

X3-16-22

SPONSOR: COUNCILMEMBER O'DELL

SPECIAL

**ORDINANCE NO.**

**10087**

AN ORDINANCE ADOPTING THE RIVERFRONT PRECISE PLAN AS PREPARED BY THE CITY OF ST. JOSEPH CONSISTING OF 365 ACRES MORE OR LESS LOCATED GENERALLY WEST OF INTERSTATE 229, EAST OF THE MISSOURI RIVER, NORTH OF ROBIDOUX LANDING AND SOUTH OF THE CITY LIMITS.

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

SECTION 1. That the City Council of the City of St. Joseph does hereby adopt The Riverfront Precise Plan attached hereto as Exhibit "A", and incorporated herein by reference; said plan to apply to the P-12 The Riverfront Precise Plan zoning district as adopted by General Ordinance Number 3011, dated November 1, 2021, said approval being for the following property:

PARCEL #1

MISSOURI DEPARTMENT OF CONSERVATION  
ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
AND SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 58 NORTH,  
RANGE 35 WEST, LYING SOUTH OF THE CITY LIMIT LINES FOR THE  
CITY OF ST. JOSEPH, MISSOURI AND LYING WEST OF INTERSTATE 229.

PARCEL #2

RECORD DESCRIPTION BOOK 3646 PAGE 314:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP FIFTY-EIGHT (58),  
RANGE THIRTY-FIVE (35), DESCRIBED AS FOLLOWS: BEGINNING ON  
THE NORTH LINE OF SECTION THIRTY-ONE (31) AND IN THE CENTER  
OF THE PUBLIC ROAD, AT A POINT THIRTEEN HUNDRED THIRTY  
(1330) FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION;  
THENCE WEST SIX HUNDRED AND FIVE TENTHS (600.5) FEET TO THE  
NORTHEAST CORNER OF A TRACT OF GROUND SOLD TO ST. JOSEPH  
WATER COMPANY, DEED FOR WHICH IS RECORDED IN BOOK 107 AT  
PAGE 150, DEED RECORDS OF BUCHANAN COUNTY, MISSOURI;  
THENCE SOUTH THIRTY-FIVE (35) DEGREES EAST ALONG THE EAST  
BOUNDARY OF SAID TRACT, SEVEN HUNDRED THIRTY-EIGHT AND  
FIVE TENTHS (738.5) FEET TO CENTER OF PUBLIC ROAD; THENCE  
EAST TWO HUNDRED EIGHTY-FIVE (285) FEET; THENCE NORTH SIX  
HUNDRED FIFTY-EIGHT AND FOUR TENTHS (658.4) FEET TO PLACE OF  
BEGINNING. ALL IN BUCHANAN COUNTY, MISSOURI AND SUBJECT  
TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

PARCEL #3

RECORD DESCRIPTION BOOK 2254 PAGE 945:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 58, OF RANGE 35, DESCRIBED AS BEGINNING AT A POINT  
891 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST

QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 180 FEET FOR A POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT: THENCE CONTINUING WEST A DISTANCE OF 480 FEET TO A POINT; THENCE NORTH 99 FEET TO A POINT; THENCE NORTH 65° EAST (BEARING MAGNETIC), 396 FEET TO A POINT; THENCE NORTH 35° WEST (BEARING MAGNETIC), 19.2 FEET TO A POINT; THENCE EAST 105 FEET TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 232.6 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL #4

RECORD DESCRIPTION BOOK 1486 PAGE 579:

SIX AND ONE HALF (6 1/2) ACRES OUT OF THE SOUTH END OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP FIFTY-EIGHT (58), RANGE THIRTY-FIVE (35), IN THE CITY OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, EXCEPT THAT PART CONDEMNED BY STATE HIGHWAY COMMISSION.

PARCEL #5

ALL THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST, BUCHANAN COUNTY, MISSOURI LYING NORTH AND WEST OF HUNTOON ROAD AND WEST OF INTERSTATE 229; EXCEPT A TRACT OF LAND DESCRIBED IN BOOK 3646 AT PAGE 314 IN THE OFFICE OF THE REGISTER OF DEEDS FOR BUCHANAN COUNTY AND EXCEPT A 15 FOOT STRIP OF LAND LYING WEST AND ADJACENT TO SAID TRACT OF LAND RECORDED IN BOOK 3646 AT PAGE 314 IN THE OFFICE OF THE REGISTER OF DEEDS.

PARCEL #6

PART OF BOOK 3739 PAGE 427:

TRACT C:

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACTS OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST, PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST, BUCHANAN COUNTY. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER; THENCE N 89° 47' 05" W, ALONG THE NORTH LINE OF A SAID QUARTER SECTION 525.60 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE S 00° 12' 55" W, ALONG SAID WEST RIGHT OF WAY LINE 2208.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89° 47' 05" W, 862.42 FEET; THENCE S 08° 12' 55" W, 387.44 FEET; THENCE S 89° 47' 05" E, 414.42 FEET; THENCE S 00° 12' 55" W, 832.29 FEET; THENCE N 89° 08' 52" E, 503.16 FEET TO A POINT ON THE WEST

RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE N 00° 12' 55" E, ALONG SAID WEST RIGHT OF WAY LINE 1235.32 FEET TO THE TRUE POINT OF BEGINNING.

AND

TRACT D:

PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST, BUCHANAN COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER; THENCE N 89° 47' 05" W, ALONG THE NORTH LINE OF SAID QUARTER SECTION 525.60 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE S 00° 12' 55" W, ALONG SAID WEST RIGHT OF WAY LINE 2208.05 FEET; THENCE N 89° 47' 05" W, 862.42 FEET; THENCE S 08° 12' 55" W, 387.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89° 47' 05" W, 209.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE MISSOURI RIVER; THENCE S 12° 17' 27" W, ALONG SAID RIGHT OF WAY LINE 250.40 FEET; THENCE N 89° 08' 52" E, 675.80 FEET; THENCE N 00° 12' 55" E, 232.29 FEET; THENCE N 89° 47' 05" W, 414.42 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL #7.

PART OF BOOK 3548 PAGE 964

TRACT III:

A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP FIFTY-EIGHT (58) NORTH RANGE, THIRTY-FIVE (35) WEST, BUCHANAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM A POINT ON THE WEST RIGHT-OF-WAY OF THE COUNTY ROAD THAT IS 1862.05 FEET SOUTH 0 DEGREES 12 MINUTES 55 SECONDS WEST OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 47 MINUTES 05 SECONDS WEST PARALLEL TO SAID NORTH LINE 788.95 FEET; THENCE SOUTH 17 DEGREES 12 MINUTES 55 SECONDS WEST 281.5 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 55 SECONDS EAST PARALLEL TO SAID NORTH LINE OF THE NORTHWEST QUARTER, 17 FEET; THENCE SOUTH 8 DEGREES 12 MINUTES 55 SECONDS WEST 48.52 FEET TO THE TRUE POINT OF BEGINNING THENCE CONTINUING SOUTH 8 DEGREES 12 MINUTES 55 SECONDS WEST 90 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 05 SECONDS WEST 155 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UNITED STATES GOVERNMENT PROPERTY ACQUIRED FOR REALIGNMENT OF THE MISSOURI RIVER; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT THAT IS NORTH 81 DEGREES 47 MINUTES 05 SECONDS WEST 132 FEET OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 47 MINUTES 05 SECONDS EAST 132 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

PARCEL #8

BOOK 1620 PAGE 256:

TRACT 1:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP FIFTY-EIGHT (58) NORTH, RANGE THIRTY-FIVE (35) WEST, BUCHANAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM A POINT ON THE WEST LINE OF A COUNTY ROAD THAT IS S.  $0^{\circ} 12' 55''$  W., A DISTANCE OF 1862.05 FEET FROM THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 31; THENCE N.  $89^{\circ} 47' 05''$  W., PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 788.95 FEET; THENCE S.  $17^{\circ} 12' 55''$  W., A DISTANCE OF 281.50 FEET; THENCE S.  $8^{\circ} 12' 55''$  W., A DISTANCE OF 396.51 FEET; THENCE N.  $89^{\circ} 47' 05''$  W., A DISTANCE OF 17.64 FEET TO THE POINT OF BEGINNING; THENCE S.  $4^{\circ} 20' 15''$  W., A DISTANCE OF 68.0 FEET; THENCE N.  $89^{\circ} 47' 05''$  W., A DISTANCE OF 179 FEET TO THE EAST LINE OF THE U.S. GOVERNMENT RIGHT-OF-WAY FOR THE MISSOURI RIVER CUT-OFF; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO A POINT ON A LINE THAT BEARS N.  $89^{\circ} 47' 05''$  W., FROM THE POINT OF BEGINNING; THENCE S.  $89^{\circ} 47' 05''$  E. A DISTANCE OF 162.13 FEET TO THE POINT OF BEGINNING. SUBJECT TO PUBLIC ROADS AND HIGHWAYS.

PARCEL #9

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST BEING DESCRIBED AS ALL OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY AND THE LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF WATERWORKS ROAD.

PARCEL #10

BOOK 2412 PAGE 607:

TRACT A:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST, BUCHANAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 31, THENCE NORTH  $89^{\circ}47'05''$  W 525.6 FEET TO THE WEST LINE OF A COUNTY ROAD; THENCE S  $0^{\circ}12'55''$  W, ALONG SAID WEST LINE, 2676.2 FEET TO THE NORTH LINE OF SAID SW 1/4; THENCE, CONTINUING S  $0^{\circ}12'55''$  W 452.91 FEET; THENCE S  $89^{\circ}54'55''$ W, PARALLEL WITH THE NORTH LINE OF SAID SW 1/4, 501.93 FEET; THENCE N  $0^{\circ}12'55''$  E 155.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N  $0^{\circ}12'55''$  E 160.0 FEET; THENCE S  $89^{\circ}54'55''$  W 671.49 FEET TO THE EAST LINE OF THE MISSOURI RIVER RIGHT-OF-WAY; THENCE S  $12^{\circ}17'27''$  W, ALONG SAID RIGHT-OF-WAY, 163.80 FEET; THENCE N  $89^{\circ}54'55''$ E 705.76 FEET TO THE POINT OF BEGINNING. CONTAINING 2.53 ACRES MORE OR LESS AND

BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS NOW ON RECORD.

PARCEL #11

SURVEY BY TERRY RINGOT DATED MAY 15, 2019:

LOT 1A:

PART OF LOT 1 EAGLES WAY A MINOR SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI AND DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 89°42'18" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, 665.64 FEET; THENCE SOUTH 00°12'55" WEST, 3668.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 EAGLES WAY SUBDIVISION; THENCE SOUTH 89°07'15" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, EAGLES WAY SUBDIVISION, 501.93 FEET TO THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE CONTINUING ALONG THE BOUNDARY OF SAID EAGLES WAY SUBDIVISION, THE FOLLOWING DESCRIBED COURSES; SOUTH 89°07'15" WEST, 212.84 FEET; THENCE NORTH 00°12'55" EAST, 100.00 FEET; THENCE SOUTH 89°07'15" WEST, 619.91 FEET; THENCE NORTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 8625.00 FEET FOR AN ARC LENGTH OF 622.38 FEET AND WHOSE CHORD BEARS NORTH 11°27'06" EAST; THENCE NORTH 89°07'15" EAST, 711.48 FEET; THENCE SOUTH 00°12'55" WEST, 440.00 FEET; THENCE LEAVING THE BOUNDARY OF SAID EAGLES WAY SUBDIVISION, SOUTH 00°12'55" WEST, 268.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 11.31 ACRES MORE OR LESS, SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS, IF ANY NOW OF RECORD.

PARCEL #12

BOOK 3739 PAGE 44:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST, CITY OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 89°42'18" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, 665.64 FEET; THENCE SOUTH 00°12'55" WEST, 3360.17 FEET TO THE TRUE POINT OF BEGINNING OF THIS TRACT SAID POINT BEING 40 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1 EAGLES WAY, A MINOR SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST, CITY OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WATER WORKS ROAD; THENCE SOUTH 89°07'15" WEST, 501.93 FEET TO THE BOUNDARY LINE OF SAID

EAGLES WAY SUBDIVISION; THENCE NORTH 00°12'55" EAST, ALONG THE BOUNDARY LINE OF EAGLES WAY SUBDIVISION AND ITS NORTHERLY EXTENSION 440.00 FEET; THENCE NORTH 89°07'15" EAST, 501.93 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WATERWORKS ROAD; THENCE SOUTH 00°12'55" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 440.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 12A

A 40' X 501.93' STRIP OF GROUND LYING SOUTH OF AND ADJACENT TO TRACT "A" AS SHOWN ON SURVEY COMPLETED BY TERRY L. RINGOT P.L.S. 1959 ON MAY 15, 2019 RECORDED IN BOOK 7 AT PAGE 11 IN THE OFFICE OF THE BUCHANAN COUNTY RECORDER OF DEEDS OFFICE.

PARCEL #13

RECORD DESCRIPTION BOOK 3739 PAGE 40:  
THE EAST 501.93 FEET OF LOT 1 EAGLES WAY A MINOR SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST, CITY OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI AND DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 ON THE WESTERLY RIGHT-OF-WAY LINE OF WATERWORKS ROAD, SAID POINT BEING SOUTH 89°42'18" WEST, 665.64 FEET AND SOUTH 00°12'55" WEST, 3400.17 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00°12'55" WEST, 268.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°07'15" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 501.93 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°12'55" EAST, 268.00 FEET TO POINT ON THE BOUNDARY OF SAID LOT 1 EAGLES WAY, 501.93 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°07'15" EAST, ALONG THE BOUNDARY OF SAID LOT 1 EAGLES WAY, 501.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

PARCEL #14

RECORD DESCRIPTION BOOK 1759 PAGE 196:  
BEGINNING EAST TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE ST. JOSEPH RIFLE AND PISTOL CLUB, INC., IN BOOK 1156 AT PAGE 717 IN THE RECORDER'S OFFICE OF BUCHANAN COUNTY, MISSOURI. SUBJECT TO PUBLIC ROADS AND HIGHWAYS. SUBJECT TO COVENANTS AND RESTRICTIONS, IF ANY NOW OF RECORD.

AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 58, RANGE 35; THENCE NORTH WITH THE EAST LINE OF SAID QUARTER SECTION, 96 RODS; THENCE WEST 559.2

FEET, MORE OR LESS, TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE KANSAS CITY, ST. JOSEPH & CHICAGO BURLINGTON RAILROAD; THENCE SOUTH WITH THE EAST LINE OF SAID RIGHT-OF-WAY, 96 RODS TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE

PARCEL #15

BOOK 1156 PAGE 717:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP FIFTY-EIGHT (58), RANGE THIRTY-FIVE (35), DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, THENCE NORTH ALONG THE QUARTER SECTION LINE 1534 FEET MORE OR LESS TO THE SOUTH LINE OF TRACT DEEDED TO TONY ROSSI, BY DEED RECORDED IN BOOK 635 AT PAGE 447 IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUCHANAN COUNTY, MISSOURI, THENCE WEST ALONG THE SOUTH LINE OF SAID ROSSI TRACT 175 FEET TO A POINT; THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID SECTION 31, THAT IS 300 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, WITH RIGHTS OF EGRESS AND INGRESS OVER THE EXISTING ROAD ON THE WEST SIDE OF THE CONVEYED PROPERTY.

PARCEL #16

BOOK 3746 PAGE 599:

LOTS TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29), AND THIRTY (30), IN BLOCK THREE (3) MISSOURI PARK, BUCHANAN COUNTY, MISSOURI. SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

PARCEL #17

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 35 WEST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 229 RIGHT-OF-WAY IN BUCHANAN COUNTY, MISSOURI.

PARCEL #18

ALL OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 57 NORTH, RANGE 35 WEST, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI; EXCEPT THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY AND EXCEPT WATERWORKS ROAD RIGHT-OF-WAY.

PARCEL #19

ALL OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 57 NORTH, RANGE 35 WEST, BUCHANAN COUNTY, MISSOURI LYING EAST OF THE MISSOURI RIVER AND LYING WEST OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY AND EXCEPT WATERWORKS ROAD RIGHT-OF-WAY AND MCARTHUR DRIVE RIGHT-OF-WAY.

PARCEL #20

ALL OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 57 NORTH, RANGE 35 WEST, BUCHANAN COUNTY, MISSOURI LYING EAST OF THE MISSOURI RIVER.

PARCEL #21

BOOK 1907 PAGE 810:

A TRACT OF LAND IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 57 NORTH, RANGE 35 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE TEN (10) ACRE TRACT OWNED BY D. E. DROSSELMEIER WHICH IS 535 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID DROSSELMEIER'S TEN (10) ACRE TRACT 680 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TEN (10) ACRE TRACT 660 FEET; THENCE WEST AND PARALLEL WITH THE EAST AND WEST QUARTER SECTION LINE 200 FEET TO A POINT; THENCE NORTH 23 46' WEST, 4.476 CHAINS TO A POINT; THENCE NORTH 4 02' EAST 6.51 CHAINS TO A POINT; THENCE NORTH 2.408 CHAINS TO A POINT; THENCE NORTH 56 38' WEST 5.129 CHAINS TO A POINT; THENCE NORTH 81 03' WEST 1.283 CHAINS TO A POINT; THENCE NORTH 1 29' EAST 6.60 CHAINS TO A POINT IN THE TOWNSHIP LINE BETWEEN TOWNSHIP 57 AND TOWNSHIP 58; THENCE EAST ALONG SAID TOWNSHIP LINE 18.55 CHAINS TO A POINT 78.5 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 735 FEET TO A POINT; THENCE EAST 78.5 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID QUARTER SECTION; THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART CONVEYED TO THE STATE HIGHWAY COMMISSION OF MISSOURI IN BOOK 1258 AT PAGE 915 AND PAGE 917 IN THE OFFICE OF THE RECORDER OF DEEDS, BUCHANAN COUNTY, MISSOURI.

PARCEL #22

ALL OF THE BLOCKS 3, 4, 5, 6, 16, 17 AND 18 OF ALMADALE ADDITION.

PARCEL #23

BOOK 1911 PAGE 147:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 57 NORTH, RANGE 35 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BUCHANAN COUNTY, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWEST CORNER LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 57 NORTH, RANGE 35 WEST AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE WEST LINE OF THE KANSAS CITY, ST. JOSEPH AND COUNCIL BLUFFS RAILROAD, NOW BURLINGTON NORTHERN RAILROAD, 6.64 CHAINS, MORE OR LESS; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY OF SAID RAILROAD, A DISTANCE OF 18.60 CHAINS, MORE OR LESS, TO THE POINT OF INTERSECTION BETWEEN THE WEST LINE OF SAID QUARTER SECTION AND SAID RIGHT-OF-WAY; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE PLACE OF BEGINNING, CONTAINING 5.08 ACRES, MORE OR LESS.

PARCEL #24

RECORD DESCRIPTIONS CHICAGO TITLE INSURANCE COMPANY FILE NO. 2157718:

LOTS TWELVE (12), THIRTEEN (13) AND FOURTEEN (14), IN BLOCK SEVEN (7); LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), THIRTY-NINE (39), FORTY (40), FORTY-ONE (41), FORTY-TWO (42), FORTY-THREE (43) AND FORTY-FOUR (44), IN BLOCK TEN (10); LOTS TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14) AND FIFTEEN (15), IN BLOCK ELEVEN (11), ALL IN ALMADALE ADDITION, IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 6, TOWNSHIP 57, RANGE 35, BUCHANAN COUNTY, MISSOURI.

ALSO:

LOTS FORTY-ONE (41), LOTS FORTY-TWO (42), FORTY-THREE (43) AND FORTY-FOUR (44) IN BLOCK SEVEN (7), ALL IN ALMADALE ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 57, RANGE 35, BUCHANAN COUNTY, MISSOURI.

ALSO:

BEGINNING AT A POINT ON THE SOUTH LINE OF BLOCK ELEVEN (11) ALMADALE ADDITION, AN ADDITION TO THE CITY OF ST. JOSEPH, 325 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION SIX (6) TOWNSHIP FIFTY-SEVEN (57), RANGE THIRTY-FIVE (35), BUCHANAN COUNTY, MISSOURI; THENCE SOUTH PARALLEL WITH THE CENTERLINE OF SAID SECTION SIX (6) TO THE NORTH LINE OF

THE ROADWAY WHICH IS A CONTINUATION OF PARIS AVENUE OF THE CITY OF ST. JOSEPH; THENCE WESTERLY ALONG SAID NORTH LINE OF SAID ROADWAY TO THE EAST LINE OF THE RIGHT OF WAY OF THE C.B.& Q RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG SAID EAST LINE OF SAID RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION SIX (6); THENCE NORTH ALONG SAID CENTERLINE OF SAID SECTION SIX (6) TO THE SOUTH LINE OF SAID BLOCK ELEVEN (11) OF SAID ALMADALE ADDITION; THENCE EAST ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING FOUR AND THREE TENTHS (4.3) ACRES.

ALSO:

ALL OF LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), FORTY-FIVE (45), FORTY-SIX (46), FORTY-SEVEN (47), FORTY-EIGHT (48), FORTY-NINE (49) AND FIFTY (50), ALL IN BLOCK TEN (10) ALMADALE, A SUBDIVISION IN THE EAST ONE- HALF OF SECTION SIX (6), TOWNSHIP FIFTY-SEVEN (57) NORTH, RANGE (35) WEST, BUCHANAN COUNTY, MISSOURI.

ALSO:

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23) AND TWENTY-FOUR (24), ALL IN BLOCK 11, ALMADALE, A SUBDIVISION IN THE EAST ONE-HALF OF SECTION SIX (6), TOWNSHIP FIFTY-SEVEN (57) NORTH, RANGE THIRTY-FIVE (35) WEST, BUCHANAN COUNTY, MISSOURI.

ALSO:

A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP FIFTY-SEVEN (57) NORTH, RANGE THIRTY-FIVE (35) WEST, A MORE PARTICULAR DESCRIPTION BEING AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF BLOCK ELEVEN (11) ALMADALE, A SUBDIVISION IN THE EAST HALF OF SAID SECTION SIX (6) THAT IS THREE HUNDRED TWENTY-FIVE (325) FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SAID SECTION SIX (6); THENCE SOUTH AND PARALLEL WITH THE NORTH AND SOUTH CENTERLINE OF SAID SECTION SIX (6) TO THE NORTH LINE OF THE ROADWAY WHICH IS A CONTINUATION OF PARIS AVENUE OF THE CITY OF ST. JOSEPH; THENCE EASTERLY ALONG SAID NORTH LINE OF SAID ROADWAY TO THE WEST LINE OF BARSCH'S ADDITION, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION SIX (6); THENCE NORTH ALONG SAID WEST LINE OF BARSCH'S ADDITION TO THE SOUTHEAST CORNER OF BLOCK ELEVEN (11), ALMADALE; THENCE WEST TO THE POINT OF

BEGINNING, CONTAINING TWO AND SIX-TENTHS (2.6) ACRES MORE OR LESS.

ALSO:

ALL OF LOTS THIRTY-SEVEN (37) AND THIRTY-EIGHT (38) BLOCK TEN (10) ALMADALE, A SUBDIVISION IN THE EAST ONE-HALF OF SECTION SIX (6), TOWNSHIP FIFTY-SEVEN (57) NORTH, RANGE THIRTY-FIVE (35) WEST, ALSO A STRIP OF LAND TEN (10) FEET IN WIDTH SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP FIFTY-SEVEN (57) NORTH, RANGE THIRTY-FIVE (35) WEST, BUCHANAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK ELEVEN (11) ALMADALE; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK ELEVEN (11) TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION SIX (6); THENCE SOUTH TEN (10) FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK ELEVEN (11), TO A POINT TEN (10) FEET SOUTH OF THE SOUTHEAST CORNER OF SAID BLOCK ELEVEN (11), THENCE NORTH TO THE POINT OF BEGINNING, ALL IN BUCHANAN COUNTY, MISSOURI.

EXCEPT FROM THE ABOVE DESCRIBED TRACTS FOR THAT PART DEEDED TO THE STATE OF MISSOURI, STATE HIGHWAY COMMISSION, RECORDED IN BOOK 1237 AT PAGE 237 FOR HIGHWAY PURPOSES,

PARCEL #25

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 57 NORTH, RANGE 35 WEST, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI LYING WEST OF INTERSTATE 229 AND SOUTH OF HIGHLAND AVE. AND EAST OF MACARTHUR DRIVE

PARCEL #26

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 57 NORTH, RANGE 35 WEST, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI LYING WEST OF MACARTHUR DRIVE AND SOUTH OF HIGHLAND AVE. AND EAST OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY LINES.

PARCEL #27

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 57 NORTH, RANGE 35 WEST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILWAY.

PARCEL #28

ALL OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 57 NORTH, RANGE 35 WEST, BUCHANAN COUNTY, MISSOURI LYING WEST OF THE RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY.

PARCEL #29

ALL OF THE SOUTHWEST QUARTER OF SECTION 08, TOWNSHIP 57 NORTH, RANGE 35 WEST, BUCHANAN COUNTY, MISSOURI LYING WEST OF INTERSTATE 229.

PARCEL #30

ALL OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 35 WEST, BUCHANAN COUNTY, MISSOURI LYING WEST OF INTERSTATE 229.

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

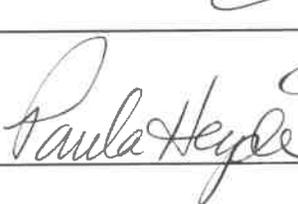
SECTION 3. That this ordinance will be in full force and effect from the date of its passage.

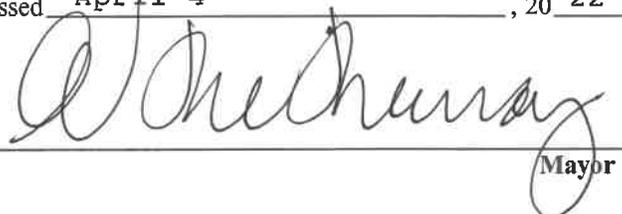
Approved as to form:



Passed April 4, 2022

Attest:

  
Paula Heyde  
City Clerk

  
Mayor

Date: March 10, 2022  
Type of Ordinance: Special

CITY CLERK  
2022 MAR 16 PM 12: 22

**EXPLANATION TO COUNCIL BILL**

ORIGINATING DEPARTMENT: Planning and Community Development

PURPOSE: Consideration of an ordinance to approve The Riverfront Precise Plan (P-12).

REMARKS: The attached ordinance formally establishes the Riverfront Precise Plan area and adopts the Riverfront Precise Plan, which sets forth development criteria and guidelines to promote quality and compatibility within the plan area. The Precise Plan contains design guidelines for decision making regarding development and investment along the Missouri River. The plan outlines key projects and represents the understanding of the importance of the Missouri Riverfront as a natural asset for the region now and in the future.

As it stands, the Riverfront area is comprised of largely industrially zoned parcels, reflective of St. Joseph's history of riverfront commerce and industry. While this made sense in the past, the current trends of development in the City simply are not large industries locating on the riverfront. Many of these lots are now comprised of riverfront homes and smaller commercial businesses, as well as attractions such as the Heritage ball fields, the St. Jo Casino, and the Conservation Center. The purpose of this Precise Plan is *not* to prohibit or eliminate any existing businesses or uses currently located in the plan area. Rather, it will guide any *future* development in a way that has been determined to be more conducive to a productive and enjoyable riverfront area. While the numerous proposed projects in the 2019 Riverfront Master Plan are exactly that, proposals, the creation and adoption of this Precise Plan and corresponding zoning district would be the first step in making many of these projects possible.

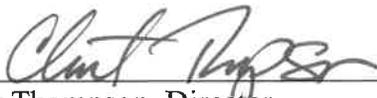
The ordinance approved by City Council on November 1, 2021 approved the rezoning of the properties included in application to the P-12 district. This ordinance would approve the plan itself.

The Planning Commission reviewed the plan on March 25, 2021 and recommended **APPROVAL**

The Planning and Community Development Department supports this recommendation.

Submitted by:

Reviewed by:



Clint Thompson, Director  
Planning and Community Development



Bryan Carter  
City Manager

Prepared by:



Zackary Martin, City Planner

**THE RIVERFRONT PRECISE PLAN**

CITY CLERK

2022 MAR 14 PM 12: 22



CITY CLERK

**THE RIVERFRONT**

2022 MAR 16 PM 12: 22

**A**

**PRECISE PLAN FOR THE CITY OF ST. JOSEPH**

REGULATIONS AND SUPPORTING MASTER PLAN GOVERNING THE RIVERFRONT AREA, A PRECISE PLAN DISTRICT PURSUANT TO PROVISIONS OF THE CITY OF ST. JOSEPH CODE OF ORDINANCES.

PREPARED FOR:

THE CITY OF ST. JOSEPH

PREPARED BY:

THE OFFICE OF PLANNING & ZONING  
1100 FREDERICK AVENUE, ROOM 107  
ST. JOSEPH, MO 64501

DATE REVIEWED BY PLANNING COMMISSION: March 25, 2021

DATE APPROVED BY CITY COUNCIL: November 1, 2021

ORDINANCE NUMBER 3011

**THE RIVERFRONT PRECISE PLAN**

**TABLE OF CONTENTS**

These regulations contained in this Precise Plan shall be known and may be cited as “The Riverfront Precise Plan.”

SECTION I GENERAL DESCRIPTION OF DISTRICT AREA

SECTION II PRECISE PLAN REQUIREMENTS

SECTION III RESIDENTIAL AREA PLAN

SECTION IV COMMERCIAL AREAS PLAN

SECTION V CONSERVATION AREAS

SECTION VI NON-CONFORMING USES

SECTION VII RIPARIAN & LANDSCAPE BUFFERS

SECTION VIII GENERAL DEVELOPMENT GUIDELINES

SECTION IX ADMINISTRATION

LIST OF EXHIBITS AND TABLES

EXHIBIT A LOCATION MAP & LEGAL DESCRIPTION

EXHIBIT B RIVERFRONT MASTER PLAN

## STATEMENT OF COMPLIANCE

The development of approximately 365 acres of property in the City of St. Joseph, as a Precise Plan to be known as The Riverfront Precise Plan will be in compliance with the goals, objectives and policies of St. Joseph and the Future Land Use Plan or Comprehensive Plan. The residential and recreational facilities of The Riverfront Precise Plan will be consistent with the policies, land development regulations, and applicable long-range planning objective of each of the elements of the Future Land Use Plan or Comprehensive Plan for the following reasons:

1. The subject property is within the Commercial Land Use Designation as identified on the Future Land Use Map. The future update of the Future Land Use Plan and Map shall better reflect the goals and objectives of this document.
2. The subject property's location in relation to existing or proposed community facilities and services permits the developments density and intensity.
3. The project development is compatible and complementary to existing and future surround land uses.
4. Improvements are planned to be in compliance with applicable forthcoming land development regulations.
5. The project development will result in an efficient and economical extension of community facilities and services.
6. The project development is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities as may be required in forthcoming regulations.
7. The project is compatible with adjacent land uses through the placement of land use buffers, and the proposed development standards contained herein.
8. The Planned Unit District includes open spaces and natural features, which are preserved from future development in order to enhance their natural functions and serve as amenities.

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## **PURPOSE**

The Riverfront Precise Plan is created to serve as a mechanism to implement the St. Joseph Riverfront Master Plan (2019). The goal of The Riverfront Precise Plan is to provide the opportunity to coordinate a variety of land uses, zoning classifications, and development densities under a single plan in the interest of achieving a higher quality-built environment within the 365-acre plan area. Development along the riverfront will not only provide additional outdoor recreational opportunities for the residents but will expand offerings to the community while increasing the draw of visitors from the broader region.

Other key features of The Riverfront Precise Plan include:

- >> Establishing a zoning designation that allows for a mixture of uses in the riverfront area, which includes residential, commercial, with passive and active open space areas for recreational purposes.
- >> Emphasis on all modes of transportation and enhancing the access and connectivity of the riverfront area.
- >> Establishing buffers and transitional areas between industrial uses and other lower intensity uses in the Planned Unit District.
- >> Creating a new commercial marina in the district that will provide greater connectivity to the Missouri River.
- >> Maintaining critical viewsheds of the bluffs, connectivity to the Parkway System, and addressing other barriers related to the riverfront area.
- >> Take into consideration development and planning issues with the riverfront area and establish a comprehensive strategy for responding and mitigating future issues.

## **SECTION I: GENERAL DESCRIPTION OF DISTRICT AREA**

### **PHYSICAL DESCRIPTION**

The Riverfront Precise Plan is applicable to a portion of the area identified in the Riverfront Master Plan that was completed in 2019. The Precise Plan does recognize the large area of conservation property on the west bank of the Missouri River, and the existing amenities and community attractions within the plan area. Some uses and projects are existing, while some are proposed as potential uses and developments for their respective areas. The Precise Plan area is shown on **Exhibit A** and included the following areas.

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Area A, referred to in the Riverfront Master Plan as the North Riverfront, comprises the northwestern portion of the area included in the Precise Plan along the Missouri River. The North Riverfront area’s proposed uses are generally recreational in nature. These include an RV campground area, a recreational lake and hotel/resort, marina and boat ramp, trail extensions, and dining facilities.

Area B, referred to in the Riverfront Master Plan as the Riverfront Core, includes improvements to existing uses as well as proposed, and serves as the central area for the Precise Plan. It has many of the current attractions that draw visitors to the St. Joseph riverfront, including the casino, nature center, and Heritage Park ballfields. It is located generally south of Area A, along the Missouri River. Proposed uses include a family activity zone, including dining options and group activity options. This area could also include an event lawn and parking areas, the St. Jo Casino, trail improvements, streetscape and sculptural elements, and a “gateway” symbolizing the entrance to the riverfront area. Heritage Park proposed improvements include lighted recreation field additions, parking lot expansion, disc and foot golf course, primitive camping, and park shelters.

Area C, referred to in the Riverfront Master Plan as The Bluff, comprises the entire western portion of the Riverfront Master Plan area, on the bluffs rising above the river. This area is largely residential and proposed developments are limited to recreational and infrastructure. These include the creation of The Bluff Trail, with overlook and trail head, and a connection with Cook Road.

Area D, referred to in the Riverfront Master Plan as The Eco-Link, lies along the Missouri River in the southwestern portion of the Riverfront Master Plan area. This area includes proposed uses and developments that focus on ecological preservation and natural recreation. These proposed developments include wetland improvements, a tree walk experience, zipline, historic loop trail, recreation equipment rentals, including kayaks, canoes, paddle boards, and bicycles, boardwalk improvements, and interpretive and educational experiences.

Area E, referred to as the Downtown Riverfront/Robidoux Landing connects The Riverfront Precise Plan area with downtown St. Joseph and the community. Located on the far southern portion of the riverfront area, it directly abuts historic downtown St. Joseph. This area includes proposed uses and developments such as a trail center, urban plaza, sprayground area, a destination playground, urban beach, renovated parking areas, and improved pedestrian infrastructure.

**FLOODPLAIN CLASSIFICATION**

Elevations within the plan area range from 810 to 1050 above mean sea level. The entire area is within the 100 and 500-year Flood Zones according to FIRM Maps published in 1984.

**ZONING CLASSIFICATION**

Prior to the approval of the Precise Plan, the subject area was zoned R1-A Single-Family Residential, M-2 Heavy Manufacturing, and CP-3 Planned Commercial Development in various areas of the plan area. A majority of the existing development and uses are considered to be non-conforming, and one of the goals of the plan is to bring the non-conforming properties into compliance with current regulations. The zoning district hereafter will be known as “P-12”.

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## SECTION II: PRECISE PLAN DEVELOPMENT REQUIREMENTS

### PURPOSE

The purpose of this section is to delineate and generally describe the development of the Precise Plan, relationships to applicable City ordinances, and the respective land uses of the area.

### GENERAL

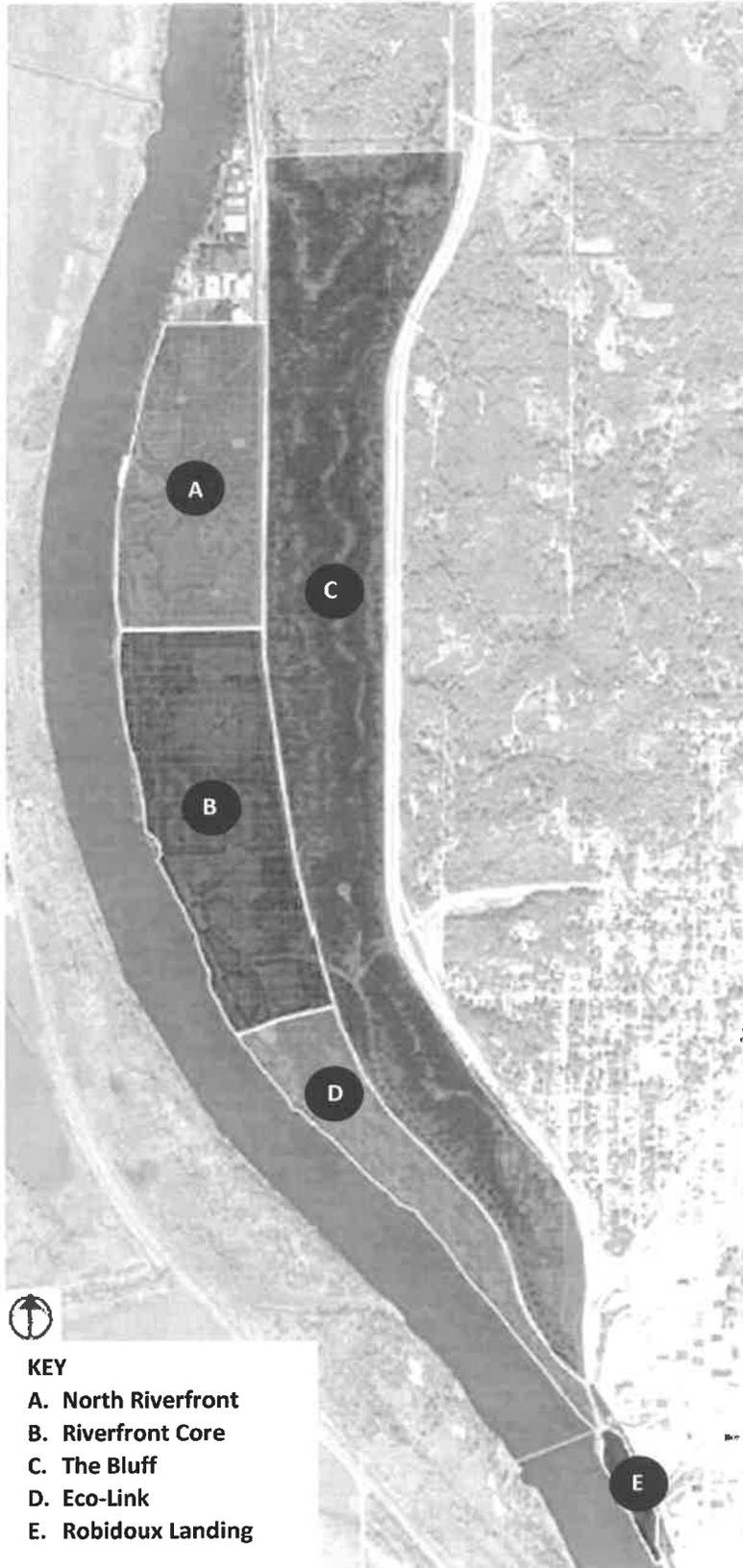
1. Development within The Riverfront Precise Plan shall be in accordance with the contents of this document, and other applicable sections of the City of St. Joseph Zoning and Development code. In areas where these regulations fail to address specific developmental standards, the provisions of the most similar zoning district shall apply.
2. All conditions imposed and all graphic material presented depicting restrictions for the development of The Riverfront Precise Plan shall become part of the regulations that govern the manner in which the Precise Plan area may be developed.
3. Unless notified, waived or excepted by this Precise Plan the provisions of other development codes and regulations where applicable shall remain in full force and effect with respect to the development of land which comprises The Riverfront area.

	Description of Proposed Uses
Area A	RV Campground, Hotel/Lodging, Natural Open Space, Natural Water Features, Marina & Associated Services, Recreational Pedestrian Trail, Restaurant, Commercial/Retail
Area B	Natural Open Space, Public Park, Parking Areas, Casino, Hotel/Event Center, Commercial/Retail, Recreational Pedestrian Trail
Area C	Residential Uses and Associated Accessory Uses
Area D	Natural Open/Wetland Space, Recreational Attractions, Outdoor Recreational Equipment Rental, Public Park, Educational Uses
Area E	Trail Center, Urban Plaza, Public Park, Parking Areas

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**EXHIBIT A**



**KEY**

- A. North Riverfront**
- B. Riverfront Core**
- C. The Bluff**
- D. Eco-Link**
- E. Robidoux Landing**

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CITY OF LEWIS

**APPROVAL PROCESS AND REQUIREMENTS**

1. Prior to the recording of a Record Plat for all or part of the Precise Plan, final plans of all required improvements shall receive final approval of the appropriate City Staff person to insure compliance with the Precise Plan, Chapter 26 of the St. Joseph Code of Ordinances and the platting laws of the State of Missouri.
2. The provisions of Chapter 26 of the St. Joseph Code of Ordinances shall be applicable to the development of all platted tracts or parcels of land prior to the issuance of a building permit or other development.
3. Appropriate instruments will be provided at the time of infrastructural improvements regarding any dedications and method for providing perpetual maintenance of common facilities.

**AMENDING PRECISE PLAN DOCUMENT OR RIVERFRONT MASTER PLAN**

Amendments may be made to the Precise Plan as provided in Chapter 31 of the City of St. Joseph Code of Ordinances.

**LAND USE DISTRICTS AND DEVELOPMENT REGULATIONS**

	Front Setback	Rear Setback	Side Setback	Height	Landscape
Area A	30 feet	0 feet	0 feet	35 feet	Riparian Buffer
Area B	30 feet	0 feet	0 feet	35 feet	Riparian Buffer
Area C	30 feet	30 feet	7 feet*	35 feet	Riparian Buffer
Area D	50 feet	50 feet	50 feet	35 feet	Riparian Buffer
Area E	30 feet	0 feet	0 feet	35 feet	Riparian Buffer

\*Excludes corner lots

**SECTION III: RESIDENTIAL AREA PLAN****PURPOSE**

The purpose of this Section is to identify specific development standards for Area C designated on Exhibit A.

**MAXIMUM DWELLING UNITS**

The maximum number of dwelling units allowed within Area C shall be no greater than 15 units per acre. This is classified as low density residential by the Future Land Use Plan.

**PERMITTED USES**

No building or structure, or part thereof, shall be erected, altered or used, or land used, whole or part for other than the following:

**A. Principle Uses:**

- a. Single Family Dwelling Unit
- b. Duplexes, Two-Family Dwelling Unit
- c. Multi-Family Dwellings – Townhouses or Garden Apartments
- d. Agricultural type uses provided that:
  - i. Horticulture, gardening and the growing of food products for retail or commercial purposes shall only take place on lots three acres or greater in size.
  - ii. The raising and keeping of livestock shall be in conformance with the provisions contained in Chapter 5, Article III and shall only take place on lots greater than three acres in size.
- e. Home occupations when accessory to permitted uses and as provided for in Section 31-051
- f. Keeping of household pets
- g. Publicly owned parks and playgrounds, including public recreation or service buildings and swimming pools within such parks, public administrative buildings, police and fire stations, provided no building shall be closer than 30 feet to a property line and no public swimming pool shall be closer than 100 feet to a property line.
- h. Utility facilities essential to provisions of utility services to the neighborhood but excluding business offices, construction and storage yards, maintenance facilities or corporate yards.

**B. Conditionally Permitted Uses:**

The following uses may be conditionally allowed provided they meet the provisions of, and a Conditional Use Permit is issued in accordance with Section 31-070:

- a. Agricultural uses not otherwise permitted
- b. Bed and breakfast establishments
- c. Cemeteries
- d. Clubs, lodges, & social organizations (such as Elks, VFW, etc.)
- e. Commercial picnic groves, campgrounds or fishing lakes including incidental concession facilities for patrons only.
- f. Community buildings, museums, libraries art galleries and art centers.
- g. Day nursery center serving more than ten children at one time.
- h. Kennels
- i. Parking lots for permitted or conditionally permitted uses within this district on land with a more restrictive zone classification when such land is adjacent to and within 200 feet of a main lot.

C. Accessory Uses:

- a. Accessory uses and structures including garages
- b. Accessory uses customarily incidental to permitted uses and otherwise conforming with the provisions contained in Section 31-050.
- c. May include common recreation amenities. Such uses shall be visually and functionally compatible with the adjacent residences, which have the use of such facilities (except temporary uses such as RV or mobile homes).

D. Minimum Lot Area:

- a. The minimum lot size shall be 8,000 square feet. This regulation shall not prohibit the construction of a detached single-family dwelling with permitted accessory uses and/or structures for a legal lot of record as of the effective date of this ordinance with less than 8,000 square feet.

E. Height:

- a. Buildings or structures shall not exceed 35 feet, or two and one-half storied in height.

F. Front Yard:

- a. The minimum front yard area shall be measured from the centerline of the front street right-of-way as follows, but in no case shall the front yard setback be less than 30 feet, as shown in the setback guidelines table.

G. Side Yard:

- a. The minimum side yard setback shall be seven feet, as shown in the setback guidelines table. The exception to this is properties located on corner lots. On the street side of a corner lot, the minimum side yard area shall be measured from the centerline of the adjacent street as follows:

- i. Local Street                      32 feet
- ii. Collector Street                37 feet
- iii. Arterial                            49 feet
- iv. Parkway                            82 feet
- v. Expressway                        157 feet

H. Rear Yard:

- a. The minimum rear yard setback shall be 30 feet, unless a riparian buffer is required.

I. Landscape/Riparian Buffer Requirements: see section VII

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## SECTION IV

### SECTION IV: COMMERCIAL AREAS PLAN

#### PURPOSE

The purpose of this Section is to identify the type of Commercial Uses and development standards that will be applied to the A, B, and E Areas designated in Exhibit A.

#### A. Permitted Uses

No building or structure or part thereof, shall be erected, altered or used, or land used, in whole or part, for other than the following:

- a. Any retail business and service establishment
- b. All retail or service establishments shall deal directly with consumers as opposed to wholesale distribution of products or services to non-household establishments. For those retail or service establishments producing goods on premises, they shall be sold on premises as retail.
- c. All businesses, servicing, or processing, except of off-street parking and loading, shall be conducted within a completely enclosed building.
- d. Casino
- e. Hotels and Motels
- f. RV Campground Area in Area A
- g. Recreation facilities (indoor and outdoor)

#### B. Accessory Uses

Uses and structures that are typically accessory and incidental to the uses permitted as of right in commercial zoning districts.

#### C. Conditionally Permitted Uses:

The following uses may be conditionally allowed provided they meet the provisions of and a Conditional Use Permit is issued in accordance with Section 31-070:

- a. All conditionally permitted uses in C-2, C-1, and C-0 zoning districts as defined in the code of ordinances.

#### D. Performance Standards:

- a. Automobiles, trucks, boats, large equipment and similar items in working and orderly condition may be stored or displayed outside a building but no closer than 15 feet to a street line. Other merchandise for sale which may appropriately be displayed or stored outside a building shall be kept off the public sidewalk or street right-of-way and shall not reduce the capacity of a parking lot below that required by this ordinance.

- i. No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or injurious to humans or property shall be produced.
  - ii. Parking lot lighting shall be shielded or directed so that it produces no off-site glare. The PUD area should work to maintain a dark sky in the interest of the natural environment.
  - iii. All outdoor storage and waste refuse areas shall be enclosed by a sight obscuring structure (wood, vinyl, masonry).
- b. Recreational vehicle areas shall be maintained with appropriate temporary service and amenities.

E. Height:

- a. Buildings or structures shall not exceed 35 feet, or two and one-half storied in height unless it's a hotel use. Hotel uses shall not exceed six (6) stories in total building height.

F. Front Yard:

- a. The minimum front yard area shall be measured from the centerline of the front street right-of-way as follows, but in no case shall the front yard setback be less than 30 feet, as shown in the setback guidelines table.

G. Side Yard:

- a. There shall be no minimum side yard setback required for the commercial areas. On properties that are adjacent to residential or recreation/conservation areas, the minimum side yard setback shall be 15 feet.

H. Rear Yard:

- a. There shall be no minimum rear yard setback required for the commercial areas unless: a riparian buffer is required and/or it is adjacent to residential or recreation/conservation area. In which case the minimum rear yard setback shall be 50 feet, or the property is located in "Area D" of the Precise Plan, in which case the rear yard setback shall be 50 feet.

I. Landscape/Riparian Buffer Requirements: see Section VII

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## SECTION V: CONSERVATION AREAS

### PURPOSE

The purpose of this Section is to set forth the development plan and development standards for the area designated as Area D on Exhibit A. The primary function and purpose of this tract will be to provide aesthetically pleasing and protect environmentally sensitive areas, recreational facilities, and provide all-natural areas and other vegetation as practicable shall be protected and preserved.

#### A. Permitted Uses

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

##### A. Principle Uses:

- a. Water retention areas
- b. Open spaces/nature preserves (conservation area)
- c. Pedestrian and bicycle paths or other similar facilities constructed for purposes of access to or passage through the conservation area.
- d. Outdoor recreation uses
- e. Interpretive/Educational uses

##### B. Setbacks

- a. The setback minimum shall be fifty (50) feet abutting residential districts and a landscaped and maintained buffer shall be provided.

##### C. Lighting

- a. Lighting facilities shall be arranged in a manner, which will protect roadways and neighboring properties from direct glare or other interference.

##### D. Height

- a. Buildings or structures shall not exceed 35 feet, or two and one-half storied in height.

## SECTION VI: NON-CONFORMING USES

- A. Nonconforming uses continued or changed. The lawful use of a building or land existing at the time of effective date of this ordinance or any amendments thereto may be continued even though such use does not conform to the provisions or amendments of this chapter.

- B. Nonconforming use due to change in zoning. Whenever the use of a building or land becomes nonconforming through revision, change or amendment to the zoning ordinance or zoning district map such nonconforming uses shall be subject to all of the provisions of this section just as if such nonconforming use had existed at the passage of this ordinance.
- C. Nonconforming use discontinued. In the event that a nonconforming use of any building or land is discontinued for a period of two years or more, the use of the same shall thereafter conform to all regulations of the district in which it is located.
- D. Nonconforming use destroyed or damaged. When a nonconforming building or a nonconforming use, other than a dwelling is damaged by fire, explosion or other casualty, act of God or the public enemy to the extent of more than 50% or its reasonable value, exclusive of foundations, it shall not be restored, rebuilt or repaired unless it is made to conform to the regulations of the district in which it is located. If a nonconforming building or a nonconforming use taken collectively as a business entity is damaged by fire, explosion or other casualty, act of God or the public enemy to the extent of less than 50% of its reasonable value exclusive of foundations, it may be restored to its original size, provided such restoration is completed within 12 months of the date of destruction and further provided that any necessary litigation shall not be counted as part of the 12 months allowed for restoration.
- E. Whenever a nonconforming use has been changed to a conforming use, or to a use of higher zoning classification, such use shall not thereafter be changed to a nonconforming use of lower classification.

This section shall not require any change in any existing building or structure, or in the plan, construction or designated use of a proposed building for which a building permit has been issued and construction has been commenced in good faith prior to the passage of this ordinance, and the construction has been diligently prosecuted to its completion.

## **SECTION VII: RIPARIAN & LANDSCAPE BUFFERS**

### **PURPOSE**

The purpose of the following section is to create, protect, and preserve existing riparian buffers throughout The Riverfront Precise Plan and the Missouri River watershed. A riparian buffer is a vegetated “buffer-strip” near a body of water, which helps to shade and partially protect the water from the impact of adjacent urban, industrial or agricultural land use. It plays a key role in increasing water quality in associated streams, rivers and lakes and provides a greatly enhanced and varied habitat for wildlife.

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This section shall apply a 50-foot-wide riparian buffer directly adjacent to surface waters in the Missouri River. Exemption when existing uses are present and ongoing.

A. Landscaping Requirements.

a. Existing trees and vegetation shall be preserved whenever possible to act as buffers between adjoining developments and as site amenities within the development.

i. Significant Trees

- 1. Deciduous tree at least 12 inches in caliper
- 2. Evergreen tree at least 12 feet in height
- 3. Groups of ten or more deciduous or evergreen trees with a least six inches in caliper
- 4. In commercial areas, a minimum of 30% of existing significant trees shall be preserved.
- 5. If a significant tree designated to be preserved is removed or substantially damaged during clearing, grading, or construction, the developer shall replace the removed or damaged tree with new trees. Replacement trees shall be the same or similar species to the trees removed or damaged, or a species native to the area. For every 1 inch of combined total tree caliper removed or damaged, the developer shall replace two inches of combined total tree caliper. If this option is prohibited by site conditions, the city shall approve an equivalent tree replacement plan.

b. Screening

i. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such service areas shall not be visible from abutting streets and shall be oriented toward on-site service corridors. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public street, not shall they be visible from the public right of way. Screening materials shall be the same as or of equal quality to the materials used for primary building and landscaping.

c. Commercial

i. Building Landscaping

- 1. 1 Shade Tree per 2,000 square feet

ii. Parking Lot Landscaping

- 1. 1 shade or 2 ornamental trees per 5 parking spaces
- 2. At least a 7ft wide landscaped median
- 3. Rain garden at least 7ft wide
- 4. Native plant species and grass
- 5. Street trees shall be planted along primary streets in compliance with regulations set forth in Chapter 26.

iii. Entryway Landscaping

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1. Development entryways that are landscaped or contain development monuments or signage shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs, perennials, and ground covers.
- iv. Site Perimeter
  1. The site perimeter shall be landscaped with both of the following.
    - a. Two (2) shade trees per 100 linear feet
    - b. 10 shrubs per 100 linear feet; conifers may be substituted for shrubs at a ratio of one (1) conifer tree for every 8 shrubs.
  - v. Green infrastructure elements for water control should be included. This could include: bioretention, rain gardens, infiltration strips, and other methods for conservation landscaping.
- d. Residential
  - i. 1 Shade tree per dwelling unit in the front yard.

## SECTION VIII

### GENERAL DEVELOPMENT STANDARDS

#### PURPOSE

The purpose of this section is to address development standards across all areas of the plan area regarding items such as signage, parking, or other areas that may not be covered in the respective zoning classifications stated above.

- A. Signage
  - a. Signage in the riverfront will generally conform to standards set forth in Sec. 31-110 of the St. Joseph City Code of Ordinances.
  - b. Proposed signage should take into account the surrounding signage in use.
- B. Parking
  - a. Parking requirements shall generally conform to the standards set forth in Sec. 31-053 of the St. Joseph City Code of Ordinances.
  - b. Parking shall meet the landscaping and buffer standards of Section VII of this document.
- C. Fences and Hedges
  - a. Fences, hedges, and other types of screening shall generally conform to the standards set forth in Sec. 31-054 of the St. Joseph City Code of Ordinances for all commercial or residential uses in the PUD.

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## SECTION IX

### ADMINISTRATION

#### PURPOSE

Development plans, including the St. Joseph Riverfront Master Plan will be used by the City of St. Joseph in their review of all proposed phases of development within this plan as set forth in the City of St. Joseph Zoning Code.

- A. Development Review
  - a. All development proposals in the plan area will be reviewed and approved by the City of St. Joseph.
- B. Conditional Use Permits
  - a. Uses not identified in the Precise Plan may be allowed by obtaining a Conditional Use Permit (CUP). The proposed use must be consistent and compatible with the allowable uses listed within the Precise Plan. The process for receiving a CUP is defined in Sec. 31-070 of the City of St. Joseph Zoning Code.
- C. Variances & Exceptions
  - a. Variances and exceptions shall be reviewed and processed to be in compliance with Sec. 31-090 and 31-109 of the City of St. Joseph Zoning Code.
- D. Appeals
  - a. Appeals made to any decision as a result of interpretation of the plan, decision of Director of Community Development, City Planner, or any person aggrieved, officer, department, board or bureau of municipality affected by any decision of the Chief Building Official or City Planner may be appealed to the Board of Adjustment. The process for appeals, extent of board's appeal power/proceedings, and decision on appeals shall be defined in Sec. 31-092 of the City of St. Joseph Zoning Code. Decision by the Board of Adjustments may be appealed to City Council for final decision.

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# Report of the PLANNING COMMISSION to the CITY COUNCIL

Request: A request for approval of a change of zoning from mixed uses to P-12, Riverfront Precise Plan

Location: 306 W Antoine Street, 421 W Augusta Street, 423 W Augusta Street, 1001 Autumn Street, 901 Bellevue Street, 905 Bellevue Street, 921 Bellevue Street, 922 Bellevue Street parcels 06-3.0-07-001-002-060.000 and 06-3.0-07-001-002-063.001, 923 Bellevue Street, 1001 Bellevue Street, 1102 Bellevue Street, 1108 Bellevue Street, 1110 Bellevue Street, 1112 Bellevue Street, 1114 Bellevue Street, 1119 Bellevue Street, 3701 Bragg Avenue, 3702 Bragg Avenue, 1401 Broadway Street, 1101 Elwood Street, 1102 Elwood Street, 1104 Elwood Street, 1107 Elwood Street, 1110 Elwood Street, 1111 Elwood Street, 1206 Elwood Street, 1001 Euclid Avenue, 1005 Euclid Avenue, 1012 Euclid Avenue, 1015 Euclid Avenue, 1024 Euclid Avenue, 1025 Euclid Avenue, 315 W Franklin Street, 411 W Franklin Street, 1001 W Highland Avenue, 1007 W Highland Avenue, 1013 W Highland Avenue, 1015 W Highland Avenue, 1021 W Highland Avenue, 4101 Huntoon Road, 4201 Huntoon Road, 4302 Huntoon Road, 4320 Huntoon Road, 4325 Huntoon Road, 300 W Louis Street, 1001 Luverne Street, 1002 Luverne Street, 1016 Luverne Street, 1020 Luverne Street, 1502 MacArthur Drive, 1802 MacArthur Drive, 2210 Maiden Lane, 2404 Maiden Lane, 2410 Maiden Lane, 2420 Maiden Lane, 1001 Mokaska Street, 1002 Mokaska Street, 1005 Mokaska Street, 1009 Mokaska Street, 1010 Mokaska Street, 1015 Mokaska Street, 1021 Mokaska Street, 312 W Poulin Street, 315 W Poulin Street, 316 W Poulin Street, 319 W Poulin Street, 323 W Poulin Street, 402 W Poulin Street, 404 W Poulin Street, 406 W Poulin Street, 412 W Poulin Street, 608 Prospect Avenue, 704 Prospect Avenue, 802 Prospect Avenue, 902 Prospect Avenue, 904 Prospect Avenue, 910 Prospect Avenue, 914 Prospect Avenue, 918 Prospect Avenue, 924 Prospect Avenue, 1002 Prospect Avenue, 1006 Prospect Avenue, 1008 Prospect Avenue, 3806 River Road, 3908 River Road, 1002 Summer Street, 1010 Summer Street, 1014 Summer Street, 1016 Summer Street, 1415 Tyrone Street, 1101 Waterworks Road, 2201 Waterworks Road, 2202 Waterworks Road, 2304 Waterworks Road, 3101 Waterworks Road, 3506 Waterworks Road, 3512 Waterworks Road, 3602 Waterworks Road, 3604 Waterworks Road, 3702 Waterworks Road, 3801 Waterworks Road, ~~4022 Waterworks Road~~, 777 Winners Circle, 1002 Winter Street, 1007 Winter Street, and the following parcels on W Augusta Street 06-3.0-07-001-002-012.000; on Autumn Street 06-3.0-06-001-002-013.000, 06-3.0-06-001-002-014.000, 06-3.0-06-001-002-015.000, 06-3.0-06-001-002-016.000, 06-3.0-06-001-002-017.000, 06-3.0-06-001-002-018.000, and 06-3.0-06-001-002-019.000; on Belmont Street 06-3.0-07-001-002-004.000 and 06-3.0-07-001-002-006.000; on Cook Road 03-9.0-30-000-000-018.001, on Elwood Street 06-3.0-07-001-002-010.000, on Euclid Avenue 06-3.0-06-001-002-037.000, 06-3.0-06-001-002-039.000, 06-3.0-06-001-002-042.000 and 06-3.0-06-001-002-044.000; on Francis Street 06-3.0-08-003-001-072.000; on Highland Avenue 06-3.0-06-004-002-012.000; on W Highland Avenue 06-3.0-06-001-002-057.000; on Isabelle Street 06-3.0-07-

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001-002-003.000 and 06-3.0-07-001-002-005.000; on I-229 03-9.0-31-004-000-017.000, 06-3.0-06-001-002-001.000 and 06-3.0-06-004-002-016.000; on W I-229 06-3.0-06-004-002-015.000; on Luverne Street 06-3.0-06-001-002-029.000, 06-3.0-06-001-002-030.000 and 06-3.0-06-001-002-031.000; on Maiden Lane 06-3.0-06-001-002-004.000 and 06-3.0-06-001-002-005.000; on Missouri River 06-3.0-07-002-000-001.000 and 06-3.0-07-001-002-002.001; on E Missouri River 06-3.0-06-004-002-017.000; on Mokaska Street 06-3.0-06-001-002-048.000, 06-3.0-06-001-002-051.000 and 06-3.0-06-001-002-053.000; on W Rosine Street 06-3.0-07-001-002-001.000 and 06-3.0-07-001-002-002.000; on Summer Street 06-3.0-06-001-002-020.000, 06-3.0-06-001-002-021.000, 06-3.0-06-001-002-022.000 and 06-3.0-06-001-002-026.000; on Tyrone Street 06-3.0-06-002-000-006.000; on Waterworks Road 03-9.0-31-002-000-001.000, 03-9.0-31-002-000-001.001, 03-9.0-31-002-000-015.000, 03-9.0-31-003-000-002.000, 03-9.0-31-003-000-026.000, 03-9.0-31-003-000-026.001, 06-3.0-06-002-000-008.001, 06-3.0-06-002-000-009.000 and 06-3.0-06-003-000-005.001; and on Winter Street 06-3.0-06-001-002-007.000, 06-3.0-06-001-002-009.000 and 06-3.0-06-001-002-010.000

Petitioner and Agent: City of St. Joseph  
Date of PC Hearing: March 25, 2021

**ITEM #5 Zoning District Change** – A request for approval of a change of zoning for the properties located at 306 W Antoine Street, 421 W Augusta Street, 423 W Augusta Street, 1001 Autumn Street, 901 Bellevue Street, 905 Bellevue Street, 921 Bellevue Street, 922 Bellevue Street parcels 06-3.0-07-001-002-060.000 and 06-3.0-07-001-002-063.001, 923 Bellevue Street, 1001 Bellevue Street, 1102 Bellevue Street, 1108 Bellevue Street, 1110 Bellevue Street, 1112 Bellevue Street, 1114 Bellevue Street, 1119 Bellevue Street, 3701 Bragg Avenue, 3702 Bragg Avenue, 1401 Broadway Street, 1101 Elwood Street, 1102 Elwood Street, 1104 Elwood Street, 1107 Elwood Street, 1110 Elwood Street, 1111 Elwood Street, 1206 Elwood Street, 1001 Euclid Avenue, 1005 Euclid Avenue, 1012 Euclid Avenue, 1015 Euclid Avenue, 1024 Euclid Avenue, 1025 Euclid Avenue, 315 W Franklin Street, 411 W Franklin Street, 1001 W Highland Avenue, 1007 W Highland Avenue, 1013 W Highland Avenue, 1015 W Highland Avenue, 1021 W Highland Avenue, 4101 Huntoon Road, 4201 Huntoon Road, 4302 Huntoon Road, 4320 Huntoon Road, 4325 Huntoon Road, 300 W Louis Street, 1001 Luverne Street, 1002 Luverne Street, 1016 Luverne Street, 1020 Luverne Street, 1502 MacArthur Drive, 1802 MacArthur Drive, 2210 Maiden Lane, 2404 Maiden Lane, 2410 Maiden Lane, 2420 Maiden Lane, 1001 Mokaska Street, 1002 Mokaska Street, 1005 Mokaska Street, 1009 Mokaska Street, 1010 Mokaska Street, 1015 Mokaska Street, 1021 Mokaska Street, 312 W Poulin Street, 315 W Poulin Street, 316 W Poulin Street, 319 W Poulin Street, 323 W Poulin Street, 402 W Poulin Street, 404 W Poulin Street, 406 W Poulin Street, 412 W Poulin Street, 608 Prospect Avenue, 704 Prospect Avenue, 802 Prospect Avenue, 902 Prospect Avenue, 904 Prospect Avenue, 910 Prospect Avenue, 914 Prospect Avenue, 918 Prospect Avenue, 924 Prospect Avenue, 1002 Prospect Avenue, 1006 Prospect Avenue, 1008 Prospect Avenue, 3806 River Road, 3908 River Road, 1002 Summer Street, 1010 Summer Street, 1014 Summer Street, 1016 Summer Street, 1415 Tyrone Street, 1101 Waterworks Road, 2201 Waterworks Road, 2202 Waterworks Road, 2304 Waterworks Road, 3101 Waterworks Road, 3506 Waterworks Road, 3512 Waterworks Road, 3602 Waterworks Road, 3604 Waterworks Road, 3702 Waterworks Road, 3801 Waterworks Road, ~~4022 Waterworks Road~~, 777 Winners Circle, 1002 Winter

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Street, 1007 Winter Street, and the following parcels on W Augusta Street 06-3.0-07-001-002-012.000; on Autumn Street 06-3.0-06-001-002-013.000, 06-3.0-06-001-002-014.000, 06-3.0-06-001-002-015.000, 06-3.0-06-001-002-016.000, 06-3.0-06-001-002-017.000, 06-3.0-06-001-002-018.000, and 06-3.0-06-001-002-019.000; on Belmont Street 06-3.0-07-001-002-004.000 and 06-3.0-07-001-002-006.000; on Cook Road 03-9.0-30-000-000-018.001, on Elwood Street 06-3.0-07-001-002-010.000, on Euclid Avenue 06-3.0-06-001-002-037.000, 06-3.0-06-001-002-039.000, 06-3.0-06-001-002-042.000 and 06-3.0-06-001-002-044.000; on Francis Street 06-3.0-08-003-001-072.000; on Highland Avenue 06-3.0-06-004-002-012.000; on W Highland Avenue 06-3.0-06-001-002-057.000; on Isabelle Street 06-3.0-07-001-002-003.000 and 06-3.0-07-001-002-005.000; on I-229 03-9.0-31-004-000-017.000, 06-3.0-06-001-002-001.000 and 06-3.0-06-004-002-016.000; on W I-229 06-3.0-06-004-002-015.000; on Luverne Street 06-3.0-06-001-002-029.000, 06-3.0-06-001-002-030.000 and 06-3.0-06-001-002-031.000; on Maiden Lane 06-3.0-06-001-002-004.000 and 06-3.0-06-001-002-005.000; on Missouri River 06-3.0-07-002-000-001.000 and 06-3.0-07-001-002-002.001; on E Missouri River 06-3.0-06-004-002-017.000; on Mokaska Street 06-3.0-06-001-002-048.000, 06-3.0-06-001-002-051.000 and 06-3.0-06-001-002-053.000; on W Rosine Street 06-3.0-07-001-002-001.000 and 06-3.0-07-001-002-002.000; on Summer Street 06-3.0-06-001-002-020.000, 06-3.0-06-001-002-021.000, 06-3.0-06-001-002-022.000 and 06-3.0-06-001-002-026.000; on Tyrone Street 06-3.0-06-002-000-006.000; on Waterworks Road 03-9.0-31-002-000-001.000, 03-9.0-31-002-000-001.001, 03-9.0-31-002-000-015.000, 03-9.0-31-003-000-002.000, 03-9.0-31-003-000-026.000, 03-9.0-31-003-000-026.001, 06-3.0-06-002-000-008.001, 06-3.0-06-002-000-009.000 and 06-3.0-06-003-000-005.001; and on Winter Street 06-3.0-06-001-002-007.000, 06-3.0-06-001-002-009.000 and 06-3.0-06-001-002-010.000 to P-12 The Riverfront Precise Plan as requested by The City of St. Joseph.

Zoning District Changes move on to City Council

Staff recommendation: approval

Elo suggested marking the list of properties as Exhibit B and entering them into evidence to dispense with the reading.

Tschannen made a motion to mark the listing of the addresses in agenda item # 5 as exhibit B and admit them into evidence for purposes of efficiency. Planalp seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes**

**Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

Martin gave the staff report. Martin stated the following properties were going to be excluded from the Riverfront P-12 rezoning: 3205 Bragg, 3502 Bragg, 1509 W Broadway Street, 1101 MacArthur Drive, 1802 Maiden Lane, 2101 Maiden Lane, 2102 Maiden Lane, 3814 River Road, 3818 River Road, 3912 River Road, 3922 River Road, 4001 River Road, 4002 River Road, 2902 Waterworks Road, 3510 Waterworks Road, 3910 Waterworks Road, 4104 Waterworks Road, 4114 Waterworks Road, 4200 Waterworks Road, Parcel 03-9.0-31-003-000-015.000 on Bragg Avenue, Parcel 03-9.0-31-003-000-025.003 on W Broadway Street, Parcel 06-3.0-07-004-000-001.000 on Robidoux Street, and Parcel 03-9.0-31-003-000-025.002 on Waterworks Road.

There was discussion among commissioners and staff regarding comment forms received both for and against the item.

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There was discussion among the commissioners and staff regarding properties to be excluded.

Planalp made a motion stating Exhibit B contain a list of properties to be included in the Riverfront P-12 district and Exhibit C contain a list of properties to be excluded from the Riverfront P-12 district. Burnett seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes  
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

Planalp made a motion that an additional name be adopted for the Riverfront P-12 district to be known as The Dolphin.

Motion dies for lack of second.

Kenneth Reeder-4000 River Road ---spoke regarding clarification of the item.

There was discussion among commission members and staff regarding the item.

Dennis Adams – 3501 N 7<sup>th</sup>---spoke regarding clarification of the item.

David Summers – 501 N Belt---requested to have four properties excluded from the P-12 district.

Mike Kneib-1401 W Broadway ---spoke regarding clarification of the item.

Cindy Beems-406 W Poulin---requested to have two properties excluded from the P-12 district.

Cheryl Meister – 1111 Elwood—requested to have her property excluded from the P-12 district.

Martin clarified to be excluded from the Riverfront P-12 district, written notice would need to be submitted to his office rather than just the comment form. The comment form alone is not enough, a written/mailed statement listing the property to be excluded is necessary. Martin stated there is not a form, a written statement would suffice.

Mark Beems-1102 Bellevue---spoke regarding the property.

Mike Kneib-1401 W Broadway ---asked for additional clarification of the item.

Kendall recessed the meeting at 7:12pm for a five-minute break.

Meeting resumed at 7:18pm

Kenneth Reeder-4000 River Road ---spoke regarding clarification of M-2 zoning on his property.

There was discussion among the commission and staff regarding zoning restrictions.

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Planalp made a motion to extend the timeframe for exclusion notification to the City Planner's office until midnight, Friday, March 26, 2021. Burtnett seconded.

**VOTE: Quintana Planalp-yes, Tschannen-no, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-no, Boyer-no**  
**Ayes – 6, Nays – 3, Abstain – 0 Motion approved.**

Elo stated Exhibit B would need to be amended by deleting from it items set forth by Exhibit C.

There was discussion regarding Exhibit B (properties included) and Exhibit C (properties excluded).

Tschannen made a motion to “amend Exhibit B to exclude the properties that were verbally requested tonight to be excluded and we entrust Exhibit C to be finalized by Mr. Martin once he has received all requests for exclusions for P-12 by all property owners by 11:59 Friday, March 26, 2021 and that exclusion list be entered into evidence once it has been finalized by Mr. Martin”. Planalp seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes**  
**Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

Tschannen made a motion to approve the rezoning district change as reflected pursuant to the changes in the exhibits that will be made. Catron seconded.

**VOTE: Quintana Planalp-yes, Tschannen-yes, Catron-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes**  
**Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

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**EXHIBIT B**

**Properties to be included in the P-12 The Riverfront Precise Plan:**

1001 Autumn Street, 1119 Bellevue Street, 1401 Broadway Street, 1001 Euclid Avenue, 1005 Euclid Avenue, 1012 Euclid Avenue, 1015 Euclid Avenue, 1024 Euclid Avenue, 1025 Euclid Avenue, 1001 W Highland Avenue, 1007 W Highland Avenue, 1013 W Highland Avenue, 1015 W Highland Avenue, 1021 W Highland Avenue, 4101 Huntoon Road, 4201 Huntoon Road, 4302 Huntoon Road, 4320 Huntoon Road, 4325 Huntoon Road, 1001 Luverne Street, 1002 Luverne Street, 1016 Luverne Street, 1020 Luverne Street, 1502 MacArthur Drive, 1802 MacArthur Drive, 2210 Maiden Lane, 2404 Maiden Lane, 2410 Maiden Lane, 2420 Maiden Lane, 1001 Mokaska Street, 1002 Mokaska Street, 1005 Mokaska Street, 1009 Mokaska Street, 1010 Mokaska Street, 1015 Mokaska Street, 1021 Mokaska Street, 3806 River Road, 3908 River Road, 1002 Summer Street, 1010 Summer Street, 1014 Summer Street, 1016 Summer Street, 1415 Tyrone Street, 1101 Waterworks Road, 2201 Waterworks Road, 2202 Waterworks Road, 2304 Waterworks Road, 3101 Waterworks Road, 3512 Waterworks Road, 3602 Waterworks Road, 3604 Waterworks Road, 3702 Waterworks Road, ~~4022 Waterworks Road~~, 777 Winners Circle, 1002 Winter Street, 1007 Winter Street, and the following parcels on Autumn Street 06-3.0-06-001-002-013.000, 06-3.0-06-001-002-014.000, 06-3.0-06-001-002-015.000, 06-3.0-06-001-002-016.000, 06-3.0-06-001-002-017.000, 06-3.0-06-001-002-018.000, and 06-3.0-06-001-002-019.000; on Belmont Street 06-3.0-07-001-002-004.000 and 06-3.0-07-001-002-006.000; on Cook Road 03-9.0-30-000-000-018.001, on Euclid Avenue 06-3.0-06-001-002-037.000, 06-3.0-06-001-002-039.000, 06-3.0-06-001-002-042.000 and 06-3.0-06-001-002-044.000; on Francis Street 06-3.0-08-003-001-072.000; on Highland Avenue 06-3.0-06-004-002-012.000; on W Highland Avenue 06-3.0-06-001-002-057.000; on Isabelle Street 06-3.0-07-001-002-003.000; on I-229 03-9.0-31-004-000-017.000, 06-3.0-06-001-002-001.000 and 06-3.0-06-004-002-016.000; on W I-229 06-3.0-06-004-002-015.000; on Luverne Street 06-3.0-06-001-002-029.000, 06-3.0-06-001-002-030.000 and 06-3.0-06-001-002-031.000; on Maiden Lane 06-3.0-06-001-002-004.000 and 06-3.0-06-001-002-005.000; on Missouri River 06-3.0-07-002-000-001.000 and 06-3.0-07-001-002-002.001; on E Missouri River 06-3.0-06-004-002-017.000; on Mokaska Street 06-3.0-06-001-002-048.000, 06-3.0-06-001-002-051.000 and 06-3.0-06-001-002-053.000; on W Rosine Street 06-3.0-07-001-002-001.000 and 06-3.0-07-001-002-002.000; on Summer Street 06-3.0-06-001-002-020.000, 06-3.0-06-001-002-021.000, 06-3.0-06-001-002-022.000 and 06-3.0-06-001-002-026.000; on Tyrone Street 06-3.0-06-002-000-006.000; on Waterworks Road 03-9.0-31-002-000-001.000, 03-9.0-31-002-000-001.001, 03-9.0-31-002-000-015.000, 03-9.0-31-003-000-002.000, 03-9.0-31-003-000-026.000, 03-9.0-31-003-000-026.001, 06-3.0-06-002-000-008.001, 06-3.0-06-002-000-009.000 and 06-3.0-06-003-000-005.001; and on Winter Street 06-3.0-06-001-002-007.000, 06-3.0-06-001-002-009.000 and 06-3.0-06-001-002-010.000

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Exhibit C

Properties excluded after March Planning Commission:



- 3506 Waterworks (Summers)
- 3701 Bragg (Summers)
- 3702 Bragg (Summers)
- 3801 Waterworks (Summers)



- 423 W Augusta
- 421 W Augusta
- 06-3.0-07-001-002-012.000
- 06-3.0-07-001-002-010.000
- 06-3.0-07-001-002-005.000

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Situs Address	Owner Name
1206 ELWOOD ST	BURGESS SHIRLEY J
1110 ELWOOD ST	SYMINGTON W STUART & SUSAN IDE
1102 BELLEVUE ST	BEEMS MARK B SR & BEEMS, MARK B JR
1108 BELLEVUE ST	MCCUNE MARY
1101 ELWOOD ST	GREEN KRISTI STADLER
1107 ELWOOD ST	DANIELS HEATHER & MICHAEL
1111 ELWOOD ST	CIENKI CHERYL J C/O CHERYL MIESTER
1114 BELLEVUE ST	KILGORE STEPHANIE & KILGORE CLARA C/O STEPHANIE MC GARRY
1110 BELLEVUE ST	SHERER DENA L & KILGORE CLARA M
1112 BELLEVUE ST	KILGORE CLARA M & STEPHANIE A
319 W POULIN ST	GRABLE PEGGY ANN
323 W POULIN ST	LOCKLIN HALEE
315 W POULIN ST	MILLER KEVIN E & GRETCHEN
1102 ELWOOD ST	GARVEY ROBERT
412 W POULIN ST	GARVEY ROBERT
1104 ELWOOD ST	SYMINGTON STUART & SUSAN
402 W POULIN ST	CHAVEZ JUAN DEJESUS & CLAUDIA L QUINTANILL DE
406 W POULIN ST	BEEMS MARK B JR & CINDY R
411 W FRANKLIN ST	GILGOUR ROBERT M
404 W POULIN ST	THOMAS DAILEY PROPERTIES LLC
1008 PROSPECT AVE	REITAL ROGER H JR & MARY M
1006 PROSPECT AVE	HARRIS ANGELA M
315 W FRANKLIN ST	SAGER ROGER & KATHY
312 W POULIN ST	ROMERO JAIRO LUCAS
1001 BELLEVUE ST	MILLER KEVIN E & GRETCHEN G
316 W POULIN ST	STUBBS JAMES D & DAISY M

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1002 PROSPECT AVE SCHIELD DAVID  
 910 PROSPECT AVE STEIN JAMES W & DEBRA I  
 902 PROSPECT AVE STEIN JAMES W & DEBRA I  
 901 BELLEVUE ST MILLER CLARENCE B & BESSIE M  
 905 BELLEVUE ST KROPP CARROLL L & JANET S TRUST  
 918 PROSPECT AVE SNEDDEN RICKY A & GRUBB, KERRI A  
 922 BELLEVUE ST GILGOUR ROBERT L & HELEN E  
 923 BELLEVUE ST MILLER CLARENCE B & BESSIE M  
 924 PROSPECT AVE SNEEDEN RICKY A & GRUBB, KERRI A  
 914 PROSPECT AVE POLLECK FRANK J  
 922 BELLEVUE ST GILGOUR ROBERT L & HELEN E  
 904 PROSPECT AVE WHALEN JOSEPH P SR  
 921 BELLEVUE ST MILLER KEVIN & GRETCHEN  
 802 PROSPECT AVE CITY OF ST JOSEPH  
 704 PROSPECT AVE LEINEN MARLENE TRUST  
 300 W LOUIS STATIEH LUTFEE S & ELLEN E  
 306 W ANTOINE ST THOMAS DAILEY PROPERTIES LLC  
 608 PROSPECT AVE ESCHBACHER PAUL A & MARLA S  
 ROBIDOUX ST PANKAU SHELBY A; ETAL C/O MICHAEL A PANKAU  
 1101 MAC ARTHUR DR PANKAU SHELBY A; ETAL C/O MICHAEL A PANKAU

**Properties excluded between February Planning Commission and March Planning Commission:**

3205 Bragg - Pankau  
 3502 Bragg - Pankau  
 1509 W Broadway Street - Reeder  
 1101 MacArthur Drive - Pankau  
 1802 Maiden Lane – Jarrett  
 2101 Maiden Lane – Jarrett  
 2102 Maiden Lane – Jarrett  
 3814 River Road – Wyeth  
 3818 River Road – Wyeth  
 3912 River Road - Reeder  
 3922 River Road - Reeder  
 4001 River Road – outside plan area  
 4002 River Road – outside plan area  
 2902 Waterworks Road - Pankau  
 3510 Waterworks Road - Reeder  
 3910 Waterworks Road – outside plan area  
 4104 Waterworks Road – outside plan area  
 4114 Waterworks Road – outside plan area  
 4200 Waterworks Road – outside plan area  
 Parcel 03-9.0-31-003-000-015.000 on Bragg Avenue - Pankau  
 Parcel 03-9.0-31-003-000-025.003 on W Broadway Street - Reeder  
 Parcel 06-3.0-07-004-000-001.000 on Robidoux Street - Pankau  
 Parcel 03-9.0-31-003-000-025.002 on Waterworks Road - Reeder

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