sensible, high-quality development that support the community and the master plan of Heartland Health. The Precise Plan also sets forth policies and standards for publicly sponsored capital improvements in the Plan Area that support new development while addressing existing issues and problems. Capital improvement policies focus on right-of-way dimensions, lane configurations, traffic controls and design treatments for adjacent and future roads.

The Precise Plan's development and public improvements policies, land use, density criteria, and specific design guidelines are the basis for creating a distinctive, mixed use area that achieves the following goals:

- A. Encourages synergies between Heartland Health and related businesses to provide a continuum of care and services to our patients in a pleasant cost effective manner.
- B. Addresses the needs of an aging population by grouping the services they need in an easily accessible campus setting.
- C. Provides for the commercial uses that will support neighbors, residences, employee population, providers, and patients.
- D. Improves the street network to enhance pedestrian and traffic flow, and increase the safety for the residents, employees, and patrons of Heartland Health's campus.
- E. Provides for a high quality residential living environment for an aging population with parks, walking trails, and pleasant landscaped areas.
- F. Provides adequate open space environments for use by patrons, employees, and residents of the plan area, and includes linkages throughout the plan area.

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## ARTICLE III *Principles and objectives*

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The following principles and objectives provide a basis for the specific use and development criteria presented in the plan. These principles are based on and derived from the policies of the adopted City of St. Joseph Land Use Plan and the Zoning Ordinance.

- A. The size of the property and its prominent, strategic location provides an opportunity for a high quality mixed use development. To coordinate the mixed uses on this property, the site shall be master planned as a single entity, not segregated into separate development projects. The master plan should be designed and adopted to be somewhat flexible for minor changes in building location and uses to occur that allows for the future needs of the hospital development.
- B. The master plan development shall, in all cases, be sensitive to the adjacent residential neighborhood through the use of location, screening and buffering.
- C. The plan shall provide adequate open space to allow for those working and living within the plan area an opportunity for casual recreation and relaxation.
- D. The plan shall include provisions for mass transit, such as bus stops and van spaces so as to accommodate and encourage the use of public transit.
- E. Retail and service uses should be primarily oriented to the hospital and residential development, and should be limited to neighborhood-serving retail/service uses that complement rather than compete with regional retailing and service activities located along State Highway 169 and other adjacent city streets.
- F. Clear, convenient, safe and inviting pedestrian and vehicular access to and through the plan area shall be provided. Vehicular access shall be coordinated with existing street intersections and major entryways of adjacent properties. An overall pedestrian circulation plan that allows safe pedestrian movement around the hospital campus and ties the residential and hospital campus to the open space areas is desirable and should be considered.
- G. The plan provides an emphasis on alternative concepts and seeks to facilitate innovative approaches to both site and architectural design for the purposes of enhancing functionality and the aesthetic quality of the plan area.

- H. The plan will provide space for a variety of residential living units including duplexes, condominiums and apartment units as well as resident programs in assisted living, hospice and skilled nursing settings. The plan will include necessary support elements such as energy plants, parking, and business support areas.
  - I. The plan will provide office space to support the outpatient functions of doctors and practitioners supporting Heartland Health. Buildings will be generally grouped to develop service synergies. Medical office buildings will generally be no more than 5 stories and not generally exceed 200,000 SF each. However, the plan is intended to be flexible so as to allow for variation depending on future trends and needs of the medical community.
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## ARTICLE IV.

### *Uses*

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- A. Long term care
- B. Skilled nursing
- C. Assisted living
- D. Congregate and independent living for seniors
- E. Mental health care, including acute mental health and similar services.
- F. Medical offices, including offices which support medical facilities.
- G. Medical clinics, including dental clinics and alternative medical clinics as deemed appropriate by Heartland Health.
- H. Administrative offices.
- I. Commercial/service support services including, but not limited to the following.
  - 1. Retail sale and/or rental of medical equipment.
  - 2. Retail pharmacy.
  - 3. Child and adult day care service.
  - 4. Health clubs, swimming pools, wellness centers.
  - 5. Hotel / motel / extended stay facilities.
  - 6. Banking / financial services.
  - 7. Insurance offices.

- 8. Post office substation.
- 9. Restaurants, not including drive-thou service.
- 10. Gift shops.
  
- J. Medical transportation facilities including helistops and off-helicopter landing sites provided they conform to any ordinances regulating the same.
- K. Trade, medical, technical or other specialty schools including colleges.
- L. Conference facilities needed to support the hospital and businesses within the plan area.
- M. Recreation facilities, including parks and walking trails, but not including large, privately owned, for-profit recreational facilities, facilities that will create obtrusive light or noise, or recreational uses that are not primarily utilized by Heartland Health employees, residents, and/or patrons. A YMCA, YWCA or similar organization is permitted as a recreational use.
- N. Single and two-family residential.
- O. Multi-family residential including apartments and condominiums.
- P. Telecommunications / electronic data repository subject to the provisions in Article 5 of the zoning ordinance.
- Q. Parking, including surface and structured, subject to the off-street parking provisions in the Zoning Ordinance.

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## *ARTICLE V*

### *Development standards*

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The land use plan and the plan concept descriptions on the following pages illustrate the design standards and capital improvement policies for the Precise Plan. The principles and objectives listed below provide the basis for the specific use and development criteria contained in this Plan. These principles and the descriptive introduction to each plan area provide the basis for interpreting the discretionary aspects of the plan, both as to uses and development standards.

#### *A. Architectural Compatibility.*

1. It is recognized the existing commercial and residential buildings on Heartland Health's east campus and adjacent to it are of high quality and have been well maintained. New site and building developments shall be architecturally compatible but not necessarily identical to the existing buildings and improvements. More contemporary design themes will be developed that enhance the overall appearance and functionality of the area. The use of qualified, highly skilled architects is recommended so as to assure architectural quality and compatibility.
2. Care shall be taken to locate retail commercial activity away from the adjacent existing residential areas. Where office uses are proposed adjacent to residential areas, landscape buffers will be implemented to create a visual barrier between the building development and adjacent property owners.
3. Buildings over two stories in height shall not be located adjacent to existing residential properties located outside the plan area except as allowed in Article V, Section A2 of this Precise Plan.
4. Loading doors, equipment areas, storage areas, trash enclosures, roof equipment and similar activity areas shall either be located in areas where they are not visible from any streets or from adjacent residential areas or shall be fully screened by walls or landscaping to provide a visual barrier for all areas except the main Heartland Health hospital campus area.

#### *B. Building Heights, Setbacks, and Buffer Zones.*

1. Height - as measured from top of existing or planned curb to top of cornice, parapet, or midpoint of a peaked roof and excludes penthouse construction.

The maximum allowable height of buildings in the plan area is eight stories or 160 feet. Basements shall not be included as a story or part of the overall building height. If a building is built on sloped ground such that a portion of the building is at a lower elevation than the highest ground elevation, the lowest floor shall be considered a basement. In this case, building height shall be measured from the higher ground elevation. In general, the following heights in the specified zones will be followed, however the plan will remain flexible so as to address potential future trends and needs of the hospital facilities:

- a. Hospital Zone - Eight-stories or one hundred sixty feet (160').
  - b. Long Term Care / Assisted Living Zone – Three stories or fifty-two feet (52')
  - c. Office Building Zone – Five-stories or ninety feet (90').
  - d. Retail Zone – One story or twenty feet (20').
  - e. Health Clubs and gyms – Two-stories or forty-eight feet (48').
  - f. Residential Zone – Two-stories or forty-eight feet (48').
  - g. Hotel/hospitality Zone – Four-stories or sixty feet (60').
  - h. Parking Structures – Five levels or sixty feet (60')
2. Setbacks – as measured from property lines: The distance of any building over two stories in height to adjacent residential properties outside the plan area shall, at a minimum, be equal to the height of the building.

- a. Front setback:

Public roads – Generally thirty feet (30') to face of building; however this may be decreased if the design is looking to establish a building line wherein a series of buildings are to be constructed to address the street in a pedestrian friendly manner and are designed such that the buildings enhance the overall appearance of the streetscape.

Private roads – Generally twenty feet (20') to face of building; however this may be decreased if the design is looking to establish a building line wherein a series of buildings are to be constructed to address the street in a pedestrian friendly manner and are designed such that the buildings enhance the overall appearance of the streetscape.

b. Side Setbacks:

Where a building or group of buildings abut an adjacent property outside of the plan area, the minimum side yard setbacks from property lines shall be ten feet (10'), said setback to be increased for structures greater than two stories in height to comply with this plan. The minimum distance between structures within the plan area shall be set by building codes for structure separation. Where not identified, a minimum of eight feet (8') between buildings shall be maintained.

c. Rear Setbacks:

Where a building or group of buildings abut an adjacent property outside of the plan area, the minimum rear yard setback from property lines shall be ten feet (10'), said setback to be increased for structures greater than two stories in height to comply with this plan. There shall be no minimum rear yard setback for buildings within the plan area which are not adjacent to properties outside the plan area.

d. Buffer Zones.

All uses or structures allowed in the Precise Plan area shall provide an adequate buffer zone between the proposed use/building(s) and adjacent residentially zoned or used property. Buffers shall be determined by the extent to which they screen adverse impacts from the adjacent residential properties. Natural features such as creeks, swales, ridgelines, and tree rows or stands shall be preserved and utilized as buffer zones wherever possible. In areas where natural features cannot provide an adequate buffer zone, Heartland shall provide a minimum of 30 feet of landscaping, which may also include property line privacy fencing as allowed in Section 31-054, fences and hedges, in the zoning ordinance.

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*ARTICLE VI*  
*Design guidelines*

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A. *Residential development*

1. Areas in which residential living quarters are to be developed shall create a residential appearance and character through scale, roof shape, and quality residential materials. These areas should be developed in a manner that fosters a neighborhood atmosphere and at a minimum should include sidewalks and street trees adjacent to public or private right of ways.
2. Site plans should layout City block fronts and orientation of dwellings similar to either neighboring residential areas or other quality residential areas within the City of St. Joseph. The area shall create a neighborhood of buildings generally oriented to the streets. Blocks may be delineated by streets or major pedestrian separations.
3. Building walls fronting on the streets shall generally follow street geometry, however variation to this is allowed where the building function or street geometry dictates a different symmetry.
4. In the areas designed for assisted / congregate living, special effort shall be made to create a residential street character throughout the site.
5. Where residential buildings are proposed in an area, the plan seeks to encourage architectural variety be provided amongst units. This is to be accomplished by varying architectural styles, use of building materials, varying rooflines, configuration of porches and other means found by the architect to create the appearance of variety amongst buildings.
6. In areas that may be developed for market rate housing (such as the land located at the southwest corner of South Riverside Road and Messanie Street), special efforts shall be made to create distinctive street character by having buildings across a street face each other (both within and outside the area). In this area, the plan encourages open buildings up to the street by introducing formal entries, stoops, private walkways and low fences with gateways to the "public" sidewalk, and other devices to ground floor units adjacent to the street.
7. Where high density development is proposed, including but not limited to apartments and condominiums, the plan encourages architectural variety in the façade to create the appearance of distinct units or unit groups as opposed to a single facade treatment throughout the entire building façade.

This may be accomplished by varying architectural styles, use of building materials, varying rooflines, configuration of porches and other means found by the architect to create the appearance of variety amongst units or unit groups.

8. Automobile parking within the residentially developed areas shall be clustered in several smaller areas rather than provided in a large parking area, unless a parking area is adequately screened, buffered, and landscaped to create an aesthetically soft and pleasing space.

*B. Commercial retail and service development.*

1. Commercial development, with the exception of a hotel development, shall be generally limited to 25 feet or two stories in height.
2. Commercial buildings should have pleasing, inviting storefront facades. Most commercial buildings will have two primary facades, one facing the street and one facing parking areas. Both are to be considered storefront facades and should be designed accordingly using traditional and/or modern storefront design concepts.
3. The plan encourages buildings to be placed near the public streets with parking placed to minimize automobile intrusion within the community.
4. Building equipment, dumpsters and other accessory items shall be either located within the building or screened from view of the public street and parking areas.
5. Landscaping shall be provided in the front and back of commercial buildings such that there is a minimum of fifteen feet (15').
6. Access to commercial building shall be provided from interior roads as opposed to taking access from Frederick Avenue, Faraon Street, or Riverside Road.
7. Architecture for commercial buildings and exterior building materials shall be flexible, but compatible with other buildings in the plan area, and particularly buildings nearest the commercial development. Architecture and building materials shall be reviewed and approved by Heartland Health or their designated representative.

*C. Medical office and hospital buildings.*

1. New medical office or hospital buildings that are proposed directly adjacent to existing buildings shall be designed in a manner that is consistent, compatible and complementary to the existing buildings.

Architecture and building materials shall be reviewed and approved by Heartland Health or their designated representative.

2. Entrances to buildings shall be designed to consider the overall plan area vehicular and pedestrian circulation, and be easily identified through the use of the buildings architectural treatment.
3. Medical office buildings which are proposed to be developed within a "medical park" setting should display architecture and materials that are consistent throughout the park. In addition, pitched roofs with high quality roofing materials that are compatible with the materials used on exterior walls is encouraged for buildings proposed in a medical park setting. Architecture and building materials shall be reviewed and approved by Heartland Health or their designated representative.
4. The plan encourages the use of high quality exterior finish materials such as brick, stone, stucco, drivit, hearty plank siding or similar materials.
5. Building equipment, dumpsters, storage space, and other accessory items shall be either located within the buildings or screened from view of the public and private streets, and parking areas.

*D. Parking structures.*

1. Parking structures shall be architecturally designed in a manner that clearly identifies the entrances and exits.
2. The use of significant landscape areas shall be incorporated into the site design such that the hard walls of the structure can be softened and the overall height of the structure appears to be brought down to the pedestrian level.
3. Special attention shall be given to pedestrian circulation in and around the structure. Particular emphasis shall be given to pedestrian circulation outside the structure to ensure comfortable, safe walkways are provided and integrated with the facilities for which the parking is intended to serve.
4. All parking spaces shall be in compliance with the off-street parking and loading requirements provided in the zoning ordinance. However, interior travel lanes and back up distances shall be determined by the project designer and dependent upon the overall circulation pattern and parking space configuration.

*E. Surface parking areas*

1. The use of significant landscape areas shall be incorporated into the parking area design so that hard edges are avoided and some screening of automobiles is achieved.
2. Special attention shall be given to pedestrian circulation in and around the parking area. Particular emphasis shall be given to pedestrian circulation to ensure comfortable, safe walkways are provided and integrated with the facilities for which the parking is intended to serve.
3. All parking spaces shall be in compliance with the off-street parking and loading requirements provided in the zoning ordinance. However, interior travel lanes and back up distances shall be determined by the project designer and dependent upon the overall circulation pattern and parking space configuration.

*F. 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 the entire plan area. The sign program should generally follow the sign provisions of the City's zoning ordinance. The program should attempt to unify the signs throughout the plan area such that there is sign consistency displayed throughout the plan area. Allowable sign area should be based on the prominence of the user, size of the building facade for which the sign is located, and nature of the use. Freestanding signs should be restricted for use by the hospital only. Small freestanding signs may be appropriate to announce residential neighborhoods/areas, a medical park area, and to identify a group of medical professionals located in a single building. Commercial users should be restricted to wall signs only.
2. Until such time as a sign program is developed, signs shall be subject to compliance with the City's zoning ordinance.

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## ARTICLE VII

### *Capital improvements*

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Within the plan area, there are numerous capital improvement projects proposed. The following improvements are proposed:

- A. The installation of water, sanitary sewer, storm sewer, gas, power, telephone, and cable TV services to support the new building areas proposed.
- B. Construction of a public road between Faraon Street and Frederick Avenue in accordance with City standards for roadway construction.
- C. Similarly Heartland Health will work with the City to provide an alternate connection road between Faraon Street and Messanie Street as the property located on the south side of Faraon Street is developed.
- D. Private circulation roads will be constructed to provide public access to buildings and parking areas within the plan area, and safe access to City roads. Private circulation roads will be designed to accommodate the necessary truck traffic for deliveries and service to the buildings developed.
- E. Private circulation roads shall not be connected to public roads in adjacent residential developments not owned by Heartland Health.
- F. Entrance improvements on Riverside Road to Heartland Regional Hospital; the main entrance to the hospital complex.
- G. Entrance improvements on Riverside and/or State Road AC to the future development north of Lake Evans.

Utilities, to include the following:

- 1. Extension of power to building developments.
- 2. Extension of City sewer systems to building developments.
- 3. Extension of City water systems to building developments.
- 4. Extension of cable TV to building developments.
- 5. Extension of telephone systems to building developments.
- 6. Expansion of computer networks to building developments.

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## ARTICLE VIII

### *Implementation and administration*

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- A. All development proposals within the plan area shall first be approved by Heartland Health. Prior to submitting any plans to the City of St. Joseph building division requesting permits to include, but not limited to, building permits, demolition permits, access permits, sidewalk permits, sign permits, a signed set of plans and/or letter from Heartland Health stating that they have reviewed and accepted the proposal is required.
- B. For those lands within the plan area that are not included in the initial master plan for the campus, a separate master plan shall be developed for the area prior to development. The master planned area shall be first approved by Heartland Health in the manner described above and then approved by the City of St. Joseph.
- C. Approval by Heartland Health does not mandate City approval.
- D. 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.
- E. 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.
- F. 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.
- G. Appeals: Appeals to any decisions made as a result of the interpretation of the plan, decision of the City Planner, or Landmark 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. Such appeals shall be taken within five days from the date of the decision by filing with office of the Planning and Community Development Department, City of St. Joseph, Missouri. In order to file an appeal, the requisite application and fee shall be paid to the Planning and Community Development Department

unless waived by the Director of Planning and Community Development. 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.

- H. 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:

Nonconforming parking lots shall be upgraded and landscaped as part of proposed building upgrades, however discretion can be made by the Planning and Community Development 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.

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.

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.

AN ORDINANCE REDISTRICTING HEARTLAND HOSPITAL EAST CAMPUS FROM R-1A SINGLE-FAMILY RESIDENTIAL DISTRICT AND C-0 NON-RETAIL COMMERCIAL TO P-2, HEARTLAND HEALTH PRECISE USE PLAN, REQUESTED BY HEARTLAND HEALTH AND THE CITY OF ST. JOSEPH

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

SECTION 1. That Chapter XXXI, Section 31-003, of the Code of Ordinances of the City of St. Joseph, pertaining to zoning districts be, and hereby is amended by enacting a new section to be added thereto, to be known as Section 31-003.110 and read as follows:

Section 31-003.110

LEGAL DESCRIPTION OF HEARTLAND HOSPITAL EAST:

THE WEST 24.50 ACRES BY FREDERICK AVE..A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION ONE (1). TOWNSHIP 57 NORTH. RANGE 35, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, TOWNSHIP 57, RANGE 35, THAT IS 444.33 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NO°53'31"E 1175.57 FEET TO AN IRON PIPE ON THE SOUTH LINE OF U.S. HIGHWAY NO. 36 (NOW RTE. 6) AS NOW LOCATED; THENCE N81°06'04"E ALONG THE SOUTH LINE OF SAID HIGHWAY 200.00 FEET TO AN IRON PIPE, THENCE S0°53'31 "W 245.06 FEET; THENCE N88°54'42"E ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 157.50 FEET; THENCE NO°53'31"E 266.78 FEET TO THE SAID RIGHT OF WAY LINE OF RTE. US 36 (NOW RTE. 6); THENCE ALONG SAID RIGHT OF WAY LINE N81°06'04"E 478.15 FEET TO A CURVE TO THE LEFT, THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1175.92 FEET, ARC LENGTH OF 77.56 FEET WITH A CHORD BEARING OF N79°12'42"E TO A POINT ON THE WESTERLY LINE OF A 16.5 FEET ROAD CONVEYED TO BERMAN ARNOLD RECORDED IN BOOK 110 AT PAGE 62; THENCE S 0°53'31"W ALONG SAID ROAD 204.87 FEET TO THE NORTHEAST CORNER OF A TRACT DEEDED TO AUXIER CONSTRUCTION IN BOOK 2083 PAGE 842 IN SAID RECORDERS OFFICE; THENCE N88°54'42"W 90.0 FEET; THENCE S 0°53'31"W 95.00 FEET; THENCE S88°54'42"E 90.00 FEET; THENCE SO°53'31"W 1002.70 FEET ALONG THE WEST LINE OF SAID ROAD TO THE SOUTH LINE OF THE SAID QUARTER SECTION; THENCE S88°54'42"W ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 902.15 FEET TO THE POINT OF BEGINNING; CONTAINING 24.50 ACRES MORE OR LESS, AND BEING SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS, IF ANY, NOW OF RECORD.

LEGAL DESCRIPTION OF HEARTLAND HOSPITAL EAST SITE WHERE THE HOSPITAL IS LOCATED:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 12, AND IN THE SOUTHEAST QUARTER OF SECTION 1, ALL IN TOWNSHIP 57 NORTH, RANGE 35 WEST ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE

SOUTHEAST QUARTER OF SAID SECTION 1; THENCE (S 88° 57'00"W DEED) S 88°51'28"W MEASURED ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12, T-57N R-35W AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 1 (1381.29 FEET MEASURED) 1378.7 FEET DEED TO THE NORTHEAST CORNER OF STONECREST EAST SECOND PLAT AND THE TRUE POINT OF BEGINNING; THENCE S 01°12'00" W ALONG A LINE, PART OF WHICH IS THE EAST LINE OF SAID STONECREST EAST SECOND PLAT AND PART OF WHICH IS THE EAST LINE OF STONECREST EAST FOURTH PLAT 2619.09 FEET, TO THE NORTH RIGHT OF WAY LINE OF FARAON STREET THENCE N 89°04'20"E 620.19 FEET; THENCE N 76°33'34"E 205.00 FEET; THENCE N 89°04'20"E 338.41 FEET; TO THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE AC; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: N 06°32'30"E 263.23 FEET; THENCE N 12°15'08"E 201.00 FEET; THENCE N 06°32'30"E 900.00 FEET TO A R\W MARKER; THENCE N 02°42'19"E 598.70 FEET, TO A R\W MARKER ON THE WEST R\W LINE; THENCE N 02°45'14"E 389.09 FEET; THENCE N 02°35'05"E 373.35 FEET; THENCE N 88°21'55"W 20.0 FEET; THENCE N 01°19'01"E 418:66 .FEET; THENCE S 88°42'40"E 58:67 FEET; THENCE N 02°07'18"E 113.99 FEET; THENCE WESTERLY LEAVING SAID RIGHT-OF-WAY LINE S89°13'21" W ALONG A LINE, PART OF WHICH IS THE SOUTHERLY LINE OF MYRNA MANOR, (DEED 1,375.23 FEET) MEASURED 1367.69 FEET TO THE SOUTHWEST CORNER OF SAID MYRNA MANOR; THENCE (DEED N 01°39'34"E) MEASURED N 01°53'31"E ALONG THE WEST LINE OF SAID MYRNA MANOR, (DEED 623.52 FEET) MEASURED 636.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE #6 (FREDERICK AVENUE); THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF (DEED 1,186.3 FEET WITH A CHORD BEARING AND DISTANCE OF S 77°26'40"W 17.02 FEET FOR AN ARC LENGTH OF 17.02 FEET) MEASURED A RADIUS 1175.92 FEET WITH A CHORD BEARING AND DISTANCE OF S 76°54'29"W 16.99 FEET; THENCE (DEED S 01 39'34"W 1,289.86 FEET) MEASURED S 00°53'31"W 1,302.58 FEET TO A POINT ON THE NORTH LINE OF STONECREST EAST SECOND PLAT, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, TO THE TRUE POINT OF BEGINNING CONTAINING 96.81 ACRES MORE OR LESS, EXCEPT THE TRACT KNOWN AS THE CANCER TRACT CONTAINING 3.08 ACRES, LEAVING 93.73 ACRES MORE OR LESS IN THE HHS PROPERTIES INC. OWNERSHIP AND BEING SUBJECT TO ALL OF THE PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, AND COVENANTS, IF ANY, NOW OF RECORD. THE CANCER CENTER IS RECORDED IN BOOK 1854 PAGE 771.

LEGAL DESCRIPTION OF THE TRACT NORTH OF MESSANIE STREET AT THE NORTHEAST CORNER OF MESSANIE STREET AND STATE ROUTE "AC":

A TRACT IN THE SOUTHEAST QUARTER OF SECTION TWELVE (12) TOWNSHIP FIFTY-SEVEN (57) NORTH RANGE THIRTY-FIVE (35) WEST, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI.

ADJUSTED PARCEL 1 PLAT AS RECORDED IN THE RECORDERS OFFICE IN BOOK 1 AT PAGE 61 BUCHANAN COUNTY, MISSOURI: COMMENCING AT THE SOUTHWEST

CORNER OF SAID SECTION 12, TOWNSHIP 57 NORTH, RANGE 35 WEST, ST. JOSEPH, MISSOURI; THENCE WITH THE SOUTH LINE OF SAID SECTION 12, N89°47'29"E 1360.84 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION N01°06'10"E 968.19 FEET TO A POINT WHERE SAID LINE INTERSECTS THE CENTERLINE OF AN EXISTING 15-FOOT WIDE SANITARY SEWER EASEMENT AS PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 1249 AT PAGE 97 IN THE OFFICE OF THE BUCHANAN COUNTY RECORDER OF DEEDS; THENCE WITH THE CENTERLINE OF SAID EASEMENT S74°09'47"E 1051.09 FEET TO THE WEST RIGHT-OF-WAY OF RIVERSIDE ROAD, ALSO KNOWN AS MISSOURI ROUTE AC; THENCE WITH SAID LINE 518.96 FEET BY ARC DISTANCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,629.16 FEET AND A CHORD BEARING S01°16'07"E 518.92 FEET; THENCE S02°37'42"E 69.99 FEET; TO A POINT WHERE SAID LINE INTERSECTS THE NORTH RIGHT-OF-WAY LINE OF MESSANIE STREET; THENCE WITH SAID LINE S81°54'18"W 329.33 FEET; THENCE S00°23'49"E 43.54 FEET TO SOUTH LINE OF SECTION 12; THENCE WITH SAID LINE S89°47'29"W 718.77 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 18.91 ACRES, MORE OR LESS, INCLUSIVE OF 14,375 SQUARE FEET OF MESSANIE STREET RIGHT-OF-WAY, AND IS SUBJECT TO ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY.

LEGAL DESCRIPTION OF THE SOUTHWEST TRACT BY MESSANIE STREET:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP FIFTY-SEVEN (57), RANGE THIRTY-FIVE (35), ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 57, RANGE 35, THENCE EAST ALONG THE SECTION LINE THIRTEEN HUNDRED FIFTY-THREE (1353) FEET; THENCE NORTH TEN HUNDRED THIRTY-NINE AND TWO HUNDREDTHS (1039.02) FEET TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY; THENCE WEST ALONG THE SOUTH LINE OF SAID RIGHT OF WAY, THIRTEEN HUNDRED FIFTY-NINE AND SIX HUNDREDTHS (1359.06) FEET TO THE WEST LINE .OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE SAID QUARTER SECTION LINE, TEN HUNDRED SIXTY-EIGHT AND TWO TENTHS (1068.2) FEET TO THE PLACE OF BEGINNING. SUBJECT TO PUBLIC ROADS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS, IF ANY, NOW OF RECORD. CONTAINING 32.59 ACRES MORE OR LESS;

AND AS SHOWN ON EXHIBIT A (attached).

Shall be redistricted from RI-A single-family residential and C-0 non-retail commercial to P-2 Heartland Health Precise Use Plan, all as shown on the plat marked "Exhibit A", attached hereto and which is hereby adopted as an amendment to the district map constituting part of said section. Said zone district change is approved as requested by Heartland Health in cooperation with the City of St. Joseph, Missouri.

SECTION 2.

That this ordinance shall constitute approval of said zone district change based on the following findings:

1. This proposal is in conformance with the goals and policies of the comprehensive plan in that the proposed rezoning will coincide with the existing residential development providing a variety of housing types and a quality residential environment within the City.
2. The proposal is in keeping with the purpose of zoning districts in that the proposal is for residential units within a residential zone district and allows for flexibility while retaining the basic standards of the R-2 zoning district.
3. The proposed use will not be detrimental to the public health, safety, or welfare in that this development proposal includes provisions for safe roads, fire suppression, sanitary waste disposal and other amenities needed to provide a safe and healthy environment.
4. The proposed use will not be detrimental to existing or proposed uses in the area in that the use is similar in nature as the existing uses in the area, and the development pattern has been designed to compliment existing development patterns.
5. The proposed use will not generate inappropriate types or levels of traffic for the classification of streets in the area in that this is a residential development, and, typically these developments do not generate large truck/vehicle traffic types and the development includes construction of the local roads necessary to serve the new housing units.

SECTION 3. The Planning Commission finds and declares that due notice and hearing required by Section 89,050, Missouri Revised Statutes, 1994, as amended, has been given and had, and furthermore, as provided by Section 31-071-of the Code of Ordinances of the City of St. Joseph, Missouri, has submitted its recommendation-to the City Attorney and the City Manager including notations as to protests or lack of protests.

SPONSOR: COUNCILMEMBER

Special \_\_\_\_\_ **ORDINANCE NO.** \_\_\_ 5757

ORDINANCE ADOPTING THE HEARTLAND HEALTH PRECISE USE PLAN REQUESTED BY HEARTLAND HEALTH AND THE CITY OF ST. JOSEPH.

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

SECTION 1. That the City Council of the City of St. Joseph does hereby adopt the Heartland Health Precise Use Plan attached hereto, and incorporated herein by reference; said plan to apply to the P-2, Heartland Health Precise Use Plan zoning district as adopted by General Ordinance Number 1832, dated June 25<sup>th</sup> 2001.

SECTION 2. The Planning Commission finds and declares that due notice and hearing required by Section 89.050, Missouri Revised Statutes, 1994, as amended, has been given, and furthermore, as provided by Section 31-071 of the Code of Ordinances of the City of St. Joseph, Missouri, has submitted its recommendation to the City Attorney and the City Manager including notations as to protests or lack of protests.

Approved as to form:

