

NOTICE OF PUBLIC HEARING

Notice is hereby given to all citizens of the City of St. Joseph, Missouri, that a meeting of the Planning Commission of the City of St. Joseph, Missouri, will be held on the 28th day of August, 2014 at 7:00 p.m. in the Council Chamber of City Hall wherein the Commission will hold a public hearing for the following items and at which time all interested persons will be heard:

- Request for variance from the requirements of Section 26-100 (b)(6) and 26-106 (e) of the Code of Ordinances to allow the use of private water well for potable water and a septic tank for sewage disposal/treatment on the property at 3411 Pettis Road, as requested by Sandra Fanning.
- Request for approval of a revised preliminary plat for

The Commons, Plat 6 on property generally located in the southwest quadrant of Interstate 29 and U.S. 169 Highway, as requested by Jarrett Archdekin.

- A request to rezone property within the Uptown St. Joseph Redevelopment Project Area, which is more or less bound by North 3rd Street on the west, North 14th Street on the east, Jules

Street on the south and Lincoln Street on the north, as requested by the Uptown St. Joseph Redevelopment Corporation (see maps below for more specific project area boundaries).

Two maps are provided below. Map 1 shows the existing zoning of the project area; Map 2 shows the proposed zoning of the project area, both of which will allow prop-

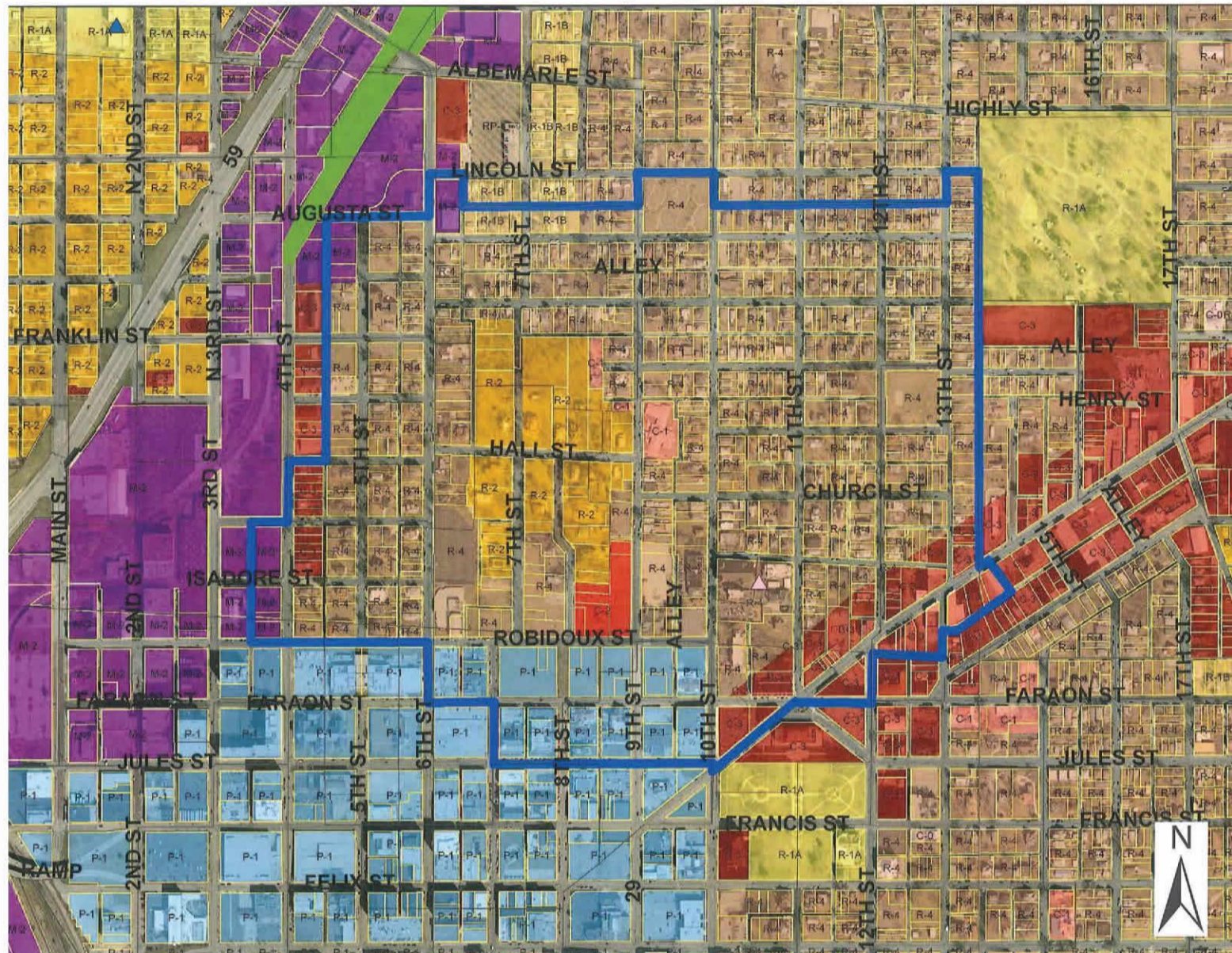
erty owners to see if their property is being rezoned. The purpose of the rezoning is to more accurately reflect the objective of the redevelopment area by maintaining a more single-family residential character and increasing property values by reducing the overall residential density of the area.

Questions about the project should be directed to the Up-

town St. Joseph Redevelopment Corporation at (816) 232-1829 or to Dustin Smith, City Planner at (816) 271-4648. The maps are available for viewing on the Planning and Zoning page of the city's web site at www.stjoemo.info.

/s/
 Todd Euler, Chairman
 Planning Commission

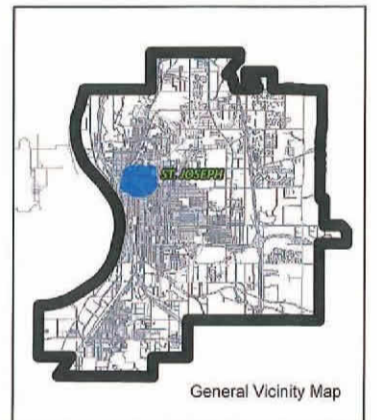
Uptown Rezoning - Approximate Boundary w/ Existing Zoning



[MAP 1]



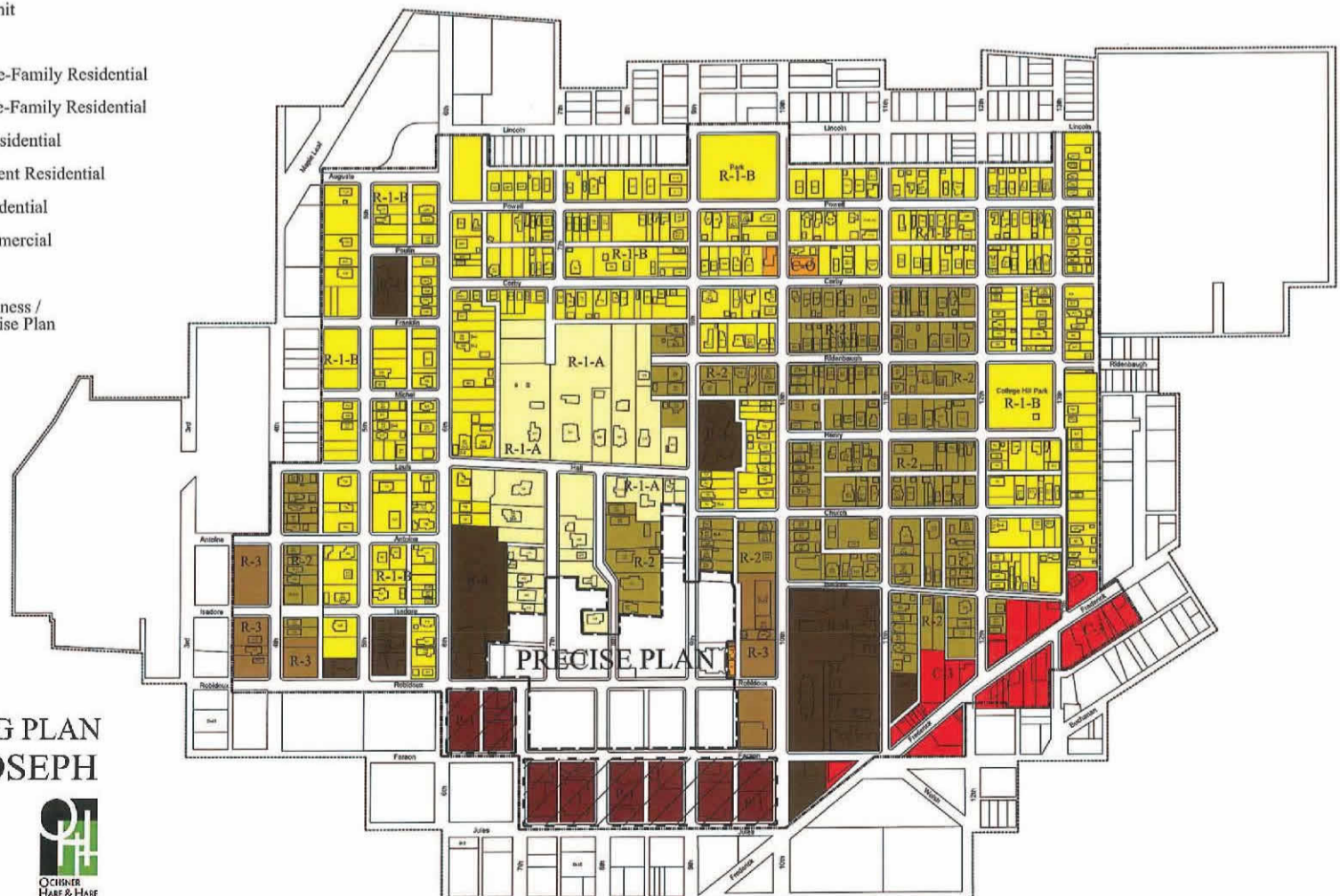
	Uptown St. Joseph Project Boundary		RP-5
	Parcel lines		C-0
	R-1A		C-1
	R-1B		C-2
	R-2		C-3
	R-3		CP-0
	R-4		CP-1
	R-5		CP-3
	RP-1A		M-1
	RP-1B		M-2
	RP-2		MP-2
	RP-3		P-1
	RP-4		PUBLIC
			B-P(C)



[MAP 2]

LEGEND:

- Project Boundary
- Adjacent Land Use Limit
- Precise Plan
- R-1-A Detached Single-Family Residential
- R-1-B Detached Single-Family Residential
- R-2 Two-Family Residential
- R-3 Garden Apartment Residential
- R-4 Apartment Residential
- C-0 Non-retail Commercial
- C-3 Commercial
- P-1 Downtown Business / Downtown Precise Plan



PROPOSED ZONING PLAN
 UPTOWN ST. JOSEPH
 St. Joseph, Missouri

