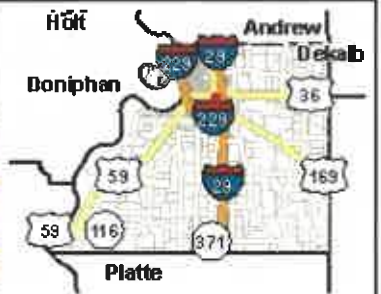


EXHIBIT A

2321 S Belt



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 R-1A Single Family Residential District to C-3 Commercial District

Location: 2321 S Belt Highway

Petitioner: Kent O'Dell on behalf of David Summers

Date of PC Hearing: October 27, 2022

ITEM #2 Zoning District Change – A request for approval of a change of zoning from R-1A Single Family Residential District to C-3 Commercial District for property located at 2321 S Belt Highway as requested by Kent O'Dell on behalf of David Summers.

Kanoy gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

Kanoy reported that Doug Taylor-3895 Powers Drive, called in favor of the item.

David Summers, spoke in favor of the item.

Kent O'Dell- 2701 Pear Street, spoke in favor of the item.

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

Marsha Potter-3810 Powers Drive, spoke in opposition to the item.

Barbara LaBass-3901 Bucher Drive, spoke in opposition to the item.

Len Guess-4517 Stacey Way Court, spoke in opposition to the item.

Brent Collins-3806 Powers Drive, spoke in opposition to the item.

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

Marsha Potter-3810 Powers Drive, spoke a second time in opposition to the item.

Barbara La Bass-3901 Bucher Drive, spoke a second time in opposition to the item.

Tschannen closed the item for public comment.

Discussion was held between Commissioners and staff regarding the item.

Burnett made a motion to approve the request for zoning district change. Boyer seconded.

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

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

AGENDA ITEM #2
STAFF REPORT TO PLANNING COMMISSION
OCTOBER 27, 2022



Application	Request for a Zoning District Change from R-1A to C-3 at 2321 S Belt Hwy
Applicant	Kent O'Dell on behalf of David Summers
Location	2321 S Belt Highway
Staff Recommendation	APPROVAL

OVERVIEW

This is a request for a Zoning District Change from R-1A to C-3 at the property located at 2321 S Belt Hwy. The proposed use for the property is office space and will not require additional construction. The only proposed additional construction at this time is a sidewalk connection along the Belt Highway. Any future development will require landscaping and screening to partition disparate uses.



Current Zoning - R-1A

Adjacent Zoning -

- North: R-1A
- East: R-1A
- South: R-1A, P-6, C-3
- West: C-3

Future Land Use Plan -

Residential

Notifications -

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

2022

WKID: 4326 Lat/Long ▲

Lat: 39.74467° N
 Lon: 94.80463° W

1300

Scale 1: 12,455

Go

ATTACHMENTS INCLUDED:

- Application
 - Statement of Intent from David Summers
 - 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 the goals and policies contained in all elements of the Comprehensive Plan*
 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.*
 - b. *This proposal will not create any substantial construction at this time, and any future construction/development will require landscaping and screening.*
 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:

- The Belt Highway is designed as a commercial/high intensity residential corridor. This rezoning will allow for continued development of that nature along the Belt.
 - The proposal will not be generating substantial construction at this time, and any future development will require screening and landscaping to lessen the harshness of any transition between high-intensity commercial and low-intensity residential uses.
-

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
Zack Martin, City Planner | (816) 271-4648 | zmartin@stjoemo.org

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 stjoemo.info 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 2321 South Belt Hwy
City, State, Zip St. Joseph, Mo. | 64503
Requested Zoning District C-3

Applicant Information

Name David E. Summers | Primary Contact Yes No
Street 510 North Belt Hwy | Property Owner Yes No
City, State, Zip St. Joseph, Mo. | 64506
Phone (816) 233-7184 | Email summersmotor@yahoo.com

Signature [Signature] Date 6-28-22

Representative Contact Information (Not Required if as Applicant)

Name Ken O'Dell | Primary Contact Yes No
Business Name _____
Street 2701 Peov
City, State, Zip _____ | _____ | _____
Phone (816) 387 3852 | Email ~~keno~~

Signature _____ kentspankyodell@gmail.com Date _____

Planning Commission hearings, unless otherwise stated or posted, are held on the last Thursday of each month at 5:30pm in the City Council Chambers on the 3rd floor of City Hall (1100 Frederick Avenue). Submittal deadlines are the last Friday the month prior. Commission recommendations are forwarded onto City Council for final approval.

Section to be completed by City

Received By [Signature] Date 29 Sept 2022 Current Zoning R-1A
Accela ID P223-00015 Total (\$) 1365⁰⁰

SUMMERS HOLDINGS LLC.

DAVID E. SUMMERS

510 North Belt Hwy
Saint Joseph, MO 64506
(816) 233-7141 * Fax (816) 233-1100

October 3, 2022

City of St. Joseph

RE: Re-zoning of property at 2321 S Belt

I am applying for the re-zoning of 2321 South Belt, my intended use of the property at this time is office space. I am working with McBee Car Wash as well as looking to develop more property I own including 26 acres at 2503 to 2507 South Belt, 4027 Pickett, 3715 Pickett, 2501 S 36th, 2400 S Belt Hwy and 17 acres along I-29 Highway.

Sincerely,

A handwritten signature in black ink, appearing to read 'David E. Summers', with a long horizontal flourish extending to the right.

David E. Summers
Summers Holdings, LLC

