

**BILL NO. 16- 38**

**ORDINANCE NO. 4.366**

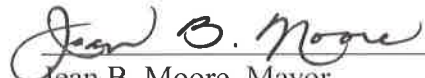
**AN ORDINANCE APPROVING THE NORTH BROADWAY CENTER-SECOND PLAT, GLADSTONE, CLAY COUNTY, MISSOURI, AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.**

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:**


**SECTION 1. ACCEPTANCE.** It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "North Broadway Center Second Plat" is hereby accepted.

**SECTION 2. SIGNATURES.** The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

**PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 26<sup>th</sup> DAY OF SEPTEMBER, 2016.**

  
Jean B. Moore, Mayor

ATTEST:

  
Ruth E. Bocchino, City Clerk

1st Reading: September 26, 2016

2nd Reading: September 26, 2016

File #1432

## Community Development Department Staff Report



Date: July 29, 2016

File #: 1432

Requested Action: Re-Plat

Date of PC Consideration: August 15, 2016

Date of Council Consideration: September 12, 2016 (voted to approve, (10-yes, 0-no)

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Applicant: Jeff Sable  
CLMG Corp  
7195 Dallas Parkway 4E  
Plano, Texas 75024

Owner: CXA-16 Corporation  
6000 Legacy Drive,  
Plano, Texas 75024

Architect/Engineer: Jason Roudebush  
Lutjen, a division of Olsson Associates  
1301 Burlington, Suite 100  
North Kansas City, Missouri 64116

Address of property: 6968 N. Broadway Avenue  
General location of property: North Broadway Center

### Planning Information

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Current Zoning: CP-3

Planned Land Use: Planned District, Commercial

Applicable Regulations: Zoning and Planning Ordinance

### Additional Information

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- Public Utility Availability: Existing
- Ingress/Egress: Under current plat the ingress and egress is adequate. With the re-plat there is no ingress/egress on that will be available to the site. The owner is putting together an ingress/egress agreement that will allow Lot 2 to use the existing ingress/egress that is on Lot 1.
- Traffic Division Comments: None

- Parking Required: Yes
- Parking Provided: Under current plat the parking is adequate. With the re-plat there is no parking the will be available on the site. The owner is putting together a parking agreement that will allow Lot 2 to use the existing parking that is in Lot 1.
- Proposed On-Site Improvements: N/A
- Proposed Off-Site Improvements: N/A
- Proposed Landscaping: N/A
- Proposed Signage: N/A

## **Recommended Conditions**

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1. Copy of the recorded ingress/egress and parking use agreement.

## **Analysis**

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This re-plat once approved by Gladstone and Kansas City will subdivide a single tract of land into one (1) Tract and two (2) lots. Tract A will be completely in Kansas City, Lot 1 will primarily be in Kansas City and Lot 2 will be primarily in Gladstone. The reason that part of Lot 2 extends into Kansas City is a small portion of the building in is Kansas City.

## **Recommendation**

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The Staff recommends that the request be APPROVED contingent upon compliance with the above recommended conditions.



Legend



400 ft

N Central St

N Broadway

NW 70th Terrace

ANTIQUE MALL

N Pennsylvania Ave

google earth

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Legend

Google earth

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8.23 ft



