

BILL NO. 22-30

ORDINANCE NO. 4.607

AN ORDINANCE APPROVING A ZONING CHANGE FOR 6415 NE ANTIOCH ROAD.

WHEREAS, pursuant to applicable City ordinances, a Petition has been submitted to the Gladstone City Council to rezone the following described property from R-1 Single Family Dwelling District to RP-1 Planned District, Single Family Dwelling: This property is described as 6415 NE Antioch Road in the City of Gladstone, Clay County, Missouri;

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

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

THAT, the aforesaid land be rezoned from R-1 to RP-1 as those district areas are set out in the applicable provision of Ordinance No. 3.973.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF AUGUST 2022.



Bill Garnos, Mayor

ATTEST:



Kris Keller, City Clerk

FIRST READING: August 22, 2022

SECOND READING: August 22, 2022

File #



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 22-30 & 22-31

ORD ☒ # 4.607 & 4.608

Date: 8/15/2022

Department: Community Development

Meeting Date Requested: 8/22/2022

Public Hearing: Yes ☒ Date: 8/22/2022

Subject: 6415 NE Antioch Rd. - St. Andrew's Church – Rezone & Site Plan Revision

Background:

St. Andrews Church as a part of the Catholic Diocese of Kansas City is proposing to build a brand new legacy church, rectory, and additional parking that will cost approximately \$26 million dollars. Over the course of this multi-year project, St. Andrews Church also plans to improve the overall campus as funding becomes available.

The church will stand 74 feet tall with a 14 story bell tower and will be able to seat 1,200 people for mass. The exterior building material being used is brick, limestone, and shingles.

- The large parish hall will seat 350 people, have a commercial kitchen, and classroom/meeting space.
- The rectory building will accommodate 4 priests, seminarian quarters, and will be connected to the new church.
- The new church will also be connected to the existing school.

Tim Nebergall, City Engineer & Director of Public Works has been working with the engineering team to address adequate storm water detention since there will be an increase in impervious surface. Given the size of this project, multiple storm water detention and retention basins will be incorporated into this project. At this time, City Staff is comfortable with the plan to address storm water on this site.

This proposed project requires the following actions:

- Rezone from R-1 Single Family Dwelling District to RP-1 Planned District, Single Family Dwelling. The reason the applicant is requesting a rezone to a planned district is because in a R-1 District, the maximum height of the building is 35 feet tall. The proposed project calls for the roof of the church to be 74 feet tall with a 14 story bell tower. A planned district will allow for specific approval of this particular project.
- Approve the proposed site plan.

The final approval for the rezoning and site plan will be heard by the City Council on Monday, August 22nd at 7:30 p.m. in the City Council Chambers in City Hall.

Budget Discussion: Funds are budgeted in the amount of \$0 from the N/A Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$

RES ☐ # City Clerk Only

BILL ☒ # 22-30 & 22-31

ORD ☒ # 4.607 & 4.608

Public/Board/Staff Input:

Public: No Comments

Board: 11 Planning Commissioners voted yes, in favor of the project. 1 Planning Commissioner voted no due to concerns about the height of the bell tower.

Staff Input: City Staff recommends approval of the project.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Austin Greer, Community Development Director

JM
City Attorney

SW
City Manager



Community Development Department

Staff Report

Date: 7/26/2022

File #:

Requested Action: Rezone & Site Plan Revision

Date of PC Consideration: 8/1/2022

Date of Council Consideration: 8/22/22

Applicant: Gordon Kimble, HTK Architects

Owner: Martha Kauffman, Diocese of Kansas City – St. Joseph Real Estate Corporation

Address of Property: 6415 NE Antioch Rd, Gladstone, MO 64119

Planning Information

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Two locations on NE Antioch Rd. and two locations on NE 64th St.
- Traffic Impacts: None – Police
- Parking Provided: 370 total spaces provided on campus
- Proposed Signage: Monument and building signage – See Plans

Analysis

St. Andrews Church as a part of the Catholic Diocese of Kansas City is proposing to build a brand new legacy church, rectory, and additional parking that will cost approximately \$26 million dollars. Over the course of this multi-year project, St. Andrews Church also plans to improve the overall campus as funding becomes available.

The church will stand 74 feet tall with a 14 story bell tower and will be able to seat 1,200 people for mass. The exterior building material being used is brick, limestone, and shingles.

- The large parish hall will seat 350 people, have a commercial kitchen, and classroom/meeting space.
- The rectory building will accommodate 4 priests, seminarian quarters, and will be connected to the new church.

- The new church will also be connected to the existing school.

Tim Nebergall, City Engineer & Director of Public Works has been working with the engineering team to address adequate storm water detention since there will be an increase in impervious surface. Given the size of this project, multiple storm water detention and retention basins will be incorporated into this project. At this time, City Staff is comfortable with the plan to address storm water on this site.

This proposed project requires the following actions:

- Rezone from R-1 Single Family Dwelling District to RP-1 Planned District, Single Family Dwelling. The reason the applicant is requesting a rezone to a planned district is because in a R-1 District, the maximum height of the building is 35 feet tall. The proposed project calls for the roof of the church to be 74 feet tall with a 14 story bell tower. A planned district will allow for specific approval of this particular project.
- Approve the proposed site plan.

The final approval for the rezoning and site plan will be heard by the City Council on Monday, August 22nd at 7:30 p.m. in the City Council Chambers in City Hall.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

- 1) All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening will be reviewed via the building permit process.
- 2) All landscaped areas outlined in the landscaping and irrigation plan shall be sodded, irrigated and maintained in perpetuity.
- 3) Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.
- 4) All exterior lighting shall be LED and comply with city code.
- 5) The dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit process.
- 6) Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
- 7) Tractor trailers, RV's, and other commercial vehicles shall not be parked or stored overnight on the premises.
- 8) Storage containers shall not be stored on-site unless as part of a valid building permit.

Recommendation

City Staff recommends that the request be APPROVED contingent upon the conditions listed above.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, August 1st, 2022
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Gary Markenson
Kate Middleton
Bill Turnage
Mike Ebenroth, Chair
Alicia Hommon
Jennifer McGee
Kim Murch
James New
Chase Cookson, Vice Chair
Brenda Lowe, Secretary
Larry Whitton
Spencer Davis

Absent:

Council & Staff Present:

Austin Greer, Community Development Director
Angie Daugherty, Admin. Assistant
Jean B. Moore, Council Member
R.D. Mallams, Council Member

Item 2 on the Agenda: Pledge of Allegiance.

Chair Ebenroth led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the May 16th, 2022 Minutes. Chair Ebenroth asked if there was a motion to approve the minutes from the May 16th meeting.

Ms. Hommon moved to approve the minutes; Mr. Whitton seconded. The minutes were approved, 12-0.

Item 4 on the Agenda: Consideration: On a Zoning Change and Site Plan Revision for property located at 6415 NE Antioch Rd. Applicant: Gordon Kimble, HTK Architects. Owner: Martha Kauffman, Diocese of Kansas City-St Joseph Real Estate Corporation. The City Council Public Hearing is scheduled for Monday, August 22, 2022.

Mr. Greer read from the staff report.

St. Andrews Church as a part of the Catholic Diocese of Kansas City is proposing to build a brand new legacy church, rectory, and additional parking that will cost approximately \$26 million dollars. Over the course of this multi-year project, St. Andrews Church also plans to improve the overall campus as funding becomes available.

The church will stand 74 feet tall with a 14 story bell tower and will be able to seat 1,200 people for mass. The exterior building material being used is brick, limestone, and shingles.

- The large parish hall will seat 350 people, have a commercial kitchen, and classroom/meeting space.
- The rectory building will accommodate 4 priests, seminarian quarters, and will be connected to the new church.
- The new church will also be connected to the existing school.

Tim Nebergall, City Engineer & Director of Public Works has been working with the engineering team to address adequate storm water detention since there will be an increase in impervious surface. Given the size of this project, multiple storm water detention and retention basins will be incorporated into this project. At this time, City Staff is comfortable with the plan to address storm water on this site.

This proposed project requires the following actions:

- Rezone from R-1 Single Family Dwelling District to RP-1 Planned District, Single Family Dwelling. The reason the applicant is requesting a rezone to a planned district is because in a R-1 District, the maximum height of the building is 35 feet tall. The proposed project calls for the roof of the church to be 74 feet tall with a 14 story bell tower. A planned district will allow for specific approval of this particular project.
- Approve the proposed site plan.

The final approval for the rezoning and site plan will be heard by the City Council on Monday, August 22nd at 7:30 p.m. in the City Council Chambers in City Hall.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

- 1) All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening will be reviewed via the building permit process.
- 2) All landscaped areas outlined in the landscaping and irrigation plan shall be sodded, irrigated, and maintained in perpetuity.
- 3) Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.
- 4) All exterior lighting shall be LED and comply with city code.
- 5) The dumpster enclosures shall be constructed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit process.
- 6) Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
- 7) Tractor trailers, RV's, and other commercial vehicles shall not be parked or stored overnight on the premises.

8) Storage containers shall not be stored on-site unless as part of a valid building permit.

City Staff recommends that the request be APPROVED contingent upon the conditions listed above.

Father Rogers stated that he is the pastor at St Andrews Church. The church has grown from 450 families to 1500+ families in 10 years. He lived in Rome for five years and he was in and out of beautiful churches all the time and he never thought he would have the opportunity to build one himself but here we are. They have a baldacchino that was made in 1914. That would be the canopy over the altar. It is 36 feet tall. They are also repurposing 126-year-old stain glass windows from Italy and this church will certainly bring a lot of culture to Gladstone.

Mr. Gordon Kimble with HTK Architects stated that they have been working with the church on putting the design together. They have been working on this for several month and that this project is shaping up to be a grand structure.

Mr. Turnage stated that Gladstone doesn't often get a church expansion for Planning & Zoning approval or disapproval, so this type of project is new. His question was what direction primarily will this new church be located on the property.

Mr. Gordon stated that it will be to the South East on the property.

Mr. New asked when will they start construction and how many years will this take.

Mr. Gordon stated in the spring of 2023 and around 18 to 24 months.

Mr. Markenson asked what is the definition of a Legacy Church.

Mr. Greer stated that he used the term "legacy church" and that it wasn't the description that Father Rogers provided.

Ms. Middleton asked if they are tearing down any part of the existing church.

Mr. Gordon stated that the new church will be an addition to the existing campus. Once the new church is built and opened to the public, the current smaller church in place will be taken down.

Ms. Middleton asked if the tower is truly 14 stories and is the property zoned for that.

Mr. Gordon stated yes on the 14 stories, approximately.

Mr. Greer stated that this is why the property owners are requesting a zoning change to a planned district so this project could be much higher than the current R1 zoning district would allow.

Ms. Hommon asked with making that shift in the zoning to do something big like this she would like to know what the anticipated impact in the community would be.

Father Roger stated that they have a very active parish and they perform many weddings and baptisms. This is a great community and we are trying to bring a little more beauty to our

community with this project. We are trying to bring a little part of Italy to Gladstone with this new church. This church will be the greatest church built in the past 100 years in the Kansas City metropolitan area.

Ms. Hommon stated that she had the opportunity to sing in some of those churches in Italy when she was in college. To clarify her question further she stated that she is familiar a little of what St. Andrews does in our community but what type of community outreach does the church do and how will this remodel help that.

Father Rogers stated that they help with food kitchen and help people with rent and utilities. They do not have to belong to our community at all for this type of help. They help with Christmas gifts for underprivileged families and again they do not have to belong to St. Andrews Church. They do turkey baskets at Thanksgiving. They have a very active youth group which is almost impossible to do these days but they have over 100+ high school kids that meet weekly.

Mr. Davis asked if this was specific to the church and not the school. Are there any renovations at the school as well?

Father Rogers stated that yes they are adding additional classroom space and more renovations. This will be in the basement. There will be four additional classrooms.

Ms. McGee asked where on the diagram will the tower be located.

Mr. Greer pointed to the area on the map where the tower will be located.

Ms. McGee asked how far is that tower to the closest residential properties.

Mr. Greer stated that the closest residents are located at Carriage Hill to the south but we are measuring those distances in probably football field lengths.

Ms. Middleton had a concern on how very tall this tower will be. She stated that this structure will be a bit out of place there.

Mr. New asked about zoning and if it was just for the height of the tower.

Mr. Greer stated yes, that is what is triggering the rezoning to a planned district RP-1. If the tower did not exceed 35 feet tall then we would not need this zoning change at all.

Mr. Murch asked how loud is the bell going to be and how often will they ring.

Mr. Gordon stated he is not sure. They are still early in the development and they have not figured that part out yet.

Father Roger stated these will be cast iron bells not an audio system. They will ring for mass, weddings and funerals.

Mr. Murch asked if there was a public notice for this meeting to Carriage Hills.

Mr. Greer stated yes, and the Community Development Department has not heard from any neighbors for this project.

Mr. Markenson asked if we have a noise disturbance ordinance.

Mr. Greer stated yes sir, 10:00 p.m. to 7:00 a.m. He will work with Mr. Gordon before City Council to see about the decibels of the bell noise.

MOTION: By Ms. Lowe, second by Mr. Cookson to approve a Zoning Change and Site Plan Revision for the property located at 6415 NE Antioch Rd.

Vote: Mr. Murch	Yes
Mr. Markenson	Yes
Mr. New	Yes
Mr. Turnage	Yes
Ms. Middleton	No
Chair Ebenroth	Yes
Ms. McGee	Yes
Ms. Hommon	Yes
Mr. Davis	Yes
Mr. Cookson	Yes
Ms. Lowe	Yes
Mr. Whitton	Yes

The motion carried. (11-1)

Item 5 on the Agenda: Consideration: On a Site Plan Revision for property located at 5705 NE Antioch Rd. Applicant: Dev Anand President CEO, Dev Inc. Owner: Anthony Verachtert, Bold Holdings, LLC.. *The City Council Public Hearing is scheduled for Monday, August 22, 2022.*

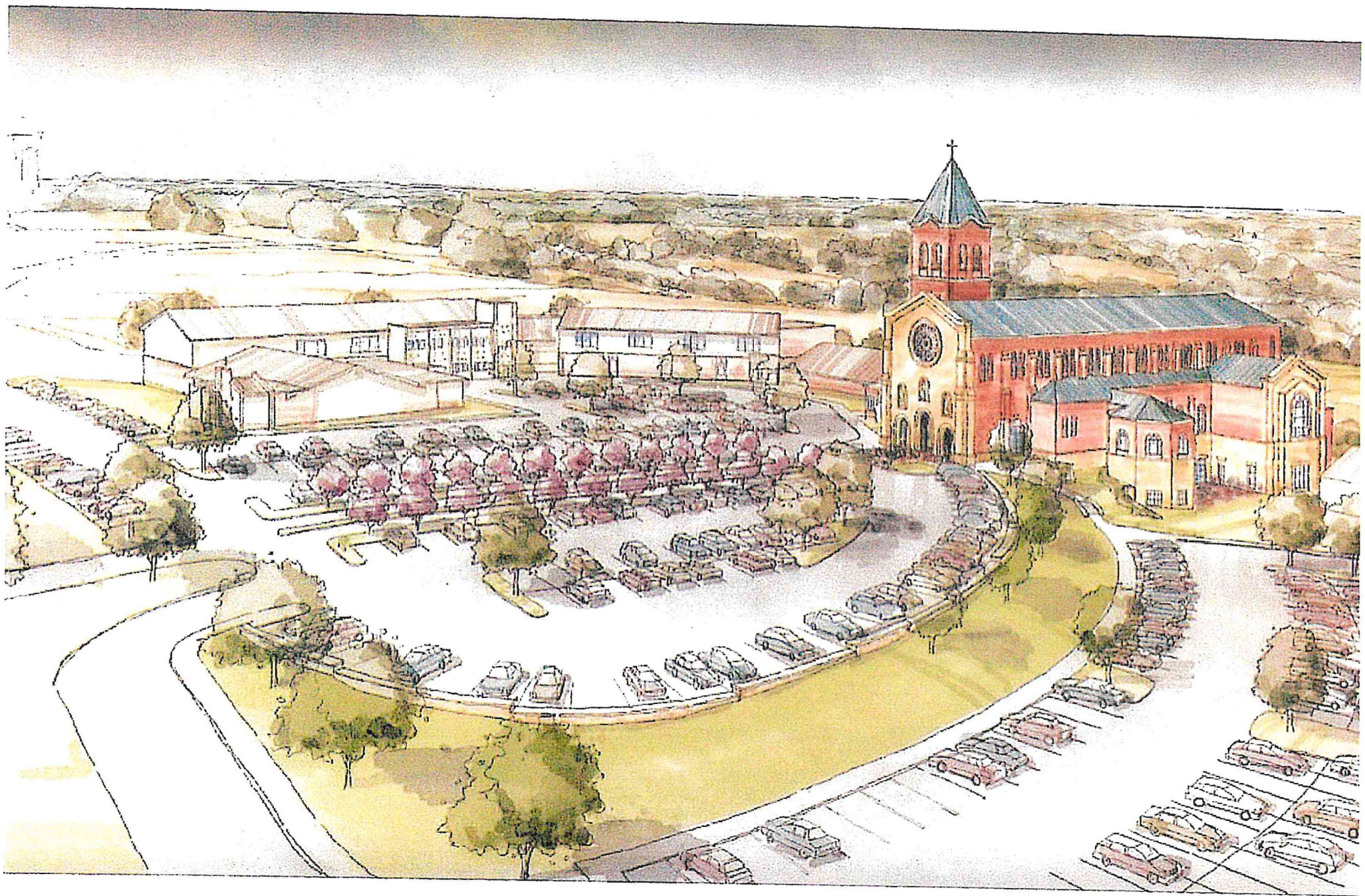
Mr. Greer read from the staff report.

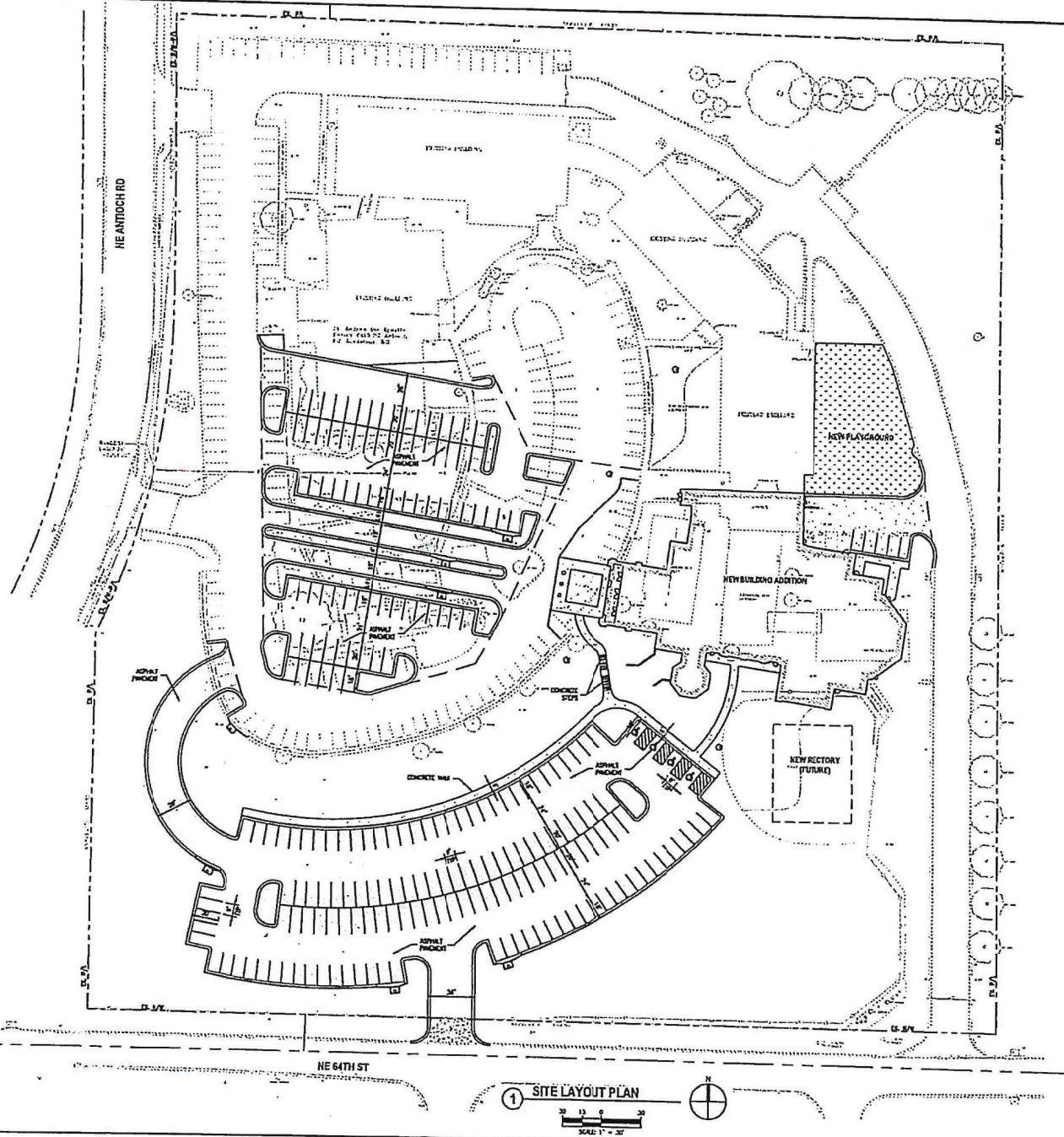
The Applicant and Owner are proposing to build a brand new 20,584 square foot building at 5705 NE Antioch Road. Doctors Anthony Verachtert and Scott Staatz plan to move their Eye Center of Gladstone practice to this location and provide other retail and office opportunities in the building.

The exterior building materials being used are the following:

- Brick - Siding Panels (wood and aluminum)
- EIFS - Glass

Tim Nebergall, City Engineer & Director of Public Works has been working with the engineering team to address storm water for this site. This project will incorporate BMPs and underground filtration systems for storm water. At this time, City Staff is comfortable with the plan to address storm water on this site.





Arden walter
p moore

Arden J. Moore and Associates, Inc.
1000 W. 10th, Suite 100
Anchorage, Alaska 99501

05/11/2022

SCHEMATIC DESIGN

DATE:
May 18th, 2022

REVISED DATE:

SAINT ANDREW THE APOSTLE PARISH: ADDITIONS & RENOVATIONS

HTK Architects
CRISTIE ALBORG RD, GARDEN, ALASKA

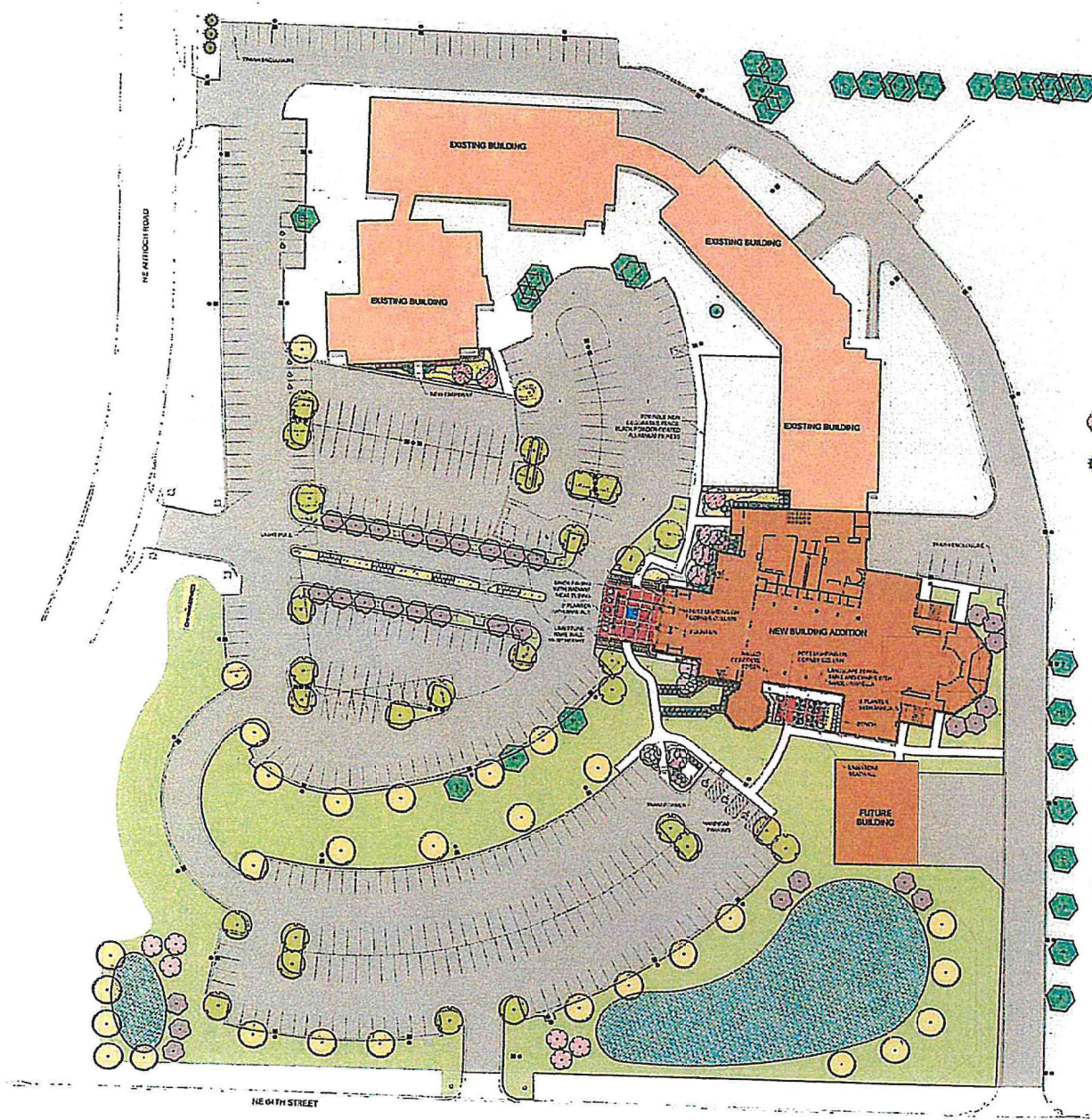
SHEET CONTENTS:
CHIL SITE LAYOUT PLAN

HTK PROJECT NUMBER
2104-10-002

SHEET NUMBER

C101

NOT FOR CONSTRUCTION



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QTY
1	Planting pit for tree	1
2	Planting pit for shrub	1
3	Planting pit for small tree	1
4	Planting pit for large tree	1
5	Planting pit for medium tree	1
6	Planting pit for small shrub	1
7	Planting pit for medium shrub	1
8	Planting pit for large shrub	1
9	Planting pit for small tree	1
10	Planting pit for medium tree	1
11	Planting pit for large tree	1
12	Planting pit for small shrub	1
13	Planting pit for medium shrub	1
14	Planting pit for large shrub	1
15	Planting pit for small tree	1
16	Planting pit for medium tree	1
17	Planting pit for large tree	1
18	Planting pit for small shrub	1
19	Planting pit for medium shrub	1
20	Planting pit for large shrub	1

PLANT SCHEDULE

SYMBOL	CODE	PLANT NAME	QTY
1	101	101	1
2	102	102	1
3	103	103	1
4	104	104	1
5	105	105	1
6	106	106	1
7	107	107	1
8	108	108	1
9	109	109	1
10	110	110	1
11	111	111	1
12	112	112	1
13	113	113	1
14	114	114	1
15	115	115	1
16	116	116	1
17	117	117	1
18	118	118	1
19	119	119	1
20	120	120	1

CONCEPT PLANT SCHEDULE

SYMBOL	CODE	PLANT NAME	QTY
1	101	101	1
2	102	102	1
3	103	103	1
4	104	104	1
5	105	105	1
6	106	106	1
7	107	107	1
8	108	108	1
9	109	109	1
10	110	110	1
11	111	111	1
12	112	112	1
13	113	113	1
14	114	114	1
15	115	115	1
16	116	116	1
17	117	117	1
18	118	118	1
19	119	119	1
20	120	120	1

HTK ARCHITECTS

1000 N. 4TH ST. SUITE 100
MINNEAPOLIS, MN 55401
PHONE: 612.338.1111
WWW.HTKARCHITECTS.COM

BSB DESIGN

1000 N. 4TH ST. SUITE 100
MINNEAPOLIS, MN 55401
PHONE: 612.338.1111
WWW.BSBDESIGN.COM

DESIGN DEVELOPMENT

DATE: August 14, 2022

REVISED DATE:

**SAINT ANDREW THE APOSTLE PARISH:
ADDITIONS & RENOVATIONS**

615 N. 4TH ST. SUITE 100, MINNEAPOLIS, MN 55401

SHEET 001: LANDSCAPE PLAN

HTK PROJECT NUMBER: 2104.10-001

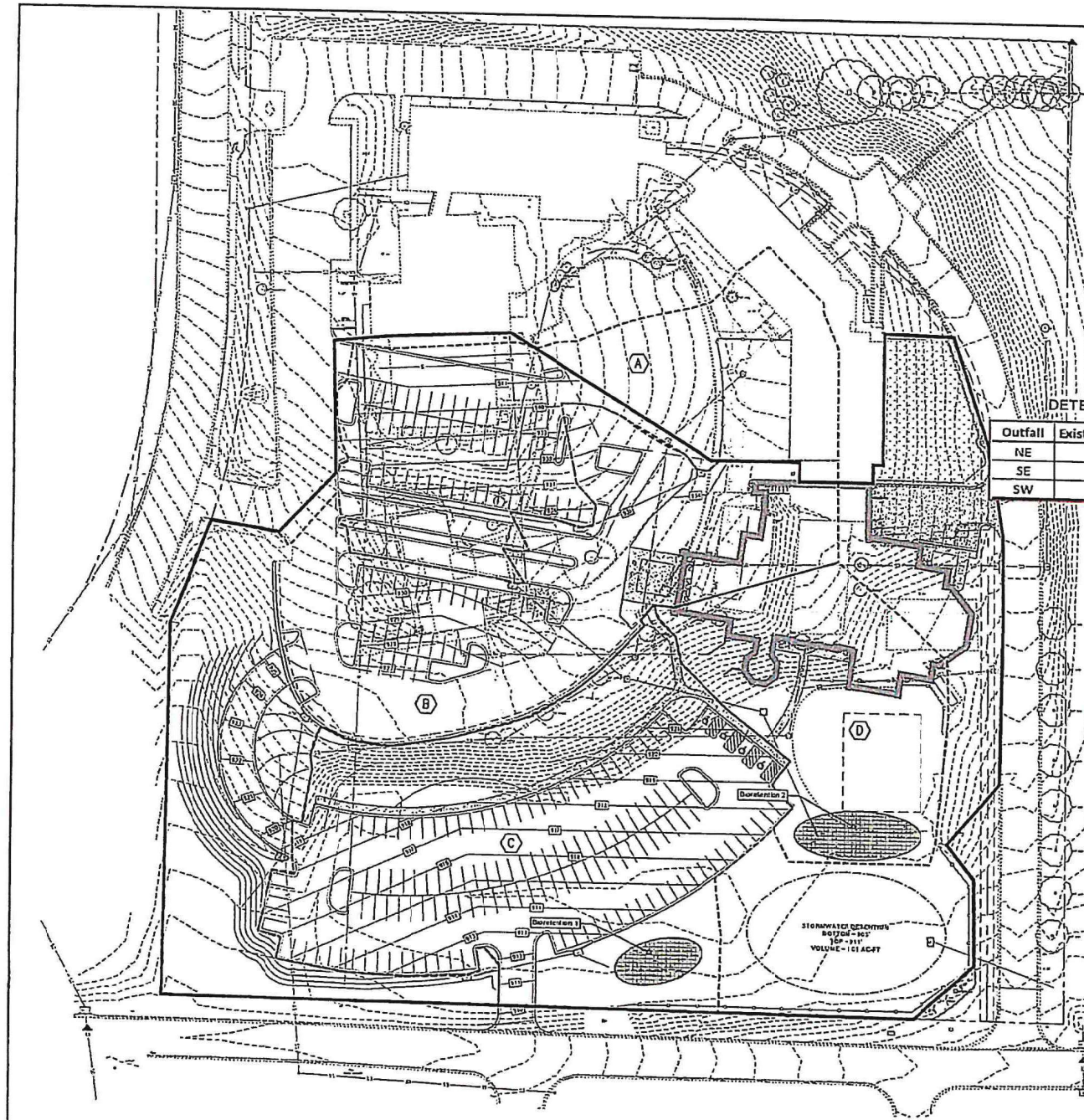
SHEET NUMBER: **L101**

NOT FOR CONSTRUCTION



415 NE ANKON RD. GARDNER, MO 64116

NOT FOR CONSTRUCTION



1 STORMWATER BMP EXHIBIT

SCALE 1" = 30'

LEGEND

DRAINAGE AREA -----

DISTURBED AREA =====

DETENTION FLOW RATE SUMMARY

Outfall	Existing Conditions	Proposed w/o Pond	Proposed w/ Pond
NE	28.08	29.64	29.64
SE	27.53	50.86	25.83
SW	33.35	28.67	28.67



Walter P. Moore and Associates, Inc.
1100 West 1st Street, Suite 100
Austin, Texas 78701-1000
P: 512.476.1100
F: 512.476.1101
www.walterpmoore.com

SCHEMATIC DESIGN
DATE: May 15th, 2022
REVISED DATE:

SAINT ANDREW THE APOSTLE PARISH: ADDITIONS & RENOVATIONS

SHEET CONTENTS
• STORMWATER BMP EXHIBIT

HTK PROJECT NUMBER
2106 (S-00)

SHEET NUMBER

NOT FOR CONSTRUCTION

WORKSHEET 1A: REQUIRED LEVEL OF SERVICE - DEVELOPED SITE

Project: St. Andrews Church and School
Location: 6415 NE Antioch Rd, Gladstone, MO 64119

By: CPB
Checked: Date: 6/8/2022

1. Required Treatment Area

A. Total Area Disturbed by Redevelopment Activity (acres):

Disturbed Area Description	Acres
Buildings, Parking, Walks, Lawns	6.52
"1A" Total:	6.52

B. Existing Impervious Area Inside Disturbed Area (acres):

Existing Impervious Area Description	Acres
Buildings, Parking, Walks, Basketball Court	1.38
"1B" Total:	1.38

C. Required Treatment Area (acres):

"1A" Total less "1B" Total "1C": 5.13

2. Percent Impervious in Postdevelopment Condition and Level of Service (LS)

A. Total Postdevelopment Impervious Area Inside Disturbed Area (acres):

Postdevelopment Impervious Area Description	Acres
Buildings, Parking, Walks, Lawns	3.58
"2A" Total:	3.58

B. Existing Impervious Area Inside Disturbed Area (acres):

"1B" Total: 1.38

C. Net Increase in Impervious Area (acres):

"2A" Total less "1B" Total "2C": 2.20

D. Percent Impervious

Net Increase in Impervious Area / Required Treatment Area
"2C" / "1C" x 100

43% (Round to Integer)

E. Level of Service

Use Percent Impervious to Enter Table XX

LS = 5.40

3. Minimum Required Total Value Rating of BMP Package

Total Value Rating = LS x Required Treatment Area

VR = 27.71