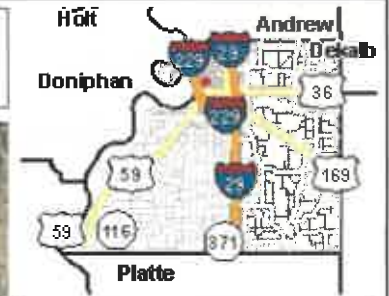
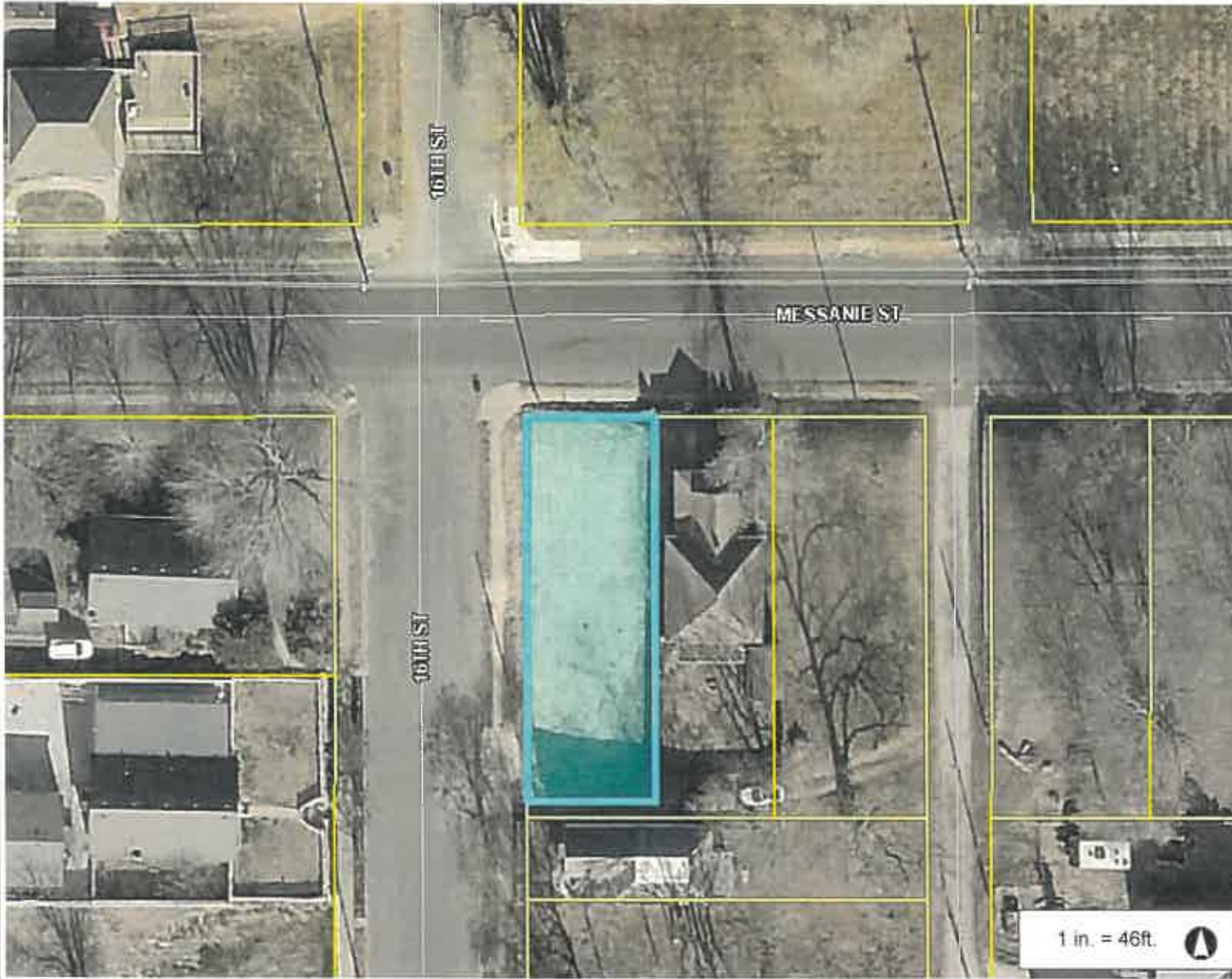


EXHIBIT A

1602 Messanie



Legend

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

Notes

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

Report of the PLANNING COMMISSION to the CITY COUNCIL

Request: A request for approval of a change of zoning from C-3 Commercial District to R-4 Apartment Residential District

Location: 1602 Messanie Street

Petitioner: Marcin Jakubowski on behalf of Open Source Ecology

Date of PC Hearing: January 19, 2023

ITEM #2 Zoning District Change – A request for approval of a change of zoning from C-3 Commercial District to R-4 Apartment Residential District for property located at 1602 Messanie Street as requested by Marcin Jakubowski on behalf of Open Source Ecology.

Kanoy gave the staff report.

There was no discussion among the Commissioners.

Tschannen opened the item for public comment.

No one spoke in favor of the item.

Jarrod Amos-1606 Messanie, spoke in opposition to the item.

Tschannen closed the item for public comment.

Discussion was held between Commissioners and staff regarding the item.

Roberts made a motion to approve the request for zoning district change. Hausman seconded.

VOTE: Roberts – yes, Tschannen-yes, Richmond-yes, Burtnett-no, Bucher-yes, Doyle-yes, Hausman-yes, Boyer-yes.

Ayes – 7, Nays – 1, Abstain – 0 Motion approved.

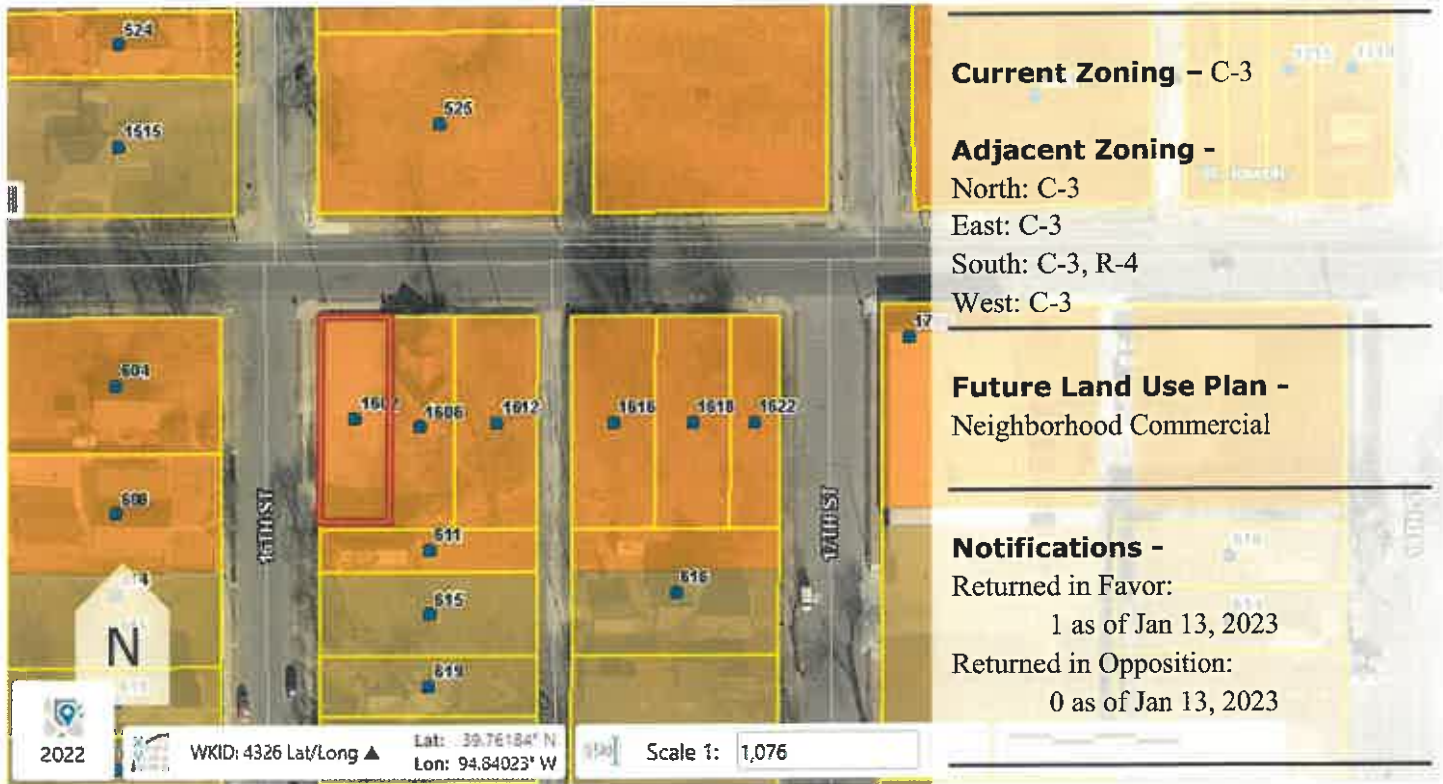
**STAFF REPORT TO PLANNING COMMISSION
JANUARY 19, 2023**



Application	Request for a Zoning District Change from C-3, Commercial District to R-4, Apartment Residential District
Applicant	Marcin Jakubowski on behalf of Open Source Ecology
Location	1602 Messanie Street
Staff Recommendation	APPROVAL

OVERVIEW

This is a request for a Zoning District Change from C-3 to R-4 at the property located at 1602 Messanie Street. The proposed use for the property for housing development by Open Source Ecology. The property as currently zoned would only permit housing development with 3 or more units. This zoning district change would allow for different levels of housing development on the site. The current proposal for the site is for single-family housing. The site formerly had a legal-nonconforming house which was permitted for demolition on 19 October 2021. The majority of all C-3 zoning in the area is either legal nonconforming housing or vacant lots.



ATTACHMENTS INCLUDED:

- Application
 - Statement of Intent from Marcin Jakubowski
 - Mailing list for Property Owners within a 185' radius
-

FACTORS FOR CONSIDERATION

Sec. 31-071(k) Consideration of factors

1. Whether the proposal is in conformance with the goals and policies contained in all elements of the comprehensive plan.
 - a. *The proposed Zoning District Change is in conformance with most elements of the Comprehensive Plan.*
 - b. *The Comprehensive Plan calls for this area to be zoned for neighborhood commercial use.*
 - c. *Staff finds that the proposed housing development to be in keeping with overarching goals of the Comprehensive Plan to provide greater and more diverse housing options.*
 2. Whether the proposal is in keeping with the purpose of the zoning districts.
 - a. *Staff finds the proposed Zoning District Change is in keeping with the purpose of the zoning districts.*
 3. Whether the proposal is detrimental to the public health, safety and welfare.
 - a. *Staff finds the proposal will not be detrimental to public health, safety, and welfare.*
 4. Whether the proposal is detrimental to existing or potential adjacent land uses.
 - a. *Staff finds the proposal is not detrimental to existing or potential adjacent land uses.*
 5. Whether the proposal will generate traffic levels inappropriate, hazardous or detrimental to the existing or potential nearby land uses.
 - a. *Staff finds this proposal will not likely generate substantial changes to current or future traffic levels and demand.*
-

STAFF REVIEW & RECOMMENDATION

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

- High-intensity residential and commercial uses are generally highly compatible.
 - Currently the areas zoned commercial on this section of Messanie Street are generally legal nonconforming housing or vacant lots.
 - Obvious commercial uses do not begin along Messanie Street until the east side of 17th Street.
 - Proposal would create a more uniform zoning map in the area.
-

Staff:


Brandon Kanoy

City Planner

(816) 271-4648

planning@stjosephmo.gov



ZONING DISTRICT CHANGE APPLICATION

City of St. Joseph, Missouri | Planning & Zoning
1100 Frederick Avenue, Room 107
Planning & Zoning Division | (816) 271-4648 | planning@stjosephmo.gov

All applications for a zoning district change in the City must comply with Chapter 31 of the City's Code of Ordinances, located online at stjosephmo.gov. The following must be included with every application:

1. Completed Application
2. Written statement of purpose for the proposed zoning change in separate document & legal description of property
3. Any additional supporting materials
4. Application fee (\$1,365)
5. Planned Unit and Planned Developments must also provide materials on PUD/PD list

THE UNDERSIGNED HEREBY APPLIES FOR THE APPROVAL OF SAID ZONING DISTRICT CHANGE BY THE CITY OF ST. JOSEPH IN BELIEF THAT THE PLAN 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 and commissions, and City departments.

Proposed ZDC Location

Street 1602 Messanie St
City, State, Zip St Joseph, MO 64501
Requested Zoning District ~~Residential single family housing~~ R-4

Confirmed via call on 17 Nov 2022 -BK

Applicant Information

Name Open Source Ecology | Primary Contact Yes No
Street 909 SW Willow Rd | Property Owner Yes No
City, State, Zip Maysville MO 64469
Phone (816) 866-3217 | Email marcin@opensourceecology.org

Signature [Signature] Date 11/17/22

Representative Contact Information (Not Required if as Applicant)

Name _____ | Primary Contact Yes No
Business Name _____
Street _____
City, State, Zip _____
Phone (_____) _____ | Email _____

Signature _____ Date _____

Planning Commission meeting date, time, and location can be found online at stjosephmo.gov, or by contacting the Planning & Zoning Division. City Council meeting date, time, and location can be located online or by contacting the City Clerk's office.

Section to be completed by City		
Received By <u>[Signature]</u>	Date <u>19 November 2022</u>	Current Zoning <u>R-3</u>
Accela ID <u>P223-00071</u>		Total (\$) <u>No Fee</u>

1602 Messanie ZDC January Planning Comm.

Owner Name	Situs Address	Mailing Address									
ST FRANCIS BAPTIST TEMPLE	525 S 16TH ST	1610 ANGELIQUE ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0592	63
OCHOA ARRIAGA BENJAMIN & VE	608 S 16TH ST	608 S 16TH ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0592	56
ST FRANCIS BAPTIST TEMPLE	502 S 17TH ST	1610 ANGELIQUE ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0592	87
CITY OF ST JOSEPH	1602 MESSANIE	1100 FREDERICK AVE	ST JOSEPH	MO	64501	- applicant					
AMOS JARROD T	1606 MESSANIE	1606 MESSANIE ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0592	70
COOPER ROBERT R	618 S 16TH ST	618 S 16TH ST	ST JOSEPH	MO	64503	9171	9690	0935	0262	0592	25
BRIGHT PECHE E	620 S 16TH ST	3084 S ROCKBRIDGE RD	STONE MOUNTAIN	GA	30087	9171	9690	0935	0262	0592	18
HUNT BRYCE E & CAROL F	623 S 16TH ST	623 S 16TH ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0591	88
POHL CAROLYN & KING, PATRICK	1515 MESSANIE	1515 MESSANIE ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0591	71
AMOS JARROD T	1612 MESSANIE	1606 MESSANIE ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0592	01
MONTELONGO CRESENCIO	618 S 17TH ST	618 S 17TH ST	ST JOSEPH	MO	64507	9171	9690	0935	0262	0591	95
SOUTH 16TH STREET SERIES A	611 S 16TH ST	1135 TERMINAL WAY STE 209	RENO	NV	89502	9171	9690	0935	0262	0592	49
REED S R JR & REED WESLEY	619 S 16TH ST	PO BOX 2003	ST JOSEPH	MO	64502	9171	9690	0935	0262	0592	32
DYDELL LINDA	621 S 16TH ST	304 S 20TH ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0591	26
ALLEN DANNY & PATRICIA	615 S 16TH ST	2720 N 4TH ST	ST JOSEPH	MO	64505	9171	9690	0935	0262	0591	19
HART ROGER E & MARGARET A	1616 MESSANIE	616 S 17TH ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0591	40
HART ROGER E & MARGARET A	616 S 17TH ST	616 S 17TH ST	ST JOSEPH	MO	64507	9171	9690	0935	0262	0591	33
HART ROGER E & MARGARET A	1618 MESSANIE	616 S 17TH ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0591	57
HARROUN LETITIA L	604 S 16TH ST	604 S 16TH ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0591	64
CRUSE JEROME & JENNIFER J	524 S 16TH ST	524 S 16TH ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0590	89
WILLIAMS JOHN MELVIN	515 S 16TH ST	2203 SYLVANIE ST	ST JOSEPH	MO	64501	9171	9690	0935	0262	0590	96
SHIPP VINCE E & JANEEN B	624 S 16TH ST	9145 ALPHA RIDGE RD	TRIMBLE	MO	64492	9171	9690	0935	0262	0591	02

**COMMENTS IN REFERENCE TO
PROPOSED ZONING DISTRICT CHANGE**

Rec'd 12-08-22

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 district change and ask the Planning Commission to vote **FOR** **AGAINST** said request.

Address of the proposed subdivision:

1602 Messanie

Name, address & phone of party filing comment (Please print): John Sr. + Jacqueline
(Name) *W. Williams*
2203 Sylvanie St. 816-232-3599
(Address) *W. Williams* (Phone)

If you own property in the neighborhood of the proposed rezoning, but do not live at that property, please give address of that property: 516 + 519 S. 16th St.

Legal description of land owned relating to request: Carter's Addition, Lots 8+9
BLK 34

Reason(s) for concern or support to the request: Improvement of neighborhood

OWNERS OF RECORD MUST SIGN:

Signature: John M. Williams SR.
Jacqueline M. Williams
Address: 2203 Sylvanie St - 01

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