



**CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, FEBRUARY 10, 2020**

The City Council will meet in Closed Executive Session at 6:35 pm Monday, February 10, 2020, in the City Manager's office, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021(1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021(2) Real Estate Acquisition Discussion, and 610.021 (3) Personnel.

OPEN STUDY SESSION: 6:55 PM

1. KCATA- Shawn Strate, Planning Manager for the KCATA, will present the final report and next steps for the North Oak Bus Rapid Transit Study.
2. Outdoor Pool Renovation-Representatives from SFS Architecture will review the concepts for the outdoor pool bathhouse.

REGULAR MEETING: 7:30 PM

TENTATIVE AGENDA

1. Meeting Called to Order.
2. Roll Call.
3. Pledge of Allegiance to the Flag of the United States of America.
4. Approval of Agenda.
5. Approval of the January 27, 2020, Closed City Council Meeting Minutes.
6. Approval of the January 27, 2020, Regular City Council Meeting Minutes.

- 7. PRESENTATION:** Father Galen Snodgrass, Church of the Good Shepherd, will present a \$1,500.00 monetary donation to be used for tree planting on city property.

REGULAR AGENDA

- 8. Communications from the Audience.**
- 9. Communications from the City Council.**
- 10. Communications from the City Manager.**
- 11. RESOLUTION R-20-05** A Resolution authorizing the City Manager to execute a contract with FDC Contract, a John A. Marshall Company, in the total amount not to exceed \$25,675.00 for the Community Center Banquet Room Carpet Replacement Project CO2058.
- 12. APPROVE SIX MONTH FINANCIAL REPORT**
- 13. FIRST READING BILL NO. 20-04** An Ordinance to opt out of the Back to School State Imposed Sales Tax Holiday.
- 14. FIRST READING BILL NO. 20-05** An Ordinance allowing the "Show Me Green Sales Tax Holiday" to apply to the local sales taxes of the City of Gladstone between April 19 and April 25, 2020.
- 15. PUBLIC HEARING:** Site Plan Revision for 6220 North Oak Trafficway, commonly known as Olympic Car Wash.
- 16. FIRST READING BILL NO. 20-06** An Ordinance approving a Site Plan Revision for property at 6220 North Oak Trafficway, commonly known as Olympic Car Wash.
- 17. Other Business.**
- 18. Adjournment.**

Representatives of the News Media may obtain copies of this notice by contacting:
City Clerk Ruth Bocchino
7010 N. Holmes
Gladstone MO
POSTED: February 6, 2020, 3:45 pm



***Community Development Department
Memorandum***

DATE: February 3, 2020

TO: Scott C. Wingerson, City Manager

FROM: Alan D. Napoli, Community Development Administrator / Building Official

CC: Bob Baer, Assistant City Manager

RE: Kansas City Area Transportation Authority (KCATA) North Oak Bus Rapid Transit (Fast and Frequent) Study Next Steps

HNTB was the consultant that was contracted through KCATA to conduct a transit improvement study for the North Oak Corridor. HNTB presented a final report back in July of 2019; since then KCATA has been reviewing next step options. Shawn Strate, Planning Manager for KCATA will review the final report and discuss the next step in the process of the report at the February 10, 2020 City Council open study session.



Department of Parks, Recreation & Cultural Arts

Memorandum

DATE: February 4, 2020

TO: Scott Wingerson, City Manager

FROM: Justin Merkey, Director of Parks, Recreation, and Cultural Arts

RE: Outdoor Pool Bathhouse Renovation Concepts

A recommendation from the 2018 City Council Goal Setting session was to seek funding and research conceptual ideas for renovating the City's aging outdoor municipal pool bathhouse. With very few exceptions, the majority of the bathhouse is in its original state since being built in 1979. Staff has met with architects of SFS Architecture Inc. to research ideas and develop conceptual plans. In addition to general cosmetic updating of fixtures, staff is recommending a reduction in the size of locker rooms due to lack of use by pool patrons. This reduction could then accommodate a revenue generating party room. In addition, staff is recommending the orientation of the main entrance be placed back in the facility's original location on the west side directly across from City Hall with steps to Holmes Street. This will make the pool appear more inviting from the street and further enhance the City's downtown efforts.

Attached are conceptual overviews of what staff is recommending with the support of the Parks Advisory Board. Funding for the project through the 2020 COP proceeds is set at \$633,500. The following is what staff along with input from SFS Architecture is forecasting for project costs:

15% Design Fees (\$95,025)
10% Contingency (\$63,350)
10% Furniture, Fixtures, and Equipment (\$63,350)
65% Construction Costs (\$411,775)

Representatives from SFS Architecture will be at Monday Night's City Council Meeting to review the concepts and answer any questions that may arise. If these concepts are approved by City Council, the next phase will be to publish an Architecture Requests for Qualifications, select a firm, solidify plans and bid the project later this spring. Staff is hopeful that bids will align with the above and that construction will be able to begin immediately following the close of the 2020 outdoor pool season.

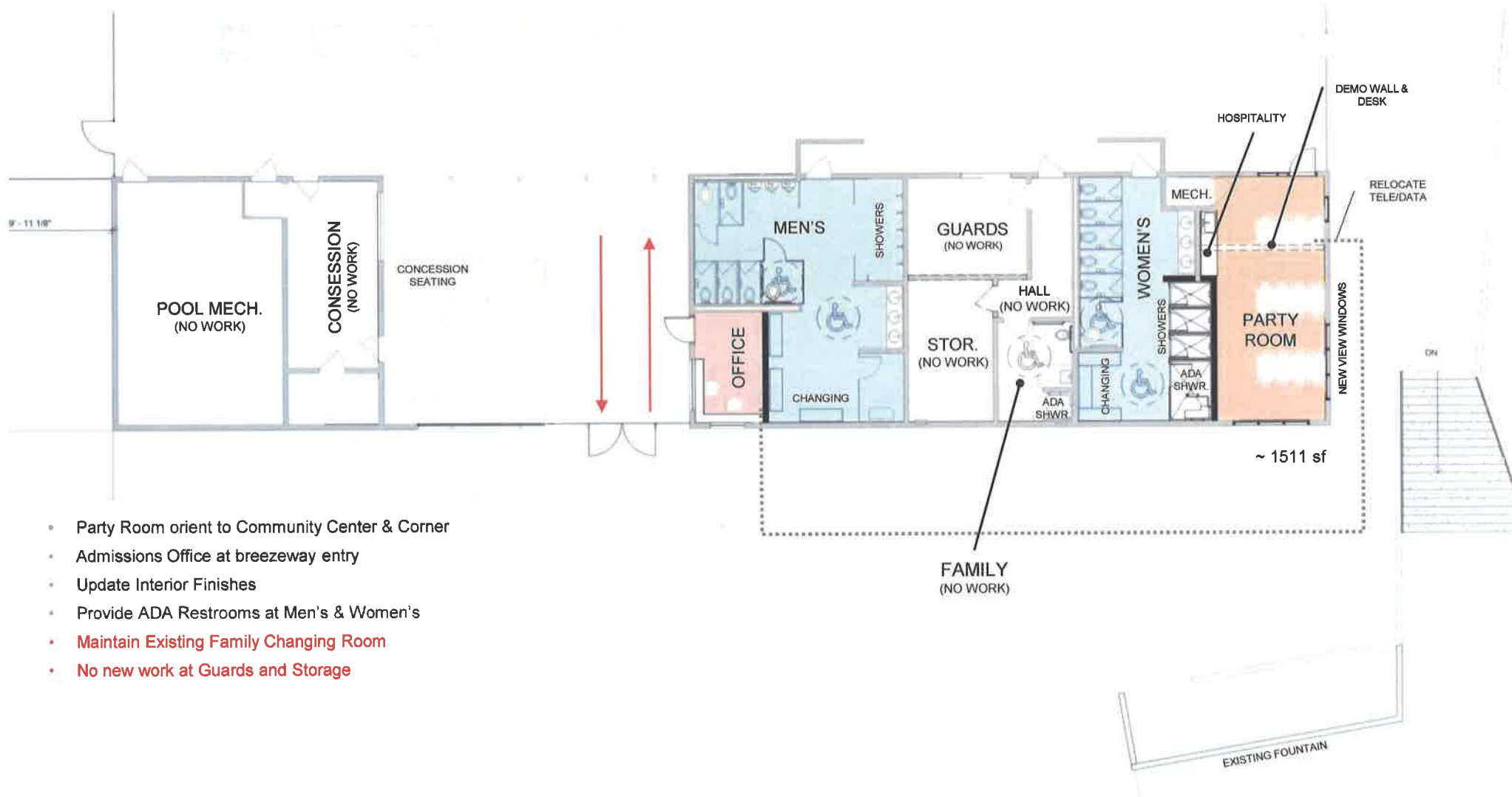


Gladstone Municipal Pool | Improvements Study

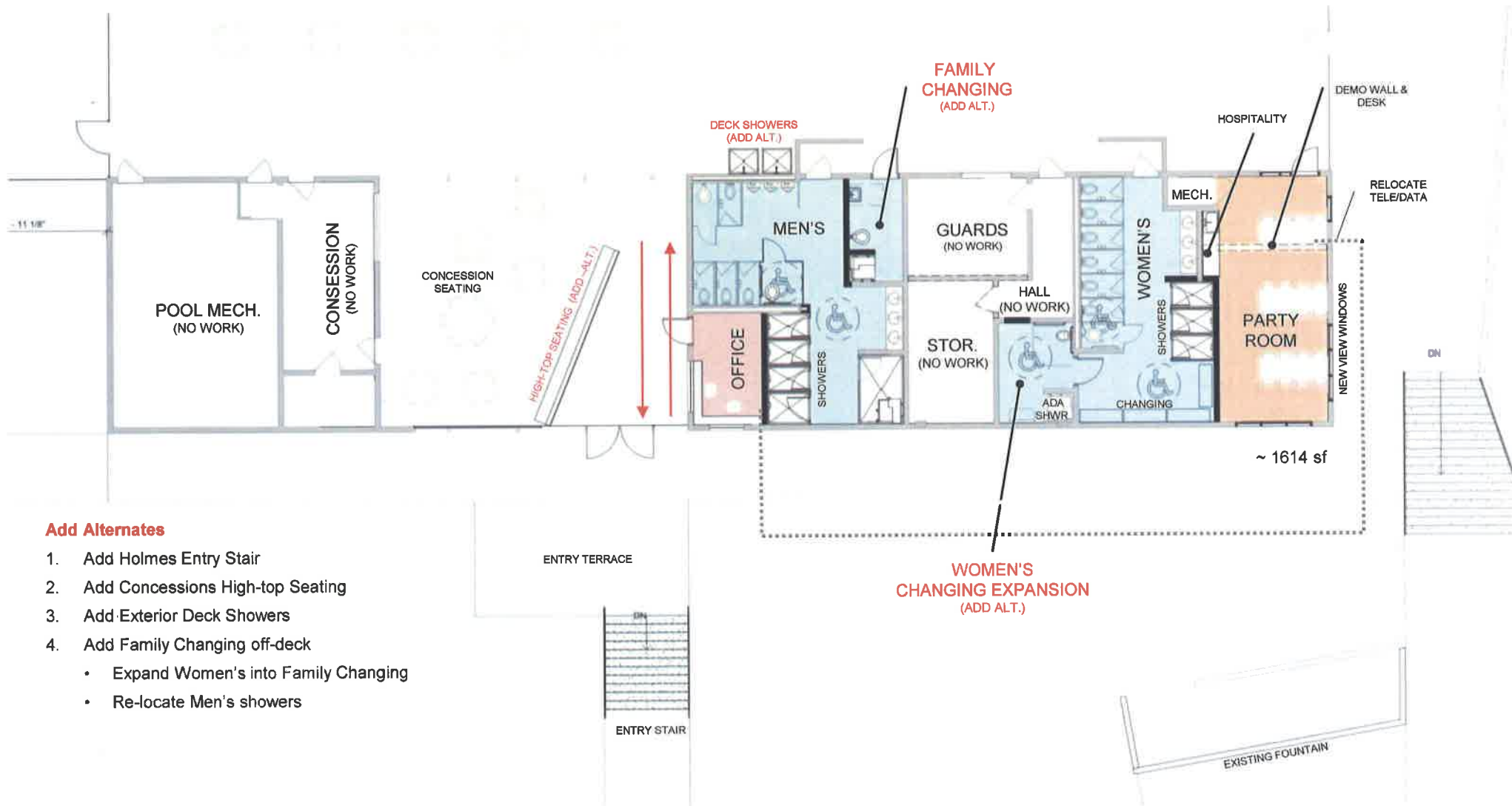
Gladstone Parks, Recreation and Cultural Arts

Alternates & Phasing Update
January 10, 2020





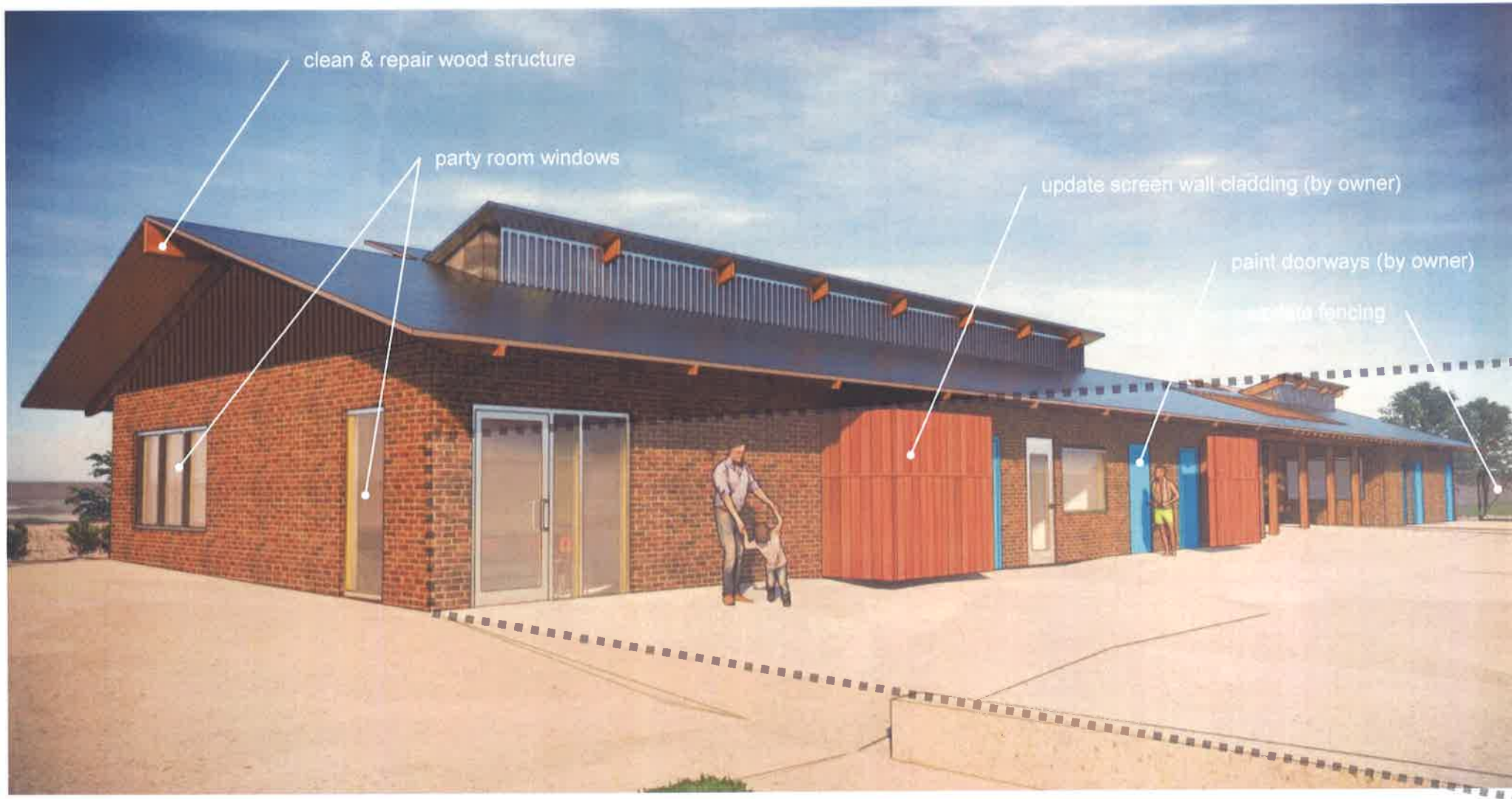
- Party Room orient to Community Center & Corner
- Admissions Office at breezeway entry
- Update Interior Finishes
- Provide ADA Restrooms at Men's & Women's
- **Maintain Existing Family Changing Room**
- **No new work at Guards and Storage**



Add Alternates

1. Add Holmes Entry Stair
2. Add Concessions High-top Seating
3. Add Exterior Deck Showers
4. Add Family Changing off-deck
 - Expand Women's into Family Changing
 - Re-locate Men's showers





5 Gladstone Municipal Pool Improvement Study | View from Southeast (existing entry) – Phase 1

Exterior Enhancement Concepts – Phase 1

Base-bid

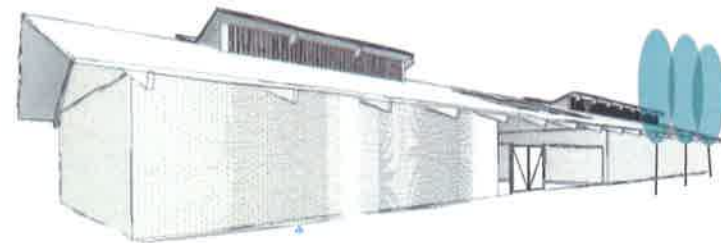
- Add Party Room
- Relocate Entry & Office to Breezeway
- Provide Accessible Restroom Stalls
- Update flooring at Changing Rooms
- Update interior finishes
- Clean, Repair & Protect Wood Structure
- Relocate Signage
- Update West breezeway entry fence & gate

In-kind work by Owner

- Paint Doorways
- Interior Painting
- Landscaping refresh
- Improve drainage at Northeast downspout
- Update galvanized chain-link to vinyl coated
- Update Changing Room Screen-walls
- Demolition

Add Alternates

1. Add Holmes Entry Stair
2. Add Concessions High-top Seating
3. Add Exterior Deck Showers
 - Plumbing for sanitary drains
 - Plumbing for shower domestic water
 - Screen walls
4. Add Family Changing Room off Deck
 - Expand Women's Changing Room into existing Family Changing Room – (Add doorway, update finishes)
 - Re-locate Men's Showers – (plumbing, partitions, shower curtains & shower finishes)



Conceptual Cost Opinion

Budget

\$350,000 Construction Cost

Phase 1

\$17,000 Site Costs (tele-data relocation)
\$31,000 Building Exterior..... (wood repair, breezeway entry fencing)
\$220,000 Interior Renovation (1512sf at \$145/sf)
+ General Conditions, Mark-ups, Escalation & Contingency

Range; \$360,000 Low - \$400,000 High

**includes escalation to 2nd quarter 2020*

Add Alternates

1. Add Holmes Entry Stair
2. Add Concessions High-top Seating
3. Add Exterior Deck Showers
4. Add Family Changing off-deck







**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JANUARY 27, 2020**

PRESENT: Mayor Carol Suter
Mayor Pro Tem Jean Moore
Councilman Bill Garnos
Councilman R.D. Mallams
Councilman Kyle Yarber

City Manager Scott Wingerson
Assistant City Manager Bob Baer
City Clerk Ruth Bocchino
Attorney Chris Williams

Item No. 1. On the Agenda. Meeting Called to Order.

Mayor Suter opened the Regular City Council Meeting Monday, January 27, 2020, at 7:32 pm in the Gladstone City Council Chambers.

Item No. 2. On the Agenda. ROLL CALL.

All Councilmembers were present.

Item No. 3. On the Agenda. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.

Mayor Suter asked all to join in the Pledge of Allegiance to the Flag of the United States of America, and thanked VFW Post 10906: Joe Liles, Stan Stoner, and Dennis Perkins, for presenting the Colors.

Item No. 4. On the Agenda. Approval of Agenda.

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the January 13, 2020, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the January 13, 2020, Closed City Council meeting as presented. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman

Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item No. 6. On the Agenda. Approval of the January 13, 2020, Regular City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the January 13, 2020, Regular City Council meeting as presented. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item No. 7. On the Agenda. PRESENTATION OF MAYOR'S CHRISTMAS TREE FUND CHECK.

Mayor Suter presented three checks to the following entities: Northland Shepherds Center, Northland Christmas Store, and Feed Northland Kids.

REGULAR AGENDA.

Item No. 8. On the Agenda. Communications from the Audience.

There were none.

Item No. 9. On the Agenda. Communications from the City Council.

Councilman Yarber stated: *"I'll keep it fairly short, just some KUDOS to some of our Gladstone Departments. There have been a couple of incidents. We have had the always fantastic response from Public Safety that makes us proud that our community is kept safe by them. Public Works has been getting quite a workout it seems, just before we get to every weekend, just perfectly timed. They are out there doing a fantastic job. Those are a couple of departments that keep doing the kind of services that we hope they continue to do, which makes Gladstone, Gladstone."*

Councilman Mallams stated: *"Thank you, Mayor. I'd like to thank our city staff for organizing the meet and greet we had at Summit Grill. It was an opportunity for our community members to come together with our city staff and our Council. These individuals make up the various Commissions and Boards that help represent the city. AND, go Chiefs!"*

Councilman Garnos stated: *"The only thing I wanted to mention is we had a Parks and Rec Advisory Board meeting last week and got updates on a couple of projects and had our new Board and Commission members there, but there is nothing really new on our parks projects to report from. That's all I've got tonight, thank you."*

Mayor Suter stated: *"It's been busy. Let me update you on some of the things that I have participated in of late. We kicked off the Community Campaign for the North Kansas City School District Bond issue that will be on the ballot in April. It's a huge gathering of volunteers from*

every school in the school district as well as other community leaders. I attended a Climate Action Regional Networking event for the Climate Action Kansas City initiative. BZA held their first hearing of the year and I was standing in for Councilman Garnos who was in South Dakota. They had some new members there as well and elected officers and got off to a start; had a hearing for the first meeting so they had to get busy doing their jobs. I attended the final reveal of the Complete Streets Project. We partnered with Kansas City, Missouri, on a grant to look at North Oak. Complete Streets is about how you make access on major streets for all forms of transportation, so public transit, automobiles, pedestrians, bike, etc. We got off to a rocky start, I think, with some of the ideas that the consultants had and got some interesting feedback from the community along the way. I'm happy to say that we will all be quite pleased with the end result. Our staff worked, and some of us who are volunteers on the committee, worked with the consultants to get a more realistic understanding of what can happen in Gladstone. We ended up with some great recommendations so that it is possible for us to do a shared path for pedestrians and bikes through Gladstone on North Oak without eliminating any lanes of traffic. There are some cool ideas; think the Wingerson Wizzles or something, that is what we are calling them. Some kind of condensed round-about ideas at 69th and 70th Terrace that will allow people to cross North Oak because that is one of our biggest challenges is how are we going to get people to cross North Oak as things develop on the other side, as well as to allow left turns without taking up so much space so that we can still have enough easement to do a shared path. That is what the proposal in this final plan for us involves. Everything from Vivion Road all the way up to 152 so there is lots of other ideas in there. And, of course, it all comes with a really big price tag and that is not the job of this thing, to figure out who is going to pay for it. If we can ever pay for it, there is some great ideas there and I think some good ideas for Gladstone that we might actually be able to use even if we don't do the whole plan; just in our downtown development for that access across the street; some of those ideas. It was an interesting process and I was pleased that the consultants were responsive to what they heard from the Gladstone community. There is going to be a public reveal next week; the first week of February. The public will get to see this draft of the final report. The Northland Regional Chamber Planning and Development Committee heard a report and update from Clay County EDC Big 4 and they endorsed their Big 4 Projects and suggested that the Board of the Northland Regional Chamber endorse it as well. I attended the Gladstone Area Chamber lunch which was held here in the Community Center. I enjoyed our Boards and Commission kick off meeting and thanks to all those Boards and Commission members who appeared and did a great job of getting to know each other and get excited about this program year coming up. I represented Gladstone and attended the Northland Regional Chamber's Annual Banquet on Saturday night. My KUDOS as well to Public Works for doing a great job, again, Public Safety for having some particular challenging events of late as well. I think we are doing a really good job; people are really rising to the occasion as usual. We were just hearing from some communication consultants telling us how important it is to Gladstone residents that our city services are so excellent and so you guys are the reason why we are such a successful city."

Item No. 10. On the Agenda. Communications from the City Manager.

City Manager Scott Wingerson stated: "Thank you, Mayor and City Council. I promise right after the meeting to look up what a 'wizzle' is. I'm not familiar with that term. Gladstone Home Show is February 7th and 8th at the Community Center in partnership with the Chamber of

Commerce and the center will be closing at 4:00 pm instead of its normal 6:00 pm this Sunday for some unknown reason. We thought we would give them a couple of hours off, go Chiefs, right? Thank you."

Item No. 11. On the Agenda. APPROVE OUTDOOR SPECIAL EVENT PERMIT: Big Shoal Heritage Area Farm, February 1, 2020, - November 1, 2020.

Councilman Mallams moved to **APPROVE OUTDOOR SPECIAL EVENT PERMIT:** Big Shoal Heritage Area Farm, February 1, 2020, - November 1, 2020. **Councilman Yarber** seconded.

Mayor Suter stated: *"Thank you, it's been moved and seconded. The volunteer is here if anyone has questions and as part of our discussion if you want to ask him questions."*

Councilman Mallams stated: *"I don't have any questions, but possibly elaborate on the plan."*

Mayor Suter stated: *"Eugene Suter is the applicant; if you please tell us a little bit more about the Big Shoal Heritage Area Farm."*

Eugene Suter approached Council and stated: *"Mayor and Councilmembers: with the purchase of the additional almost 19 acres last year by the city for the restorative property on the farm site; AJ Farm gave myself an idea of furthering the agriculture education space there and actually putting in some crops this year. The crops we are looking at raising are sweet corn, pumpkins, and some sunflowers. There are approximately seven acres that we are thinking about putting in crop this year. It would be the north side of the property up to Pleasant Valley Road. We are thinking of working with the Friends of the AJ Farm. We are going to have a meeting about that at the Board meeting coming up the 3rd of February. If they approve that, they will be our partner in this project and we will move forward. Funding for that, any profit, would be split up between the city and also AJ Farm for their support for the work that will be done."*

Mayor Suter stated: *"There is a plan for activities like either you pick, or maybe a pumpkin festival, some activities connected to some of these crops."*

Mr. Suter stated: *"Yes, we are planning on bringing some additional people on the site. I think it will be an exciting thing for the city. We are looking at obtaining equipment to get that area planted. The AJ Farm plants a heritage garden every year in a smaller area so this will be an extension of that looking at modern agriculture with the project as opposed to historic agriculture. Any questions?"*

There were none.

The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, and Mayor Pro Tem Jean Moore. Mayor Suter abstained. (4-0-1)

Item No. 12. On the Agenda. APPROVE OUTDOOR SPECIAL EVENT PERMIT: AJ Classic Car Concours, Sunday, June 28, 2020, 6:00 am – 2:00 pm.

Councilman Mallams moved to **APPROVE OUTDOOR SPECIAL EVENT PERMIT: AJ Classic Car Concours, Sunday, June 28, 2020, 6:00 am – 2:00 pm. Mayor Pro Tem Moore** seconded.

Mayor Suter stated: *"The applicant is with us this evening if there are any questions."*

Councilman Yarber stated: *"This will be the third year; we hope that it will continue to grow so we are happy that it is at a new location where it can continue to grow and continue being the educational and just fun event. Our Mayor Pro Tem was there last year and presented an award and the previous year, the old Mayor, Councilman Garnos was there, not old age wise of course; two terms back. We have youth judging and we have a lot of events that involve kids of all ages and they certainly enjoy the event. We are glad that it is in a location where it will continue to grow and especially for it to grow in a historical location. And, I will abstain."*

The Vote: "aye", Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. Councilman Kyle Yarber abstained. (4-0-1)

Item No. 13. On the Agenda. APPROVE FINANCIAL REPORT FOR SIX MONTHS ENDING DECEMBER 31, 2019.

Mayor Pro Tem Moore moved to **APPROVE FINANCIAL REPORT FOR SIX MONTHS ENDING DECEMBER 31, 2019. Councilman Yarber** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item No. 14. On the Agenda. RESOLUTION R-20-03 A Resolution authorizing acceptance of work under contract with Gunter Construction Company, for the Northwest 72nd and North Broadway Pedestrian Signal Improvements Project, and authorizing final payment in the amount of \$12,287.17 for Project TP1814.

Councilman Yarber moved approval of **RESOLUTION R-20-03** A Resolution authorizing acceptance of work under contract with Gunter Construction Company, for the Northwest 72nd and North Broadway Pedestrian Signal Improvements Project, and authorizing final payment in the amount of \$12,287.17 for Project TP1814. **Mayor Pro Tem Moore** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item No. 15. On the Agenda. RESOLUTION R-20-04 A Resolution encouraging the residents of Gladstone to become informed on the proposed North Kansas City School District Bond Initiative and to vote on April 7, 2020.

Councilman Mallams moved approval of **RESOLUTION R-20-04** A Resolution encouraging the residents of Gladstone to become informed on the proposed North Kansas City School District Bond Initiative and to vote on April 7, 2020. **Mayor Pro Tem Moore** seconded.

Mayor Suter stated: *"The North Kansas City Schools are in the most amazing and challenging situation in the whole State. Currently, the North Kansas City School District is the 3rd largest District in the State and next year it will be the second largest and probably in another two years it will be the largest. It's growing faster than any school district in the State. They are growing from 350 to almost 400 students a year and so the challenges are just enormous to keep up with regarding housing these students. And then of course they have so many older buildings that are averaging 60 years old; most of the buildings in the North Kansas City School District. They are seeking some funds to do some major capital improvements and a lot of maintenance, deferred maintenance, right here close to us; there is a number of projects here in Gladstone. The money to actually develop the Hobby Lobby and Price Chopper sight into the Early Childhood Education Center. They will be housing over 1,000 three and four year olds on that property every day. I'll say to people you probably don't want to be going by there for too long. They will also be doing some work at Oak Park High School, a new entrance to the High School, finishing the stadium, the athletic stadium, doing concession stands and restrooms, things that we may partner with them on and upgrading all the restrooms in that facility. They will be building a couple of new buildings and completely renovating some others, expanding others, so it's really a big package. We will have them come, perhaps, for an Open Study Session so we can see the whole plan in February or early March."*

The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item No. 16. On the Agenda. **FIRST READING BILL NO. 20-03** An Ordinance calling a General Election for the election of two positions to the Gladstone City Council on Tuesday, April 7, 2020; describing the form of the ballot and directing the City Clerk to submit certification of such election to the Clay County Board of Election Commissioners pursuant to RSMo. 115.125.

Councilman Garnos moved Bill No. 20-03 be placed on its First Reading. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Garnos moved to accept the First Reading of Bill No. 20-03, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Garnos moved to accept the Second and Final Reading of Bill No. 20-03, and enact the Bill as **Ordinance 4.503**. **Councilman Mallams** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item No. 17. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 18. On the Agenda. Adjournment.

Mayor Suter adjourned the January 27, 2020, Regular City Council meeting at 7:56 pm.

Respectfully submitted:

Ruth E. Bocchino, City Clerk

Approved as presented: ____

Approved as modified: ____

Mayor Carol J. Suter

RESOLUTION NO. R-20-05

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH FDC CONTRACT, A JOHN A. MARSHALL COMPANY, IN THE TOTAL AMOUNT NOT TO EXCEED \$25,675.00 FOR THE COMMUNITY CENTER BANQUET ROOM CARPET REPLACEMENT PROJECT CO2058.

WHEREAS, one proposal was received for the Community Center Banquet Room Carpet Replacement, and that proposal from FDC Contract, a John A. Marshall Company, in the amount of \$25,675.00 has been determined by the Director of Parks, Recreation and Cultural Arts to be an acceptable proposal.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with FDC Contract, a John A. Marshall Company, for work as outlined in the agreement for a total amount not to exceed \$25,675.00.

FURTHER, THAT, funds for such purpose will be reimbursed from the 2020 Certificate of Participation proceeds.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10TH DAY OF FEBRUARY 2020.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-20-05

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/4/2020

Department: Parks & Recreation

Meeting Date Requested: 2/10/2020

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Community Center Banquet Room Carpet Replacement

Background: Banquet Room carpet is in need of replacement after 12 years of use.

Budget Discussion: Funds are budgeted in the amount of \$ 25,675 from the OTHER Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

Public/Board/Staff Input: Due to many events and activities occurring in the banquet rooms, the carpet is beyond its useful/expected life. FDC a John A. Marshall Company is being recommended as the contracted installation company. The selected carpet is recommended to be purchased through Sourcewell (formally National Joint Powers Alliance) which is a cooperative purchasing program.

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

Justin Merkey
Department Director/Administrator

PC
City Attorney

SW
City Manager



FDC Contract a John A. Marshall Company
1433 Murray
North Kansas City, MO 64116

January 24th, 2020

Attn: Linda Borders/ City of Gladstone- Sourcewell Acct # 18106
Re: Gladstone Community Center Flooring Replacement

FDC Contract proposes to supply the materials and services to properly execute your flooring project per plans and specs in the location referenced above with the exceptions listed below:

Base Bid

- **Carpet 1A** Bentley Troubadour Cushion Back Carpet Tile- Urban Escape 400336
- **Carpet 1B** Bentley Wanderlust Cushion Back Carpet Tile- Urban Escape 400336
- **Demolition** of existing carpet tile and wood floor
- **Excludes rubber base-** figured as existing wood base
- **Installation, reducers, adhesives**

For a Total Sum of..... \$24,700.00

Self- Level wood Floor area- Assumption of 1/2" Level Needed

- **Primer and Self Level**

For a Total Sum of..... \$975.00

Inclusions/Exclusions

- All work to be performed during regular hours
- Base Bid reflects only what is shown on our color-coded drawings
- Includes moisture tests
- Excludes tax
- Excludes wood base, wood flooring, moving furniture, bid security, preformed base corners, self-leveling where wood is being removed
- Excludes moisture mitigation
- Excludes major floor prep

Thank you for the opportunity to present our proposal. Please contact me with any questions or comments.

Sincerely,
FDC Contract

Alex Biddlecombe
816.389.4972 | alex.biddlecombe@fdccontract.com



Wanderlust and Troubador Urban Escape 400336 • Carpet Tile 18x36 Parquet

Disclaimer: The simulation images and room scenes displayed depict the most accurate digital representation of the products as possible. However since these are digital images and not a true installation of the final product, the appearance of the tile seams will differ from the actual installation. For a valid representation of the true texture, color and other attributes of these products, we recommend viewing a physical sample of the product or a small mock up installation when appropriate.

BENTLEY



Wanderlust and Troubador Urban Escape 400336 • Carpet Tile 18x36 Parquet

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BENTLEY

City of Gladstone, Missouri
Statement of Receipts and Expenditures
For the Six Months Ended December 31, 2019 (unaudited)

| | General | Special | Enterprise |
|---------------------------|-----------------------------|-------------------------|-------------|
| | <u>Fund</u> | Revenue <u>Funds</u> | <u>Fund</u> |
| Receipts | | | |
| Taxes | \$ 4,000,748 | \$ 2,930,775 | \$ - |
| Licenses & Permits | \$ 514,776 | - | - |
| Intergovernmental Revenue | \$ 694,796 | 1,142,072 | 22,356 |
| Charges for Services | \$ 1,907,714 | 543,723 | 5,410,015 |
| Fines & Forfeitures | \$ 325,004 | 4,410 | - |
| Misc. Revenue | \$ 507,803 | 211,425 | 32,877 |
| Debt Proceeds | \$ - | 1,000,000 | - |
| Transfers | \$ 200,000 | 919,900 | - |
| Total Receipts | <u><u>\$ 20,368,393</u></u> | | |
| Expenditures | | | |
| Personnel | \$ 6,771,251 | \$ 765,972 | \$ 675,708 |
| Supplies | 455,259 | 78,400 | 224,530 |
| Services | 2,064,052 | 818,795 | 3,661,986 |
| Capital | 158 | 5,190,622 | 869,045 |
| Debt | 219,364 | 1,866,243 | 420,249 |
| Transfers | 100,000 | 969,900 | 50,000 |
| Total Expenditures | <u><u>\$ 25,201,536</u></u> | | |

The Statement of Receipts and Expenditures does not take into account the use of lease purchase proceeds or fund balance from previous periods to fund expenditures. All funds continue to have a positive fund balance.

Indebtedness of the City

| | |
|-------------------------------------|-----------------------------|
| General Obligation Bonds | \$ 800,000 |
| Revenue Bonds | 2,275,000 |
| Certificates of Participation (COP) | 18,955,000 |
| Department of Natural Resources | 340,355 |
| Lease Purchase | 17,801,898 |
| | <u><u>\$ 40,172,253</u></u> |

This statement was prepared from recorded receipts and expenditures as shown on the books and records for the City of Gladstone, Missouri, and in compliance with Missouri Revised Statutes, Sec. 77.110. This statement is true and correct to the best of my knowledge.

Mayor Carol J. Suter

Date



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 2/4/2020

Department: Finance

Meeting Date Requested: 2/10/2020

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Semi-annual Financial Statement

Background: Cities are required by the Missouri Revised Statutes to publish a semi-annual financial statement along with a schedule of indebtedness. The amounts in the financial statement are not audited, nor final, but a "snapshot" at a period of time when the information is pulled from the financial software.

Budget Discussion: Funds are budgeted in the amount of \$ [Click here to enter amount](#) from the Choose a Fund Fund. Ongoing costs are estimated to be \$ [Click here to enter amount](#) annually. Previous years' funding was \$ [Click here to enter amount](#)

Public/Board/Staff Input: The presentation of the financial statements is broken down into fund types, General Fund, Enterprise Funds (Water and Sewer Fund), and Special Revenue Funds (all other funds except General or Enterprise). Total receipts exceed total expenditures due to some revenues not received on a regular basis (property tax. Road District funding, and payment from North Kansas City School District for the Community Center) and projects that have been funded by lease purchase in previous or future periods. The indebtedness of the city is listed by the type of financing. Staff is seeking the approval of the financial statement from the Council before the financial statement is published.

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

Dominic Accurso
Department Director/Administrator

PC
City Attorney

SW
City Manager

AN ORDINANCE TO OPT OUT OF THE BACK TO SCHOOL STATE IMPOSED SALES TAX HOLIDAY.

Legislative Findings

1. The Missouri General Assembly has passed and the Governor has signed House Bill 64 that establishes a so-called “sales tax holiday” for the first weekend in August; and
2. The legislation does not provide for the reimbursement to local governments for lost revenues, and
3. The sales tax holiday will significantly reduce local revenues, and
4. Municipalities depend on sales tax revenues to provide essential services for the citizens, including police, fire, ambulance, parks, streets, code enforcement, and emergency preparedness and response, among other services.; and
5. These sales taxes were approved by a vote of the people who expect the promised services, and
6. The legislation authorizes local governments to opt out of the sales tax holiday by ordinance of the governing body,

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

Section 1. The City Council of the City of Gladstone hereby declines to grant the temporary sales tax exemption provided for under Section 144.049 RSMo., 2005, for sales of certain clothing, personal computers, certain computer software, and school supplies that occur within the boundaries of the City of Gladstone beginning at 12:01 a.m. on the first Friday in August and ending at midnight on the Sunday following from local sales taxes.

Section 2. The City Clerk is hereby directed to send written notice to the State of Missouri Department of Revenue as soon as possible, but no later than 45 days prior to the sales tax holiday, of the decision to opt out of the “Sales Tax Holiday,” by forwarding a cover letter and certified copy of this ordinance.

Section 3. This ordinance shall be in full force and effect from and after the date of its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10th DAY OF FEBRUARY, 2020.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino, City Clerk

1st Reading: February 10, 2020

2nd Reading: February 10, 2020



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 20-04

ORD # 4.504

Date: 2/4/2020

Department: Finance

Meeting Date Requested: 2/10/2020

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Back to School Sales Tax Holiday

Background: The Back to School Tax Holiday occurs on the first Friday in August beginning at 12:01 A.M. and lasting until Sunday at midnight. Cities that choose not to participate in the holiday must enact an ordinance to not participate no later than 45 days prior to the holiday.

Budget Discussion: Funds are budgeted in the amount of \$ [Click here to enter amount](#) from the Choose a Fund Fund. Ongoing costs are estimated to be \$ [Click here to enter amount](#) annually. Previous years' funding was \$ [Click here to enter amount](#)

Public/Board/Staff Input: The Back to School tax Holiday occurs on the first Friday in August and ending on that Sunday. An ordinance is on the City Council agenda for February 10, 2020 for consideration. For the City to participate, the City Council should vote NO on the ordinance. If the City Council wishes to NOT participate, the City Council should vote yes.

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

Dominic Accurso
Department Director/Administrator

PC
City Attorney

SW
City Manager

AN ORDINANCE ALLOWING THE "SHOW ME GREEN SALES TAX HOLIDAY" TO APPLY TO THE LOCAL SALES TAXES OF THE CITY OF GLADSTONE BETWEEN APRIL 19 AND APRIL 25, 2020.

WHEREAS, Sec. 144.526, RSMo. Supp. 2008, establishes the "Show Me Green Sales Tax Holiday" to exempt retail purchases of certain qualifying appliances from state sales tax; and

WHEREAS, Sec. 144.526.4, RSMo. Supp. 2008 also provides that political subdivisions in the State may allow the Show Me Green Sales Tax Holiday to apply to local sales taxes by enacting an ordinance to do so; and

WHEREAS, the Show Me Green Sales Tax Holiday encourages the purchase of energy efficient appliances by exempting them from sales tax, thereby effectively reducing the consumer's cost for such appliances; and

WHEREAS, incentivizing consumer awareness of and investment in energy efficient appliances can reasonably be expected to reduce energy consumption across the state and have the added benefit of promoting retail sales activity in order to assist in overcoming the economic crises we all face; and

WHEREAS, the City Council finds and believes that the City's participation in the Show Me Green Sales Tax Holiday by also exempting qualifying purchases from local sales taxes will enhance the incentive to consumers and further advance the laudable goals the Holiday is intended to accomplish as aforesaid.

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

Section 1. For purposes of this Ordinance, the following terms shall mean:

- (1) "*Appliance*", clothes washers and dryers, water heaters, trash compactors, dishwashers, conventional ovens, ranges, stoves, air conditioners, furnaces, refrigerators and freezers, and heat pumps.
- (2) "*Energy star certified*", any appliance approved by both the United States Environmental Protection Agency and the United States Department of Energy as eligible to display the energy star label, as amended from time to time.

Section 2. By enacting this ordinance the City of Gladstone hereby elects to allow the Show Me Green Sales Tax Holiday established by Sec. 144.526, RSMo. Supp. 2008, to apply to its local sales taxes so that there shall be exempted from local sales taxes all retail sales of any energy star certified new appliance, up to one thousand five hundred dollars per appliance, during a seven-day period beginning at 12:01 a.m. on April 19, 2020, and ending at midnight on April 25, 2020.

Section 3. This ordinance shall not apply to any retailer when less than two percent of the retailer's merchandise offered for sale qualifies for the sales tax holiday. Such retailer shall offer a sales tax refund in lieu of the sales tax holiday.

Section 4. The Missouri Department of Revenue shall be notified by March 16th, 2020, of the adoption of this Ordinance and the election to allow the Show Me Green Sales to Holiday to apply within the City of Gladstone.

Section 5. This Ordinance shall be in full force and effect both from and after its passage and approval by the City Council.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10th DAY OF FEBRUARY, 2020.

Mayor Carol J. Suter

ATTEST:

Ruth E. Bocchino, City Clerk

1st Reading: February 10, 2020

2nd Reading: February 10, 2020



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 20-05

ORD # 4.505

Date: 2/4/2020

Department: Finance

Meeting Date Requested: 2/10/2020

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Show Me Green Sales Tax Holiday

Background: Every year, the City Council is presented with an ordinance to participate in the "Show Me Green" sales tax holiday. The ordinance will be on the agenda for the February 10th City Council meeting.

Budget Discussion: Funds are budgeted in the amount of \$ [Click here to enter amount](#) from the Choose a Fund Fund. Ongoing costs are estimated to be \$ [Click here to enter amount](#) annually. Previous years' funding was \$ [Click here to enter amount](#)

Public/Board/Staff Input: The Missouri "Show Me Green" sales tax holiday grants businesses in the City the ability to exempt sales tax on the purchase of retail Energy Star Certified appliances, up to one thousand five hundred dollars per appliance. Appliance is defined as clothes washers and dryers, water heaters, trash compactors, dishwashers, conventional ovens, ranges, stoves, air conditioners, furnaces, refrigerators and freezers, and heat pumps. The sales tax holiday is between 12:01 A.M. April 19, 2020 to midnight April 25, 2020.

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

Dominic Accurso
Department Director/Administrator

PC
City Attorney

SW
City Manager

BILL NO. 20-06

ORDINANCE NO. 4.506

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 6220 NORTH OAK TRAFFICWAY, COMMONLY KNOWN AS OLYMPIC CARWASH.

WHEREAS, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 6220 North Oak Trafficway; and

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

WHEREAS, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

WHEREAS, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein;

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

SECTION 1. SITE PLAN APPROVAL.

The Site Plan for 6220 North Oak Trafficway is hereby approved subject to the terms and conditions set forth herein;

1. Keep an active business license in perpetuity.
2. Any and all disturbed areas shall be sodded.
3. An added hedge line (landscaping) shall be added on the east side of the property adjacent to North Oak Trafficway.
4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
5. 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.
6. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.
7. All exterior lighting shall be LED.

8. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.
9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
10. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10th DAY OF FEBRUARY, 2020.

Mayor Carol J. Suter

ATTEST:

Ruth Bocchino, City Clerk

First Reading: February 10, 2020

Second Reading: February 10, 2020

File #2020-001



Request for Council Action

RES ☒ #

BILL ☒ # 20-06

ORD # 4.506

Date: 1/21/2020

Department: Community Development

Meeting Date Requested: 2/10/2020

Public Hearing: Yes ☒ Date:

Subject: Olympic Car Wash – Site Plan Revision

Background:

___The applicant is requesting a site plan revision for the purpose of adding a tunnel car wash with associated remodel improvements at 6220 N. Oak Trafficway, also known as Olympic Car Wash.

Primary additions to the property are as follows:

- A 90 foot tunnel car wash
- Three (3) individual pay kiosks
- Added landscaping and hedge line along N. Oak Trafficway
- Egress – added right turn only
- Added four (4) parking stalls for employees and short-term customers

The primary building material being used is block to match the existing car wash.

The proposed landscaping for this site will consist of trees, shrubs, rock and wood mulch as well as various types of grass. Regarding storm water detention, proposed conditions will increase impervious surface by less than 10% of the overall existing site. Therefore, detention and BMP requirements are not applicable. However, water is directed to the southwest where possible and a small portion drains to the north to storm inlets and the existing storm sewer system.

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

Public/Staff Input/Commission:

- The Planning Commission voted unanimously in favor of this project 10-0.
- There were no comments from the public.

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

Austin Greer, Assistant To the City Manager/Planning Administrator

PC

SW

City Attorney

City Manager

DEVELOPMENT APPLICATION



CITY OF GLADSTONE
7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118
PHONE: 436-4110 FAX: 436-2228

File #: 2020-001

Date: 11/15/19

PC 1/22/20
CC 2/11/20

Application Type:

- | | |
|--|--|
| <input type="checkbox"/> Special Use Permit (\$500) | <input type="checkbox"/> Right-of-Way Vacation (\$200) |
| <input type="checkbox"/> Zoning Change (\$500) | <input type="checkbox"/> Variance - BZA (\$200) |
| <input checked="" type="checkbox"/> Site Plan Revision (\$500) | <input type="checkbox"/> Final Plat/Replat (\$75) |

Address of Action: 6220 N. OAK ST.

Legal Description:

Attach under separate cover if needed.

(SEE DRAWINGS)

Proposed Change:

TUNNEL CAR WASH ADDITION
WITH ASSOCIATED IMPROVEMENTS

Applicant/Property Owner Information:

☐ Applicant(s) TOM MONROE / JAMIE MONROE
Company OLYMPIC CAR WASH
Address 6220 N. OAK ST.
Phone 816 223-9845 Fax: _____ E-Mail: JMONROE01@ATT.NET

☐ Property Owner (if different than applicant)
Company SAME AS ABOVE
Address _____
Phone _____ Fax: _____ E-Mail: _____

☐ Architect/Engineer KATHLEEN WARMAN
Company [K] WARMAN ARCHITECTURE + DESIGN
Address 1735 SWIFT ST.
Phone (816) 474-2233 Fax: _____ E-Mail: KATHY@KWARMAN.COM

Please indicate in one box above which person is to be the contact.

Applicant's Signature *[Signature]* (Applicant's AGENT) Date 11/15/19



December 11, 2019

City of Gladstone
Community Development
7010 N Holmes St.
Gladstone, MO 64118

Re: Stormwater Letter for Olympic Carwash

To Whom It May Concern:

We are submitting this letter on behalf of Olympic Carwash for the proposed development of an existing carwash located at 6220 North Oak Trafficway. The purpose of this letter is to provide compliance with the city's storm water discharge criteria.

Existing Drainage Conditions

The existing site is approximately 1.80 ac (78,427 sf) with approximately 0.93 ac (40,702 sf) of the site containing impervious surface. An existing carwash and associated drives are located on the property. The existing site topography generally slopes to the southwest as water is directed to existing inlets and curb cuts on site. The existing site drainage conditions are summarized in the table below.

Table 1 – Existing Conditions Hydrologic Parameters

| Drainage Area | Area (acres) | C | Tc (min) |
|---------------|--------------|------|----------|
| Site | 1.80 | 0.61 | 5 |

Table 2 – Summary of Existing Onsite Flows

| Drainage Area | Q ₂ (cfs) | Q ₁₀ (cfs) | Q ₁₀₀ (cfs) |
|---------------|----------------------|-----------------------|------------------------|
| Site | 5.94 | 8.07 | 14.16 |

Proposed Conditions

The proposed overall development of the site will be an addition to the existing carwash. The impervious area of the overall proposed development will be 1.00 ac (43,992 sf). The proposed site topography will mimic the existing site and direct water to the southwest where possible and a small portion drains to the north to proposed storm inlets and be routed to the existing storm sewer system. The proposed site drainage conditions are summarized in the table below.

Table 3 – Proposed Overall Conditions Hydrologic Parameters

| Drainage Area | Area (acres) | C | Tc (min) |
|---------------|-----------------|------|-------------|
| Site | 1.80 | 0.64 | 5 |

Table 4 – Summary of Proposed Onsite Flows

| Drainage Area | Q ₂ (cfs) | Q ₁₀ (cfs) | Q ₁₀₀ (cfs) |
|---------------|----------------------|-----------------------|------------------------|
| Site | 6.23 | 8.47 | 14.86 |

Stormwater Detention and BMPs.

The proposed conditions will increase imperviousness by less than 10% of the overall existing imperviousness on a site of less than 2 acres. Therefore, detention and BMP requirements are not applicable per APWA 5601.A.3.

Conclusions

The proposed improvements shall be constructed in accordance with the City of Gladstone Municipal Code. The stormwater discharge from the proposed development will not exceed the design capacities of the adjacent public and private storm sewer systems.

Based on the information provided herein, we request your approval of this storm drainage study. If you have any questions or comments or need additional information, please do not hesitate to call me at (816) 442-6041 or via e-mail at bheins@olsson.com.

Sincerely,
OLSSON



Ben Heins, PE
Project Engineer



Community Development Department

Staff Report

Date: January 21, 2020

File: #2020-001

Requested Action: Site Plan Revision

Date of PC Consideration: January 21, 2020

Date of Council Consideration: February 10, 2020

Applicant: Tom Monroe / Jamie Monroe
6220 N Oak Trafficway
Gladstone, MO 64118

Owner: Tom Monroe / Jamie Monroe
6220 N Oak Trafficway
Gladstone, MO 64118

Architect/ Engineer: Kathleen Warman
[K] Warman Architecture + Design
1735 Swift St
North Kansas City, MO 64116

Address of Property: Parcel #13905001500201
6220 N Oak Trafficway

Planning Information

- Current Zoning: CP-3 Planned District Commercial
- Planned Land Use: The Comprehensive Plan recommends future land use as commercial
- Surrounding Uses: North – Commercial C-2; South- R-1 Single Family Dwelling District (heavily wooded/ravine area); East –Village of Oakview; West – R-2 Single Family Residents
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Will renovate ingress/egress on North Oak Trafficway. There will be an infrastructure installation of a “right turn only” heading south when leaving the property.
- Parking Provided: 1 Handicap and 3 Traditional
- Proposed On-Site Improvements: See site plans
- Proposed Landscaping: See site plans
- Proposed Signage: - Located on the building – See design plans

Analysis

The applicant is requesting a site plan revision for the purpose of adding a tunnel car wash with associated remodel improvements at 6220 N. Oak Trafficway, also known as Olympic Car Wash.

Primary additions to the property are as follows:

- A 90 foot tunnel car wash
- Three (3) individual pay kiosks
- Added landscaping and hedge line along N. Oak Trafficway
- Egress – added right turn only
- Added four (4) parking stalls for employees and short-term customers

The primary building material being used is cinderblock to match the existing car wash.

The proposed landscaping for this site will consist of trees, shrubs, rock and wood mulch as well as various types of grass.

Regarding storm water detention, proposed conditions will increase impervious surface by less than 10% of the overall existing site. Therefore, detention and BMP requirements are not applicable. However, water is directed to the southwest where possible and a small portion drains to the north to storm inlets and the existing storm sewer system.

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. Keep an active business license in perpetuity.
2. Any and all disturbed areas shall be sodded.
3. An added hedge line (landscaping) shall be added on the east side of the property adjacent to N. Oak Trafficway.
4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
5. 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.
6. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.
7. All exterior lighting shall be LED.
8. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.
9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
10. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.

The Developers of this project have agreed to all conditions.

Recommendation

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

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers January 21, 2020

1. **Meeting called to Order– Roll Call.** Chair McGee called the meeting to order at 7:00 p.m.

Commissioners present were: Mike Ebenroth
JN Hernandez
Alicia Hommon
Brenda Lowe
Gary Markenson
Jennifer McGee, Chair
Katie Middleton
Kim Murch
James New
Bill Turnage
Larry Whitton

Not present: Chase Cookson

Also present: Jean Moore, Mayor Pro Tem
Bob Baer, Asst City Manager
Austin Greer, Asst to the City Manager/Planning Administrator
Cheryl Lamb, Administrative Assistant

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

3. **Approval of Previous Meeting Minutes (November 4, 2019).** Chair McGee asked if there was a motion to approve the minutes from the November 4, 2019 meeting.

Mr. Turnage moved to approve the minutes; Mr. Ebenroth seconded. The minutes were approved, 10–0. (Mr. New was not present for this motion.)

4. **Welcome new commissioner– Brenda Lowe.** Chair McGee welcomed Ms. Lowe and asked if she would like to introduce herself.

Ms. Lowe said that was an honor to serve on the Planning Commission; it was always an honor to be involved with the City she loves. She thanked the Mayor and City Council. She said there are a lot of new faces and familiar faces; thank you.

5. **PUBLIC HEARING: Site Plan Revision for 6220 N Oak Trfwy. File #2020–001.** Mr. Greer presented his staff report.

"The applicant is requesting a site plan revision for the purpose of adding a tunnel car wash with associated remodel improvements at 6220 N. Oak Trafficway, also known as Olympic Car Wash.

Primary additions to the property are as follows:

- A 90 foot tunnel car wash*
- Three (3) individual pay kiosks*
- Added landscaping and hedge line along N. Oak Trafficway*
- Egress – added right turn only*
- Added four (4) parking stalls for employees and short-term customers*

The primary building material being used is cinderblock to match the existing car wash.

The proposed landscaping for this site will consist of trees, shrubs, rock and wood mulch as well as various types of grass.

Regarding storm water detention, proposed conditions will increase impervious surface by less than 10% of the overall existing site. Therefore, detention and BMP requirements are not applicable. However, water is directed to the southwest where possible and a small portion drains to the north to storm inlets and the existing storm sewer system.

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

- 1. Keep an active business license in perpetuity.*
- 2. Any and all disturbed areas shall be sodded.*
- 3. An added hedge line (landscaping) shall be added on the east side of the property adjacent to N. Oak Trafficway.*
- 4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.*
- 5. 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.*
- 6. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.*
- 7. All exterior lighting shall be LED.*
- 8. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.*
- 9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.*
- 10. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.*

The Developers of this project have agreed to all conditions.

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

Kathleen Warman, Warman Architect representing Tom and Jamie Monroe, the owners of Olympic Car Wash, took the podium. She said she appreciated staff's time in working with them and she was there to answer any questions they had. None.

Chair McGee asked if there were any members of the audience who wished to speak in favor of the application. None

Chair McGee asked if there were any members of the audience who wished to speak in opposition of the application. None.

Chair McGee closed the public hearing.

Mr. Greer shared that the architect could step up to the microphone to answer questions with City staff.

Mr. Markenson was curious about the three pay stations. He said there were usually just one and asked if they felt they would be burning them through fast enough to use three pay stations.

Tom Monroe, 6220 N Oak Trfwy, said yes they would be running the cars through that fast. The tunnel has the capability of washing approximately 100 cars per hour. It is important for them to have the people payed and queued. As soon as they go through the pay station they are funneled down into a single lane entering the tunnel. The other pay station is actually adjacent from the other two, which is for a brushless automatic. That is what they have now, but they are trying to offer the tunnel, the brushless automatic and the self-service bays.

Ms. Middleton asked if they were getting rid of anything that currently existed or just adding on the tunnel to the north end.

Ms. Warman, Warman Architect, 1735 Swift, North Kansas City, replied that there are two existing automatic bays at the north end. Those will be demolished and the tunnel will be built in that place, but a longer building, farther back.

Mr. Turnage asked Mr. Greer if there had been any communication from anyone who is for or against.

Mr. Greer shared that a resident who is directly behind them inquired about it, but didn't voice any concerns.

Mr. Monroe added that the hours of operation on the tunnel will be from 7:00 in the morning until 7-8:00 at night, and then it will be shut down for the evening.

MOTION ON THE SITE PLAN REVISION: By Ms. Middleton, seconded by Ms. Hommon, to approve the Site Plan Revision, 6220 N Oak Trfwy. File #2020-001. The motion carried 10-0. (Mr. New was not present for this motion.)

6. ELECTION: of Officers. Chair McGee opened nominations.

Mr. Turnage asked Chair McGee if she would be open to remaining Chair.

Ms. McGee said she was open to remaining as Chair; this would be her last year.

Mr. Turnage nominated Jennifer McGee for Chair; seconded by Mr. Whitton.

Mr. Greer said that the nominees should be present to accept the position. Mr. Cookson said in an email that he would accept his nomination again. He hadn't had any communication from Mr. New on remaining as Vice Chair.

Mr. Turnage nominated Mr. Cookson for Secretary; seconded by Mr. Ebenroth.

Ms. Middleton said that she would be willing to hold the Vice Chair position; seconded by Mx. Hernandez.

Chair McGee asked for a motion to close nominations; so moved by Mr. Ebenroth.

Mr. Markenson asked if the elections could be done by a voice vote.

Mr. Greer agreed.

Chair McGee asked that all in favor of accepting the slate of officers, Jennifer McGee as Chair, Katie Middleton as Vice Chair, and Chase Cookson as Secretary, say aye. Approved 10-0. (Mr. New was not present for the elections.)

7. Communications from City Council. Mayor Pro Tem Jean Moore welcomed them to a new year on the Planning Commission. She said they were appreciated and greatly valued for all of the service they perform.

Mayor Pro Tem Moore reminded them about the Boards and Commissions get together at Summit Grill on Thursday night. She hoped to see everyone there. It will be from 5:00–7:00pm.

8. **Communications from City Staff.** Mr. Greer gave an update on the Comprehensive Plan. He reminded them that last year they approved the City Staff to start pursuing a Comprehensive Plan Update. They have been working on the Request for Qualifications process and they are very close to finishing that. They are also putting together a list of planning firms and planning consultants that would eventually go after this type of project.

Mr. Greer shared that the City Council had approved the ETC contract which will be the beginning stages of a community-wide survey to see what the residents think about city services, what they would like to see them study, as they move forward with the Comprehensive Plan. Once he has more information on the Comprehensive Plan and where they are going to go with the planning consultants, he will provide an update.

Mr. Greer asked if the Commission would be interested in any type of Planning Commission training that would be put on by the City Counselors Chris Williams and Padriac Corcoran. If they are interested he will set that up over the next couple of months if they don't have projects coming up. He thinks it would be very valuable for everyone to get an update every year to two years. He knows there are a lot of veterans on the commission; they only have one new person. He recalled that she had served on the Planning Commission before.

Ms. Lowe confirmed that she had a couple of years ago.

Mr. Greer said if they are interested, by a nod of the head, he will try to get that scheduled over the next couple of months (all nodded approval). In the past, attendance had been weak, so he asked them to put a focus on this because it is important to know the roles of the Planning Commission as they move forward with some of the more difficult projects like they saw last year. They might not come up again, but they should always be prepared.

Ms. Middleton asked if it would be during their meeting time.

Mr. Greer shared that the attorneys are busy on Monday nights with other city council meetings throughout the metro. It would have to be a special session sometime on a Tuesday, Wednesday or Thursday, in the evening. He will communicate that well ahead of time so they can hopefully make it work.

Mr. Greer updated the Commission on the Wolf's project, which is the Doggy Day Care and Boarding facility that was approved off of Old Pike Road. They are finishing up their building plans right now and are hoping to start around March or April.

9. **Communications from Planning Commission members.** Mr. Markenson asked about the abandoned car wash by the library. He feels it is a real eye-sore but it is in a decent location for something. He asked if there were any moves to try to find something for that spot.

Mr. Greer said they are aware of how much they are asking for that property. He thinks that, from what they have heard, the purchase price and then renovation or demolish, the numbers don't quite work. They haven't heard a lot of buzz in the community about someone buying that property. They would like to see that redeveloped to a car wash because there is a lack of car washes on the Antioch side of town.

Mr. Ebenroth asked if there was an update on the hotel.

Mr. Greer shared that there is a small funding gap that they are trying to close right now. It's nothing too serious, but before they start the project they need to close that small funding gap. They are working on that as they speak. They told them they will have that solved in the next couple of weeks and then they will start to get to work.

10. **Adjournment.** Chair McGee asked if there was a motion to adjourn.

Mr. Markenson motioned to adjourn; Mr. New seconded.

Chair McGee adjourned the meeting at 7:20 p.m.

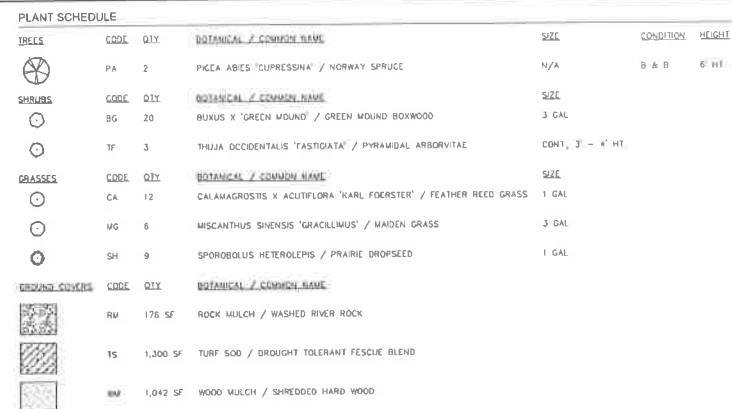
Respectfully submitted:

Jennifer McGee, Chair

Approved as corrected _____

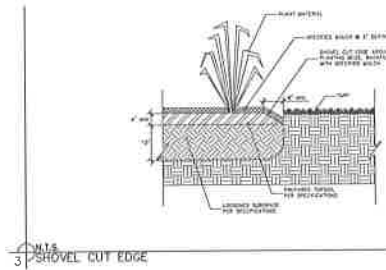
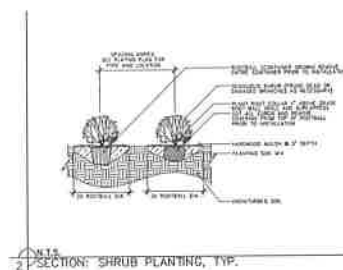
Cheryl Lamb, Recording Secretary

Approved as submitted _____



4. QUANTITIES LISTED ON THE PLANT-LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUNDCOVER OF CONTRACT QUANTITIES SHALL BE THE MINIMUM REQUIRED. CONTRACTOR SHALL OBTAIN ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
5. ALL OBTAINED AREA NOT OTHERWISE SPECIFIED WITH GROUNDCOVER SHALL BE PLANTED WITH DROUGHT TOLERANT GRASS.
6. CONTRACTOR TO REFLECT TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES IF THESE ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTION OF ANY AND ALL EXISTING AND/OR PROPOSED CONDITIONS. THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. CONTRACTOR SHALL OBTAIN ALL AREAS TO BE FILL-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
8. TREES SHALL RECEIVE A BROWN HARDWOOD MULCH SURFACE.
9. TREES SHALL BE PLANTED WITH A 12" DIA. TRUNK PROTECT CODE AT THEIR BORDERS.

- 1 WASHED RIVER ROCK MULCH
- 2 DROUGHT TOLERANT FESCUE BLEND SO
- 3 SHREDDED HARDWOOD MULCH
- 4 EXISTING VEGETATION TO REMAIN





Olympic Carwash

Tunnel Carwash Addition
6220 N. Oak Trafficway
Gladstone, MO, 64118

DEVELOPMENT APPLICATION SITE PLAN REVISION SUBMITTAL

VICINITY MAP



DIRECTORY

OWNER:
Olympic Carwash
6220 N. Oak Trafficway
Gladstone, MO, 64118
TEL: (913) 772-7137

ARCHITECT:
Warman Design Group Architects, PC
1735 Swift Ave.
North Kansas City, MO, 64116
TEL: (816) 474-2233, FAX: (816) 474-1051
REP: Kathleen Warman

CIVIL ENGINEER:
Olsson - Civil Engineering
1301 Burlington St., North Kansas City, MO 64116
TEL: (816) 361-1177, FAX: (816) 362-1888
REP: Jon Erpelding

DRAWING INDEX

| TITLE | SHEET NO | REV |
|---------------------------------------|----------|-----|
| CIVIL | | |
| TITLE SHEET | C0.0 | |
| EXISTING CONDITIONS & DEMOLITION PLAN | C1.1 | |
| SITE PLAN | C3.1 | |
| DIMENSION PLAN | C4.1 | |
| GRADING PLAN | C5.1 | |
| CONSTRUCTION DETAILS | C6.1 | |
| | | |
| LANDSCAPE | | |
| LANDSCAPE PLAN | L1.0 | |
| | | |
| ARCHITECTURAL | | |
| ARCHITECTURAL SITE PLAN | A5-101 | |
| TRASH ENCLOSURE PLAN & DETAILS | A5-110 | |
| FLOOR PLANS | A-101 | |
| EQUIPMENT PLAN | A-110 | |
| PAY KIOSK PLAN & ELEVATIONS | A-120 | |
| EXTERIOR ELEVATIONS (EAST & SOUTH) | A-201 | |
| EXTERIOR ELEVATIONS (WEST & NORTH) | A-202 | |
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WARMAN ARCHITECTURE DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

WARMAN ARCHITECTURE DESIGN



1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

DEVELOPMENT APPLICATION
SITE PLAN REVISION
Nov. 14, 2019

Olympic Carwash - Tunnel Addition - 6220 N. Oak Trafficway Gladstone, MO, 64118 - KWA+D 5412-19

KWA+D 5412-19

NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 51 N, RANGE 33 W
IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI



| SHEET INDEX | |
|--------------|---------------------------------------|
| Sheet Number | Sheet Title |
| CD.0 | TITLE SHEET |
| C1.3 | EXISTING CONDITIONS & DEMOLITION PLAN |
| C3.1 | SITE PLAN |
| CD.1 | DIMENSION PLAN |
| CS.1 | GRADING PLAN |
| CB.1 | CONSTRUCTION DETAILS |
| LS.0 | LANDSCAPE PLAN |

ANY QUANTITIES SHOWN WITHIN THESE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

DATE _____

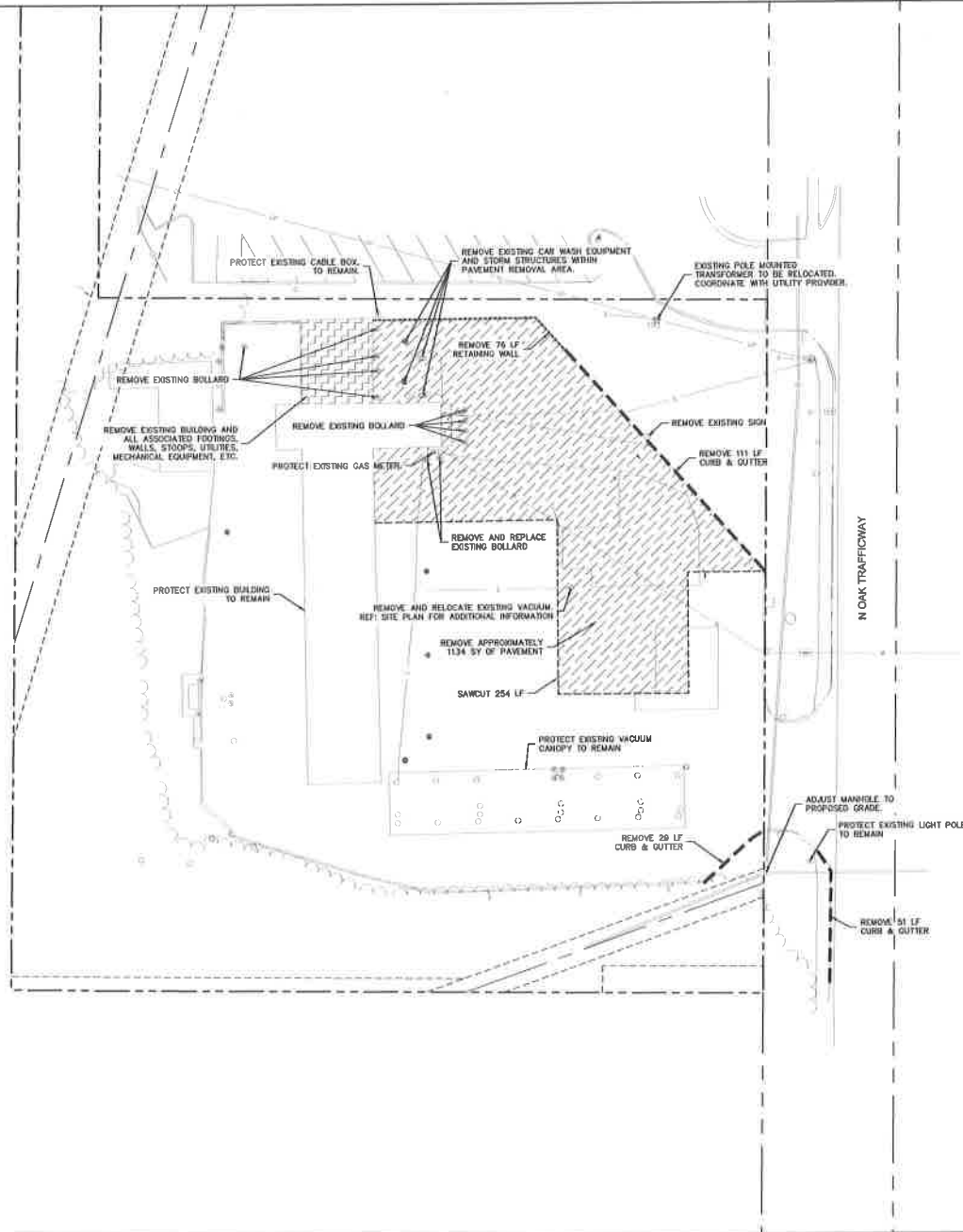
Circle - Civil Engineering
Missouri Certificate of Authority to
1301 Northrup Street
North Kansas City, MO 64116
TEL 913-261-1977 www.bmcc.com

REVISIONS

SHEET
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drawn by _____
 checked by _____
 WFOG by _____
 WFOG by _____
 signed on _____
 drawing this _____
 date _____

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- LEGEND:**
- REMOVE EXISTING PAVEMENT
 - REMOVE EXISTING BUILDING FOOTINGS & FOUNDATION
 - SAWCUT EXISTING PAVEMENT TO FULL DEPTH
 - REMOVE EXISTING CURB & GUTTER
 - REMOVE EXISTING RETAINING WALL
 - REMOVE EXISTING UTILITY



EXISTING CONDITIONS & DEMOLITION PLAN

OLYMPIC CAR WASH
6220 NORTH OAK TRAFFICWAY

GLADSTONE, MO

drawn by: [blank]
 checked by: [blank]
 approved by: [blank]
 created on: 10/11/2019
 printing on: 10/11/2019
 date: 10/11/2019

SHEET C.1.1

2019

REVISIONS

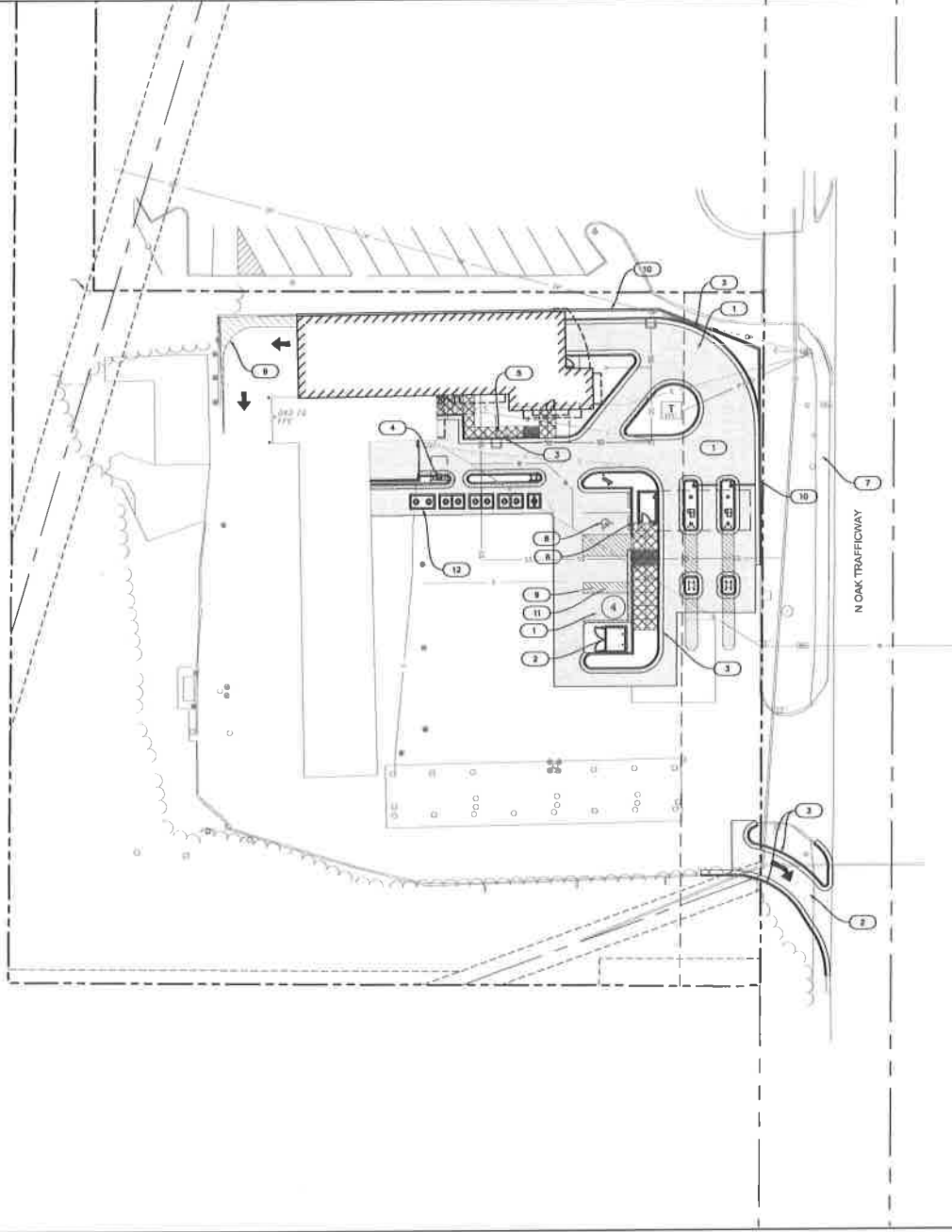
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olsson
 Olsson & Associates, Inc.
 1301 Main Street
 North Kansas City, MO 64116
 TEL: 816.261.1177
 www.olsson.com

DWG: Z:\2015\2020-25500\018-2205\4C-design\AutoCAD\Final plans\25500\018-2205.dwg
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C:\BASE\0192205
USER: cmyo










CONSTRUCTION NOTES

- | | |
|---|---|
| 1 | CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT (SEE LEGEND) |
| 2 | CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT (SEE LEGEND) |
| 3 | TYPE CG-1 CONCRETE CURB AND GUTTER (SEE LEGEND) |
| 4 | TYPE CG-1 DRY CONCRETE CURB AND GUTTER (SEE LEGEND) |
| 5 | CONSTRUCT PRIVATE SIDEWALK |
| 6 | PROPOSED ACCESSIBLE PARKING SIGN |

- | | |
|----|---|
| 7 | EXISTING PUBLIC SIDEWALK |
| 8 | PROPOSED ACCESSIBLE STRIPING (TYP.) (SEE DETAIL SHEET) |
| 9 | PROPOSED PAVEMENT STRIPING (TYP.) |
| 10 | PROPOSED RETAINING WALL |
| 11 | VACUUM ISLAND RELOCATION |
| 12 | 4-COMPARTMENT SEDIMENT TANK, REF: ARCHITECTURAL DRAWINGS |

LEGEND

| | | | |
|---|--|---|--|
|  | CONCRETE SIDEWALK (See Detail Sheet) |  | CG-1 CURB & GUTTER (See Detail Sheet) |
|  | STANDARD DUTY CONCRETE PAVEMENT (See Detail Sheet) |  | CG-1 CURB & GUTTER (DRY) (See Detail Sheet) |
|  | HEAVY DUTY CONCRETE PAVEMENT (See Detail Sheet) |  | CG-2 CURB & GUTTER (See Detail Sheet) |
| | |  | # OF PARKING STALLS |



SITE PLAN

OLYMPIC CAR WASH
6220 NORTH OAK TRAFFICWAY

GLADSTONE, MO

SHEET
C2.1

if made by _____ C-104
 changed by _____
 book 2-nd by _____ R-1
 QA/QC by _____
 project no. _____ E-2000
 drawing no. _____ C-104, 105, 106, 107
 date _____ 10/12/00

2019

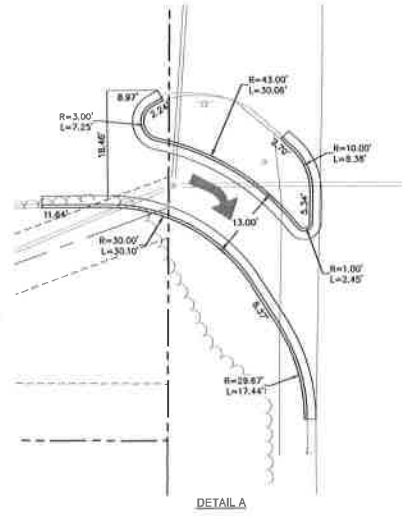
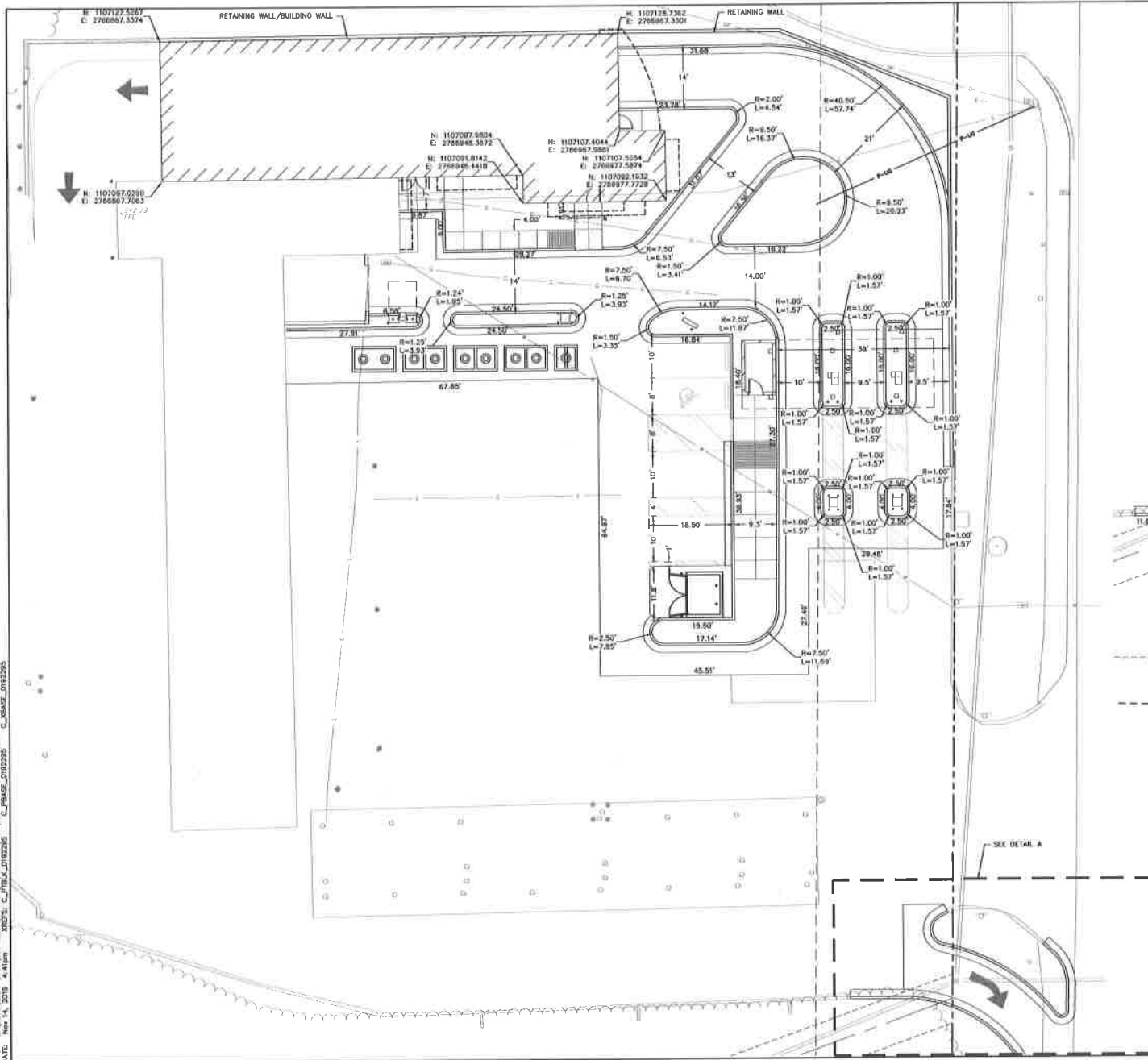
REVISIONS

| REV. NO. | DATE | REVISION DESCRIPTION |
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olsson

Clifton - Civil Engineering
 Missouri Certificate of Authority #
 1501 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177 www.clifton.com

DATE: 11/14/2019
 TIME: 10:00 AM
 USER: amj
 PROJECT: 2019-2020 OLYMPIC CAR WASH
 DRAWING: 6220 NORTH OAK TRAFFICWAY
 SHEET: C3.1



| | | | | |
|--|---------------------------|--|--|------|
| olsson <small>Olsson & Co. Engineering 3071 Northpark Lane North Haven, CT 06460 Tel: 203.361.1177 www.olsson.com</small> | | DIMENSION PLAN OLYMPIC CAR WASH 6220 NORTH OAK TRAFFICWAY GLADSTONE, MO | | 2019 |
| | | SHEET C3.1 | | |
| REV. NO. DATE DESCRIPTION | BY CHECKED APPROVED | REVISIONS | | |



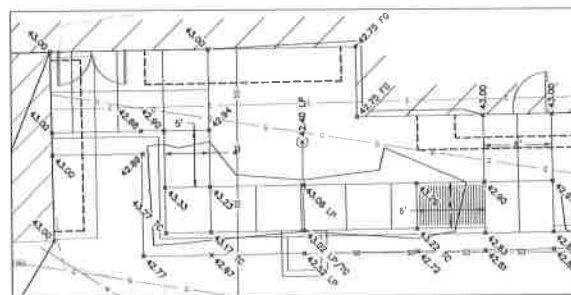
1. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF GLADSTONE (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.

2. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATERIAL AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND/OR TESTING AGENCY. SOILS REMOVED DURING STRIPPING SHOULD BE QUANTITATIVELY DETERMINED. A PORTION OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAYMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND/OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT THEIR EXPENSE.
3. ALL EMBANKMENT OUTCROPS OF RIGHT-OF-WAY SHALL BE PLACED IN CONTROLLED FILLS HAVING A MAXIMUM LOGIC THICKNESS OF 6". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +3 PERCENT OF OPTIMUM MOISTURE CONTENT.
4. PROPOSED SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 900.00 TO GET THE TRUE ELEVATION.

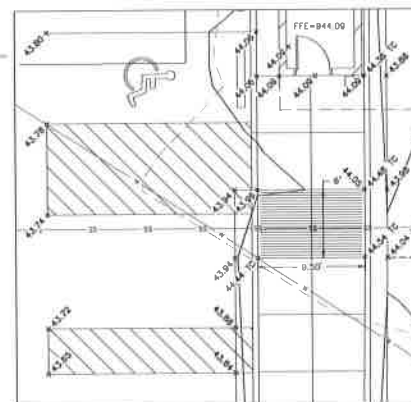
1. EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.

2. EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.

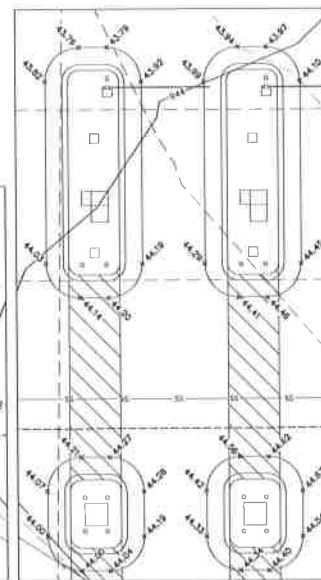
| LEGEND | |
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| 100 | EXISTING INTERMEDIATE CONTOURS |
| 100 | PROPOSED INDEX CONTOURS |
| 100 | PROPOSED INTERMEDIATE CONTOUR |
| ME | PROPOSED MATCH EXISTING |
| CU | PROPOSED TOP OF CURB |
| FG | PROPOSED FINISH GRADE |
| LP | PROPOSED LOW POINT |
| HP | PROPOSED HIGH POINT |
| 1W | PROPOSED TOP OF WALL |
| 1W | PROPOSED BOTTOM OF WALL |



DETAIL A
SCALE: 1"=10'



DETAIL B
SCALE 1"=10'



DETAIL C
SCALE: 1"=10'

SHEET
L1.0



| | |
|-------------|----------|
| DATE | 10-23-11 |
| DESIGNED BY | WR |
| DRAWN BY | WR |
| APPROVED BY | KAW |

5412-19

Olympic Carwash
8220 N. Oak Trafficway
Gladstone, MO, 64118

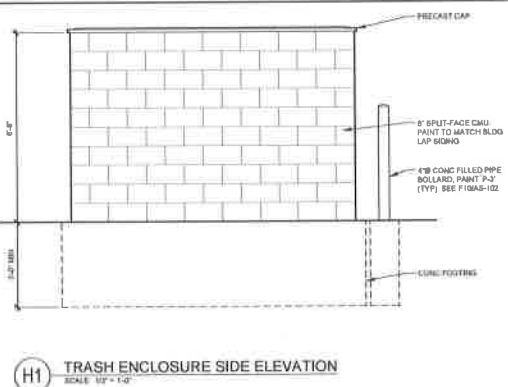
Tunnel Addition
8220 N. Oak Trafficway
Gladstone, MO 64118

ARCHITECTURAL SITE PLAN



1828 SWIFT SUITE 101
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.7233 F. 816.474.1051

Missouri State Certificate of Authority #ARC-000745





MEZZANINE PLAN
SCALE: 1/4" = 1'-0"

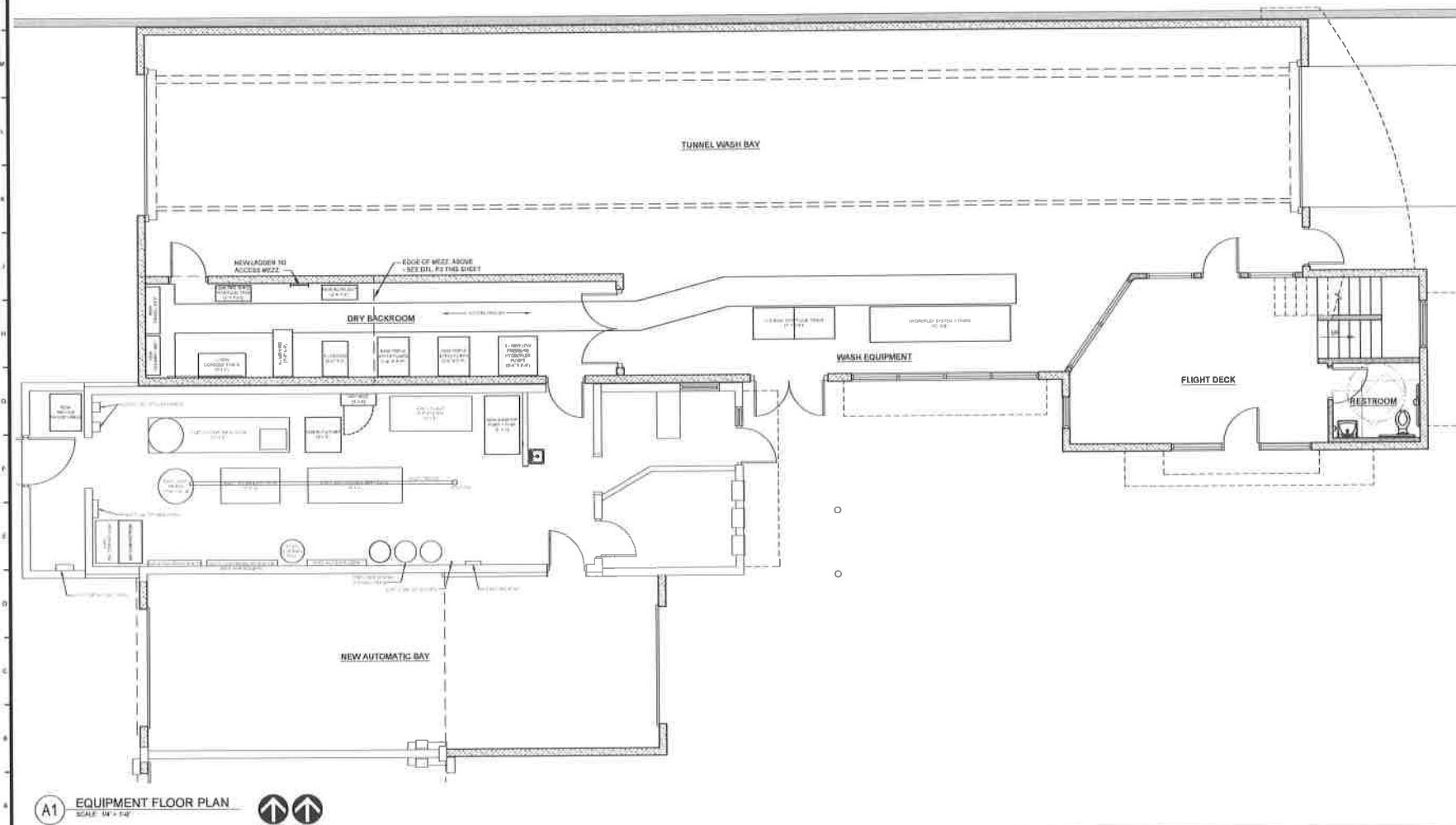
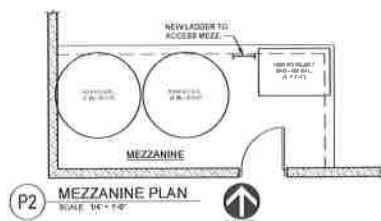


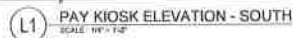
FLOOR PLAN
SCALE: 1/4" = 1'-0"



(A14) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



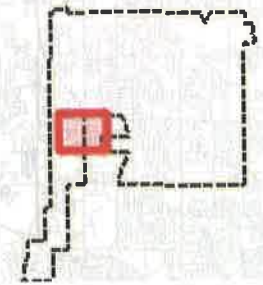
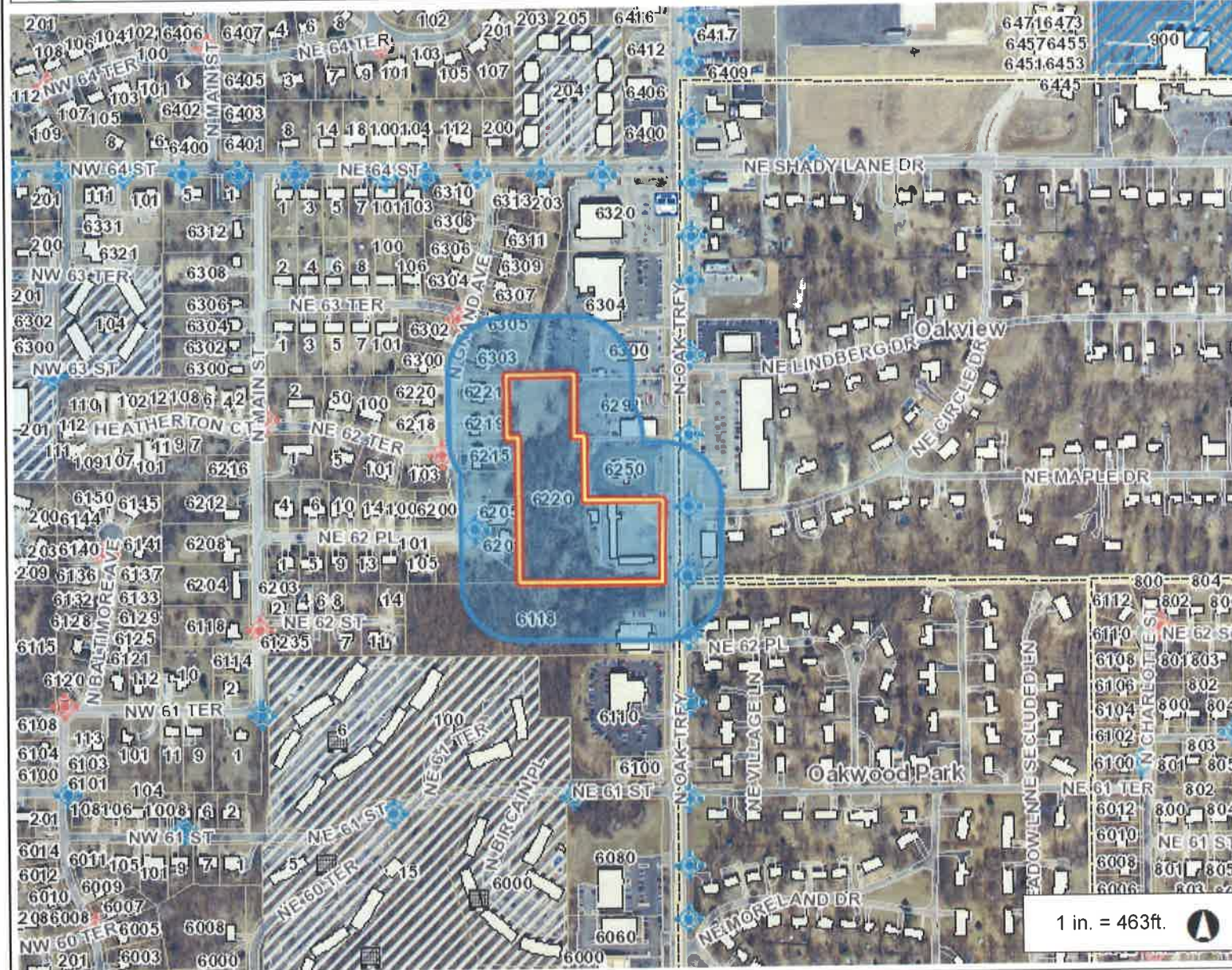

























JOB NUMBER
5412-19

Gladstone, MO



Legend

-  KCPL Lights
-  Gladstone Lights
-  School Point
-  Bike Parking
-  Bus Stop
-  Point of Interest
-  Church
-  Apartment Point
-  Street Centerline
-  Edge Of Pavement
-  Driveway
-  City Limits
-  Parcel
-  House Number
-  Building Footprint
-  School Polygon
-  City Park
-  Villages
-  Apartment Polygon

Notes

File #2020-001 Olympic Car Wash
6220 N Oak Trfwy

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