

AN ORDINANCE AMENDING ORDINANCE NO. 3.973 AND BEING AN ORDINANCE AND FINAL DEVELOPMENT PLAN RELATING TO ZONING ORDINANCE REGULATIONS AND THE ESTABLISHMENT OF USE DISTRICTS WITHIN THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, pursuant to applicable City ordinances, a Petition has been submitted to the Gladstone City Council to rezone the following described property from R-1 (Single-Family Residential), CP-0 (Planned District, Non-Retail), C-2 (General Business District) to, MXD (Planned Mixed Use District): ALL OF LOTS 1 and 2, A PLATTED SUBDIVION IN CLAY COUNTY, MISSOURI.

WHEREAS, public hearings have been held after the publishing of the required notices; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, as follows:

THAT, the aforesaid land be rezoned from R-1 (Single-Family Residential), CP-0 (Planned District, Non-Retail), C-2 (General Business District) to MXD (Planned Mixed Use District) as those district areas are set out in the applicable provision of Ordinance No. 3.973. Concurrently, the 2008 Comprehensive Plan is hereby amended as appropriate to reflect this change in zoning classification

SECTION 1. FINAL DEVELOPMENT PLAN APPROVAL.

The Final Development Plan for the above described property is hereby approved subject to the terms and conditions set forth herein:

1. All development signage and directional signage shall comply with approved City standards. Development identifying signage shall be consistent with existing Downtown Village Center signage.
2. A fire protection system shall be installed and comply with the 2012 International Fire Code.
3. Landscaped areas shall be irrigated and maintained in perpetuity.
4. Trees shall be a minimum of 2" caliper and shrubs a minimum of 5 gallon.
5. A walking trail shall be incorporated throughout the site to connect area village center amenities.
6. Any playground equipment visible from the North Oak corridor shall be heavily screened with landscaping or interactive art displays to minimize visual impact.
7. A minimum of (3) public art pieces shall be submitted and approved prior to installation.
8. All fencing within the development boundaries shall be wrought iron style fencing.
9. All exterior lighting shall be energy efficient (LED) lighting and comply with city code.
10. Traffic study shall be updated to reflect current circulation plan.
11. All mechanical equipment shall be screened from public view.
12. Development shall consist of sustainable design practices, including site specific features, architectural building elements, MEP systems.
13. Retaining wall details shall be submitted and approved prior to construction.
14. Disabled vehicles shall not be stored on site.
15. Dumpsters/storage areas shall be enclosed with materials consistent with the primary building and adequately screened from public view. Trash services shall be scheduled between 7:00 am-10:00 pm.
16. Tractor trailers shall not park or be stored overnight.
17. Provide outdoor bike racks within development area to serve residents of The Heights and area community.
18. Water and sewer utilities to be designed and installed to city code.

**PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY
OF GLADSTONE, MISSOURI, THIS 12TH DAY OF JANUARY, 2015.**



J. Brian Hill, Mayor

ATTEST:



Ruth E. Bocchino, City Clerk

FIRST READING: January 12, 2015 SECOND READING: January 12, 2015

File # 1403