

Gladstone Community Development Department

The Gladstone Community Development Department is a diverse division of city government that deals with many daily and long-term issues within the city. Whether working with neighborhoods on revitalization, planning for future economic development, historic preservation, or issuing residential and commercial construction permits Community Development is a dedicated and highly involved city department.

BOARDS AND COMMISSIONS

The Community Development Department staff provides administrative support and acts as liaison between the following Boards and Commissions:

- **City Council**
- **Planning Commission**
- **Board of Zoning and Adjustments**
- **Capital Improvements Program Committee**
- **Uniform Code Board of Appeals**
- **Neighborhood Commission**
- **Art Commission**
- **Industrial Development Authority**
- **Gladstone Economic Betterment Council**
- **Tax Increment Financing Commission**
- **Special Road District #3**

CITY OF GLADSTONE

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COMMUNITY DEVELOPMENT DEPARTMENT



DIVISIONS:

***Planning and
Zoning/Administration
Economic Development
Codes Administration***

PLANNING AND ZONING/ADMINISTRATION

Administration:

Administration assists all three divisions in their respective functions. The administrative staff handles calls and inquiries related to Planning and Zoning, Economic Development, and Codes. Administration handles the day-to-day operations of permits, applications, and other associated documents required for each division, such as budget and department/division goal setting.

Administration staff is the frontline for the Community Development Department.

Planning and Zoning:

Planning and Zoning is responsible for the administration and development procedures for the City. This includes rezoning, property subdivision, site plans, special use permits, home-based businesses, and variances; in accordance with applicable zoning ordinances and Gladstone's comprehensive plan.

Planning and Zoning staff works to respond to the ever-changing times by addressing new and innovative ways to incorporate alternative energy systems and address green alternatives.

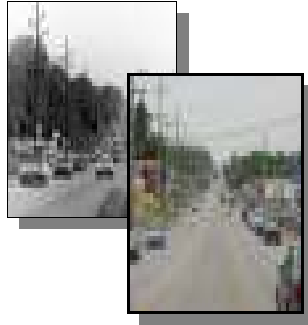
Furthermore, the Planning and Zoning Section develops and maintains data on the City and produces maps using Gladstone's geographic information system.



ECONOMIC DEVELOPMENT

Economic Development:

Economic Development assists in all facets of new project development and expansion projects. This division identifies opportunities for future growth and development and works within Community Development and other partners to coordinate marketing efforts and plan implementation.



The Economic Development staff works with multiple community and city partners. They serve as a liaison to numerous partner organizations, assist in marketing the community, and manage LocationOne, a building and site listing on the City's website. The economic development staff manages the Storefront Improvement Program, a low-interest loan program and work with Gladstone Economic Betterment Council to identify programs which best assist the business community.

Economic Development is responsible for the historic preservation efforts of the City. This includes the restoration of the Atkins-Johnson Farm, a National Registry Site and the Big Shoal Cemetery restoration.



CODES ADMINISTRATION

Building Inspections:

Building Inspections has the responsibility of ensuring that residential and commercial structures, being constructed, are in compliance with applicable building and construction codes.

Building Inspections is also responsible for construction permits and inspections relating to new construction, remodeling, alterations, additions, accessory structures, swimming pools, signs, and tenant finishes.

Code Enforcement:

Code Enforcement responds to citizen complaints and is also proactive as it relates to property maintenance and nuisance complaints and violations. The Neighborhood Services Coordinators work hard to achieve code compliance with Gladstone's adopted property maintenance code.

The Neighborhood Services Coordinators handle complaints regarding weeds, signs, dead trees, nuisances, and other property maintenance issues.

Neighborhood Preservation:

Neighborhood Preservation assists in helping neighborhoods to develop "Neighborhood Organizations" and rejuvenate existing "Homes Owner Associations" to address the needs of the residents and neighborhoods; encourages citizen participation in decision-making; improves communication between the neighborhoods, the city and other organizations; and develops self-sufficiency.

The Neighborhood Development Team works diligently to help these organizations and groups to develop "unified and healthy" neighborhoods and develop citizen self-sufficiency while maintaining their "uniqueness and identity".