

**BILL NO. 17- 30**

**ORDINANCE NO. 4.405**


**AN ORDINANCE APPROVING THE RE-PLAT OF GREEN HAVENSTON PLACE, A PART OF THE SOUTHWEST ¼ OF SECTION 30 AND THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 51 NORTH, RANGE 32 WEST, GLADSTONE, CLAY COUNTY, MISSOURI (COMMONLY KNOWN AS 5601 NE ANTIOCH ROAD), 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 "Green Havenston Place" 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 27th DAY OF NOVEMBER, 2017.**

  
R.D. Mallams, Mayor

ATTEST:

  
Ruth E. Bocchino, City Clerk

1<sup>st</sup> Reading: November 27, 2017

2nd Reading: November 27, 2017

File #2017-019

## GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers November 20, 2017

### 1. Meeting called to Order- Roll Call- Chairman Markenson called the meeting to order at 7:00 pm.

Commissioners present were: Chase Cookson  
Jennifer McGee  
Katie Mittleton  
James New  
Shari Poindexter  
Bill Turnage  
Don Ward  
Gary Markenson, Chairman

Absent: Anne Alexander  
Carlos Salazar  
Larry Whitton

Also present: R.D. Mallams, Mayor  
Jean Moore, Councilmember  
Nick Pappas, CD Director  
Alan Napoli, Building Official  
Cheryl Lamb, Administrative Assistant

### 2. Pledge of Allegiance to the United States of America.

### 3. Approval of Minutes.

Chairman Markenson asked if there was a motion to approve the minutes from the October 16, 2017, meeting. Mr. Turnage moved to approve the minutes. Ms. Poindexter seconded. The minutes were approved, 8-0.

### 4. Final Plat: Green Havenston Place (Commonly known as 5601 NE Antioch Road). File #2017-019.

Chairman Markenson asked for clarification on whether this was a public hearing.

Director Pappas stated it was not. The applicant is Rebecca Gordon with the Northland Shepherd Center. They just moved into Gladstone and are requesting to "condoize" the units in order to lease or sell out to other suitable uses. The plat before you has a number of lots. Lot 1 would be a common lot. It would be where parking would be held, common spaces, and it would be maintained by the Northland Shepherd Center. The other lots could be rented or sold as you would a condominium, for example. It is very minor in its scope. Nothing of any material would really change other than allowing the Northland Shepherd Center to profit more from their location and situation. A part of this does extend into Kansas City and Director Pappas has spoken with the Kansas City Planning and Development department and they have no issues with this request. All that is required is the Planning Commission's approval and then it will be sent to City Council for consideration. He asked if there were any questions.

Mr. Turnage asked for clarification for the term "condoize".

Director Pappas explained that it basically makes it in to pad sites the way you would see a Burger King or a McDonald's take part in a Walmart parking lot. It makes them into pad sites.

Chairman Markenson asked if there were any questions or comments. None were stated. He asked for a motion to recommend approval of the final plat for Green Havenston Place, commonly known as 5601 NE Antioch Road.

**MOTION: By Ms. Poindexter, second by Mr. Ward, to approve the Replat of Green Havenston Place, commonly known as 5601 NE Antioch Road. File #2017-019.**

<b>VOTE:</b>	<b>Chase Cookson</b>	<b>Yes</b>
	<b>Jennifer McGee</b>	<b>Yes</b>
	<b>Katie Middleton</b>	<b>Yes</b>
	<b>James New</b>	<b>Yes</b>
	<b>Shari Poindexter</b>	<b>Yes</b>
	<b>Bill Turnage</b>	<b>Yes</b>
	<b>Don Ward</b>	<b>Yes</b>
	<b>Gary Markenson</b>	<b>Yes</b>

**The motion carried (8-0).**



## Community Development Department

### Staff Report

Date: November 17, 2017 *N. Pappas*

File #: 2017-019

Requested Action: Final Plat (Replat)

Date of PC Consideration: November 20, 2017 (Unanimous Approval)

Date of Council Consideration: December 4, 2017

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Applicant: Rebecca Gordon  
5601 NE Antioch Road  
Gladstone, MO 64119

Owner: Northland Shepherd's Center  
5601 NE Antioch Road  
Gladstone, MO 64119

Architect/ Engineer: Bob Anderson  
Anderson Survey Company  
203 NW Executive Way

Address of Property: 5601 NE Antioch Road

### Planning Information

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- Current Zoning: R-1: Single-Family Residential
- Zoning History: None recent
- Planned Land Use: Remaining residential
- Surrounding Uses: Residential and city-owned open space
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: Adequate ingress and egress exist along N Bales Avenue
- Traffic Impacts: None
- Parking Required: Two off-street parking spaces
- Parking Provided: At least two off-street parking spaces
- Proposed On-Site Improvements: None
- Proposed Off-Site Improvements: None
- Proposed Landscaping: None
- Proposed Signage: None

## **Analysis**

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The applicant is requesting that the city approve a minor replat that would essentially “condoize” the existing building and lot into separate pad sites that can be held in separate ownership. “Lot 1” is the largest lot and constitutes community property. An access easement has been drafted that would allow vehicular and pedestrian access to the other lots. The owner of Lot 1 would be responsible for all parking lot and common area maintenance.

Nothing of any material will change other than allowing Northland Shepherd’s Center to sell portions of the building to other suitable uses. In addition, all existing easements will remain. The replat conforms to all city code provisions and is consistent with State of Missouri survey standards.

## **Recommendation**

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The Planning Commission and city staff recommend that the City Council approve the final plat as submitted.

