

**AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 5828 NORTH OAK TRAFFICWAY.**

**WHEREAS**, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 5828 North Oak Trafficway; and

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

**WHEREAS**, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

**WHEREAS**, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

**WHEREAS**, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein;

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

**SECTION 1. SITE PLAN APPROVAL.**

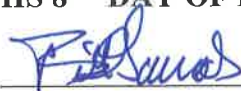
The Site Plan for 5828 North Oak Trafficway is hereby approved subject to the terms and conditions set forth herein;

- 1) All exterior lighting shall be converted to LED.
- 2) A 6' wide median shall be installed in the N. Oak drive. This median shall be heavily landscaped including a minimum of (1) 2' caliper tree. The median detail and landscape plan will be reviewed at permitting.
- 3) A screening hedge shall be provided adjacent to all parking areas. The screening hedge shall be designed to be 28" in height at the end of two (2) years.
- 4) All disturbed areas shall be sodded.
- 5) All landscape areas shall be irrigated and maintained in perpetuity.
- 6) The hours of operation shall be Monday-Saturday, 7:00 am- 10:00 pm.
- 7) Outdoor display and storage is prohibited except along building sidewalks. This includes wheels, tires, vehicles and accessories.
- 8) All vehicles will be inside the building at the close of business.
- 9) All signage shall be fully compliant.
- 10) Construction drawing shall be submitted for permitting purposes.
- 11) All mechanical equipment shall be screened from public view.

12) Dumpster enclosure shall be constructed of materials consistent with the primary building. A wood-style vinyl gate shall be provided on the dumpster enclosure.

**SECTION 2. SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 8<sup>TH</sup> DAY OF FEBRUARY, 2016.**



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Mayor Bill Garnos

ATTEST:



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Ruth E. Bocchino, City Clerk

File #1422

First Reading: February 8, 2016

Second Reading: February 8, 2016