

AN ORDINANCE REPEALING THE RIVERSIDE BUSINESS PARK PRECISE PLAN ATTACHED TO SPECIAL ORDINANCE NUMBER 6648 AND ADOPTING A REVISED RIVERSIDE BUSINESS PARK PRECISE PLAN.

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

SECTION 1. That the Riverside Business Park Precise Plan attached to Special Ordinance Number 6648 be, and hereby is repealed.

SECTION 2. That the City Council of the City of St. Joseph, Missouri does hereby adopt a revised and updated Riverside Business Park Precise Plan attached hereto as Exhibit "A," and incorporated herein by reference; said plan to apply to the P-8 Riverside Business Park zoning district as adopted by General Ordinance Number 2122, passed August 29, 2005.

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

SECTION 4. That this ordinance shall be in full force and effect from and after date of passage.

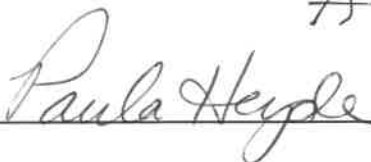
Approved as to form:



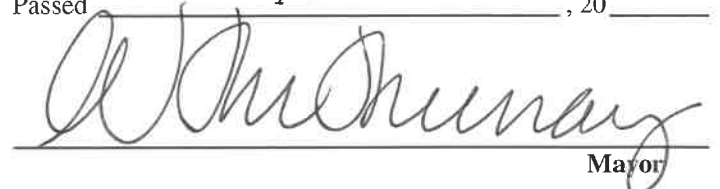
A City Attorney

Passed July 26, 2021

Attest:



City Clerk


Mayor

Date: July 1, 2021
Type of Ordinance: Special

EXPLANATION TO COUNCIL BILL

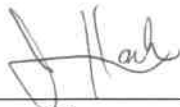
ORIGINATING DEPARTMENT: Planning and Community Development Department

PURPOSE: To repeal the existing Riverside Business Park Precise Plan attached to Special Ordinance No. 6648 and adopt a revised Plan. This plan updates and expands permitted uses to areas.

REMARKS: This application is to repeal the Riverside Business Park Precise Plan and adopt a revised Riverside Business Park Precise Plan to update uses and expand use groups to accommodate growth and development within the P-8, Riverside Business Park Precise Plan as well as consolidate existing information as well as other minor changes throughout the Plan. The Plan was first adopted in 2005, and given the trends of development in the area, it was deemed timely to update the Plan for current and future needs. Since 2005 the development of the business park has largely adhered to the light manufacturing uses permitted within the Plan. The lack of interest received in office or financial institution development due to ongoing changes in those industries has left some areas designated in the plan for those uses vacant. The updated plan would allow the full range of permitted uses to be permitted within all areas of the Precise Plan, maximizing development potential for the area. The Plan has also been condensed and edited for clarity and ease of use for any business considering locating in the area or already existing.

The Planning Commission reviewed this request at its June 24, 2021 meeting and recommends **APPROVAL** for the change of zoning by vote of 6-1. The Planning and Community Development Department concurs with this recommendation for **APPROVAL**.

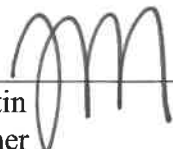
Submitted by:


ACTING
Clint Thompson, Director
Planning and Community Development

Reviewed by:


Bryan Carter
City Manager

Prepared by:


Zack Martin
City Planner

2021 JUL -2 PM 3:49
CITY CLERK

RIVERSIDE BUSINESS PARK PRECISE PLAN

**Adopted -
*2005***

**Updated -
*2021***

The St. Joseph Business Park Corporation
St. Joseph, Missouri

**Precise Plan
For
Riverside Business Park**

Table of Contents:

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- II. Intent of Precise Plan
- III. Development Principles
- IV. Development Standards
- V. Permitted Uses
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- VII. Implementation and Administration

ARTICLE I – Property Description

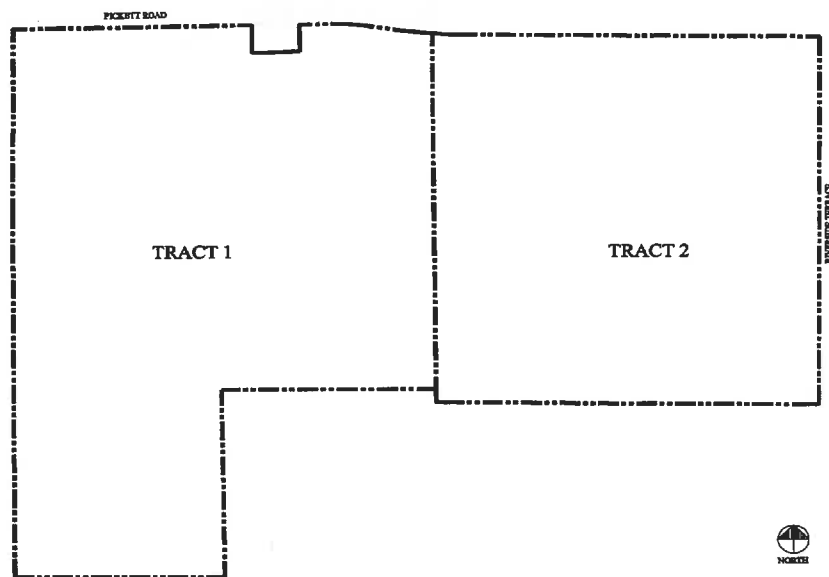
This Precise Plan shall provide the development standards for the property generally located south of Pickett Road on both sides of Riverside Road known as the Riverside Business Park more specifically described as follows:

Tract 1

The Southeast Quarter (SE ¼) of Section Twenty-four (24) and the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Twenty - five (25), all in Township Fifty-seven (57), Range Thirty-five (35), in Buchanan County, Missouri; except beginning at 833.0 feet West of the Northeast Corner Southeast Quarter of Section 24, 57 North, Range 35 West; thence West, along the North line of the said Quarter Section, 106.0 feet; thence South 0 degrees 54 minutes West 210.0 feet; thence East, parallel to the said North line of said Quarter Section 106.0 feet; thence North 0 degrees 54 minutes East 210.0 feet to the point of beginning, containing 0.51 acres, more or less, and also subject to any oil leases and royalty conveyances appearing of record.

Tract 2

The Fractional Southwest Quarter of Section 19, Township 57 North, Range 34 West, of the Fifth Principal Meridian containing 150.71 acres, more or less.



ARTICLE II – Intent of the Precise Plan

The intent of The Riverside Business Park Precise Plan is to promote the development of approximately 350 acres of land in St. Joseph, Missouri in a comprehensive and coordinated manner, creating a high-quality environment and increasing land values, while maintaining the flexibility to adapt the plan as market demand changes.

The Precise Plan zoning classification provides development criteria and design guidelines while maintaining flexibility in land use patterns that make this classification appropriate for use on the Riverside Business Park.

The Precise Plan will:

- Allow for the mixing of land uses in the plan area;
- Look at development and planning issues surrounding the plan area and allow a comprehensive strategy to be developed in dealing with them;
- Allow for flexibility to respond to needs of individual businesses considering St. Joseph;
- Provide open space that is accessible to the neighboring community and that creates an attractive buffer between the residential development to the north and west;
- Establishes development design standards within the plan area.

Goals for the Plan

Through the use of thoughtful design, mixed land uses, regulated design guidelines and development criteria, infrastructure planning and upgrades and flexibility to meet changing demands, The Riverside Business Park will strive to meet the following goals:

- Create an attractive environment for businesses that provide quality goods and services and quality jobs to the community;
- Create a development integrated in the fabric of the surrounding community, through the use of modified and improved circulation and access, pedestrian dedicated walks, landscape enhancements, thoughtful site planning, and attractive architectural elements;
- Provide development criteria and architectural design guidelines that control the development patterns and the outward appearance of the development and encourage a cohesive and unified development;
- Provide an attractive, uniform, well-designed development that combines various sizes of office, office warehouse, and light industrial facilities;
- Allow flexibility within the plan area to allow the plan to react to changing market conditions, while remaining cohesive and unified;
- Provide useable open space opportunities that buffer adjacent land uses, connect to adjacent greenways, and are an asset for the users of the development and the surrounding community.

ARTICLE III – Development Principles

Development Principles

The following section outlines the basic use and development principles for the Riverside Business Park Precise Plan. These principles shall provide a general guide for land development within the Plan area.

- The development has tremendous access to major transportation routes. Coordinated connections to these routes are important to the development of the property.
- The plan shall have the flexibility to respond to changes in the market demand, over time.
- The development is planned as a mixed-use development, combining office financial, office warehouse, business park, and open space uses. The design guidelines in the plan shall guide the development of the Precise Plan area over time, ensuring consistent and quality design and construction.
- Within the plan area, businesses that provide high quality goods and services to the community, quality jobs for the community, and that elevate the character and level of quality of the development shall be encouraged.
- The plan shall be sensitive to the adjacent neighbors and neighborhoods, and shall provide for buffering, screening, and sensitive site planning to minimize development impact.
- The plan shall provide pedestrian connections from the adjacent residential neighborhoods to the development open space within the development itself.
- The plan shall provide increased vehicular accessibility around and through the development site, including extension of Riverside Road and connections to Riverside Road from the development.
- The plan shall provide safe, convenient, and accessible pedestrian circulation through the development.

ARTICLE IV – Development Standards

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

Purpose

The purpose of the Development Standards is as follows:

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

General Standards

A. Architectural Compatibility

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

B. Outside Storage

1. No outside storage of any type, including but not limited to materials, supplies, equipment, vehicles, finished or semi-finished products, raw materials or articles of any nature shall be stored or permitted to remain on any building sites outside of the Building or Buildings constructed thereon, without being screened and/or fenced to the extent possible in a manner so as to not be objectionable to any occupant of other Building Sites in the Precise Plan area or to the general public, and shall be continued only in accordance with the terms of the original approval of such storage.

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

C. Circulation

1. Circulation patterns should be thoughtfully planned and designed to provide safe and intuitive movement throughout the Precise Plan Area.
 - a) Connections to adjacent roadways should provide adequate and safe access to and from the development.
 - b) All vehicular routes shall be designed and built according to the standards of the City of St. Joseph Public Works Department.
2. Pedestrian circulation alternatives should be provided in all development areas.
3. A circulation network plan should be provided along with all specific development site plans, indicating both vehicular and pedestrian circulation routes.

Building Standards

Building Height: Shall be measured from the average finish grade elevation of the building line to the top of the fascia or coping of the primary building roof or parapet wall; mechanical penthouses are not included in this dimension but should be enclosed or screened in a manner that blends with the exterior material and color of the primary structure.

Yards (Front, Rear, Side): Shall be as defined in Section 31-010 of the St. Joseph Zoning Ordinance.

Maximum Building Coverage: Shall be defined as the percentage of the total Parcel Area covered by the cumulative "footprint" floor areas of all primary and accessory buildings located on a parcel.

Height and Area Standards:

1. Maximum Building Height: 60 feet.
2. Front/Street Yard: 30 feet.
3. Side Yard: 15 feet.
4. Rear Yard: 10 feet.
5. Maximum Building Coverage: 60%.

ARTICLE V – PERMITTED USES

Construction
Building construction— general
Heavy construction other than building construction- contractors
Construction— special trade contractors
Manufacturing
Manufacturing of human and animal food & kindred, cosmetic, pharmaceutical, beverage products, including bottling, but not rendering plants.
Furniture & fixtures
Apparel & other finished products made from fabrics
Paper & allied products
Printing, publishing, & allied industries
Rubber & misc. plastics products
Industrial & commercial machinery & equipment
Computer equipment
Electronic & other electrical equipment & components, except computer equipment
Measuring, analyzing & controlling instruments; photographic medical & optical goods; watches & clocks
Manufacturing of agricultural related products (excluding hazardous materials or storage of materials in which the use is classified as a High Group H occupancy as determined by the International Building Code)
Manufacturing, production, processing, cleaning, servicing, testing, repair & storage of materials (excluding hazardous materials or storage of materials in which the use is classified as a High Group H occupancy as determined by the International Building Code), goods, products & business/sales offices accessory to this
Machine Shop & related activities
Products from previously prepared materials
Other light manufacturing of durable & non-durable, including assembly, of goods and products of a similar nature
Packaging, logistics, and distribution of products & goods
Laboratories for research & development
Transportation, communications, electric, gas & sanitary services
Local & suburban transit & interurban
Cold storage & freezer plant
Logistics, distribution, transportation
Motor freight transportation & warehousing

United States Postal Service
Transportation services
Communications
Wholesale trade
Wholesale trade— durable goods
Wholesale trade— non-durable goods
Office
Depository institutions
Non depository credit institutions
Security & commodity brokers, dealers, exchanges & services
Insurance carriers
Insurance agents, brokers & service
Real estate
Holding & other investment offices
Services
Personal services
Business services
Automotive repair, services & parking
Misc. repair services
Health services
Legal services
Educational services
Social services
Museums, art galleries & botanical & zoological gardens
Membership organizations
Engineering, accounting, research, management & related services
Heating, plumbing, electrical sales & services
Machinery and equipment assembly, sales, rental & service
Warehousing
Open Space
Recreation
Trails, walks, & paths
Parks
Water features
Preserved vegetation, woods, meadows, prairie and wetlands

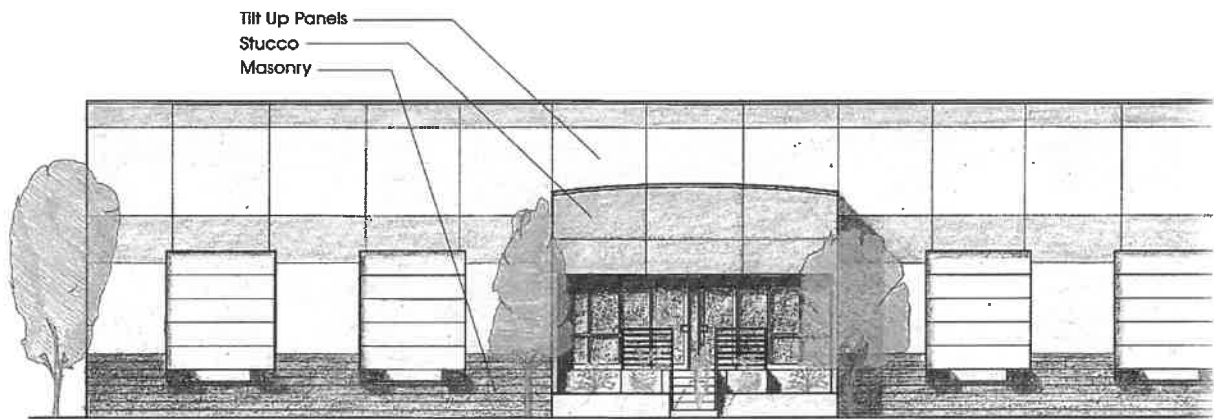
ARTICLE VI – Design Guidelines

Purpose

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

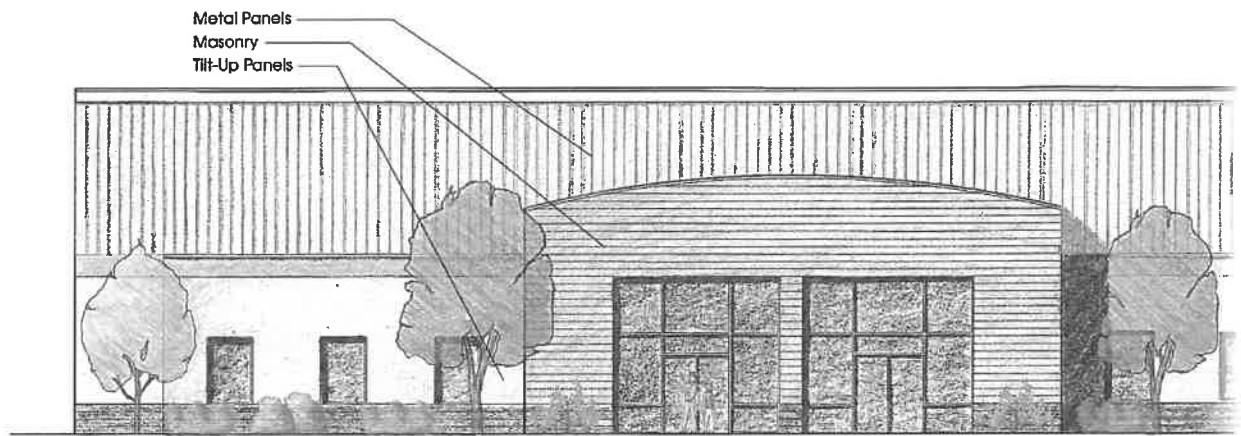
A. Architectural Standards:

1. All buildings erected shall be constructed according to the standards above with the following modifications.



Example Office / Warehouse Building

- a) Exterior walls of buildings facing the street shall be finished with brick or architectural CMU with accents/banding of differing colors of brick, stucco or cast stone. Masonry veneer shall comprise at least 20% of building façade.
- b) Exterior walls of buildings not facing streets may be constructed of painted tilt up concrete or metal panel, provided returns of twenty feet (20') are constructed from walls facing streets of the same material as the material on walls facing streets.
- c) In no case shall one side wall be constructed of different materials than another side wall unless approved in writing by the St. Joseph Business Park Corporation.
- d) Loading docks and service doors cannot face Pickett Road.
- e) All buildings erected within shall be constructed according to the standards above with the following modifications.



Example Business Park Building

- f) Building exterior that face the street shall be finished with a mixture of Stucco or tilt up concrete with accents/banding of differing colors of brick, stucco, cast stone or masonry veneer. Masonry veneer shall comprise at least 10% of building façade. This applies to buildings that face South Riverside Road, Pickett Road, and the internal development streets.
 - g) Exterior walls of buildings not facing streets may be constructed of painted concrete block, tilt up concrete panels or metal panels. Masonry or concrete walls must extend up 10' minimum from the finish floor at all exterior walls.
 - h) Loading docks and service doors cannot face South Riverside Road, or Pickett Road.
2. Open Space: The open space areas shall range in character from natural and untouched riparian area at the southwest corner of the project area to an improved landscaped buffer along Pickett Road.
- a) Any structures proposed shall be appropriately designed to compliment the context of a natural park-like setting.
 - b) Materials will compliment the natural environment within which any proposed structures are situated.
 - c) Natural, indigenous construction materials such as wood and stone masonry are recommended.
 - d) Trails, walks, and paths shall be provided throughout the open space areas with connections to the public pedestrian circulation system and to the internal walkway system.
 - i. Materials used for construction of trails, walks, and paths shall be reflective of their intended use and expected traffic volumes.
 - ii. Acceptable materials include but are not limited to:
 - a.) Concrete
 - b.) Asphalt
 - c.) Wood chips
 - d.) Maintained turf
 - e.) Others as approved by the City of St. Joseph

B. Parking regulations:

1. The parking lot standards for uses in the Precise Plan Area shall be as required for the various uses in Section 31-053 of the Zoning Ordinance of St. Joseph, and as provided in this plan. If there is a direct conflict between the plan and the Zoning Ordinance, the plan shall take precedence.
2. Parking lot paving and design requirements.
 - a) All parking lots shall be hard surfaced (dustless) with concrete, asphalt or similar material. Dirt and loose gravel are prohibited.
 - b) All parking lots shall be striped for definitive automobile spaces in the number, size and design as required by Section 31-053 of the Zoning Ordinance of St. Joseph.
 - c) All off-street parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants or employees of the principal use. No motor vehicle repair work, except emergency service, shall be permitted in association with any required off-street parking.
 - d) All off-street parking spaces shall be provided with safe convenient, access to a public street.
 - e) All off-street parking areas shall comply with commonly accepted geometric design standards which may include, but which shall not be limited to angle of parking; direction of parking; width of parking space; depth of parking space; and width of aisles. In general, design should meet the minimum standards provided in the Zoning Ordinance of St. Joseph.
 - f) All parking lots shall be illuminated in accordance with the standards of the City of St. Joseph for minimum public parking area illumination.
 - i. All lighting fixtures used to illuminate off-street parking areas shall be designed to minimize glare and will be equipped with cut off shields to minimize spill-over light onto adjacent properties.
3. Parking Lot Landscaping Design Standards
 - a) The purpose of the parking lot screening and landscaping requirements is to provide relief from large, hard paved surfaces associated with parking lots necessary to meet the needs of nonresidential developments and to improve the visual appearance of the Precise Plan Area.
 - b) The parking lot landscaping requirements shall be applicable to all new permitted and special permit uses with open parking lots. These requirements are only applicable to parking lots and surfaces. The general landscaping requirements apply to all other areas.
 - c) Two types of parking lot landscaping are required:
 - i. Screening or buffering between the parking lot and adjoining land uses and adjacent streets; and
 - ii. Trees for shading within parking lots.
 - d) Parking lot screening.
 - i. The perimeter area of all on-site, open parking areas shall be screened from the view of adjacent properties and streets to an eventual minimum height of three feet by the use of berms, walls and/or plantings.

- ii. Parking lot screening shall be designed so as to avoid obstructing visibility from vehicles in the parking lot or on adjacent streets. A clear sight triangle of 25 feet from an intersection shall be established to ensure visibility and safety.
- iii. The parking lot screening requirement does not apply to internal parking lots which do not directly front adjacent properties or streets.
- iv. The following maximum grades shall be conformed to in the parking lot screen area:
 - a.) Grass sod or seeded berms: 3:1 (three feet horizontal: one foot vertical); and
 - b.) Planting beds: 2:1
- i. Where a parking lot is located adjacent to or comes in direct contact with a side or rear yard setback, the side and rear yard landscape setback/buffer area requirements shall apply, and the above parking lot screening requirements shall be waived.
- c.) Parking lot landscaping.
 - i. Generally, there shall be landscaping along all pedestrian walks and there shall be landscaping along all vehicular entries from the surrounding city streets and the interior circulation roads.
 - ii. For every ten parking spaces in the parking lot area, one tree will be required to be planted within the parking lot area. This does not mean one landscape island is required for every ten spaces. More than one required tree may be placed in a landscape island as long as the island is large enough to support its healthy growth.
 - iii. There shall, at a minimum, be a landscape island with a minimum of one tree (2 ½" min. caliper at installation) at the end of each row of parking.
 - iv. The design and size of the landscape planter (islands, dividers and fingers) shall be sufficient to accommodate the growth of the tree and prevent damage to the tree by vehicles.

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

1. Purpose and applicability:

- a) The provisions within this Precise Plan shall take precedent over Article VII of the zoning ordinance for "landscape buffers" and "parking lot screening" only.
- b) Landscape Setback Buffer Area: The purpose of the landscape setback/buffer area is to separate potentially conflicting land uses and to provide a visual buffer between such uses. The landscape setback/ buffer area is required for all new permitted and conditionally permitted uses in the Precise Plan area.
- c) Street Trees: The purpose of the street tree requirement is to create a more desirable visual image along streets and to visually link the various land uses that develop throughout the Precise Plan Area.
 - i. The street tree requirement shall be applicable to all new permitted and conditionally permitted uses in the Precise Plan Area.

2. Requirements:

- d) Landscape setback/buffer requirements: A landscape setback/buffer area is required along the common property line associated with the side and rear yard areas of new permitted and conditionally permitted uses according to the following:
 - 10' minimum landscape buffer
- e) Landscape setback/buffer area design standards: The minimum quantity of trees and shrubs within the side and rear yard landscape setback/buffer area shall be as follows:

- i. The ten-foot landscape setback shall require one tree per 30 feet along the length of the buffer; and
 - ii. Any shrubs planted in the landscape buffer area shall not be strung out evenly for the entire length of the buffer area. Rather shrubs shall be clustered within the buffer area in beds, in areas where the greatest impact can be made. Shrubs shall only be planted as an uninterrupted, continuous hedge or shrub mass.
 - iii. Trees shall be planted in beds as much as is possible for ease of maintenance. Those not planted in beds shall have a minimum 3' mulch ring at the base of the tree.
 - iv. Landscape and ground cover area beds shall have cover at the time of planting a minimum of 60% percent ground coverage of plant material; the remaining 40% percent may be nonliving, consisting of bark, wood chips, decorative rock or stone or other similar material. The plant material will be of quantity and spacing so that in 2-4 years, 100% ground coverage shall be achieved.
 - v. Turf areas may be seeded or sodded. Coverage after 3 mowing cycles shall be 100%.
 - vi. Depending on the size and spacing of the selected palette of trees, trees may be located outside of, but adjacent to the buffer area.
 - vii. All trees shall be a minimum of two-inch caliper, and all shrubs shall be a minimum container size of five gallons with a minimum mature height of four to six feet.
- f) The required landscape setback/buffer area is a minimum width. Additional area adjacent to the required buffer area may be utilized for the location/ siting of required trees and/or to achieve a specific design intent.
- g) Landscape maintenance standards:
 - i. Plant materials that have died or are no longer functional shall be replaced.
 - ii. Plant materials shall be maintained in such a manner as to preserve their functional and aesthetic integrity.
 - iii. All trees adjacent to pedestrian and vehicular spaces shall be maintained so that mature branching occurs a minimum of seven feet from the ground.
 - iv. All shrubs and trees shall be planted so as to avoid obstructing visibility from a vehicle. A clear sight triangle of 25 feet from an intersection shall be established to ensure such visibility and safety.
- h) Screening requirements: Each accessory use and structure associated with new permitted and conditionally permitted uses shall be totally screened by a 100% opaque structure, including fences and walls, to a minimum six-foot height such that the use or activity is not visible from adjacent uses or streets. The screen shall completely obstruct view through the structure. The opaque structure shall be located as near as possible to the use or activity without interfering with the functional requirements of the use or activity.
 - i. All ground mounted utility equipment including, but not limited to transformers, backflow prevention enclosures, and meters located in front yards shall be screened with a combination of the aforementioned opaque structure. If adequate screening can be achieved through the use of landscaping only, the opaque structure may be omitted.
 - ii. Fire hydrant and public safety facilities shall be excluded from this screening.
- i) Street Tree requirements: Street Trees shall be provided and a minimum along both sides of all public roadways as follows:

- i. Street Trees shall be spaced at approximately 50' on center taking into consideration the location of curb cuts, drives, and other unavoidable obstructions.
- ii. Street Trees generally shall be large shade trees that attain a minimum mature height of 50'-60', provide attractive fall color, and are relatively free of "messy" fruits which over time would collect in streets and create a high maintenance unsightly appearance.
- iii. In order to create a consistent appearance throughout the development, a minimum of two and a maximum four species shall be used for all Street Trees and all Street Trees shall be the same size and general condition upon installation.
 - a.) A Street Tree Identification Plan for the entire business park shall be provided prior to the development of the business park.
 - b.) Future phases shall incorporate the Street Tree Identification Plan set up in the initial phase.
 - c.) Street Trees shall be a minimum of 2 ½ - inch caliper when installed.

D. Signage

- 1. Because of the unique nature of this development, the plan requires that an overall sign program with specific sign design guidelines be developed for each Land Use Area.
 - a) The sign program should generally follow the sign provisions of the City's Zoning Ordinance.
 - b) The program should attempt to unify the signs throughout the Precise Plan area such that there is sign consistency displayed throughout the Precise Plan area.
 - c) Allowable sign area should be based on the prominence of the user, size of the building facade upon which the sign is located (for wall mount signs), and nature of the use.
 - d) Freestanding signs should be restricted to monument type sign structures with a full, solid base at ground level or similar.
 - i. Free standing monument signs should be designed and constructed of materials and character compatible with the primary structure occupying the property upon which said sign is situated while maintaining consistency with the overall sign program for the Precise Plan area.
 - e) Monument signs shall be incorporated into landscape areas, said areas can be counted toward total landscape areas required.

ARTICLE VII – Implementation and Administration

- A. All buildings within the plan area shall be required to comply with all the requirements of the City of St. Joseph building division prior to construction and occupancy.
- B. An application for plan review by the City of St. Joseph Development Review Committee, is required prior to City approval of proposals or issuance of permits.
- C. 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 processed in compliance with and as defined in Section 31-070 of the City of St. Joseph Zoning Ordinance.

- D. 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.
- E. Appeals: Appeals to any decisions made as a result of the interpretation of the plan, decision of the City Planner, or Planning Commission by any person aggrieved or by any officer, department, board, or bureau of the municipality affected by any decision of the Chief Building Official or City Planner may be appealed to the Board of Adjustment. Appeals to any decisions of the Board of Adjustment may be appealed to the City Council. The process for appeal, extent of the Boards appeal powers, stay of proceedings, and decisions on appeals shall be as defined in Section 31-091 of the City of St. Joseph Zoning Ordinance. Decisions of the Board of Adjustment may be appealed in the manner prescribed by law.
- F. Nonconforming structures and uses: If, by virtue of this Precise Plan, any structure or use should become non-conforming, the provisions of Section 31-056 of the St. Joseph Zoning Ordinance shall apply except as follows:
 - 1. Nonconforming parking lots shall be upgraded and landscaped as part of proposed building upgrades, however discretion can be made by the 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. Normal parking lot maintenance as required by the City's Zoning Ordinance, however, is required within the plan area.
 - 2. A non-conforming use of property that does not have a building associated with said use on the same property shall be considered final, and not allowed to return to the property if discontinued for a period of one year. Said use shall be considered abandoned if said use has not been active for one year. The mere existence of a use on a property, for instance, does not allow for continuance of the use. The use must be active. It is incumbent upon the property owner to show that the use is active. Agricultural uses shall be exempt from the standards of the plan.
 - 3. Nonconforming uses in structures shall be allowed to continue for the life of the building unless such use is discontinued for a period of two years. The mere existence of said use does not constitute continuation of the use. 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.
- G. Modification of the Precise Plan: Modification to this Precise Plan shall be made in accordance with the provisions of Section 31-071, "*Procedure for amendments to the zoning code or rezoning.*" Modification to the Precise Plan will not be considered by the City without first being approved by the St. Joseph Business Park Corporation Board (SJBPCB), said Board approved shall be required for as long as the said Corporation has an interest in the business park. If, in the future, the SJBPCB does not have an interest in the business park, application for modifications to this Precise Plan per Section 31-071 may proceed directly to the Planning Commission.

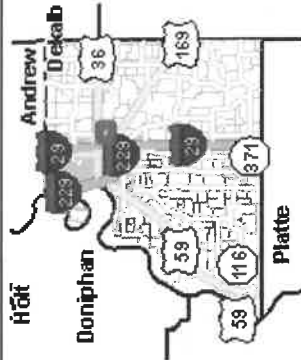
P-8 Riverside Business Park Precise Plan



1,948.1 0 974.04 1,948.1 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Road
 - <all other values>
 - Interstate
 - State Highway L
 - State Highway N
 - U.S. Highway
- Railroad
- Parcel

CITY CLERK
2021 JUL -2 PM 3:49

Notes

Report of the PLANNING COMMISSION to the CITY COUNCIL

Request: A request for approval to repeal the Riverside Business Park Precise Plan and adopting a revised Riverside Business Park Precise Plan to update uses and expand use groups to accommodate growth and development within the P-8, Riverside Business Park Precise Plan

Location: Property generally located south of Pickett Road on both sides of Riverside Road

Petitioner and Agent: Patt Lilly

Date of PC Hearing: June 24, 2021

ITEM #11 Zoning District Amendment – A request for approval to repeal the Riverside Business Park Precise Plan and adopting a revised Riverside Business Park Precise Plan to update uses and expand use groups to accommodate growth and development within the P-8, Riverside Business Park Precise Plan for property generally located south of Pickett Road on both sides of Riverside Road, as requested by Patt Lilly on behalf of St. Joseph Business Park Corporation.

Zoning District Changes move on to City Council

Staff recommendation: approval

Martin gave the staff report.

Discussion was held between commissioners and staff regarding the item.

Kendall opened the item for public comment.

Brad Lau – 3003 Frederick, spoke in favor of the item.

No one spoke in opposition to the item.

Kendall closed the item for public comment.

Discussion was held between commissioners and staff regarding the item.

Bucher made a motion to approve the item. Boyer seconded.

VOTE: Tschannen – yes, Catron-yes, Bucher-yes, Doyle-yes, Knight – no, Kendall-yes, Boyer-yes

Ayes – 6, Nays – 1, Abstain – 0 Motion approved.

2021 JUL -2 PM 3:49

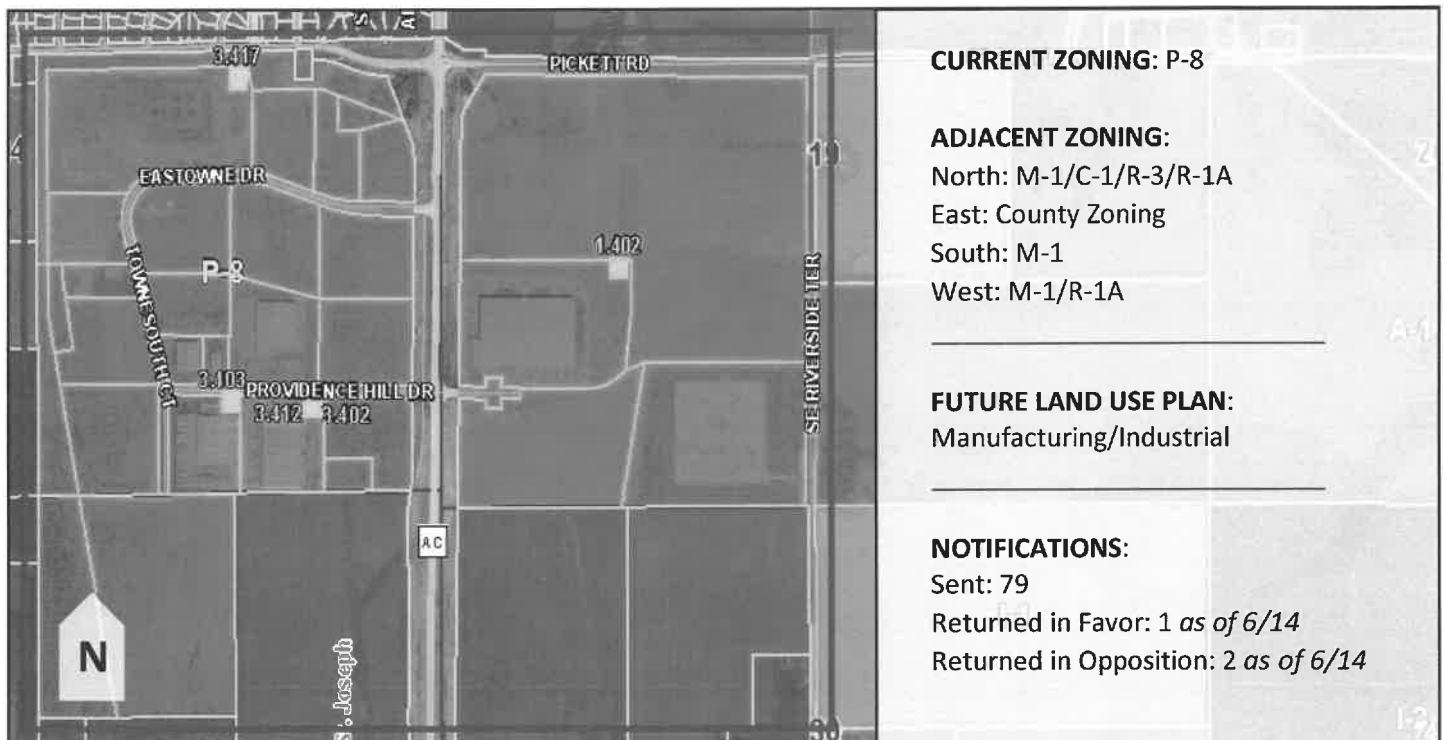
CITY CLERK

Application	A request for approval to repeal the Riverside Business Park Precise Plan and adopting a revised Riverside Business Park Precise Plan to update uses and expand use groups to accommodate growth and development within the P-8, Riverside Business Park Precise Plan.
Applicant	City of St. Joseph, Missouri
Location	Generally, south of Pickett Road, north of Easton Road, on either side of Riverside Road (Highway AC), in southeastern St. Joseph.
Staff Recommendation	APPROVAL

BACKGROUND

This request is to re-zone the property generally located south of Pickett Road on both sides of Riverside Road. The reason for this request is to update and replace the existing Precise Plan with an updated Plan. This plan updates and expands permitted uses to areas within the Precise Plan as well as consolidating existing information as well as other minor changes throughout the Plan. The plan was adopted in 2005 and given the trends of development in the area, it was deemed timely to update the Plan for current and future needs.

OVERVIEW



ATTACHMENTS INCLUDED:

- Application & supporting documents provided by applicant.
- Letter to adjacent property owners.

STAFF REVIEW:

As stated above, this application is to repeal the Riverside Business Park Precise Plan and adopting a revised Riverside Business Park Precise Plan to update uses and expand use groups to accommodate growth and development within the P-8, Riverside Business Park Precise Plan. The Plan was first adopted in 2005, and since then the development of the business park has largely adhered to the light manufacturing uses permitted within the Plan. The lack of interest received in office or financial institution development due to ongoing changes in those industries has left some areas designated in the plan for those uses vacant. The updated plan would allow the full range of permitted uses to be permitted within all areas of the Precise Plan, maximizing development potential for the area. The Plan has also been condensed and edited for clarity and ease of use for any business considering locating in the area or already existing.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** based on the above and following findings:

- Request in keeping with City's current Future Land Use Map:
- Proposed rezoning is not detrimental to public's health, safety, or welfare:
- Proposed adoption would bring greater development potential to the area, allowing maximum benefit from intended purpose of the Precise Plan.

Staff: 
Zack Martin
City Planner
(816) 271-4648
zmartin@stjoemo.org

City of St. Joseph

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

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

APPLICATION FOR APPROVAL OF ZONING DISTRICT CHANGE TO A PLANNED UNIT DEVELOPMENT

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

- Street address of the Property: ATTACHED
- Legal Description of the Property (must be submitted digitally as well as written unless it is lot and block): ATTACHED
- Requested Zoning District: AMENDED RIVERSIDE PRECISE PLAN
- On a separate sheet of paper, fully describe the activity for which you are applying for a Zoning District Change. Include proposed hours of operation, expected traffic volumes, staffing levels, parking availability and any other information that would be helpful. Please do not exceed one sheet of paper. This information will be included in a letter that will be sent to all property owners within 185 feet of your property.

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

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

- Signature of Applicant: CITY OF ST. JOSEPH, MO
Print or type name: CITY OF ST. JOSEPH, MO
Address of applicant: 1100 FREDERICK AVE
ST. JOSEPH, MO 64501
Telephone number of applicant: (816) 271-4648
- Signature of property owner or his/her legal representative _____
Print or type name: _____
Address of property owner or his/her legal representative: _____
Telephone number of property owner or his/her legal representative: _____

Items to be submitted with application:

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

To be completed by City staff only:

Current zoning of property: D-8

Date application recvd: 5/28

Date filing fee recvd: N/A

Staff initial: MM

P221-00054

64:8 HD 2-700 1702

CITY CLERK



ST. JOSEPH

Chamber of Commerce

3003 Frederick Ave. | St. Joseph, MO 64506
816.232.4461 | saintjoseph.com

May 17, 2021

Clint Thompson
Director, Planning and Community Development
City of St. Joseph
1100 Frederick Avenue
St. Joseph, MO 64501

Subject: Modification of Precise Plan – Riverside Business Park (Eastowne Business Park)

Dear Clint:

Thank you for your assistance in modifying the Riverside Business Park Precise Plan for Eastowne Business Park. With the current Precise Plan being developed almost 20 years ago, in the 2003 to 2005 timeframe, the dynamics have changed since that time in the current environment of business park use. There is little interest from office/financial institutions building facilities due to online banking and working from home.

Opening all areas to the permitted uses identified in the modified precise plan will allow the park to be developed in a way consistent with St. Joseph's primary cluster of businesses. As such, as President of the St. Joseph Business Park Corporation, and as required in Article VII, G, "Modification of Precise Plan," I approve of the attached modified precise plan and request that you proceed with taking it to the Planning Commission.

Sincerely,

Patt Lilly
President
St. Joseph Business Park Corporation

Attachment: As stated



2021 JUL -2 PM 3:49

CITY CLERK

Riverside Business Park Precise Plan

2021 JUL -2 PM 3:51

Owner Name	Situs Address	Mailing Address		
BILLINGS MIKEY	2614 SHADOW CT	2614 SHADOW CT	ST JOSEPH	MO 64503 9171 9690 0935 0240 8026 21
MCCORD MICHAEL A & MARGA	2606 CYPRESS AVE	2606 CYPRESS AVE	ST JOSEPH	MO 64503 9171 9690 0935 0240 8026 14
KELLY CHRISTOPHER MICHAEL	2613 SHADOW CT	2613 SHADOW CT	ST JOSEPH	MO 64503 9171 9690 0935 0240 8025 22
CAN B II LLC	RIVERSIDE TER	4 WOODSON AVE	CAMDEN POINT	MO 64018 9171 9690 0935 0240 8025 15
ST JOSEPH BUSINESS PARK COF TOWNESOUTH CT		3003 FREDERICK AVE	ST JOSEPH	MO 64506 — applicant
ST JOSEPH BUSINESS PARK COF 3400 TOWNESOUTH CT		3003 FREDERICK AVE	ST JOSEPH	MO 64506 — applicant
ST JOSEPH BUSINESS PARK COF TOWNESOUTH CT		3003 FREDERICK AVE	ST JOSEPH	MO 64506 — applicant
SUMPTER BUDDY RAY & MARY	5401 PICKETT RD	5401 PICKETT RD	ST JOSEPH	MO 64503 9171 9690 0935 0240 8025 46
WAMPLER NICHOLAS & JACINE	5400 PICKETT RD	5400 PICKETT RD	ST JOSEPH	MO 64503 9171 9690 0935 0240 8025 39
JONES LARRY DON TRUST & JO	2606 EVERGREEN LN	1733 SE STATE RT AB	EASTON	MO 64443 9171 9690 0935 0240 8025 08
STEEBY BRIAN H & CRISTY R	2603 COLLEGE LN	4204 MEADOW VALE CT	ST JOSEPH	MO 64505 9171 9690 0935 0240 8024 92
CITY OF ST JOSEPH	BEECHWOOD BLVD	1100 FREDERICK AVE	ST JOSEPH	MO 64501 — hand delivered
CERVERA ROBERT A	5306 PICKETT RD	5306 PICKETT RD	ST JOSEPH	MO 64503 9171 9690 0935 0240 8024 85
MCCARTNEY CHARLES R	2607 BEECHWOOD BLVD	2607 BEECHWOOD BLVD	ST JOSEPH	MO 64503 9171 9690 0935 0240 8024 78
FERRIER TRUDY L	2604 BEECHWOOD BLVD	2604 BEECHWOOD BLVD	ST JOSEPH	MO 64503 9171 9690 0935 0240 8024 09
WILSON RICKY R & VIRGINIA S	2604 EVERGREEN LN	2604 EVERGREEN LN	ST JOSEPH	MO 64503 9171 9690 0935 0240 8023 93
GRIFFEY JANICE M	5309 PICKETT RD	5309 PICKETT RD	ST JOSEPH	MO 64503 9171 9690 0935 0240 8024 23
LEHMAN COLETTE E & KRISTIN	2614 ANDREW CT	2614 ANDREW CT	ST JOSEPH	MO 64503 9171 9690 0935 0240 8024 16
DYKES RITA & JOHNSTON, GEO	2606 BEECHWOOD BLVD	2606 BEECHWOOD BLVD	ST JOSEPH	MO 64503 9171 9690 0935 0240 8024 47
ST JOSEPH BUSINESS PARK COF TOWNESOUTH CT		3003 FREDERICK AVE	ST JOSEPH	MO 64506 — applicant
ST JOSEPH BUSINESS PARK COF TOWNESOUTH CT		3003 FREDERICK AVE	ST JOSEPH	MO 64506 — applicant
LOVELADY RUSTY K	2603 EVERGREEN LN	2603 EVERGREEN LN	ST JOSEPH	MO 64503 9171 9690 0935 0240 8024 30
CONNER ERIC D & DEE ANN RE	2613 ANDREW CT	2613 ANDREW CT	ST JOSEPH	MO 64503 9171 9690 0935 0240 8024 61
ST JOSEPH BUSINESS PARK COF TOWNESOUTH CT		3003 FREDERICK AVE	ST JOSEPH	MO 64506 — applicant
VAN AM REAL PROPERTY ACQL	EASTON RD	5025 EASTON RD	ST JOSEPH	MO 64503 9171 9690 0935 0240 8024 54
JOHNSON CONTROLS BATTERY	3415 S LEONARD RD	5757 N GREEN BAY AVE X31	MILWAUKEE	WI 53209 9171 9690 0935 0240 8023 24
HALL DANIEL M JR	5402 PICKETT RD	3831 FREDERICK AVE	ST JOSEPH	MO 64506 9171 9690 0935 0240 8023 17
DAVIS FAYTHE A	5427 PICKETT RD	5427 PICKETT RD	ST JOSEPH	MO 64503 9171 9690 0935 0240 8023 00
CITY OF ST JOSEPH	SHAWNEE RD	1100 FREDERICK AVE	ST JOSEPH	MO 64501 hand delivered
RANDLEMAN PHILIP	5402 LONG VIEW DR	5402 LONG VIEW DR	ST JOSEPH	MO 64503 9171 9690 0935 0240 8022 94
ST JOSEPH BUSINESS PARK COF 3130 TOWNESOUTH CT		3003 FREDERICK AVE	ST JOSEPH	MO 64506 — applicant
BECERRA NOAH THOMAS	2606 COLLEGE LN	2606 COLLEGE LN	ST JOSEPH	MO 64503 9171 9690 0935 0240 8022 87
NELSON JANE M	2819 S RIVERSIDE TER	3001 MILLER RD	ST JOSEPH	MO 64506 9171 9690 0935 0240 8022 70

JOHNSON CONTROLS BATTERY JOSEPH L GRAY DR	5757 N GREEN BAY AVE X31	MILWAUKEE	WI	53209	9171	9690	0935	0240	8028	36
HODGES MIKE & REBECCA 2609 SHADOW CT	2609 SHADOW CT	ST JOSEPH	MO	64503	9171	9690	0935	0240	8028	67
LOVING SOPHIA K & HENRY, BL 2601 CYPRESS AVE	2601 CYPRESS AVE	ST JOSEPH	MO	64503	9171	9690	0935	0240	8028	50
KLOTZ CHER L 5401 LONG VIEW DR	5401 LONG VIEW DR	ST JOSEPH	MO	64503	9171	9690	0935	0240	8027	82
SCHUTZ CONTAINER SYSTEMS 13300 TOWNESOUTH CT	200 ASPEN HILL RD	NORTH BRANCH	NJ	8876	9171	9690	0935	0240	8027	75
JONES LARRY DON TRUST & JO 2605 CYPRESS AVE	1733 SE STATE RT AB	EASTON	MO	64443	9171	9690	0935	0240	8027	68
EAST TOWN LLC 5701 PROVIDENCE HILL DR	1007 E ST MAARTENS	ST JOSEPH	MO	64506	9171	9690	0935	0240	8027	51
ST JOSEPH BUSINESS PARK COF 5607 PROVIDENCE HILL DR	3003 FREDERICK AVE	ST JOSEPH	MO	64506	— applicant					
INTER CITIES ENTERPRISES LTD 2605 BEECHWOOD BLVD	PO BOX 1028	ST JOSEPH	MO	64502	9171	9690	0935	0240	8028	05
SCHUTZ CONTAINER SYSTEMS 15610 PROVIDENCE HILL DR	200 ASPEN HILL RD	NORTH BRANCH	NJ	8876	9171	9690	0935	0240	8027	99
JONES LARRY DON TRUST & JO 2605 EVERGREEN LN	1733 SE STATE RT AB	EASTON	MO	64443	9171	9690	0935	0240	8028	29
AERO REAL ESTATE LLC 5421 PICKETT RD	2828 N BELT HWY	ST JOSEPH	MO	64506	9171	9690	0935	0240	8028	12
ILPT PROPERTIES LLC 5501 PROVIDENCE HILL DR	TWO NEWTON PL 255 WASHIN	NEWTON	MA	2458	9171	9690	0935	0240	8026	45
SCHUTZ CONTAINER SYSTEMS 15410 PROVIDENCE HILL DR	200 ASPEN HILL RD	NORTH BRANCH	NJ	8876	9171	9690	0935	0240	8026	38
JONES LARRY DON TRUST; JON 2603 CYPRESS AVE	1733 SE STATE RT AB	EASTON	MO	64443	9171	9690	0935	0240	8026	69
GARVER SARAH C 5308 REDWOOD LN	5308 REDWOOD LN	ST JOSEPH	MO	64503	9171	9690	0935	0240	8026	52
ST JOSEPH BUSINESS PARK ASS 5702 PICKETT RD	3003 FREDERICK AVE	ST JOSEPH	MO	64506	— applicant					
DANNER LARRY W & PATRICIA 2601 EVERGREEN LN	2601 EVERGREEN LN	ST JOSEPH	MO	64503	9171	9690	0935	0240	8027	06
ST JOSEPH BUSINESS PARK ASS 5700 PROVIDENCE HILL DR	3003 FREDERICK AVE	ST JOSEPH	MO	64506	— applicant					
KCP&L GREATER MISSOURI OPI 3502 RIVERSIDE TER	PO BOX 418679	KANSAS CITY	MO	64141	9171	9690	0935	0240	8026	83
JACOBS BEVERLY V 5307 PICKETT RD	5307 PICKETT RD	ST JOSEPH	MO	64503	9171	9690	0935	0240	8026	76
PRITCHETT MICHAEL D 5404 LONG VIEW DR	5404 LONG VIEW DR	ST JOSEPH	MO	64503	9171	9690	0935	0240	8026	90
ST JOSEPH BUSINESS PARK COF 3200 TOWNESOUTH CT	3003 FREDERICK AVE	ST JOSEPH	MO	64503	9171	9690	0935	0240	8026	90
DUKE & WILL ST JOE LLC 3101 TOWNESOUTH CT	1368 S ENTERPRISE ST	ST JOSEPH	MO	64506	— applicant					
ST JOSEPH BUSINESS PARK COF 3342 TOWNESOUTH CT	3003 FREDERICK AVE	OLATHE	KS	66061	9171	9690	0935	0240	8027	20
BASEBALL BUILDERS LLC 5407 PROVIDENCE HILL DR	1007 E ST MAARTENS DR	ST JOSEPH	MO	64506	— applicant					
FERGUSON BRANDON & CHRIS 3887 SE RIVERSIDE TER	6547 SE PICKETT RD	ST JOSEPH	MO	64506	9171	9690	0935	0240	8027	13
F & H FOOD EQUIPMENT CO 3126 TOWNESOUTH CT	1526 S ENTERPRISE	SPRINGFIELD	MO	65804	9171	9690	0935	0240	8027	37
HITCHINGS BILLYE A TRUST 5403 PICKETT RD	6025 SE RIVERSIDE TER	ST JOSEPH	MO	64507	9171	9690	0935	0240	8025	60
GRIFFITH NELSON FRANKLIN & 5508 PICKETT RD	5508 PICKETT RD	ST JOSEPH	MO	64503	9171	9690	0935	0240	8025	53
SCHUTZ CONTAINER SYSTEMS 15604 PICKETT RD	200 ASPEN HILL RD	NORTH BRANCH	NJ	8876	9171	9690	0935	0240	8025	84
HESNAULT FRANCIS DALE TRUS 5701 PICKETT RD	5701 PICKETT RD	ST JOSEPH	MO	64507	9171	9690	0935	0240	8025	77
HERZOG CONTRACTING CORP 5100 EASTON RD	PO BOX 1089	ST JOSEPH	MO	64502	9171	9690	0935	0240	8026	07
CAPSTONE TECHNOLOGY CAMI 6321 SE PICKETT RD	4100 MACARTHUR BLVD STE 1C	NEWPORT BEACH	CA	92660	9171	9690	0935	0240	8025	91

PROFUSION PROVIDENCE LLC	5401 PROVIDENCE HILL DR	130 S BEMISTON AVE STE 504	CLAYTON	MO	63105	9171	9690	0935	0261	1370	85
ATCHISON CASTING CORP A DE 3811 S 48TH TER	400 S 4TH ST		ATCHISON	KS	66002	9171	9690	0935	0261	1370	78
ST JOSEPH BUSINESS PARK COF 5502 PICKETT RD	3003 FREDERICK AVE		ST JOSEPH	MO	64506	— applicant					
SKINNER BRIAN W	5306 REDWOOD LN	2300 NW 152ND	EDMOND	OK	73013	9171	9690	0935	0261	1370	92
PRITCHETT JEFFERY	2603 BEECHWOOD BLVD	2603 BEECHWOOD BLVD	ST JOSEPH	MO	64503	9171	9690	0935	0261	1370	61
SCHUTZ CONTAINER SYSTEMS I 5500 PROVIDENCE HILL DR	200 ASPEN HILL RD		NORTH BRANCH	NJ	8876	9171	9690	0935	0261	1370	54
SNAPP MICKEY L & GENEVA R	5423 PICKETT RD		ST JOSEPH	MO	64503	9171	9690	0935	0261	1370	47
PANAMENO JOSE A & LORENA	2604 COLLEGE LN		ST JOSEPH	MO	64503	9171	9690	0935	0261	1370	30
ST JOSEPH BUSINESS PARK COF PICKETT RD	3003 FREDERICK AVE		ST JOSEPH	MO	64506	— applicant					
HART BROTHERS PROPERTIES L EASTON RD	7002 SE 169 HWY		ST JOSEPH	MO	64507	9171	9690	0935	0261	1370	23
STUDER ANDREW J	5303 PICKETT RD		ST JOSEPH	MO	64503	9171	9690	0935	0261	1370	16
HART BROTHERS PROPERTIES L 5309 EASTON RD	7002 SE 169 HWY		ST JOSEPH	MO	64507	9171	9690	0935	0261	1370	09
NELSON PROPERTIES INC	3451 SE RIVERSIDE TER		ST JOSEPH	MO	64506	9171	9690	0935	0240	8028	81
AERO REAL ESTATE LLC	5417 PICKETT RD		ST JOSEPH	MO	64506	9171	9690	0935	0240	8028	74
MATT SONNY M	5405 PICKETT RD		ST JOSEPH	MO	64503	9171	9690	0935	0240	8029	04
BLANCARTE RAYMOND J & JAN 5305 PICKETT RD	4615 N HEATHERWOOD DR		ST JOSEPH	MO	64506	9171	9690	0935	0240	8028	98
BMS MANAGEMENT INC	2900 TOWNESOUTH CT		ST JOSEPH	MO	64503	9171	9690	0935	0240	8029	80
VULGAMOTT SHIRLEY K	5304 REDWOOD LN		ST JOSEPH	MO	64503	9171	9690	0935	0240	8029	66
AERO REAL ESTATE LLC	5419 PICKETT RD		ST JOSEPH	MO	64506	9171	9690	0935	0240	8029	59
ST JOSEPH BUSINESS PARK COF TOWNESOUTH CT	3003 FREDERICK AVE		ST JOSEPH	MO	64506	— applicant					
DOWIS AARON	2605 COLLEGE LN		ST JOSEPH	MO	64503	9171	9690	0935	0240	8029	73
CII MISSOURI LLC	3001 EASTOWNE DR		ST JOSEPH	MO	64503	9171	9690	0935	0240	8029	28
CORRINGTON THOMAS S & SCI 2611 SHADOW CT	2611 SHADOW CT		ST JOSEPH	KS	66048	9171	9690	0935	0240	8029	11
DAVIS JACK A & REGINA R	2604 CYPRESS AVE		ST JOSEPH	MO	64503	9171	9690	0935	0240	8029	42
ST JOSEPH BUSINESS PARK COF 5600 PROVIDENCE HILL DR	3003 FREDERICK AVE		ST JOSEPH	MO	64506	— applicant					
GERGENI ROBERT G & CAROL A 2612 SHADOW CT	2612 SHADOW CT		ST JOSEPH	MO	64503	9171	9690	0935	0240	8029	35
BERGLAND ROBERT P & TAMM 5304 PICKETT RD	5304 PICKETT RD		ST JOSEPH	MO	64503	9171	9690	0935	0240	8029	97
MARKT AMANDA D	2612 ANDREW CT		ST JOSEPH	MO	64503	9171	9690	0935	0240	8028	43

COMMENTS IN REFERENCE TO PROPOSED ZONING DISTRICT CHANGE

To the City of St. Joseph, Missouri:

The undersigned state that the facts as entered herein are true to the best of their knowledge and belief, wish to comment on the following application of a zoning change and ask the Planning Commission to vote ☐ FOR ☒ AGAINST said request.

Address of the proposed subdivision:

Riverside Business Park Precise Plan

Name, address & phone of party filing comment (Please print): Cher McQuinter (Klotz)
5401 Long View Dr 262 287 6821
(Address) (Phone)

If you own property in the neighborhood of the proposed subdivision, but do not live at that property, please give address of that property: N/A

Legal description of land owned relating to request: East Brook @ Lot 30

Reason(s) for concern or support to the request: _____

OWNERS OF RECORD MUST SIGN:

Signature Cher L McQuinter

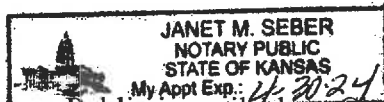
Address: 5401 Long View Dr
St Joseph mo 64503

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

Subscribed and sworn to before me this 8th day of June, 2021.

Notary Public Janet M. Seber

My commission expires 4-30-2024



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

NOTE: A Notary Public is available at City Hall at no charge

2021 JUL -2 PM 3:51

COMMENTS IN REFERENCE TO PROPOSED ZONING DISTRICT CHANGE

To the City of St. Joseph, Missouri:

The undersigned state that the facts as entered herein are true to the best of their knowledge and belief, wish to comment on the following application of a zoning change and ask the Planning Commission to vote ☒ **FOR** ☐ **AGAINST** said request.

Address of the proposed subdivision:

Riverside Business Park Precise Plan

Name, address & phone of party filing comment (Please print):

BMS Logistics, Inc.
(Name)
2900 Towne south Court
(Address)
816-364-3995
(Phone)

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

Legal description of land owned relating to request: _____

Reason(s) for concern or support to the request: _____

OWNERS OF RECORD MUST SIGN:

Signature

Address:

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

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public _____

My commission expires _____

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

NOTE: A Notary Public is available at City Hall at no charge

15:3 WD 2-706 1202

COMMENTS IN REFERENCE TO PROPOSED ZONING DISTRICT CHANGE

To the City of St. Joseph, Missouri:

The undersigned state that the facts as entered herein are true to the best of their knowledge and belief, wish to comment on the following application of a zoning change and ask the Planning Commission to vote ☐ FOR ☒ AGAINST said request.

Address of the proposed subdivision:

Riverside Business Park Precise Plan

Name, address & phone of party filing comment (Please print): Jane Nelson
3001 Miller Road, St. Joseph, MO 64506 816-294-6725
(Address) (Phone)

If you own property in the neighborhood of the proposed subdivision, but do not live at that property, please give address of that property: 2819 SE Riverside Terrace, St. Joseph, MO 64507

Legal description of land owned relating to request: 07-4.6-19-000-000-001.000

Reason(s) for concern or support to the request: Receiving this notice only 3 days ago and from the limited information given in the notice I cannot support the request because I do not know what is being planned and particularly how it might affect my property at the corner of SE Riverside Terrace and Dickett Road. So at this point, I must be against the request.
6-11-21

OWNER\$ OF RECORD MUST SIGN:

Signature Jane M. Nelson gmk I am the sole owner of this property at 2819 SE Riverside Terrace.

Address: 3001 Miller Road, St. Joseph, MO 64506

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

Subscribed and sworn to before me this 11 day of June, 20 21.

Notary Public Kimberly A. Hurt
My commission expires May 6, 2025

OFFICE USE
Within 185 ft. of
petitioned property

Not within 185 ft.
of petitioned
property

NOTE: A Notary Public is available at City Hall at no charge.

KIMBERLY A. HURT
Notary Public - Notary Seal
STATE OF MISSOURI
Andrew County
My Commission Expires: May 06, 2025
Commission #13492301

15:3 PM 2-700 1200