

BILL NO. 16-41

ORDINANCE NO. 4.369

AN ORDINANCE APPROVING THE REPLAT OF LOT 1, 2 AND 3, BLOCK 25, LINDEN, GLADSTONE, CLAY COUNTY, MISSOURI, COMMONLY KNOWN AS 405 NORTHEAST 70TH STREET, 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 "Replat of Lot 1, 2, and 3, Block 25, Linden, Gladstone, Clay County, Missouri" 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 28th DAY OF NOVEMBER, 2016.



Jean B. Moore, Mayor

ATTEST:



Ruth E. Bocchino, City Clerk

1st Reading: November 28, 2016

2nd Reading: November 28, 2016

File #1433

Community Development Department Staff Report



Date: November 10, 2016

File #: 1433

Requested Action: Re-Plat

Date of PC Consideration: November 21, 2016 (recommended approval
(7-0 yes)

Date of Council Consideration: November 28, 2016

Applicant: Thomas Pryor
Pryor Trust, LLC
405 NE 70th Street
Gladstone, Missouri 64118

Owner: Thomas Pryor
Pryor Trust, LLC
405 NE 70th Street
Gladstone, Missouri 64118

Architect/Engineer: John Copelin
Kaw Valley Engineering
8040 N. Oak Trafficway
Kansas City, Missouri 64118

Address of property: 405 NE 70th Street

General location of property: Southwest corner of NE 70th Street and N. Locust Street

Planning Information

Current Zoning: C-1 Local Business District

Planned Land Use: Tract 1 continuation of current local business. Tract 2 will be parking for downtown and current local business on Tract 1.

Applicable Regulations: Zoning and Planning Ordinance

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Under current plat the ingress/egress parking is adequate. With re-plat there is no ingress/egress parking that will be available for the business located on Tract 1. The

future owner of the Tract 2 has an ingress/egress parking agreement with the owner of Tract 1 for ingress/egress and parking.

- Traffic Division Comments: No comments
- Parking Required: Yes, for owner to Tract 1. (See Ingress/Egress information above)
- Parking Provided: Under current plat the parking is adequate. With the re-plat there is no parking for the owner of Tract 1. The future owner of Tract 2 has a parking agreement with the owner of Tract 1.
- Proposed On-Site Improvements: N/A
- Proposed Off-Site Improvements: N/A
- Proposed Landscaping: N/A
- Proposed Signage: N/A

Recommended Conditions

No recommended conditions

Analysis

The re-plat once approved by Gladstone will change three (3) lots into two (2) tracts of land. There currently is a commercial business structure that will be solely on Tract 1. The owner of this business is the current owner of all three (3) lots and will retain ownership of Tract 1. Tract 2 will be sold for the purpose of installing additional parking for downtown. The current owner will have ingress/egress parking access for their current business on Tract 1.

Recommendation

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

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
November 21, 2016
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Mr. Markenson
Mr. New
Ms. Poindexter
Mr. Turnage
Mr. Ward
Mr. Whitton
Mr. Yarber

Absent: Ms. Alexander
Ms. McGee
Mr. Williams
Chairman Ringhausen

Council & Staff Present:

Mayor Pro-tem RD Mallams
Nick Pappas, Community Development Director
Alan Napoli, Building Official
Melinda Mehaffy, Public Information Officer.

The meeting began late at approximately 7:15 pm, pending a quorum.

Item 2 on the Agenda: Pledge of Allegiance.

Vice Chairman Markenson led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of the November 7, 2016 minutes.

MOTION: By Mr. Turnage, second by Mr. Whitton to approve the November 7, 2016 minutes as submitted. All said aye, the motion carried.

Item 4 on the Agenda: CONSIDERATION: Of a Final Plat of Lot 1, 2 & 3, Block 25, Linden. Applicant/Owner: Thomas Pryor. File #1433.

Mr. Napoli reported that this application is a replat of lots 1, 2 and 3 into two tracts of land. Both lots are zoned C-1 and the potential uses coming forward will still fit into a C-1 zoning. The entire site is owned and operated by Thomas Pryor/Pryor Trust (405 NE 70th Street). Tract 1 will maintain the business he owns. Tract 2 will incorporate the current parking lot to the east and the grassed area to the south of the structure. The owner of tract 2 has a use agreement with Mr. Pryor to use during his business hours, which will be presented to the City Council for approval if this plat moves forward. Traffic had no additional comments on this application. Based on the

use agreement there will be plenty of parking. There will be no on-site or off-site improvements, additional landscaping or additional signage. Staff does not have any additional recommendations and recommends approval.

Mr. Turnage asked how many parking places will be added with tract 2.

Ms. Mehaffy answered that the new parking lot will allow for more than thirty parking spaces. Of the thirty spaces, seven of those can be designated Monday through Friday from 8:00 am to 5:00 pm to the owner of tract 1 should they need it.

Vice Chairman Markenson said the staff report mentions that “the request be approved contingent upon compliance with the above recommended conditions”, but he said there aren’t any conditions.

Mr. Napoli said he just missed it. There aren’t any conditions for this application.

MOTION: By Mr. Whitton, second by Mr. Ward to approve the Final Plat of Lot 1,2 & 3, Block 25, Linden.

VOTE:	Mr. Markenson	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Ward	Yes
	Mr. Whitton	Yes
	Mr. Yarber	Yes

The motion carried. (7-yes, 0 no)

This application will move forward to the City Council on Monday, November 28, 2016.

Item 5 on the Agenda: Communications from the City Council and the City Staff.

Mayor Pro-tem RD Mallams invited the Commission to the Mayor’s Christmas Tree lighting at Linden Square, 6:00 pm tomorrow evening.

Director Pappas reported that the City Council approved the Special Use Permit for the daycare at 66th and Flora. It will be reviewed in a year to make sure everything is going well before a 5-year permit is issued. The City Council also approved building plans for Antioch Bible Baptist Church and they picked up their permits on Friday. They’re doing an expansion. He deferred to Mr. Napoli for a further explanation.

Mr. Napoli said it’s a 27,000 square feet addition that will be primarily for the youth ministry with several classrooms.

Mr. Markenson asked if that expansion had to come to the Planning Commission.

Mr. Napoli answered no. They were properly zoned for the use that they are. They are straight R-1 zone.

Director Pappas also informed them that the Board of Zoning Adjustment met to consider a variance from side setbacks at their last meeting. Even though it was denied, the Board will re-hear the application due to some notification procedures. The Neighborhood Commission met and considered the Housing Strategy Framework Plan. They will make formal recommendations at their next meeting. He attended the Community for All Ages meeting last week with Mr. Napoli, at which they were still basking in the glow that Gladstone is still the only "gold star" community! He will be meeting with the Fire Marshall tomorrow to go over his ideas regarding the Fire Code and report back to this Commission on his recommendations. Staff is currently working with Northland Pool Supply regarding a building and fire code requirement for a proposed location they are considering on North Oak. A few concerns need to be ironed out. McDonalds on N. Antioch has a bit of a setback. A truck drove along their retaining wall and caused it to bow out. The wall is in the process of being re-built; however, staff is planning on working with them so they can still open prior to the New Year. Happy Thanksgiving to everyone. City Hall will be closed on Thursday and Friday this week. Also, today is Alan's birthday!

Item 6 on the Agenda: Communications from the Planning Commission Members.

None.

Item 7 on the Agenda: Adjournment

Vice Chairman Markenson adjourned the meeting at 7:25 pm.

Respectfully submitted:

_____ Approved as submitted _____
Gary Markenson, Vice Chairman

_____ Approved as corrected _____
Becky Jarrett, Recording Secretary

REPLAT OF LOT 1, 2 AND 3, BLOCK 25, LINDEN, GLADSTONE, CLAY COUNTY, MISSOURI

GENERAL NOTES:
 THIS SURVEY WAS PREPARED IN ACCORDANCE WITH LAWS AND MISSOURI BOARD OF SURVEYING STANDARDS FOR AN URBAN SURVEY. ALL RIGHTS RESERVED. THIS AGENCY HAS NO LIABILITY FOR THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE SURVEY RECORDS OF THE CLAY COUNTY RECORDS. THIS SURVEY WAS PERFORMED AND THIS SURVEY WAS MADE AS A WARRANTY NEED BE RECORDED IN BOOK 8807 AT PAGE 150.

BASES OF BEARINGS:
 S 00°04'17" W ALONG THE WEST LINE OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

TRACT 1
 8,400 SF
 0.15 ACRES

TRACT 2
 13,522 SF
 0.31 ACRES

LEGAL DESCRIPTION:
 LOTS 1, 2 AND 3, BLOCK 25, LINDEN, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

