

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*City Hall Council Chambers*

Monday  
August 16, 2010  
7:30 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Ms. Alexander  
Mr. Turnage  
Mr. Garnos  
Mr. Ringhausen  
Ms. Smith  
Mr. Velasquez  
Mr. Whitton  
Mr. Steffens  
Mr. West\*  
Chairman Hill

**Absent:** Ms. Babich  
Ms. Abbott

*\*entered after roll call*

**Council & Staff Present:**

Mayor Les Smith  
Mayor Pro-Tem Barry McCullough  
Councilman Carol Rudi  
Scott Wingerson, Assistant City Manager  
David Ramsay, City Counselor  
Chris Helmer, Planning Specialist  
Becky Jarrett, Admin. Assistant

**Item 2 on the Agenda: Pledge of Allegiance.**

Chairman Hill led the group in reciting the Pledge of Allegiance.

**Item 3 on the Agenda: Approval of the May 17, 2010 minutes.**

MOTION: By Ms. Smith, second by Mr. Steffens to approve the May 17, 2010 minutes as submitted. The minutes were approved as submitted.

Chairman Hill introduced Mayor Les Smith.



Mayor Les Smith said that the City has come to critical importance this summer with two campaigns; the Public Safety Sales Tax Campaign and the two Bond Issues. He is here on behalf of the Council to thank each and everyone one of the Commissioners who helped with either or both of the campaigns. He certainly appreciates the opportunity to speak to them tonight, as he does have to leave to get to another meeting at his business. The Mayor said he would like to specifically thank David Velasquez as Co-Chair of the Public Safety Sales Tax Campaign and Bill Garnos who was the Defacto Co-Chair of the Bond Issue Campaign. Both of them jumped out front and really led the charge of the citizen committees on those two separate campaigns. He invited all of the Commission to the August 23<sup>rd</sup> Council meeting to specially recognize Mr. Garnos and Mr. Velasquez. He joked that now the chore is to spend the money, but with guidance from the Board and Commission the City has a pretty good track record and he believes this is how the City was able to get the voters to say yes- 78% on a sales tax coming out of a recession and 86 and 88%, respectively on incurring some debt for the community on the bond issues. There is a lot of confidence on behalf of the residents and that's reflected on the Boards and Commissions and others leaders in the community.

**Item 4 on the Agenda: Communications from the Audience.**

None.

**Item 5 on the Agenda: CONSIDERATION: Of a Final Plat at 6811 N. Flora. Applicant: Gladstone Community Church, Inc./Robert Sanders, President. Owner: Gladstone Church of God. File #1348. *The City will consider this application on Monday, August 23<sup>rd</sup>.***

Chairman Hill called on Planning Specialist Chris Helmer for the staff report.

Mr. Helmer reported that this application for Northaven South would simply allow the applicant, Gladstone Community Church, to lot split their existing piece of property. If the Commission recalls back in May they had a similar application that they considered and this application is very similar in nature. There are no changes in density, but it would allow the church the ability to negotiate with a prospective property to construct and build a single-family residence. He offered to answer any questions.

Chairman Hill asked if both lots, after split, would comply with current zoning regulations.

Mr. Helmer answered that yes, they would.

**MOTION: By Ms. Alexander, second by Mr. Steffens to approve a Final Plat at 6811 N. Flora.**

<b>VOTE:</b>	<b>Ms. Alexander</b>	<b>Yes</b>
	<b>Mr. Turnage</b>	<b>Yes</b>
	<b>Mr. Garnos</b>	<b>Yes</b>
	<b>Mr. Ringhausen</b>	<b>Yes</b>
	<b>Ms. Smith</b>	<b>Yes</b>
	<b>Mr. Velasquez</b>	<b>Yes</b>
	<b>Mr. Whitton</b>	<b>Yes</b>
	<b>Mr. Steffens</b>	<b>Yes</b>





Mr. West	Yes
Chairman Hill	Yes

**The motion carried. (10-Yes, 0-No)**

**Item 6 on the Agenda: Discussion: Land and Development Ordinance (LADO) Lot Splits**

Mr. Helmer reminded the Commission of an informational packet they received back in June regarding an amendment to the City's existing Land and Development Ordinance (LADO). Staff felt it was an appropriate time to have these discussions and get their overall thoughts on the amendment. The amendment would allow some administrative approval on an application similar to the one that was presented this evening as well as the one from May. In many cases on these types of applications there are no changes in road infrastructure or sanitary sewer. Although these examples may seem simplistic, there is a rather intensive internal review process of city staff that often times involves the City Engineer, Building Official, Mr. Wingerson and himself.

Mr. Helmer explained that tonight he would entertain discussion from the Commission on the possibility of adopting such an amendment. After gathering comments tonight, the amendment would then move to the City Council as a study item, then back to the Commission as a public hearing before final approval at the Council.

Mr. Ringhausen said he had a couple of questions. The first one is if this new amendment applies to lot consolidations as well as splits.

Mr. Helmer answered that the intent was to include both; however, staff may need to take a closer look at the language of the amendment to make sure it doesn't contradict each other.

Mr. Ringhausen asked what the limits in size would be for a staff review.

Mr. Helmer said there is an exact size; however, he didn't have it in front of him. He would be glad to get that information to the Commissioners. He said what the Commission approved tonight would be very close to that requirement.

Mr. West said that under "A", Eligibility, it looks like if there were more than two lots split it would then come before the Commission.

Mr. Helmer said that is correct.

Mr. West said that the Community Development Director approves it; he asked if there is anyone else that double-checks to make sure there is compliance.

Mr. Helmer explained that whenever there is an internal plan review there is multiple people depending on the level or the need of what has to be reviewed so there is a checks and balances system.



Mr. Ringhausen asked if was the responsibility of staff to determine if the split lot is capable of being further developed. For example, if there was a potentially larger tract of land with a frontage road but may have other issues related to being able to connect to city sewer. He asked if that would be part of the City's review process or the responsibility of the property owner.

Mr. Helmer said that each lot is site specific; however, when staff is contacted as much information as possible is given to the feasibility of the property. Staff takes on a lot of that responsibility, but a lot of it falls back on the property owner as well.

Ms. Smith asked what the procedure there would be for area residents if they did not agree with the lot split.

Mr. Helmer answered that there is a requirement in State Statute to notify neighbors on a lot of land use issues that may have an impact to a neighborhood. In these particular applications there is not a public hearing, therefore, there is not a notification to existing property owners. In any application, staff encourages communication with existing property owners and the applicant and most times that is taking place.

Chairman Hill noted that in section "A", Eligibility, it mentions "...not adversely affecting development...not in conflict with the master plan, major street plan, zoning ordinance..." He said he would be more comfortable with adding something about the lot size after the split being consistent with the subdivision or any adjoining subdivision. The reason, he added, is because if someone had a lot in the Preserve, for example, they may want to subdivide and build two smaller houses and would comply with city code, but they would not match the surrounding homes and in turn, effect the value.

Chairman Hill also mentioned that under "D"- Action, he wondered if fourteen (14) days wasn't a pretty short deadline for staff to act on. Also, in discussing time periods he wondered if there shouldn't be a time period for the recording of the plat from the applicant perhaps 6-12 months or it reverts to the old plat. He asked Mr. Helmer if he needed a motion from the Commission this evening.

Mr. Helmer said no official action was necessary; just gathering some thoughts. He did inform them that the minimum lot requirement that staff would approve would be 7500 square feet.

**Item 7 on the Agenda: Discussion: Village Center Planning**

Planning Specialist Helmer briefly refreshed the Commission on the process of creating the implantation and adoption of the Comprehensive Plan back in 2008. Within the creation of this plan was a strong consensus to look at an urban form that would be a more compact, pedestrian-oriented mixed use. Staff's obligation is to look at what to bring forward to look at the short term and long-term implementations and recommendations of the plan. One of those recommendations was to strongly look at future and potential amendments the City's existing Zoning Ordinance. After going back, staff recommended to the City Council a group to serve as a "Master Plan Oversight Committee." Mr. Helmer said that this group met for a short, intense planning process which shed a lot of insight that Mr. Kevin Kokes is here tonight to go over in detail.



Mr. Kevin Kokes of Bucher, Willis, Ratliff Corporation gave the attached PowerPoint presentation and said the two goals he had for this evening were to present the amendments to the comprehensive plan and to introduce a new Mixed Use zoning district. He then took questions from the Commission.

Mr. Turnage asked if the parkway that 69<sup>th</sup> and 70<sup>th</sup> Streets were shown flowing into, went to N. Broadway and ultimately 169 Highway. He also wondered if that was the key to the whole development.

Mr. Kokes answered that the street marked "Village Parkway" is the conceptual alignment that was completed to provide the linkage to North Oak to Broadway and 169<sup>th</sup> Highway. It was identified early on from the master planning process as a key recommendation or desire to provide additional connectivity from those roadways over to this district.

Mr. Turnage commented that it looked like the study is not anticipating enough traffic from N. Oak to support this special use district.

Mr. Kokes said he believed that the market study that was done with the Village Center anticipated having some connectivity to support at least a certain level of density of development. Ultimately, whether that connection happens or not what will probably impact the amount of density, in housing as well as retail, that might be feasible in this location.

Ms. Alexander said that David Gale made the comment that if we only have Oak leading into the City's center that we're not going to get much done. We need an east/west entrance to it.

Mr. Ringhausen said that one thing that he seemed to notice about the proposal is general access from "outside" the proposed planned area. He asked if there has been any discussion or planning to try to incorporate those area that are outside of the strict boundary and make them pedestrian friendly. Mr. Ringhausen said that one example he can give is Zona Rosa. He can go to Zona Rosa and park either in a parking garage or on the street and he can walk throughout the shopping area. However, on the south and west side of the development there are some very hard boundaries by the neighborhoods that were there first. As a homeowner it is not convenient to walk Zona Rosa. He said he would almost guess that if he lived there he would still get in his car and drive around the corner to shop in Zona Rosa. He said this is the reason for his question regarding how to incorporate surrounding neighborhoods to encourage bike riding and walking into the new district.

Mr. Kokes commented that the City is working on a grant application that looks beyond and studies exactly what Mr. Ringhausen is talking about. The study would look at what it would actually take to upgrade the streets that are in this district to a pedestrian level street that supports mixed use. As part of the grant application the City is proposing to look beyond this district and how it would connect in to the established neighborhoods surrounding the core re-development district.

Mr. West said he remembered a streetscape study on North Oak being done several years ago. He thought it determined that it was fiscally unfeasible just because of the cost of the utilities.



Mr. Wingerson answered that was correct. It's not practical economically or a lot of other ways to bury the power lines along North Oak. The estimate is about 1.5-1.7 Million dollars per mile. However, the City has been successful in obtaining some grant funding to streetscape North Oak. Some here were on the Planning Commission the first time when the North Oak Streetscape project happened. Between 69<sup>th</sup> Street and 71<sup>st</sup> Street there will be high performance and high efficiency lighting, replacement of curb, gutter and sidewalk as well as landscaping and irrigation. The goal is for that section is for it to look different from North Oak in Northtowne in Gashland. This project should get underway September 1<sup>st</sup>.

Mr. West said that in terms of getting easements, the City can't even get turn lanes in some places along North Oak. Another problem is going to be the distance of buildings from North Oak; some are literally up against the sidewalk. He asked how the City can plan for widening when there are so many issues like that.

Mr. Wingerson informed the Commission that what Mr. West was speaking about is a project that the City has funded at 76<sup>th</sup> and North Oak which has a center turn lane and signal improvements. The City is lacking two easements on that project and there has been objection to that. He doesn't know if that is systemic or personality based; he would guess it is more personality and business philosophy based rather than trying to hurt the community. In terms on North Oak it is really hard. There is certainly going to be real property acquisition for the construction of the village parkway. In terms of connectivity, there will be objection to traditional curb, gutter and sidewalk but the whole trick to this whole project is going to be to blend something more dense into the traditional neighborhoods. Mr. Wingerson believes that through the neighborhood program there has been some success in educating the Linden neighborhood and they are currently asking for sidewalks.

Mr. Wingerson said that to address Mr. Turnage's question on if this will happen he would suggest under three conditions from the development community it can and will happen: 1) support from the surrounding neighborhoods and the community at large to use the place, 2) some form of transit and 3) find a way to get people to get off the highway to stop and visit for a while. When those three things are in position these plans will start to materialize.

**Item 8 on the Agenda: Communication from the City Council and City Staff**

Mayor Pro-Tem McCullough informed the Commission that the Sweet Adelines concert had been cancelled as they have a competition that they will be participating in. He also wanted to echo what the Mayor said earlier; he also really appreciated the support of the Planning Commissioners and the effort that went into supporting the Public Safety sales tax and the bond issues especially the leadership that Commissioner Velasquez and Commissioner Garnos exhibited.

Councilman Rudi thanked the Commission for the great questions tonight. They were really good and right on target with what she had written down. She encouraged them to keep thinking about this process. It won't happen tomorrow or all at once, but it will happen a little bit at a time and the neighbors will eventually be glad and if we're careful about how it's done they will be happy about it.

**Item 9 on the Agenda: Communication from the Planning Commission Members**





# Village Center and Comprehensive Plan Updates



## Planning Commission Work Session

*Great Places  
Start with Great  
Visions.....*

16 Aug 2010

BWR

## Comprehensive Plan Overview

### Downtown Village Center

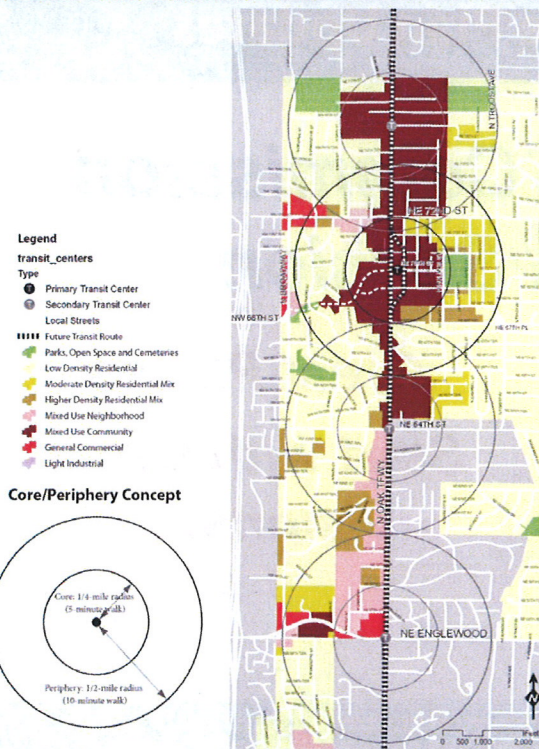
#### ✓ Continue Implementation:

- Adopt Development Regulations;
- Street and Streetscaping Standards;
- Serve as a Transit Hub



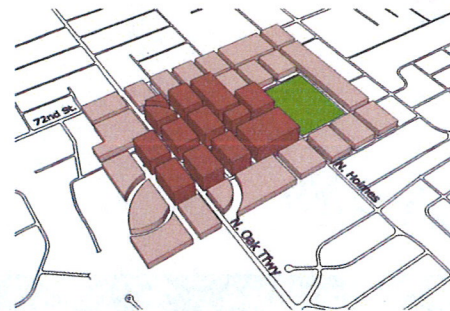


# Transit Oriented Development (TOD)

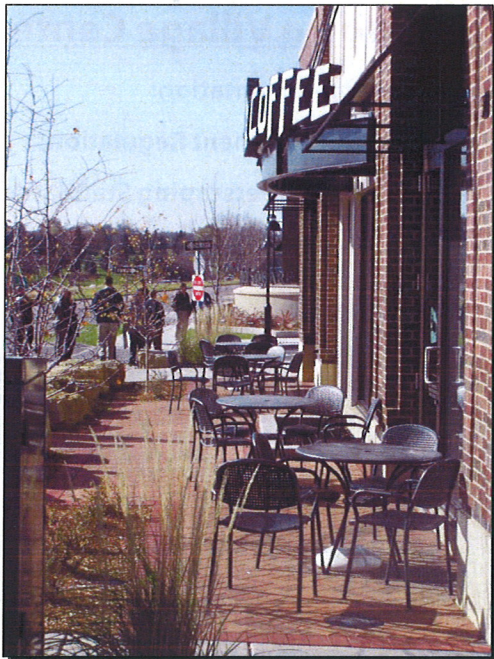


## Transit Policies (N. Oak Tfwy)

- ✓ Primary Center: 'Downtown' (70<sup>th</sup> St.)
- ✓ Secondary Centers: BRT stops
- ✓ TOD Core Area: Highest Density
- ✓ TOD Periphery: Moderate Density
- ✓ Emphasize Walkability
- ✓ Neighborhood Connections



## Future Land Use



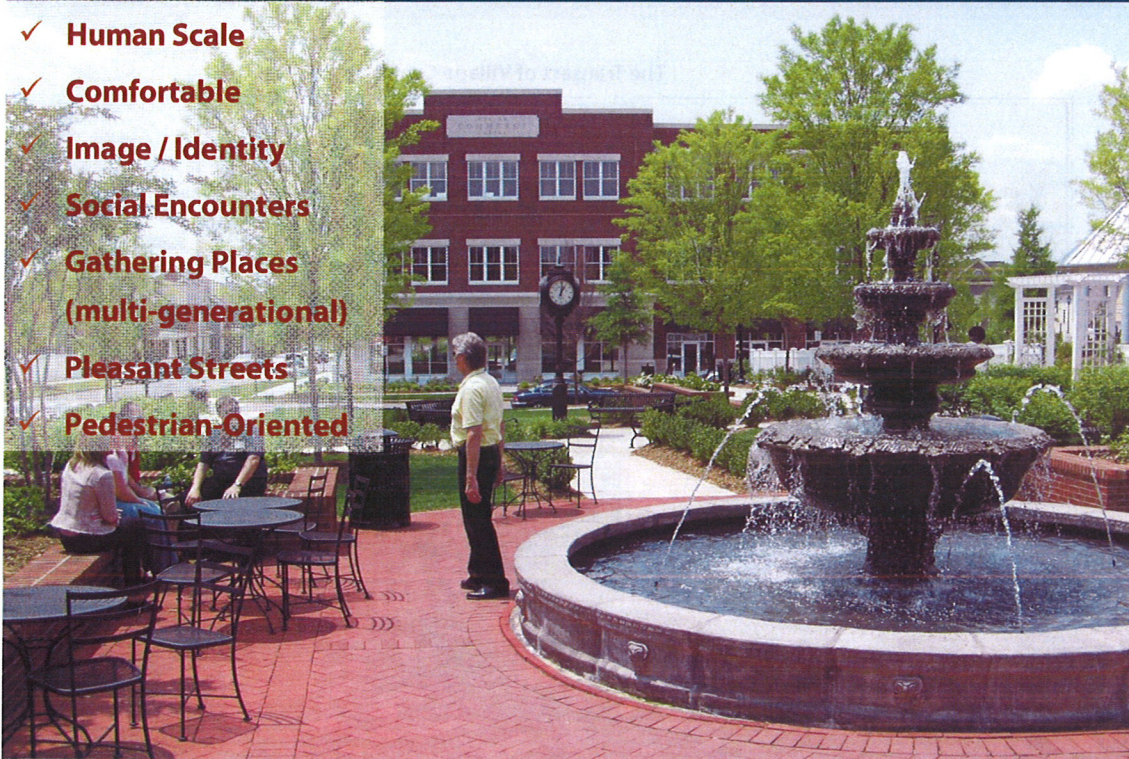
## Promote Village Centers

- ✓ 'Gladstone' Sense of Place
  - Compact
  - Intermixed Uses
  - Access to Transit
  - Pedestrian Oriented
- ✓ Cluster concentrations of office, business, and higher density residential with new housing choices;
- ✓ Destinations for neighborhoods



## 'Place-Making'

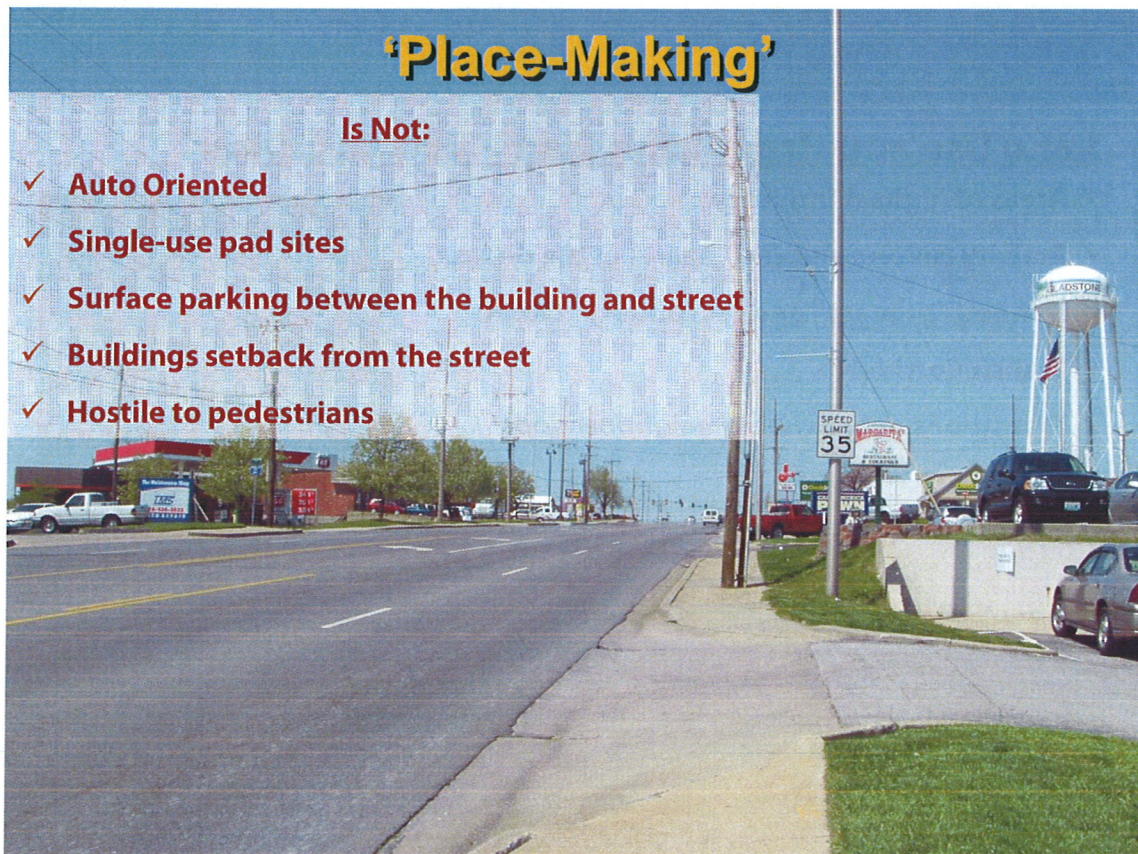
- ✓ Human Scale
- ✓ Comfortable
- ✓ Image / Identity
- ✓ Social Encounters
- ✓ Gathering Places  
(multi-generational)
- ✓ Pleasant Streets
- ✓ Pedestrian-Oriented



## 'Place-Making'

### Is Not:

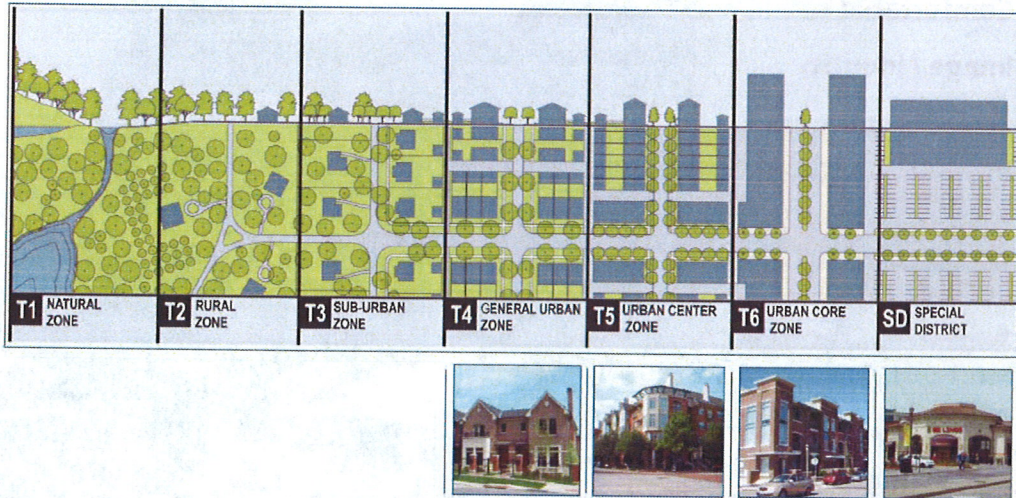
- ✓ Auto Oriented
- ✓ Single-use pad sites
- ✓ Surface parking between the building and street
- ✓ Buildings setback from the street
- ✓ Hostile to pedestrians





# Transect of Village Center

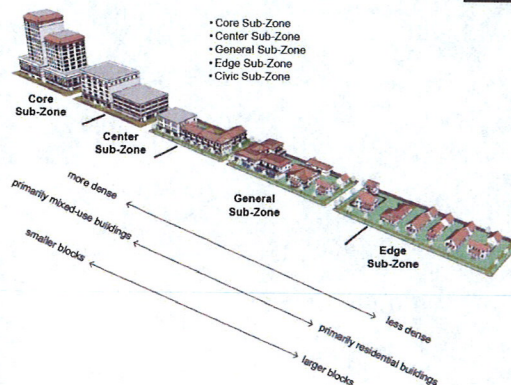
The Transect of Village Center



## Oversight Committee

### Land Use and Organizing Plan – Village Center

- ✓ Areas of highest intensity
- ✓ Activity centers and the “heart” of the district
- ✓ Defined “primary” and “secondary” streets
- ✓ Transit Corridor
- ✓ Transitions near existing neighborhoods



# Development Vocabulary

## Acceptable Parameters for Each Block:

- ✓ Land Use Mix
- ✓ Encouraged Uses
- ✓ Discouraged (or prohibited uses) – i.e. drive thru's?
- ✓ Building Height / Scale / Mass
- ✓ Building Appearance
- ✓ Access/Circulation

## Street Experience

- Adequate sidewalk width for outside seating / amenities
- Civic spaces
- Streetscaping: create a Gladstone identity  
(public art, markers, logo, etc.)
- Pedestrian movement and comfort
- Grass lawn setback for structures with ground level residential
- On-street parking
- Options for LEED and 'green infrastructure'  
(reuse of storm water, recycled materials, energy efficient infrastructure, etc.)



# Architectural Vocabulary

- **'Storefront' – street facade**
- **Primary entrances front the street**
- Façade variation, depth and 'three-dimensionality'  
(avoid a thin veneer finish with no shadow lines)
- Variety of Building Materials / Colors
- Variation of rooflines

## Example Organizing Plan





## Oversight Committee

Identified Key Design Elements  
and the Recommended Development Framework

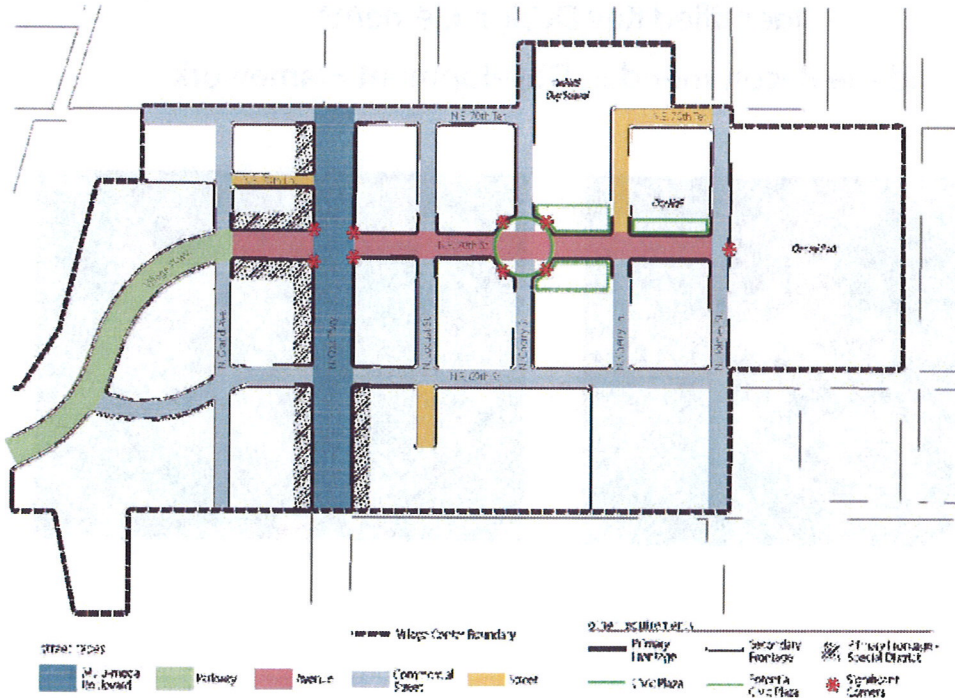


## Oversight Committee





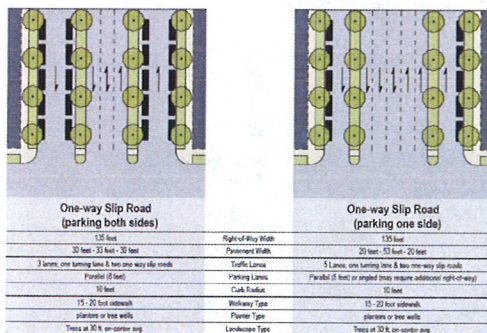
# Master Plan – Special Requirements



## Thoroughfare Assemblies

### Multi-Modal Boulevard Concepts

(N. Oak Tfwy)



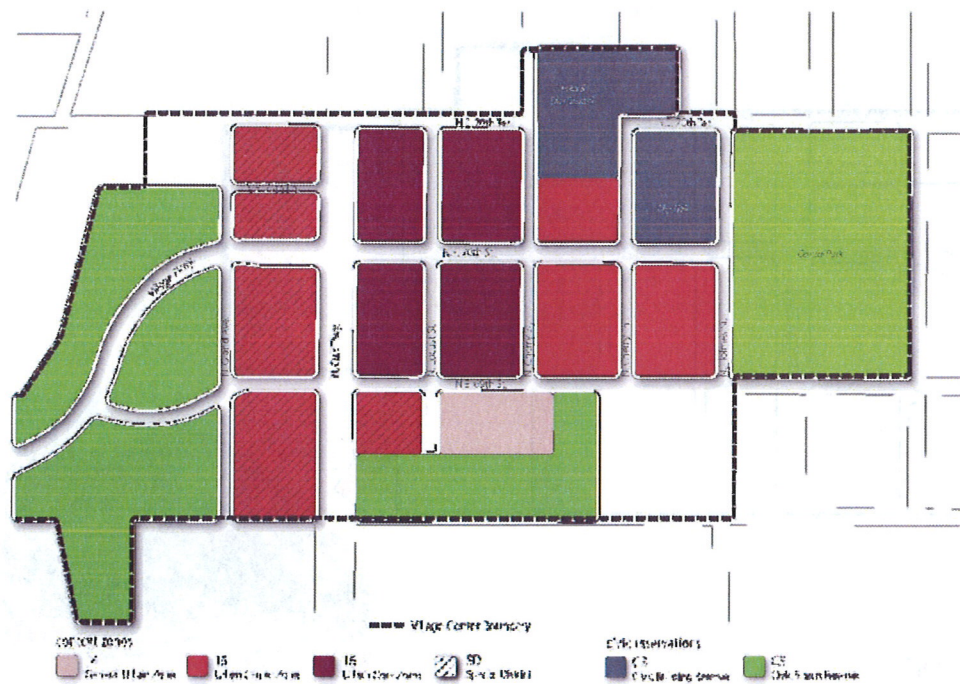
### Avenue Concepts

(NE 70th St.)

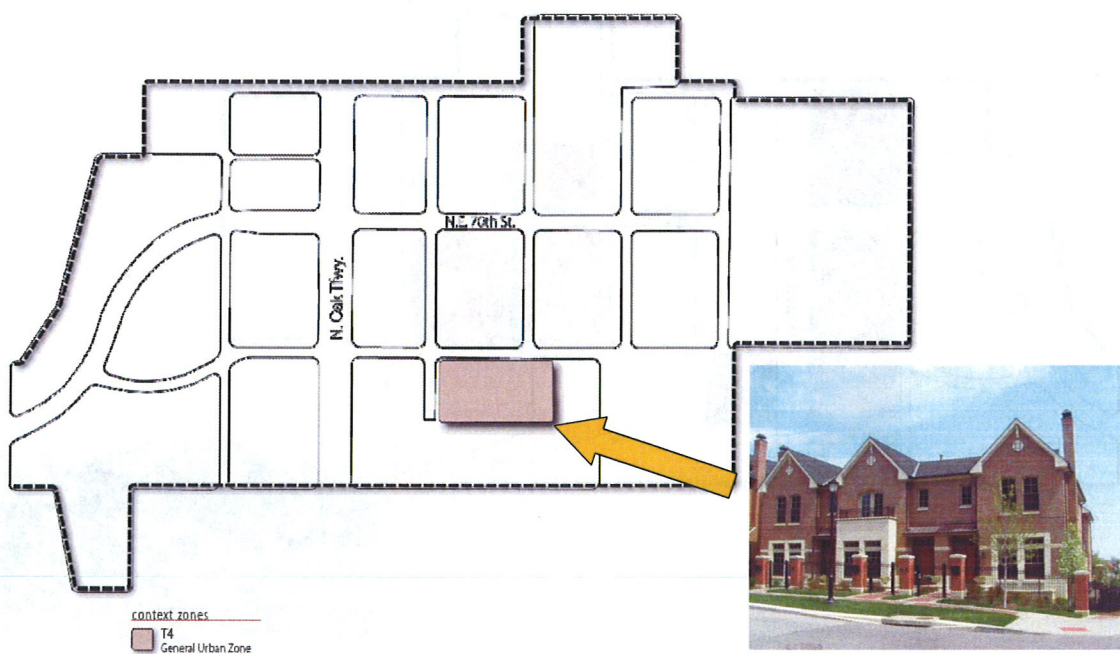




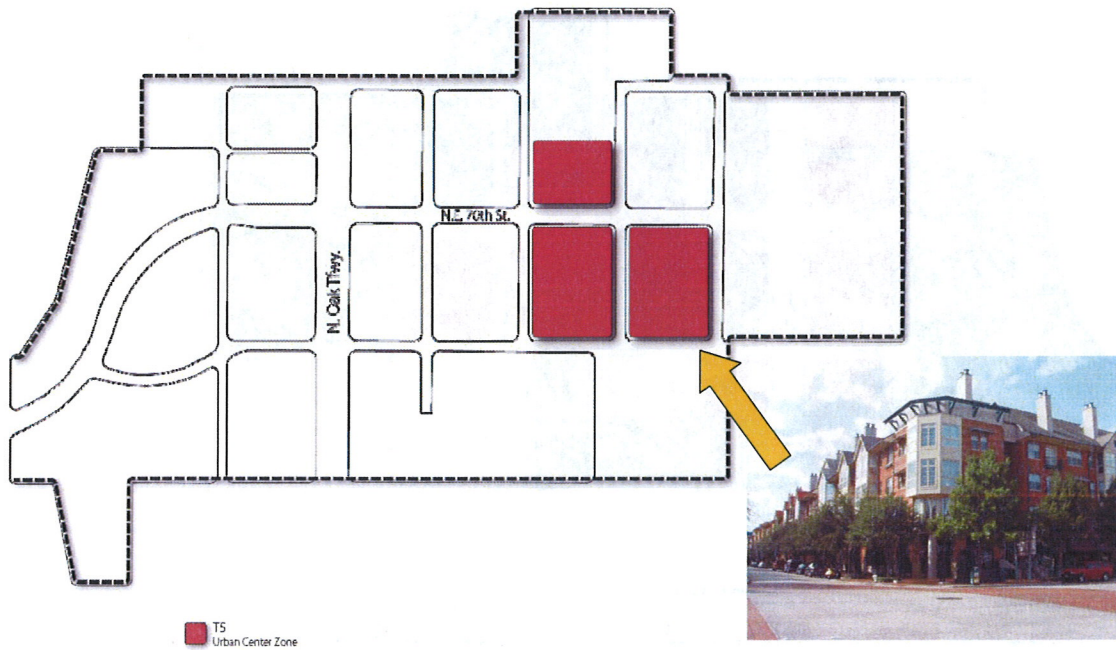
## Master Plan – Transect Zones



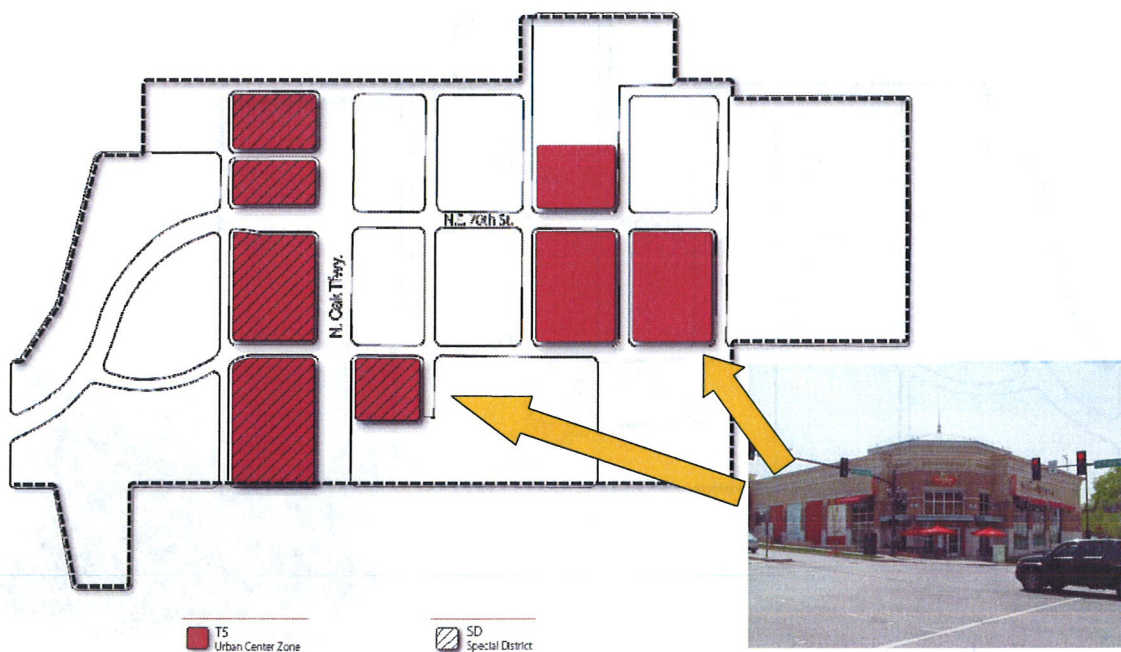
## Master Plan – General Urban Zone



## Master Plan – Urban Center Zone

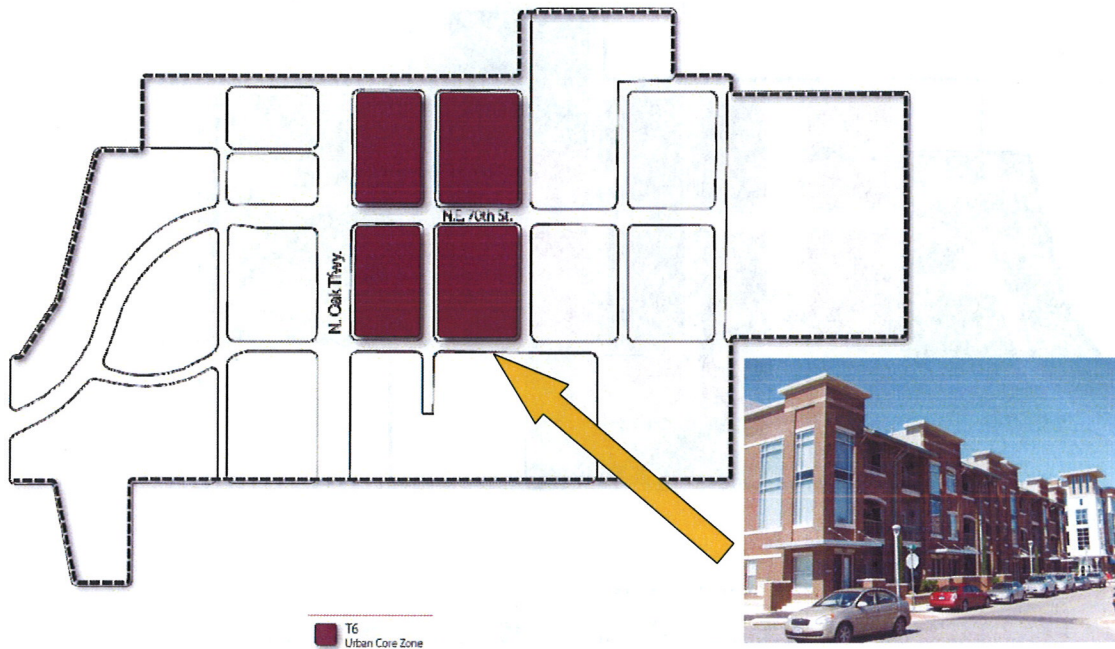


## Master Plan – Special District

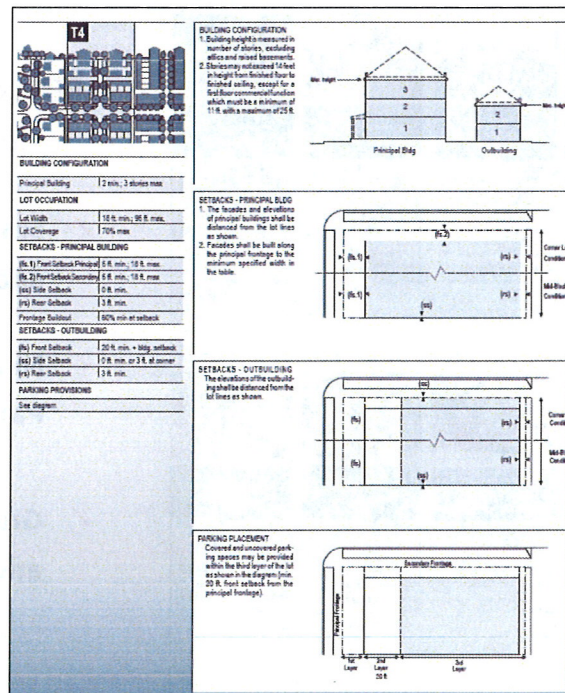




# Master Plan – Urban Core Zone

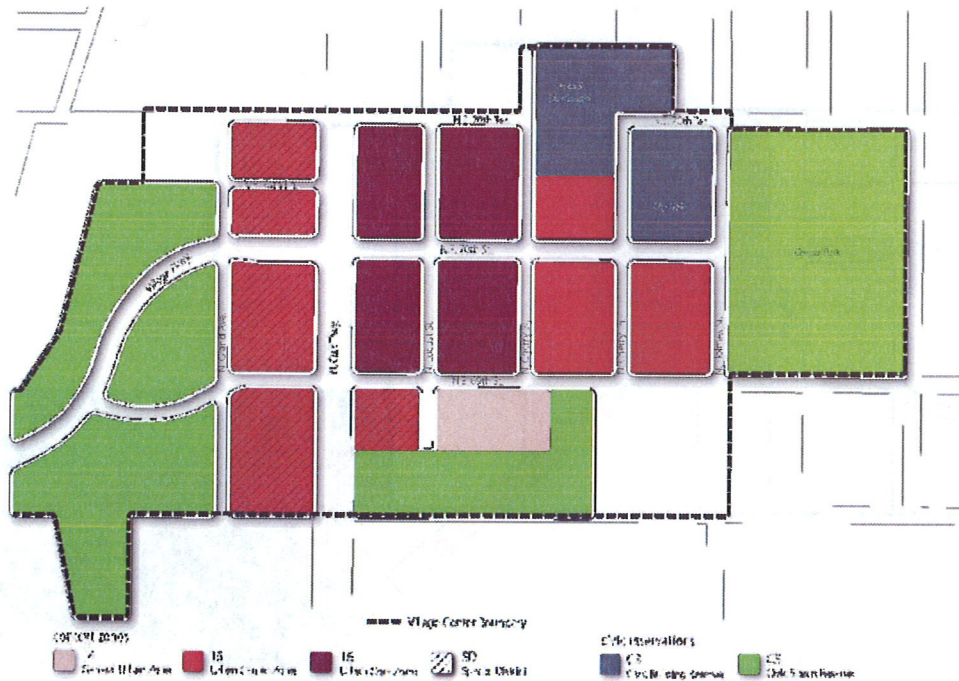


## Recommended Development Provisions





# Transect Zones



## Ch 3. Sustainability Approach

 <p><b>Walkable Streets</b></p> <p>Promote walking by providing safe, appealing, and comfortable street environments that support public health by reducing pedestrian injuries and encouraging daily physical activities.</p>	 <p><b>Compact Development</b></p> <p>Encourage development in existing areas to conserve land by promoting high-density, walkability and transportation efficiency through an increased density in both residential and non-residential areas.</p>	 <p><b>Mixed Use Neighborhood Centers</b></p> <p>Cluster diverse land uses in accessible neighborhood and community centers allowing residents to meet their daily needs within close proximity to home and reduce their automobile dependence.</p>	 <p><b>Mixed Income Diverse Community</b></p> <p>Promote social equity by enabling residents from a wide range of economic levels, household sizes, and age groups to live in the community by providing a sufficient variety of housing sizes and types.</p>	 <p><b>Reduced Parking Footprint</b></p> <p>Design parking to increase the pedestrian orientation and minimize the adverse environmental effects of parking facilities. Off-street surface parking lots are limited in area and are located at the side or rear of buildings.</p>
 <p><b>Street Network</b></p> <p>Provide high levels of internal development connectivity as well as connectivity to the community at large. Connectivity addresses the number of publicly accessible street intersections per square mile.</p>	 <p><b>Transit Facilities and Transportation Demand Management</b></p> <p>Encourage the use of multi-modal transportation through the provision of safe, convenient, and comfortable transit waiting areas and safe and secure bicycle storage facilities for transit users. Also encourage transportation demand management programs, support low-cost transit passes, or vehicle sharing.</p>	 <p><b>Access to Civic &amp; Public Spaces, and Recreational Facilities</b></p> <p>Provide a variety of open spaces close to work and home to facilitate social networking, civic engagement, physical activity, and time spent outdoors.</p>	 <p><b>Local Food Production</b></p> <p>Promote community-based food production and access to fresh produce by dedicating permanent and viable growing space and related facilities, such as community gardens.</p>	 <p><b>Tree-lined and Shaded Streets</b></p> <p>Encourage walking, bicycling, and transit use, while reducing urban heat island effects, improving air quality, and reducing cooling loads in buildings.</p>

### LEED for Neighborhood Development

- ✓ Smart Location and Linkage
- ✓ Neighborhood Pattern and Design
- ✓ Green Infrastructure and Buildings



# "MXD" Planned Mixed Use District

- New zoning district: Chapter 161
- Allows a mixture of uses in close proximity: residential, office, retail
- Planned zoning
  - Regulating Plan
  - Design Standards and Guidelines
  - Building Envelope Standards.
- General Development Standards and Guidelines
  - Address various development design elements, but may be modified with zoning approval.
- "Green" building can be addressed with zoning approvals, OR by a citywide policy.

## End Results



- ✓ **Amendments to the Comprehensive Plan (more defined development vision)**
- ✓ **New Mixed Use (MXD) zoning district (Chapter 161) for the City Zoning Ordinance**

## Next Steps



- ✓ **Work Session with City Council**  
Prepare revisions if necessary
- ✓ **Public Hearing and Adoption by Planning Commission**  
(Comprehensive Plan amendment)
- ✓ **Adoption by City Council**  
(Zoning Ordinance Amendments)

## Questions and Comments



## Discussion

***“Great Places start with  
Great Visions....”***

**[www.gladstone.mo.us](http://www.gladstone.mo.us)**



Ms. Alexander thanked staff for all of the great information that they always provide. She also asked what the status of Gladstone Plaza is.

Mr. Wingerson answered that they are in the process of investing more than 1 million dollars in upgrading the center. There are three newer tenants in the last six or eight months. Some of the improvements have been parking lot overlay, landscaping islands, structural interior work and finally the demolition of the old Bob's IGA store. Hopefully they can begin to market the center and obtain a medium-sized anchor tenant to finish it off.

Ms. Alexander said the street from Santerra probably wouldn't be coming through then.

Mr. Wingerson said no, probably not.

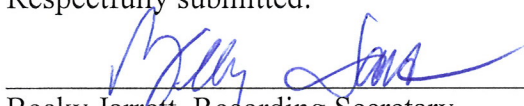
Chairman Hill reported several temporary signs at the apartment complex at 70<sup>th</sup> and Indiana. He also said there are several shingles on the building that are in disrepair. He wondered what the status of Walmart was.


Mr. Wingerson answered that Walmart is substantially complete; the grocery store is scheduled to open the first week of October.

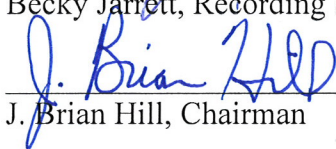
**Item 10 on the Agenda: Adjournment**

Chairman Hill adjourned the meeting at 8:37 pm.

Respectfully submitted:

  
\_\_\_\_\_  
Becky Jarrett, Recording Secretary

Approved as submitted 

  
\_\_\_\_\_  
J. Brian Hill, Chairman

Approved as corrected \_\_\_\_\_

