

## **Report of the PLANNING COMMISSION to the CITY COUNCIL**

Request: A request for approval of a conditional use permit to allow for a medical training facility on the property

Location: 101 N Far West Drive

Petitioner: Ashley Tilton on behalf of HRMC dba Mosaic Life Care Property Management

Date of PC Hearing: October 27, 2022

**ITEM #3 Conditional Use Permit – A request for approval of a conditional use permit to allow for a medical training facility on the property located at 101 N Far West Drive as requested by Ashley Tilton on behalf of HRMC dba Mosaic Life Care Property Management. The property is currently zoned R-4, Apartment Residential District.**

Kanoy gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

Pat Dillon, 5325 Faraon Street, spoke in favor of the item.

No one spoke in opposition to the item.

Tschannen closed the item for public comment.

Discussion was held between Commissioners, staff, and applicant regarding the item.

Doyle made a motion to approve the request for conditional use permit. Hausman seconded.

**VOTE: Roberts-yes, Tschannen-yes, Burtnett-yes, Bucher-yes, Doyle-yes, Lilly-yes, Hausman – yes, Boyer-yes.**

**Ayes – 8, Nays – 0, Abstain – 0 Motion to approve passes.**

**STAFF REPORT TO PLANNING COMMISSION  
OCTOBER 27, 2022**



<b>Application</b>	Request for a Conditional Use Permit for a Hospital or Associated Facility in R-4 zoning district at 101 N Far West Drive.
<b>Applicant</b>	Ashley Tilton on behalf of Heartland Regional Medical Center
<b>Location</b>	101 N Far West Drive
<b>Staff Recommendation</b>	<b>APPROVAL</b>

**OVERVIEW**

This is a request for a Conditional Use Permit for the property located at 101 N Far West Drive. The permit is to allow for a Hospital/Associated Facility. Hospitals and Associated Facilities are conditionally permitted uses in all residential and commercial zoning districts. Mosaic proposes that this Associated Facility will be used for hands on training for medical staff. This proposal is to use the building as-is and will not require any substantial renovation to accomplish.



**Current Zoning - R-4**

**Adjacent Zoning -**

- North: C-0
- East: R-1A
- South: C-0
- West: R-3, C-0

**Future Land Use Plan -**

Business Park/Light Industrial

**Notifications -**

- Returned in Favor:
  - 0 as of October 17, 2022
- Returned in Opposition:
  - 0 as of October 17, 2022

**ATTACHMENTS INCLUDED:**

- Application
  - Statement of Purpose for the Conditional Use Permit from Ashley Tilton
  - Mailing list for Property Owners within a 185' radius
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**FACTORS FOR CONSIDERATION**

1. Whether the proposed conditional use permit is in harmony with the general purpose, goals, objectives and standards of the adopted city land use plan.
    - a. *The proposed CUP is in harmony with the general purpose, goals, objectives, and standards of the adopted city land use plan.*
  2. Whether the proposed conditional use permit is detrimental to existing adjacent uses or to uses permitted generally in the zoning district in which the proposed conditional use is to be located.
    - a. *Staff finds the conditional use will not be detrimental to existing or proposed land uses in the area.*
  3. Whether the proposed conditional use will generate volumes and/or types of vehicular traffic that will be hazardous to or conflict with the existing or anticipated traffic in the surrounding area.
    - a. *Staff finds the proposed conditional use will not generate hazardous or conflicting traffic in the surrounding area.*
  4. Whether the proposed conditional use meets the height, area and design standards established in the zoning district.
    - a. *The proposed conditional use meets the height, area, and design standards established in the zoning district.*
    - b. *This conditional use will not require any additional construction or remodeling.*
  5. Whether the site plan of the proposed conditional use illustrates a project design which will be compatible with existing and future permitted uses in the surrounding area.
    - a. *Staff finds this application to be compatible with the existing and future permitted uses in the surrounding area.*
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**STAFF REVIEW & RECOMMENDATION**

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

- Application meets all necessary standards for permitting.
  - Facilities associated with hospitals are expressly permitted as a conditional use, pursuant to Sec. 31-048, Hospitals & Associated Facilities.
  - Application demonstrates sufficient information to describe the proposed conditional use of the property.
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**Staff:**

  
Brandon Kanoy

City Planner

(816) 271-4648

[planning@stjosephmo.gov](mailto:planning@stjosephmo.gov)



**CONDITIONAL USE PERMIT APPLICATION**

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

All submittals for variances must comply with Sec. 31-070 of the City's Code of Ordinances, located online at [stjosephmo.gov](http://stjosephmo.gov) **The following must be included with every application:**

1. Completed Application
2. Application Fee (\$1,110)
3. **Materials required on checklist (see back)**

**THE UNDERSIGNED HEREBY APPLIES FOR THE APPROVAL OF A CONDITIONAL USE PERMIT BY THE PLANNING COMMISSION.** 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.

**Property Owner Information**

Name Heartland Regional Medical Center | Primary Contact  Yes  No

Street 5325 Faraon Street

City, State, Zip St. Joseph | MO | 64506

Phone (      )      | Email     

Signature *Michael Montgomery* Date 9/26/2022

**Representative Information (if different than above)**

Name Ashley Tilton | Primary Contact  Yes  No

Business Name HRMC d/b/a Mosaic Life Care Property Management

Street 5325 Faraon Street

City, State, Zip St. Joseph | MO | 64506

Phone ( 816 ) 271-7831 | Email ashley.tilton@mymhc.com

Signature *Ashley Tilton* Date 9/26/2022

**Property Address**

Street 101 N Far West Drive

City, State, Zip St. Joseph | MO | 64506

**Brief Description of Request** Mosaic Life Care needs to temporarily relocate medical staff training.

The training will be for Mosaic employees and trainers only, and will be completed at the 101 N Far West Drive location.

**Section to be completed by City**

Received By *[Signature]* Date 26 Sept 2022 Accela ID PZ23-00014

**ALL applications must include the following to be considered complete:**

- Completed application
- Submitted application fee
- Letter from owner stating the purpose of the request (in more detail than brief included on application)
- Site & landscape plans with the following information:
  - Word Document with complete legal description of property (submitted to City Planner)
  - The location, dimension, material, and configuration of all buildings, structures, and other improvements.
  - Location, access, and other dimensions of proposed off-street parking and loading facilities and the number and configuration of spaces to be provided.
  - Location, dimensions, and materials of sidewalks, driveways, and other impervious surfaces.
  - Landscaping plan, including existing and proposed landscaping on both the subject property and adjacent public areas, and including installing schedule.
  - Location of all utilities, including electric lines, storm drainage, sanitary sewers, and water service.
  - Location and extent of required setbacks and yards.
  - Elevation of all buildings and structures to depict height.
  - Lot size in square feet and dimensions thereof.
  - Any areas proposed for outdoor storage, refuse collection, exterior mechanical equipment, exterior communication devices, and utility apparatus.
  - Land uses surrounding lot(s) for which site plan is located.
  - Zoning on the lots and parcels surrounding.
  - Such additional information as the City Planner may deem pertinent and essential to the application.

Planning Commission meeting date, time, and location can be found online at [stjosephmo.gov](http://stjosephmo.gov), or by contacting the Planning & Zoning Division

<u>Section to be completed by City</u>		
Current Zoning <u>R-4</u>	Fees <input checked="" type="checkbox"/> \$1,100.00	Date Application Received <u>26 / Sept / 2022</u>
Zoning Code Provision <u>Sec. 31-049, Hospitals &amp; Associated Facilities</u>	Total (\$) <u>1100<sup>00</sup></u>	Date Fee Received ____ / ____ / ____

September 26, 2022

City of St. Joseph,  
Planning and Zoning Division  
1100 Frederick Avenue,  
Room 107  
St. Joseph, MO 64501



## Letter of Intent: 101 N Far West Drive

To Whom It May Concern:

Mosaic Life Care is submitting this Letter of Intent to provide further clarification on the need for a Conditional Use Permit at the 101 N Far West Drive location.

101 N Far West Drive (formerly known as Meadowview Residential Care) is a 11,0334 SF vacant building. The location also includes a 10,000 SF private parking lot. While the long-term goal for the location is yet to be decided, the intent for the short term is to utilize the property for an interim medical staff training location.

The plan is to utilize the location as is, for hands on training for medical staff. The Mosaic Life Care education team will utilize 6 former residential bedrooms, 2 former residential community rooms, and 1 former office as separate training rooms. Staff will utilize the property parking while attending training sessions.

Mosaic Life Care is implementing a new medical record system, in which onsite computer-based training will be needed for nearly all Mosaic Life Care employees. This new medical record system implementation project has created the need for temporary space for medical staff training – as onsite training space will be transitioned to the project.

Mosaic Life Care would like to request the Conditional Use Permit be granted from November through April of 2023.

If you have any questions about this project, please contact Property Manager Ashley Tilton at (816) 271 – 7831 or [ashley.tilton@mymhc.com](mailto:ashley.tilton@mymhc.com).

*Ashley Tilton*

Ashley Tilton  
Property Manager  
Mosaic Life Care

## City of St. Joseph Conditional Use Permit Application

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### Purpose of Request:

Heartland Regional Medical Center d/b/a Mosaic Life Care is transitioning to a new medical record system in 2023. Required employee medical training must be relocated to allow for space within the hospital to complete the new medical record system implementation project. The building located at 101 N Far West Drive is currently owned by Mosaic Life Care and is vacant. The building has adequate square footage available, to allow for the training to occur.

### Site & Landscape Plans:

- Legal Description:  
LOT TWO (2), IN FAR WEST SUBDIVISION, A MAJOR SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP FIFTY-SEVEN (57) NORTH, RANGE THIRTY-FIVE (35) WEST, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI
  
- Location Information:  
Building: 11,034 SF (Basement 3,255 SF, First Floor 7,779 SF)  
10,000 SF private parking lot  
2.63 Acres  
Zoned R-4  
Formerly an assisted living location
  
- Off Street Parking:  
10,000 SF private parking lot – no new parking to be configured
  
- Sidewalk Information:  
Sidewalk from the properties private parking to the building – no new sidewalks to be configured
  
- Landscaping Plan:  
N/A
  
- Elevation of all buildings:  
Page 3
  
- Lot Size:  
114,562.8 SF
  
- Proposed outdoor storage:  
N/A
  
- Land uses surrounding lot(s) for site plan:

The land to the North, West, and South is owned by Mosaic Life Care (vacant land and/or commercial use) The land East is privately owned, Residential land.

- Zoning:  
The site is R-4. The land adjacent is commercial and residential
- Additional information:  
N/A



101 N Far West Drive

CUP

Owner Name	Situs Address	Mailing Address
HEARTLAND REGIONAL MEDICAL CENTER	101 N FAR WEST	5325 FARAON ST ST JOSEPH MO 64506 -applicant
FETTER J DENNIS & TERESA M TRUST	5125 FARAON ST	4403 VALLEY RIDGE ST JOSEPH MO 64505 9171 9690 0935 0262 4516 92
HHS PROPERTIES INC	102 N FAR WEST	5325 FARAON ST ST JOSEPH MO 64506 9171 9690 0935 0262 4516 47
GARRISON GAYLORD R; GAYLIA; CHRISTOPHER	5310 FARAON ST	5310 FARAON ST ST JOSEPH MO 64506 9171 9690 0935 0262 4516 30
HEARTLAND REGIONAL MEDICAL CENTER	105 N FAR WEST	5325 FARAON ST ST JOSEPH MO 64506 -applicant
NW MISSOURI PROPERTIES LLC	5205 FARAON ST	5202 FARAON ST ST JOSEPH MO 64506 9171 9690 0935 0262 4516 61