

BILL NO. 17- 01

ORDINANCE NO. 4.378


AN ORDINANCE APPROVING THE AMENDED PLAT OF CLAYMONT POINTE 18TH REPLAT, FINAL PLAT, A SUBDIVISION IN 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 "Amended Plat of Claymont Pointe 18th Replat, Final Plat, A Subdivision in 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 9th DAY OF JANUARY, 2017.


Jean B. Moore, Mayor

ATTEST:


Ruth E. Bocchino, City Clerk

1st Reading: January 9, 2017

2nd Reading: January 9, 2017

File #1437



Community Development Department

Staff Report

Date: January 4, 2017 *N. Pappas*

File #: 1437

Requested Action: Re-Plat

Date of PC Consideration: January 3, 2017 (Approved 11-0)

Date of Council Consideration: January 9, 2017

Applicant: Thomas Day
Environmental Building, LLC
2880 West 162nd Street
Stillwell, KS 66085

Owner: Thomas Day
Environmental Building, LLC
2880 West 162nd Street
Stillwell, KS 66085

Engineer: Aylett Survey & Engineering Co.
201 NW 72nd Street
Gladstone, MO 64118

Address: 150/152/154 NW Pointe Drive

Location: Southwest corner of Claymont Pointe Replat (NW Pointe Drive and N Belleview Ave (see attached map)

Planning Information

Current Zoning: RP-4: Planned District, Apartment House

Planned Land Use: Continuation of existing neighboring uses – cluster apartment houses

Applicable Regulations: Zoning and Planning Ordinance

Additional Information

Public Utility Availability: All public utilities exist on the property.

Ingress/Egress: Under both the current and proposed plat, access to the property is adequate.

Traffic Division Comments: There are no traffic concerns.

Parking Required: Yes, according to Section 7.180.020, *“Provision in the form of garages, carports or open parking areas shall be made for parking of motor vehicles for the use of occupants and visitors. Such parking space shall provide two spaces for each dwelling unit.”*

Parking Provided: Adequate parking space will be required at the time that an application for building permit is made with the Building Official.

Proposed On-Site Improvements: The amended plat divides what is proposed as Lot 2 into three residential sub-lots in addition to community open space. A residential sidewalk will be required once an application for building permit is made with the Building Official.

Proposed Off-Site Improvements: N/A

Proposed Landscaping: N/A

Proposed Signage: N/A

Recommended Conditions

There are no recommended conditions at this time.

Analysis

This re-plat, if approved by the City, will subdivide Lot 2 into three residential sub-lots in addition to a larger open space area. The land is currently vacant but is slated for multi-family residential development similar to what currently exists in the immediate neighborhood.

Recommendation

The Planning Commission unanimously recommended approval of the plat at the January 3, 2017 Planning Commission meeting. Staff recommends that the request be approved absent contrary testimony brought to the attention of the City Council on January 9, 2017.

DRAFT

GLADSTONE PLANNING COMMISSION MINUTES
Council Chambers January 3, 2017

1. **Meeting called to Order-** Vice-Chairman Markenson called the meeting to order at 7:00 pm.

2. **Roll Call**

Commissioners present were: Anne Alexander, Gary Markenson, Jennifer McGee, James New, Shari Poindexter, Chase Cookson, Bill Turnage, Don Ward, Larry Whitton, Jeff Williams, Kyle Yarber. Also present: Mayor Pro-Tem R.D. Mallams, Bob Baer, Asst. City Mgr, Nick Pappas, CD Director and Becky Jarrett, Admin. Asst.

3. **Pledge of Allegiance**

4. **Approval of Minutes.**

Mr. Turnage moved to approve the minutes from the November 21, 2016 meeting. Ms. Poindexter gave the second. The minutes were approved 11-0.

Mr. Cookson introduced himself. Mr. Williams announced his resignation.

5. **File #1437 Final Plat of Claymont Pointe 18th Replat. Applicant/Owner: Environmental Building. City Council hearing: Jan. 9, 2017.**

Director Pappas gave the staff report. Consideration of Claymont Pointe 18th Replat. This replat will subdivide Lot 2 into three residential sub-lots in addition to a larger open space. Staff recommends approval with no additional recommendations.

Vice-Chair Markenson asked if there are any stormwater issues.

Building Official Napoli answered that stormwater issues were addressed when the initial development was brought in several years ago.

Mr. Yarber asked if these units will be multi-family.

Director Pappas said no, they are more of a cluster development. There are not multiple families per unit.

Thomas Day, Environmental Building, 2880 West 162nd Street, Stillwell, KS stated that he has subdivided these lots in order to build one building per lot then divide into three units. They are high-end finishes. He has already pre-sold two of the three.

Action: Mr. Whitton moved to approve the Final Plat of Claymont Pointe 18th Replat. Ms. McGee gave the second.

Yes: Ms. Alexander, Ms. McGee, Mr. New, Ms. Poindexter, Mr. Cookson, Mr. Turnage, Mr. Ward, Mr. Whitton, Mr. Williams, Mr. Yarber and Vice-Chair Markenson.

No: None

Vote: Motion passed 11-0

6. **Other Business**

- a. **Election of Officers.** A nominating committee comprised of Mr. Whitton, Ms. Alexander and Mr. Turnage as Chair was created. They will report back in two weeks with suggestions on new officers.

Action: Mr. Turnage made a motion to create a nominating committee. Ms. Alexander gave the second.

Yes: Ms. Alexander, Ms. McGee, Mr. New, Mr. Cookson, Mr. Turnage, Mr. Ward, Mr. Whitton, Mr. Williams, Mr. Yarber and Vice-Chair Markenson.

No: Ms. Poindexter

Vote: Motion passed 11-1

b. Capital Improvements Committee Appts.

Mr. Yarber and Mr. Turnage agreed to serve again for 2017. Ms. Poindexter was not interested in serving again. Mr. Ward agreed to serve for 2017 in her place.

c. 2017 Work Plan

Director Pappas presented the 2017 Planning Commission Work Plan via PowerPoint presentation and each Commissioner was presented with a hard-copy.

7. Communications from City Council and Staff

None.

8. Communications from Planning Commission

Mr. Ward asked about getting the time changed for Planning Commission on the front window of City Hall to reflect 7:00 pm instead of 7:30 pm.

Vice-Chair Markenson reminded the Commission members to contact the nominating committee if they were interested in an officer position.

Ms. McGee invited her fellow Commissioners join her and Tina Spallo at Monday's City Council meeting as they give the final Shaping our Future presentation.

9. Adjournment- Vice Chair Markenson adjourned the meeting at 7:29 pm.

Respectfully submitted:

Becky Jarrett, Recording Secretary

Approved as corrected _____

Gary Markenson, Vice Chairman

Approved as submitted _____



Amended Plat of Claymont Pointe 18th Replat



Legend

- Street Centerline
- City Limits
- Parcel
- House Number
- Zoning
 - C0
 - C1
 - C2
 - C3
 - C4
 - CP0
 - CP1
 - CP2
 - CP3
 - CP4
 - H1
 - HP1
 - M1
 - MXD
 - R1
 - R2
 - R3
 - R4
 - RP1
 - RP2
 - RP3

Notes

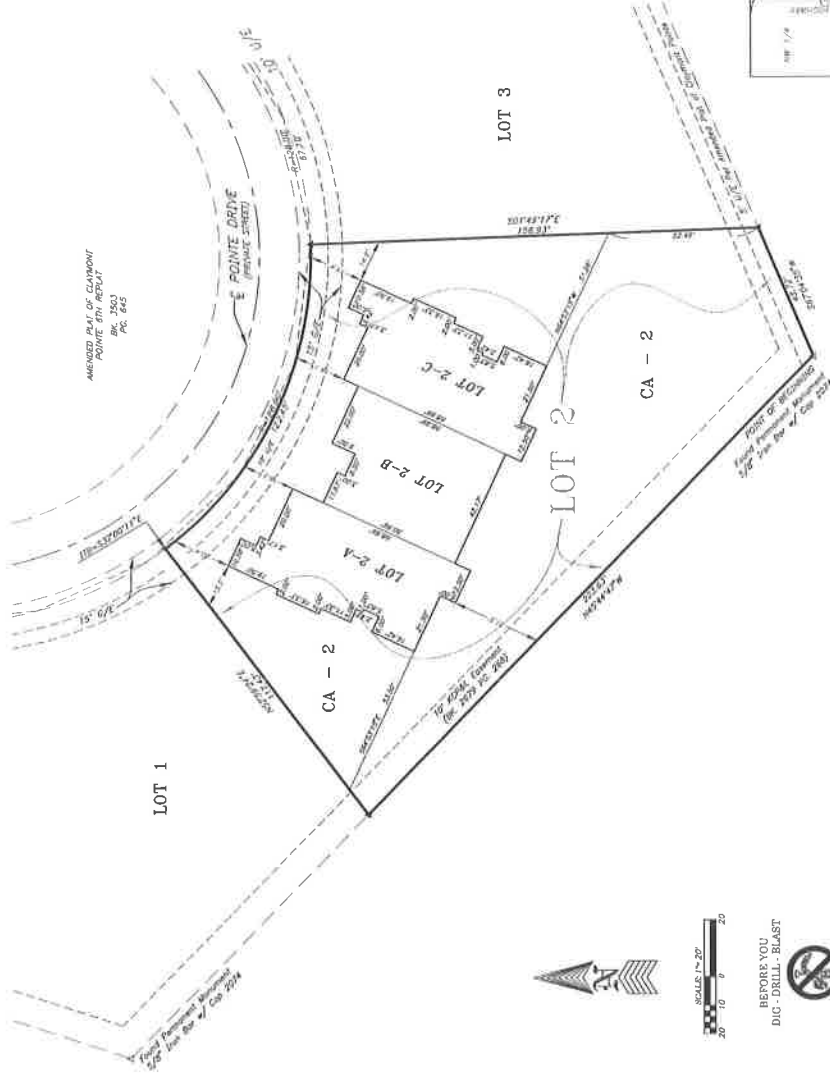
Current parcel boundary is highlighted.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

AMENDED PLAT OF CLAYMONT POINTE 18TH REPLAT

FINAL PLAT
A SUBDIVISION IN GLADSTONE
Clay County, Missouri



Location Map
Section 5, 6, 33
(Not To Scale)

AMENDED PLAT OF CLAYMONT
POINT OF BEGINNING
PC 1563
PC 645

DESCRIPTION:
ALL OF LOT 1, AMENDED PLAT OF CLAYMONT POINTE 18TH REPLAT, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI.

PEDIGREE:
This plat was prepared in accordance with the provisions of the laws of Missouri. The survey was conducted by the Missouri State Surveyor General, and the plat is a true and correct copy of the original survey as recorded in the records of the Missouri State Surveyor General. The plat is subject to the provisions of the laws of Missouri relating to the survey of land.

ACKNOWLEDGMENTS:
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as recorded in the records of the Missouri State Surveyor General.

For the Surveyor General:

For the City Engineer:

DATE OF RECORDING: _____

CITY OF CLAY COUNTY, MISSOURI

CITY ENGINEER

NOTARY PUBLIC

DATE OF RECORDING: _____

CITY OF CLAY COUNTY, MISSOURI

CITY ENGINEER

NOTARY PUBLIC

CITY CERTIFICATIONS:

This plat complies with the provisions of the laws of Missouri relating to the survey of land.

The plat is subject to the provisions of the laws of Missouri relating to the survey of land.

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SURVEYOR STATEMENT:

I hereby state that the plat of AMENDED PLAT OF CLAYMONT POINTE 18TH REPLAT, a subdivision of land in Clay County, Missouri, was prepared in accordance with the provisions of the laws of Missouri relating to the survey of land.

The plat is subject to the provisions of the laws of Missouri relating to the survey of land.

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BEFORE YOU
DIG - DRILL - BLAST

CALL
1-800-344-7481 (MISSOURI)

LEGEND:

▲ See Permanent Monument

● See Survey Monument

○ See Survey Monument

□ See Survey Monument

△ See Survey Monument

▽ See Survey Monument

◇ See Survey Monument

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GENERAL NOTES:

1. This plat contains 0.88 acres, more or less.

2. This plat contains 0.88 acres, more or less.

3. The PLAT Map Index Community parcel No. 28647020122, dated August 4, 2015. The tract of land does not lie within a regulatory floodplain.

4. This plat meets the accuracy requirements for a Urban, Class 4 property.

AMENDED PLAT OF CLAYMONT POINTE 18TH REPLAT
Clay County, Missouri

Prepared for
TOM DAY
ENVIRONMENTAL BUILDING, LLC
2680 N. CLAYSON STREET
STYLIANOU, MISSOURI

AVIARY SURVEY & ENGINEERING CO.
1409 W. STATE ST. #200
ST. LOUIS, MISSOURI 63103
TEL: 314.251.2727 - FAX 314.251.2727

Drawn by: J. D. [unclear]