

CITY COUNCIL MEETING GLADSTONE, MISSOURI MONDAY, SEPTEMBER 27, 2021

The City Council will meet in Closed Executive Session at 6:45 pm Monday, September 27, 2021, 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, and 610.021(3) Personnel.

OPEN STUDY SESSION: 7:15 PM

1. 2020-2021 City Council Goals Update. City Manager Wingerson will provide an update to the City Council's 2020-2021 goals.

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 September 13, 2021, Closed City Council Meeting Minutes.
- 6. Approval of the September 13, 2021, Regular City Council Meeting Minutes.

7. CONSENT AGENDA.

RESOLUTION R-21-47 A Resolution Supporting the Concepts contained in the Climate Protection Playbook.

CONSIDER SPECIAL EVENT PERMIT: Scarecrow 5K Run/Walk, 602 NE 70th Street, Linden Square, Sunday, October 3, 2021, 5:30 am – 9:00 am.

CONSIDER SPECIAL EVENT PERMIT: Kansas City Symphony, 7600 N. Troost, Oak Grove Park, Saturday, October 9, 2021, 6:30 pm – 7:30 pm.

CONSIDER SPECIAL EVENT PERMIT: Friday Fright Night, 7600 N. Troost, Oak Grove Park, Friday, October 15, 2021, 3:30 pm – 7:30 pm.

CONSIDER SPECIAL EVENT PERMIT: Kansas City Symphony, 7600 N. Antioch, Happy Rock Park East, Thursday, October 21, 2021, 6:00 pm – 7:00 pm.

APPROVE SEMI-ANNUAL FINANCIAL STATEMENT ENDING JUNE 30, 2021.

REGULAR AGENDA.

8. Communications from the Audience.

Members of the public are invited to speak about any topic not listed on the agenda. When speaking, please state your name and address for the record and limit comments to 5 minutes.

- 9. Communications from the City Council.
- 10. Communications from the City Manager.
- 11. PUBLIC HEARING: Special Use Permit to allow operation of a hair salon in the home at 2700 NE 68th Terrace.
- 12. FIRST READING BILL NO. 21-28 An Ordinance approving a Special Use Permit for property located at 2700 NE 68th Terrace, Gladstone, Missouri.
- 13. PUBLIC HEARING: Zoning and Site Plan for 605 NE 69th Street.

- 14. FIRST READING BILL NO. 21-29 An Ordinance amending Ordinance No. 3.973 related to Zoning Ordinance Regulations and the establishment of use districts within the City of Gladstone, Missouri, for property located at 605/607 NE 69th Street, Gladstone, Missouri.
- **15. FIRST READING BILL NO. 21-30** An Ordinance approving a Site Plan for property located at 605/607 NE 69th Street, Gladstone, Missouri.
- 16. FIRST READING BILL NO. 21-31 An Ordinance approving a Final Plat at 605/607 NE 69th Street, Gladstone, Missouri.
- 17. CONTINUED PUBLIC HEARING: Zoning and Site Plan Revision for 2610 Northeast 60th Street.
- 18. FIRST READING BILL NO. 21-32 An Ordinance amending Ordinance No. 3.973 related to Zoning Ordinance Regulations and the establishment of use districts within the City of Gladstone, Missouri, for property located at 2610 Northeast 60th Street, Gladstone, Missouri.
- 19. FIRST READING BILL NO. 21-33 An Ordinance approving a Final Development Plan for property located at 2610 Northeast 60th Street, Gladstone, Missouri.
- 20. PUBLIC HEARING: Fixing the annual rate of levy for the 2021 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.
- 21. FIRST READING BILL NO. 21-34 An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the Annual Rate of Levy for the 2021 Real Estate and Personal Property Taxes within the corporate limits of the City of Gladstone, Missouri.
- 22. Other Business.
- 23. Adjournment.

Representatives of the News Media may obtain copies of this notice by contacting:



Department of General Administration Memorandum SCW21-14

TO:

Mayor R.D. Mallams

Mayor Pro Bill Garnos

Councilmember Jean Moore Councilman Tom Frisby Councilmember Tina Spallo

FROM:

Scott Wingerson, City Manager

DATE:

September 17, 2021

SUBJECT:

2020-2021 City Council Goals Update

Please find following a snapshot of progress related to the adopted 2020-2021 City Council Goals.

1) Keep Gladstone as a safe place with a focus on crime reduction, traffic enforcement, and the recruitment and retention of high quality police officers.

On June 2, Public Safety Director Mike Hasty retired, which created an opportunity to restructure the Public Safety Department in a way that would formally delineate the functions of Police and Fire / EMS. Essentially, these operations had been separated in 2000 as the department began hiring personnel specific to each of these functions and ended the practice of cross-training and transferring employees between these roles. This formal split has allowed both Police and Fire/EMS to have their own identity, which we have been told by the labor groups was a barrier in our efforts to recruit and retain personnel. On June 14, the City Council formally authorized the changes in our Ordinances and separated Public Safety into Police and Fire/EMS Departments. Sean Daugherty, the former Fire/EMS Division Chief, has been appointed the new Fire Chief and Bob Baer has assumed the role of Assistant City Manager for Emergency Services. A notable recruitment firm, Baker Tilly, was retained to conduct a national search for a new Police Chief. After an exhaustive collaborative process, Fred Farris was selected to serve as Police Chief. Chief Farris was sworn in on September 13, 2021. Assistant City Manager Baer and Chief Farris are in the process of outlining a philosophy based on collaboration to build a culture rooted in ownership throughout the department.

Since June 2, several changes have occurred within the Police Department in an effort to stabilize, retain quality employees, and increase our efforts to focus on basic patrol functions and crime reduction.

All Sergeants have been returned to positions held before a previous transfer.

This transfer was done to immediately try to improve the morale on the department, repair personal relationships between our first-line supervisors, and provide equity by allowing all eligible Sergeants to work in an interim command role before we conduct a process and fill those positions permanently.

Reassign the Traffic Unit and assign those officers to patrol shifts.

Two factors went into this decision:

- 1) The data indicated the Traffic Unit was not as visible as desired.
- 2) The need to support and augment the basic patrol functions of the department during this transitional time.

Traffic enforcement has been refocused as a function of every officer, not just officers assigned to the Traffic Unit. This message has been emphasized by the first-line supervisors and the shift officers have responded by increasing self-initiated activity. Arrests, citations and self-initiated activity has increased substantially since June 1.

Reassign the Community Policing Unit and assign those officers to patrol shifts. Similar to the Traffic Unit, two factors went into this decision:

- 1) The Community Policing Unit had drifted away from conducting investigations in multi-family complexes, and developing positive relationships with the multi-family complex managers.
- 2) The need to support and augment the basic patrol functions of the department.

Re-establish Roll Call

Roll call is the period of time at the beginning of each shift when the shift supervisors inspect their crew, relay information from prior shifts, provide extra patrol information, and make district assignments. This is also a period of time training material can be distributed and officers can interact in a group setting and build comradery. Additionally, roll call serves to instill a personal level of responsibility in officers for the districts they are assigned. So far, this has had a positive impact on morale in addition to the objectives previously outlined.

Place a greater emphasis on crime analysis and establish and implement an Impact Unit to address crime trends and hot spots.

In order to address crime trends, they first need to be identified. The Crime Analyst position has been established within the department for approximately seven (7) years; however, more emphasis has been given to reporting crime after the fact than identifying trends and predicting

future occurrences of criminal activity. We have increased our participation in the metro crime analysis group and identified additional training that will help our Crime Analyst identify these crime trends and make educated predictions on future criminal activity based on solid data. Data-driven policing is the future of law enforcement and a way to assist in the deployment of limited resources for the biggest impact. In addition to a new commitment towards crime analysis, the establishment of a five (5) officer Impact Unit, will allow the department to act on the crime data and begin focusing their efforts on targeting the focus areas. All officers have been directed to increase their enforcement and patrol efforts to provide a higher police visibility to the residents of the community.

We are hopeful that the changes made in the structure and operation of the department have raised morale and helped drive positive changes in the culture. Many departments have indicated they are having a difficult time recruiting and retaining law enforcement officers in the present day environment; however, we believe that a positive culture can and will draw and retain qualified personnel. We are hopeful that the selection of Chief Farris will further expand on these changes and provide even more momentum for positive change.

EMS Recruitment

A program has been designed and implemented to identify high performers and hire them while still in paramedic school. This program is similar to employing a police officer while still in the academy. This program has already been used to hire one (soon to be) paramedic and appears to be working as intended.

COVID Adjustments

The Fire Department changed the EMS response operation to protect our personnel and residents in the early stages of the pandemic. These actions allowed EMS personnel to continue emergency operations at the highest level.

The list of COVID adjustments in every department are too extensive to list. Working together we were able to avoid a reduction in services and financial difficulty others are experiencing.

Operation Safe

Staff was instrumental in conceptualizing and executing a vision for a mass vacation clinic in Clay County. Operation Safe was one of the most successful clinics operated in the state with nearly 100,000 doses given. The details of Operation Safe have been previously discussed, however, that effort by all of the partners was the start of returning to normal.

2) Prioritize the development of our Public Safety Building and Fire Station No. 2

Funding for these facilities was originally envisioned as a single certificate of participation issuance. Due to the financial markets during COVID and a discussion about the location of the Police Station, two separate financings were completed to provide funding for these facilities. Fire Station No. 2 has been designed, bid, and is under construction. Completion is expected in Fall 2022.

Two studies were completed to determine the location of the new Police Department building. Ultimately, it was decided that an addition to City Hall would best suit the department. The current schedule provides for construction to begin in Spring, 2022 with completion planned in Fall, 2023.

3) Continue implementation of parks, cultural arts, facilities, streets, sidewalks, stormwater, and potable water master plans.

Parks/Cultural Arts

- In partnership with the North Kansas City School District, a new concession/restroom facility is available to Oak Grove Park. The facility has been used for Bluesfest, July 4th, and Theatre in the Park.
- Hamilton Heights playground received a poured in place surface to replace a pulverized tire surface.
- The Outdoor Pool Bathhouse project is designed, bid, and scheduled for completion late Spring 2022.
- New public art has been installed in Linden Square and on Kendallwood Parkway.

Streets

Street improvements total nearly \$8 million dollars including:

- Completion of the Old Pike Road project
- Completion of the 2020 Street Maintenance Program
- Construction of the 76th Street project
- Construction of the 2021 Street Maintenance Program

Sidewalks/Trails/Signals

In addition to sidewalk and ADA maintenance as part of the street maintenance program, the following improvements are highlighted:

- Completed pedestrian signal upgrade at N. Oak/72nd Street
- Completed pedestrian signal upgrades at N. Broadway/Englewood Road
- Construction pedestrian signal at 72nd Street/Troost
- Construction of Rock Creek Greenway Trail- Phase 2
- Designing sidewalk on the south side of 72nd Street from N. Olive to N. Park

Stormwater

- Construction of NE 76th and N. Tracy Storm Drainage
- Designed Carriage Commons Box Culvert Modifications
- Completed numerous resident generated miscellaneous stormwater projects

Potable Water

- Construction of 10,000 linear feet of water main replacements
- Awarded water treatment plant study. Results expected in early 2022

Comprehensive Plan

The Gladstone City Council created the Comprehensive Plan Task Force to aid in the development and search for the next consultant to address the Comprehensive Plan Update. Since the beginning of 2021, this task force has met periodically to discuss the Citizen Survey conducted by the ETC Institute, the Land Productivity Analysis completed by Gould Evans, the Request for Qualifications (RFQ) process and the future of the Comprehensive Plan Update.

Three firms submitted documents for the Request for Qualifications. Shockey Consulting was selected and will review master plans from various departments that coincide with the overarching Comprehensive Plan Update.

4) Continue commitment to downtown and commercial corridors through effective and innovative strategies.

Over the past two years, the City has experienced over \$100,000,000 in investment with additional projects in the process. Below, is a list of the most impactful projects:

Fairfield Inn by Marriott
North Kansas City School District Early Education Center
Grand Royale Independent Living Facility
HyVee reinvestment (grocery and convenience stores)
Woof's Play & Stay
Gladstone Foods
DaVita Dialysis Medical Clinic
White Chapel Funeral Home
Olympic Car Wash
Wendy's
Little Caesar's Pizza
Improvements to Gladstone Dodge, Ram, and Jeep Dealership
Parkside at Hobby Hill – Multifamily & Commerical Mixed-Use Development

With the success of our growing downtown, City staff engaged Confluence to help address downtown parking improvements. Through much collaboration and support from downtown businesses, a plan was developed. Linaweaver was the construction company selected and has a completion date set for September, 2021.

In 2020, Confluence completed the North Oak Corridor: Complete Streets Plan that establishes a recommended vision for integrating new pedestrian and multimodal facilities into the North Oak Corridor and Dowtown Gladstone region.

5) Continue to enhance the proactive residential and commercial code enforcement program that has been established.

With education in mind, articles appeared in the Gladstone magazine in an effort to help inform the public and increase compliance. Additionally, educational flyers are sent to those that receive compliance notifications.

While the city has an aggressive code compliance function, some residents choose to become repeat offenders. Specifically related to tall grass, residents now receive a warning for the first offense. On the second offense the city takes action, removes the violation, and assesses a charge to the property owner.

The property violation signs continue to make an impact and generally result in reduced compliance time.

Dumpster Days were held with the Twin Lakes HOA June 10 through June 13, 2021.

The Community Development Department has implemented the new Central Square software designed to streamline the compliance process.

The commercial code enforcement and dangerous building process were used to facilitate the demotion of the "Old BP" gas station on N. Oak.

Staff continued to provide opportunities that support the residential and commercial code enforcement programs including year-round operation of the regional yard waste recycling facility, hosting the annual spring beautification event, and participation in the MARC Household Hazardous Waste Program.

6) Develop an innovative housing strategy designed to meet the needs of our diverse residents, encourage quality residential density, promote investment, and preserve and increase housing values.

Parkside at Hobby Hill – A multifamily and commercial development by Cardinal Crest KC that redevelops dilapidated properties along the N. Oak corridor adjacent to 76th Street. This \$30,000,000 mixed-use project will consist of 216 luxury style apartment units with community amenitites that include a pool, clubhouse, professional work space, fitness center, and 10,000 square feet of retail. The Comprehensive Plan that was adopted in 2008 identifies this area of the N. Oak Corridor as a location for redevelopment into a mixed-use community. This mixed-use project complies and aligns with our current comprehensive plan for future redevelopment of this corridor.

Acquisition and Demolition of 805 NE 69th Street – This property is adjacent to the Community Center and city staff is having conversations with residential developers to build row housing, townhomes, or homes similar in nature along 69th Street from N. Holmes Street to N. Campbell Street. City staff is striving for a higher end product that would help diversify our housing stock in the downtown region that promotes residential density while promoting investment and increasing housing values.

7) Create a long-term development and programming plan for Atkins-Johnson Farm and Museum to make it sustainable.

In 2021 the museum manager took advantage of another employment opportunity to further her career. Since that time, Parks, Recreation, and Cultural Arts staff worked to stabilize the operation and hire a new museum manager.

Approximately \$200,000 has been allocated to a small facility on the property. Two options are being prepared for consideration.

Staff worked to develop relationships to facilitate the development of a \$20 million agriculture education facility. COVID stalled these conversations for now.

8) Complete the messaging strategy designed to communicate Gladstone as home.

The messaging strategy "Gladstone, Together we Grow" has been considered by the City Council. This concept will be reflected in a planned website update in 2022.

9) Promote diversity, equity, and inclusion in all that we do to continue to be a welcoming city to everyone.

In July, Gladstone became one of the first cities in the area to mandate Implicit/Unconscious Bias training for all city employees. A nationally recognized speaker and author on the topic was brought in to conduct eight hours of instruction. The program was aimed at getting our staff to not only reflect about themselves, but also learn how they subconsciously filter the world around them. Employees learned that removing implicit biases takes a commitment to think differently while seeking to recognize and discard the natural stereotypes that have been developed over their lifetime. As a result, the message was very well received and the training scored very high reviews from employees in all departments.

Staff also participated in an on-line Unconscious Bias training sponsored by Miscrosoft, which explored different potential bias via video scenarios.

Thank you for your consideration. If you should have any questions or desire additional information please advise.

Encl

RESOLUTION R-20-53

A RESOLUTION ADOPTING A MISSION STATEMENT, VISION STATEMENT, AND GOALS FOR THE CITY OF GLADSTONE, MISSOURI, FOR 2020-2021.

WHEREAS, the Council of the City of Gladstone believes that developing and implementing goals is a critical component in successfully managing the municipal resources entrusted to them; and

WHEREAS, the Council of the City of Gladstone recognizes that clearly articulated goals provide a valuable communication tool between a City government and its constituents; and

WHEREAS, the Council of the City of Gladstone is committed to implementing policies and allocating resources to promote these goals.

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

THAT, the following Mission Statement, Vision Statement, and Goals are adopted for the City of Gladstone, Missouri:

MISSION STATEMENT

"The City Council, Boards, Commissions, and City Staff are inspired and invested to enhance Gladstone's quality of life and sense of community through innovative and effective leadership and inclusive citizen engagement."

GLADSTONE VISION

- Invested in becoming an even more welcoming and inclusive community.
- A vibrant commercial center with revitalized corridors at North Oak and Antioch Road and an innovative financial strategy that encourages economic development.
- A diverse quality housing stock that encourages community investment, provides opportunities to age in place, and becomes a destination to raise families.
- Innovative transportation alternatives that promote mobility in the community and the region.
- Stature and reputation of Gladstone strengthened and maintained. Gladstone is a recognized leader and provides innovative contribution to regional issues.
- A continued strong and innovative partnership with schools and other entities that help us ensure a high quality of life.
- An inspiring sense of place with a clear identity including an emphasis on arts and culture. You know you are in Gladstone.

- A strong commitment to public safety and City infrastructure investment.
- An inspired, innovative, and invested City staff.
- Cooperative relationships with citizens highlighted by inclusive citizen engagement and participation.

Based on the Mission and Vision, the City Council establishes the following goals:

2021 CITY COUNCIL GOALS

- 1. Keep Gladstone as a safe place with a focus on crime reduction, traffic enforcement, and the recruitment and retention of high-quality police officers, firefighters and EMS personnel.
- 2. Prioritize the development of our Public Safety Building and Fire Station Number 2.
- 3. Continue implementation of parks, cultural arts, facilities, streets, sidewalks, stormwater, potable water, and comprehensive master plans.
- 4. Continue commitment to downtown and commercial corridors through effective and innovative strategies.
- 5. Continue to enhance the proactive residential and commercial code enforcement program that has been established.
- 6. Develop an innovative housing strategy designed to meet the needs of our diverse residents, encourage quality residential density, promote investment, and preserve and increase housing values.
- 7. Create a long-term development and programming plan for Atkins-Johnson Farm and Museum to make it sustainable.
- 8. Complete the messaging strategy designed to communicate Gladstone as home.
- 9. Promote Diversity, Equity, and Inclusion in all that we do to continue to be a welcoming city to everyone.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9th DAY OF NOVEMBER 2020.

Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk

Gladstone Shaping Our Future

SHAPING OUR FUTURE Implementation Committee Report

With 2021 Update Included (Blue)

The purpose of this report is to transmit an initial concept for implementing the Shaping Our Future report that was previously presented to the City Council.

To date, over 100 stakeholders known as Shaping Our Future have worked to define the "what" the community imagines itself to be over the next 20 years.

The Implementation Committee has been charged with making the difficult decisions related to priority, sequence, and funding. In other words, "how" the community will progress toward the desired future.

This report is arranged around four key areas:

- Public Health and Safety
- Quality of Life and Economic Development
- Additional tasks to be led by Shaping Our Future
- Additional tasks to be led by the City

Although there are countless details, Shaping Our Future recommended the following core strategies to move our community forward. Thank you to the Mayor and City Council for considering this information and we look forward to sharing and Shaping Our Future together.



2021 UPDATE: This report contains progress made as of September, 2021 and reflected in "blue" font coloring.



Public health and safety is a critical component to enhancing our community. The following outline is a combination of facility improvements and program enhancements designed to ensure the highest level of care possible for all Gladstone residents.

I) Renovate and expand Fire Station #2.

This project serves to preserve the viability of the building and enhance the living conditions of our emergency personnel. Improvements would include new sleeping quarters, day room, and kitchen. The remainder of the facility would be renovated. These renovations would include replacement of HVAC and



electrical systems, a new roof, and general maintenance. Sustainable strategies will be applied to major building systems where applicable. Estimated Cost = \$2 Million.

2021 UPDATE: This project is slated to begin construction in September, 2021, and be completed in the Fall of 2022. The project was designed specifically to meet the goals of Shaping Our Future and will preserve the viability of the existing building and enhance the living conditions of our emergency personnel. Improvements will include new sleeping quarters, day room, and kitchen. The remainder of the facility will be renovated where necessary to include, but not be limited to, replacement HVAC, electrical systems, and general maintenance with major systems being as efficient as possible.

In additional to the basic upgrades recommended by Shaping Our Future, additional features of the completed fire station will include: improved bay doors, renovated common spaces, and relocation of fitness equipment from the bay to indoors. Finally, during the design process, the need for a



community room was identified. This room and associated parking area will accommodate approximately 50 people and will be used for Police and Fire Department training and as a community resource for neighborhood meetings and similar functions.

The Shaping Our Future estimated cost was \$2 million. With the COVID-19 related construction inflation and the addition of the community room/parking the project construction budget is approximately \$4 million.

II) Initiate a Community Health Program.

We believe two very real and cutting-edge partnership opportunities exist to improve our community health profile, enhance our delivery of service, and ultimately reduce the escalating cost of providing emergency medical services.

• Partner with a medical provider such as Mosaic, Meritas, or a local hospital to create a walk-in clinic for the public at Station 2. An emerging trend in EMS services shows that the public is more comfortable using emergency services than entering the traditional health care system. A staffed clinic provides two benefits to the City: First, it provides an option for people who are ill but may not require ambulance service to receive quality treatment. Second, it provides an open channel for communications or continuous improvement between medical clinic personnel and emergency medical personnel. The goals are to provide quality medical care, increase health of our community, and ultimately reduce ambulance runs. Shaping Our Future believes program costs related to this strategy should be primarily funded by the partner.

2021 UPDATE: Staff met with representatives of Mosaic, North Kansas City Hospital, and KU Medical Center regarding the creation of a partnership at Fire Station #2. While all complimented the concept, none were willing to enter into a partnership for business reasons. Two providers have a clinic within ¼ of a mile, one provider acquired another provider, and one

provider indicated the business market for a clinic near Fire Station #2 is saturated.



While the specific concept of creating a walk-in clinic at Fire Station #2 didn't materialize, the concept endured and resulted in a partnership with North Kansas City Hospital to create a wellness center at the Gladstone Community Center. The wellness center is staffed by NKCH

personnel and occasionally Gladstone Paramedics. To date, the wellness center has served more than 1,700 people. This partnership allows users to identify and address health concerns before the need of an ambulance and serves to strengthen the relationship between emergency and hospital personnel. The operation of the wellness clinic is funded by NKCH.

 Partner with a social service provider. Many law enforcement and emergency services are requested as a last resort. Shaping Our Future believes that this drain on services could be reduced with proper education

and social service. Many medical and police calls have their root in larger social concerns. Diabetes, mental health, domestic disputes, addiction, can all be positively impacted with education and proper treatment. When the City has direct access to a social service provider,



referring individuals and families to those services becomes routine. In this case, the City may be asked to provide office space, likely in/near the clinic of Station 2, however, we believe a social service partner could provide the substantial portion of program funding.

<u>2021 UPDATE</u>: The concept of this initiative is to provide social services in an effort to educate and treat manageable events related to diabetes, mental health, domestic relationships and similar occurrences.

The Clay County Public Health Center facilitated the creation of a Behavioral Health Task Force (BHTF). The BHTF is made of representatives from public health, hospitals, social services, and emergency responders. The task force is broken into three components: homelessness, mental health, and quality of life. Executive staff were participating in the Northland focused conversations until the emergence of the COVID-19 pandemic.

While the task force is discussing a coordinated response on a larger scale, it's important to continue efforts on the local level. To that end, a majority of officers are trained in crisis intervention to support those with critical mental health incidents. All experienced officers are versed in social services and supervisory officers have a list of social service providers that is routinely shared with those in need.

Finally, paramedics regularly visit with the most frequent non-compliant diabetics and other vulnerable people in an effort to educate and reduce runs to the hospital. The Fire Department also works with the Clay and Platte County Senior Falls Prevention Coalition to help identify those most at risk for a fall, so that measures can be taken to reduce the likelihood of a fall.

• Emergency Medical Service Policy. Some users of the system are taking advantage of the "free" ambulance service provided. Those abuses coupled with changes in the insurance industry related to high deductible plans, have negatively impacted a critical revenue stream.



Shaping Our Future suggests that the City investigate operational policies and billing alternatives that serve to refocus the ambulance service on true medical emergencies. These strategies could include: a limited number of "free" ambulance runs, a service charge for calling the ambulance and not being transported to the hospital, an institutional fee for high service facilities, and many more. We realize this is a very difficult public issue and

recommend that that policy analysis and education of the public begin in the short term, with consideration of proposed changes in policy within the next 18-24 months.

2021 UPDATE: This initiative suggests a review of ambulance billing policy related to "Zero out of Pocket Ambulance Service." Shaping Our Future also suggested that this be a short term initiative and changes be proposed within 18-24 months.

This is an extraordinarily complex issue with impacts to the consumer in regards to paying ambulance bills, an ever-changing regulatory environment related to Medicaid and Medicare, a financial impact to the City, and service concerns related to the public. Initial discussions by staff focused on the financial parts of this initiative. Staff sought professional consultants to perform this analysis. The first step was to audit current operations. This audit revealed very high compliance within the regulatory and collection environments. Secondly, professional consultants were sought to perform financial analysis of various public policy positions. No specialized consultants emerged as sufficiently qualified to perform the analysis.

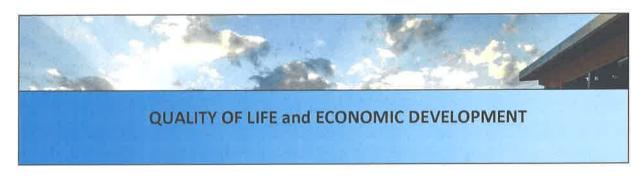
In early 2019 the COVID-19 pandemic emerged, putting these discussions on hold. The topic will re-emerge when the health care environment allows.

Shaping Our Future proposes that the City ask voters for a ¼ cent Fire Sales Tax for a period of 5 years to fund these physical improvements and immediately begin the effort to form partnerships with health care providers and social service agencies. We hope that the City will convene a group comprised of medical and social service providers to review these concepts and make recommendations on specifically how to move forward.

This revenue source will generate approximate \$800,000 annually or \$4 million over 5 years. The improvements are proposed to be funded "pay as you go" (no bond debt) to allow time for partnerships to be developed. The balance of the funds will be used to support emerging partnerships and replace aging equipment.

Additionally, we ask that the City perform an analysis of the current ambulance billing policy and begin to educate the public about the cost and proper use of the emergency medical service function.

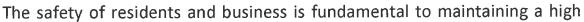
2021 UPDATE: The proposed ¼ cent sales tax was not ultimately recommended by the exploratory group that studied this issue.



Shaping Our Future proposes an aggressive and innovative approach to quality of life/economic development with new public facilities and tailored program approaches to stimulate economic development in other areas of the City

Quality of Life

• New Police Station or significant addition to existing City Hall





quality of life. The facilities Public Safety personnel operate from are important for their safety, but also to the perception of the community to new hires. Although the facility has been remodeled over the years, it is nearly functionally

obsolete. In accordance with the recommendations of the 2015 Facilities Study Plan, a new police station would be constructed and the lower level of City Hall renovated to accommodate Municipal Court.

Gladstone Shaping Our Future

As an alternative, the Facility Study also recommends a significant addition to existing City Hall to accomplish the same goals. This option has the added benefit of adding to the



Downtown area with additional parking and enhanced architecture.

The estimated cost of for either option is \$9 million See exhibit 3 from Facility Study.

- Shaping Our Future believes that the Clay County Sheriff and possibly other agencies may have interest in partnering in a facility of this type.
- Discussion should be opened with the Clay County Circuit Court to determine if any interest exists to partner in a multiple use court room.

2021 UPDATE: Shaping Our Future provided two options to create a new police station. One concept was to build a new station off site and move Municipal Court to renovated police space in City Hall. The second was to add to City Hall to accomplish the same goals.

In order to choose between these options, an initial study was performed. The first study provided a "10,000 foot" perspective and suggested that an addition to City Hall would best meet the goals of the Police Department.

Members of the Police Department and community desired additional details to be confident in this decision, so a second study was commissioned. All inputs into the study were provided by the Police Department and all available sites within the community were evaluated. After thorough analysis the top ranking site was the ball field at Central Park. Unfortunately, a deed restriction on Central Park makes it impossible to use as a Police facility. The second highest ranking site was an addition to City Hall. Based on two separate studies, the decision to move forward with an addition to City Hall was made. This option has the added benefit of adding to the downtown area with architectural improvements as suggested by Shaping Our Future.

This project is being designed with significant input from Police Department personnel. During the design process a public open house is planned to obtain input. While a date has not been set, the open house may occur in late Fall, 2021. Once the design is complete, a general contractor has been selected and construction can begin. The tentative schedule provides for construction to begin in Spring, 2022 with tentative completion Fall, 2023.

Shaping Our Future also suggested possible partnerships with the Clay County Sheriff and other agencies. The City is exploring possible co-location of dispatch services with the Clay County Sheriff, Liberty, and Excelsior Springs. Senate Bill 5 and 562 seek to require independent operation of Police Departments and Municipal Courts. Conversations about improving Municipal Court and City Hall are continuing.

The Shaping Our Future estimated cost was \$9 million. The current

construction budget is \$11 million to accommodate COVID-19 related construction inflation.

Performing Arts Center

A new performing arts center would be constructed. This center would seat 250 people and serve the needs of the community. The size and scale of this center could be expanded with additional partners. This building would be constructed with sustainability principles in mind. The estimated cost of this facility is \$3 Million. See exhibit 4 from the Cultural Arts Master Plan

- The MCC system has interest in developing a theater program through Maple Woods.
- The NKC School District may have interest in partnering to enhance arts education and provide a facility for all hands staff meetings and graduations.
- The MCPL system may have interest in developing a national level speakers series
- Private providers such as dance studios may have an interest in a facility of this type for seminars and performances.

2021 UPDATE: Shaping Our Future envisions a \$3 million, 250 seat performing arts center. Staff convened possible partners. The meeting was facilitated by nationally recognized performing arts consultants and architects. The Metropolitan Community Colleges, North Kansas City School District, and Mid-Continent Public Library all had very limited interest in partnering on a facility of this type. Staff will bring up the concept for the third time in 2022.

Atkins Johnson Farm.

Shaping Our Future recommends the development of an Education Center funded through a public/private partnership at AJ. Although this implementation strategy does not specifically address that need, Shaping Our



Future recognizes the importance of historic preservation in our community and the need for a regular funding source to make improvements at the property, service future debt, grow the collection, and develop programs.

2021 UPDATE: Shaping Our Future recommends a public/private partnership to create an education center. Staff has spent the better part of 5 years developing relationships that could result in an education center. Recently, the City was the leading agency in the attraction of a 40,000 sf, \$20 million agricultural education center. If it moves forward this facility would be created through a public/private/public partnership. This project is on hold due to COVID-19 financial impacts of the sponsoring agency.

In an effort to address this idea on a smaller scale the City has funded \$200,000 for a small gathering space that can be used for lectures and field trips. Specific options are currently being discussed.

Gladstone Shaping Our Future

II) Economic Development

Although many aspects of local government impact quality of life, few have the sweeping impact to change perceptions. Economic Development is one of those few efforts that can positively impact the City's finances, resident choice of



goods and services, image, perception and fund maintenance of basic services.

Preserve the Antioch Road Corridor

The Antioch Road corridor generates a majority of the city's sales tax. Preserving the viability and sustainability of this corridor is critical to the future of the city. Shaping Our Future suggests the creation of multiple community improvement districts to enhance the corridor and support retail activities. In short, a community improvement district (CID) institutes an additional sales tax (perhaps 1/2%) on business within the boundaries of the district.

 72nd/M-1: This CID would focus on improving the alignment of the 72/M-1 intersection,



enhance North City entrance aesthetics and provide a long term maintenance standard for the area. Thought should be given to funding improvement of sidewalks within the surrounding neighborhoods if possible through this CID.

2021 UPDATE: 72nd/M-1. This proposed CID would fund the re-alignment of M-1/72nd Street as well as provide sidewalks within walking distance of retailers. CID conversations have been held with 2 of the 3 retailers with

no objection. High turnover at Walmart and in the corporate administration make contacting and discussing the CID difficult.

O 64th/M-1: This CID would focus on streetscape improvements in the area around this intersection and converting a portion of the triangle to high quality passive public space such as a fountain or an area for the display of public art. Additionally, this CID could be used to expand the availability of commercial property in areas that are currently residential.

2021 UPDATE: 64th/M-1. This proposed CID would add neighborhood sidewalks, a trail connection, and streetscape improvements. Most recently, the North Kansas City School district has purchased the old Hobby Lobby and Price Chopper locations to convert into an Early Childhood Education Center. City Staff is evaluating how this recent change in ownership can impact a CID in this location.

 Englewood Road: This CID would focus on the South City entrance including aesthetics, streetscape improvements, and access management.

2021 UPDATE Englewood Road/M-1. This CID would fund entrance monuments and streetscape improvements along the corridor. This effort has not started.

• Reimagining North Oak Trafficway Corridor

The City has worked diligently over the years to enhance N Oak corridor and public investment has helped make a difference. It is imperative that all entities understand the need to enhance the viability of the buildings along N Oak corridor. Improving the buildings will increase rental rates, increased rental rates will improve the



quality of business, improved business quality will increase traffic. All of these improvements should make the area neighborhoods more attractive

to home buyers that desire a quality walkable experience. Through this iterative process the corridor can be brought back. Shaping Our Future suggests a multi-pronged approach.

Create a North Oak merchants group. This

group would be established to communicate the interests of the small businesses along the corridor.



- Significantly enhance and
 - expand the use of the storefront improvement program. This program is limited to a maximum amount of \$20,000. Shaping Our Future suggests that this program should be expanded to allow for significant exterior, tenant finish, and storefront improvements.
- Support the enhancement of Public Transportation along the corridor.
 Public transportation can serve to provide the workforce necessary to support small business. In addition to service level upgrades, Shaping
 - Our Future applauds the City Council for work to insure stops are improved with benches and waste receptacles.



- Continue work to insure Downtown
 - Gladstone becomes a viable community activity location for residents and visitors alike. Downtown is emerging a central place for the community to gather and identify with.
- Create a land acquisition fund for strategic land purchases to eliminate blight.

 Over the long term, work should commence to evaluate the opportunity to apply complete street concepts to the corridor, including road diets, bike lanes, improved pedestrian access, and mass transportation.

2021 UPDATE: A North Oak property owners group has been formed and met four times in 2017/2018. Commercial code enforcement and the creation of a corridor-wide CID are the primary topics being discussed. Being able to bring the necessary property owners together to hold these conversations has been quite challenging.

A Planning Sustainable Cities grant was awarded to the City in 2019. MARC, KCMO, and Gladstone (Gladstone was the lead on this project) chose the firm Confluence to study the North Oak Corridor and provide recommendations for accommodating all forms of transportation.

Gladstone was a key participant in a study being conducted by KCATA to bring Bus Rapid Transit to the Northland. The firm HNTB was chosen to lead the study and presented their results to the City Council in late 2019.

Property owners are beginning to re-invest in the corridors as well. Most notably at:

- Quality Plaza
- 58th/N. Oak
- Northtowne Hyundai
- Little Caesars Pizza
- Woof's Play & Stay
- Olympic Car Wash
- Gladstone Foods

- Burger King
- Giovanni's
- Applebee's
- Wendy's
- Hy-Vee (Grocery Store & Gas Station/Convenience Store)
- Walmart
- White Chapel Funeral home

- Gladstone Foods
- iWerx
- designWerx
- Stone Canyon Pizza
- Summit Grill
- Fairfield Inn

Shaping Our Future suggests asking the voters to approve a ½ cent General Sales Tax with ¼ cent of the sales tax sun setting after 20 years and ¼ cent continuing in perpetuity. This strategy provides necessary funding for the physical projects while ensuring the viability of new programs in perpetuity.

In total, this revenue source would generate approximately \$1,600,000 annually. Please see Exhibit 7 related to this topic. Shaping Our Future suggests a funding allocation as follows:

Construction/Renovation

Police Station/Municipal Court \$9 MillionPerformance Center \$3 Million

■ Debt service on the total of \$12 Million (4%/20years) is approximately \$900,000 annually.

Programs

m	Storefront Improve	\$150,000 annually
ш	Downtown	\$100,000 annually
п	Blight removal	\$150,000 annually
н	AJ	\$100,000 annually
m	PAC Operations	\$100,000 annually

The Implementation Committee is sensitive to the use of sales tax to fund these community enhancements and mindful of where the overall sales tax could rank us in comparison to other cities. However, with property tax and user fees near allowable limits, we believe the best option is to ask residents and visitors to invest in their community through locally generated sales taxes.

2021 UPDATE: Following the work of Shaping Our Future and in collaboration with the Implementation Committee, City Council, and staff, the decision was made to ask voters for a ½ cent sales tax to fund police and fire recruitment and retention efforts and improvements to Fire Station No. 2 and the Police Station. The election was held on April 2, 2019 and passed with an 80% approval.



In addition to these major projects, we ask the City Council to allow further study and discussion by Shaping Our Future concerning these topics.

- Create an exploratory committee to advance the proposed ballot issues
- Promotion of the high quality schools in Gladstone
- Promotion of a bike friendly culture in Gladstone/Northland
- Work with the Gladstone Chamber to develop a business mentorship program
- Promote environmental stewardship
- Evaluate the timing and process for single source trash collection
- Understand the impact and necessary planning required for autonomous vehicles



- Expand health care option awareness among Gladstone residents
- Increase the number of community gardens

<u>2021 UPDATE</u>: Form an exploratory committee to advance proposed ballot issues. An election committee was formed comprised primarily of Shaping Our Future participants.

The ultimate recommendation was to place before voters a ½ cent general sales tax allocated to emergency services personnel and the Fire Station and Police Station projects.

Promotion of high-quality schools. The City facilitated the first conversation related to the Early Education Center. This has resulted in more than 20 million dollar investment into this outdated shopping center. Additionally, facility improvements at Antioch Middle School, Briarcliff Elementary, and Oak Park High School are increasing equity between older and newer schools in the District. Future focus will be on facility improvements at the remaining Gladstone schools.

Promote a bike friendly culture. As a policy, all trails are now constructed to accommodate multiple forms of transportation. For example, the trail systems have been extended in Happy Rock Park and Rock Creek which represents an investment of nearly \$2 million. Additionally, major street reconstructions at Oak Pike Road and 76th Street have/will have bike lanes designed into the project.

Work with Gladstone Chamber to develop a business membership program. The Gladstone Chamber is not staffed to take on additional programs. That said, the GACC has added lunch and learn programming to their options for small business. Additionally, the Clay County EDC continues to support small business in our area.

Promote environmental stewardship. The City continues to sponsor environmental stewardship through the annual beautification and household hazardous waste events.

Expand health care option awareness. The cost of health insurance remains a high percentage expense for most families. The marketplace has become a valuable source of information related to competitive insurance costs based on income. This program has also been highly publicized by others.

Staff is participating in the Northland Health Alliance- Access to Health Care Task Force and Chronic Disease Task Force. Both are beginning to meet again as COVID allows.

Autonomous Vehicles. Staff continues to monitor advances in technology and best municipal practices related to autonomous vehicles through MARC.

Evaluate timing for single source trash collection. Having attempted to secure single source trash collection on two separate occasions, staff is familiar with the technical process for selecting a single trash hauler. A recent citizen survey

ranked single source trash collection as the 6th highest priority of 7. The community is sharply divided on this topic with 30% of respondents clearly not supportive and 20% undecided.

Increase the number of community gardens. The number of community gardens are difficult to measure. That said, individual gardens have certainly increased over the last 5 years. The Friends of the AJ Farm have two very significant community gardens: the heritage garden and the Big Shoal Farm. Both source local produce and distribute throughout the community. Additionally, the City has established a field to table program which educates participants on the options available to use fresh produce.



Finally, Shaping Our Future asks that the City develop a strategy to address the following:

- The ability to enhance urban agriculture options by amending applicable ordinances
- Establish a Code Enforcement Task Force (perhaps the Neighborhood Commission) to review and suggest revisions to the Property Maintenance Code, strategies
 - to streamline the process, evaluate partnership opportunities with third party agencies, and provide a mechanism to communicate the status of issues to the public.
- A private sewer lateral replacement partnership program



- Development of a Glad Corps or student council type of program
- Expand the role of the Gladstone Neighborhood Commission to consider issues such as Public Safety outreach, diversity, social concerns, and reports.

2021 UPDATE:

Enhance agriculture options by amending ordinance. This review suggested looking at regulatory strategies to encourage urban gardens, farming, and chickens. Limited review of this topic has occurred.

Establish a code enforcement task force. This task force was approved and studied code enforcement issues for months. Ultimately, the City Council adopted sweeping changes to streamline the code enforcement process and strengthen enforcement tools. The task force also recommended changes to the dangerous building ordinance which was also adopted by the City Council. Both processes are now as aggressive as allowed by state law.

A private sewer lateral replacement program. In researching this issue, it was determined that a variety of private insurance options exist to significantly reduce the cost of water/sewer line replacement. While existing deductibles apply, this coverage can be obtained for \$50-\$100 per household for most families.

Development of GladCorps (Youth Council). Staff facilitated the creation of a youth council program with the administration of Oak Park High School. The goal of the program was to help students understand the role and value of local government. After completion of the first session, it was determined that the program lacked student enthusiasm and administrative support at the high school. Based on these factors and the time required by staff to run the program, it was discontinued.

Expand the role of the Neighborhood Commission. The Neighborhood Commission has served as a sounding board for a variety of issues including neighborhood watch, code enforcement, and dangerous buildings.

ADDITIONAL WORK- Not recommended by Shaping Our Future Implementation Committee, but contained in original report.

Develop Mobile App. A mobile app has been created. Waiting to make public for enhanced citizen access portal. Completion estimated by mid-2022.

Develop a fresh Gladstone Branding Strategy. The City engaged Trozzollo to create a brand strategy. While no logo suggestions were ultimately recommended the study will be implemented as part of our website redesign over the next 12 months.

Land acquisition to further economic development goals. The City has acquired parcels for future development opportunities. The City evaluates and monitors these opportunities on a monthly basis.

Business Retention. As a preliminary step, staff began meeting with business owners to determine their needs for assistance or other city services. This was discontinued due to COVID-19. Staff marketed the small business storefront improvement program resulting in the full amount available being loaned out.

Although replacement of the ladder fire truck was not financially possible, the City has purchased a new pumper, a new ambulance, and reconditioned an existing ambulance.

While there has not been success in reducing opioid dependence, the City implemented a Narcan program. Narcan is used to reverse the effects from a narcotics overdose. Both Police and Fire personnel are trained to administer this treatment and to date, dozens of lives have been saved.

Evaluation of sewer treatment options occurs on an on-going basis. To date, KCMO is the most attractive option despite increasing costs. The creation of a Gladstone Treatment Plant is estimated to be in the hundreds of millions of dollars range.

LEED Principles are designed into every public building project. Enhancements are made based on available funding and anticipated payback from the specific improvement.

Winter average for calculation of water bills has been changed from October-December to December-February usage.

Metroflex is now available to almost every Gladstone resident. COVID-19 has delayed a study of high efficiency bus service along the N. Oak corridor.



Shaping Our Future asks that the City Council authorize the creation of an exploratory committee for the purpose of proposing ballot language and developing a campaign related to a proposed Fire Sales Tax and Economic Development Sales Tax or General Sales Tax at either the April 2018 election or the August election. The purpose of the exploratory committee would be to answer these questions and to outline a campaign strategy.

The projects and programs funded through these taxes would be as generally outlined in this report. Shaping Our Future asks that the City Council endorse the larger strategies and authorize staff to begin work on these strategies. Shaping Our Future asks that the City Council consider endorsing implementation of these items at your annual goal setting retreat in October.

Thank you for your input, for your consideration, and for allowing us to be part of the solution.



MINUTES REGULAR CITY COUNCIL MEETING GLADSTONE, MISSOURI MONDAY, SEPTEMBER 13, 2021

PRESENT: Mayor R.D. Mallams

Mayor Pro Tem Bill Garnos Councilmember Jean Moore Councilman Tom Frisby Councilmember Tina Spallo

City Manager Scott Wingerson Assistant City Manager Bob Baer Deputy City Clerk Becky Jarrett City Attorney Chris Williams

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

Mayor Mallams opened the Regular City Council Meeting Monday, September 13, 2021, at 7:30 pm.

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

Deputy City Clerk Becky Jarrett called the roll. All Councilmembers were present.

Item No. 3. On the Agenda. Pledge of Allegiance to the Flag of the United States of America.

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

Mayor Mallams asked for a motion to add item 14A to the agenda: A Special Event Permit for a Car Stravaganza on Saturday, September 25, 2021.

Councilmember Spallo moved to add item 14A: A Special Event Permit for a Car Stravaganza to the agenda. Councilmember Moore seconded. The Vote: "aye", Councilmember Spallo, Councilment Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

<u>Item No. 5. On the Agenda.</u> Approval of the August 23, 2021, Closed City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the August 23, 2021, Closed City Council meeting as presented. Councilman Frisby seconded. The Vote: "aye", Councilmember

Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

<u>Item No. 6. On the Agenda.</u> Approval of the August 23, 2021, Regular City Council Meeting Minutes.

Mayor Pro Tem Garnos moved to approve the minutes of the August 23, 2021, Regular City Council meeting as presented. Councilman Frisby seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

REGULAR AGENDA

Item No. 8. On the Agenda. Swearing in of Gladstone Police Chief Fred Farris.

Mayor Mallams thanked those who were involved in the interview process for Chief Farris. He also thanked the Farris family for coming this evening and welcomed them to Gladstone.

Deputy City Clerk Becky Jarrett read the oath of office to Police Chief Fred Farris. Chief Farris introduced his family.

Councilmember Moore welcomed Chief Farris and his family. She commented that he has the support of the City Council as well as a great leadership team to work with.

Councilmember Spallo said that she is happy to welcome Chief Farris home to the Northland; he was overwhelmingly the number one choice after the interview process.

Councilman Frisby welcomed Chief Farris and his wife to the community.

Mayor Pro Tem Garnos commented that he believes Chief Farris will find Gladstone to be a welcoming community that supports the Police. He is proud of a City Council that supports the police officers in any way they can such as vehicles, equipment needs, radios, uniforms, and training. He went on to say that he is proud of our Police Officers. They have the hardest job of everyone and it has become harder over the last couple of years. As the new Police Chief he knows that Chief Farris has a tremendous and unique opportunity in this great community.

Item No. 9. On the Agenda. Communications from the audience.

There were no communications from the audience.

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

There were no further comments from the City Council.

Item No. 11. On the Agenda. Communications from the City Manager.

City Manager Wingerson said he would like to thank the residents of Gladstone for the inconvenience of all the construction work being done in the City. He's not sure he can remember this much activity throughout the City. He appreciates the residents, businesses, and visitors who are putting up with it as the City works to make the community better. He thanked those members of staff who are behind the scenes making everything happen.

<u>Item No. 12. On the Agenda.</u> RESOLUTION R-21-45 A Resolution granting a utility easement to Cellco partnership DBA Verizon Wireless for the extension of fiber optic cable and similar services to their antenna site at the Linden water tower.

Councilmember Moore moved to approve RESOLUTION R-21-45 A Resolution granting a utility easement to Cellco partnership DBA Verizon Wireless for the extension of fiber optic cable and similar services to their antenna site at the Linden water tower. Councilmember Spallo seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

<u>Item No. 13. On the Agenda.</u> RESOLUTION R-21-46 A Resolution authorizing a change order in the amount of \$135,656.00 to the professional services contract with Hoefer Welker Architects, for architectural design services for the expansion and renovation of Fire Station #2.

Councilmember Spallo moved to approve RESOLUTION R-21-46 A Resolution authorizing a change order in the amount of \$135,656.00 to the professional services contract with Hoefer Welker Architects, for architectural design services for the expansion and renovation of Fire Station #2. Mayor Pro Tem Garnos seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

<u>Item No. 14. On the Agenda.</u> PUBLIC HEARING: Continued from August 23, 2021. Zoning and Final Development Plan for 2610 Northeast 60th Street.

Mayor Mallams opened the public hearing and announced that it would be continued to the September 27, 2021, City Council meeting.

Item No. 14A. On the Agenda. Special Event Permit: A Special Event Permit for a Car Stravaganza on Saturday, September 25, 2021, from 7:00 am to 5:00 pm at Linden Square.

Councilman Frisby moved to approve a Special Event Permit for a Car Stravaganza on Saturday, September 25, 2021, from 7:00 am to 5:00 pm at Linden Square. Councilmember Moore seconded. The Vote: "aye", Councilmember Spallo, Councilman Frisby, Councilmember Moore, Mayor Pro Tem Garnos, and Mayor Mallams. (5-0)

Item No. 15. On the Agenda. Other Business.

There was no other business to come before the City Council.

Regular Council Meeting Minutes September 13, 2021 Page 4 of 4

Item No. 16. On the Agenda. Adjournment.	
Mayor Mallams adjourned the September 13,	2021, Regular City Council meeting at 7:46 pm
Respectfully submitted:	
Becky Jarrett, Deputy City Clerk	Approved as presented:
	Mayor R.D. Mallams



RES ⊠# R-21-47	BILL □# City Clerk Only	ORD # City Clerk Only
Date: 9/23/2021		Department: General Administration
Meeting Date Requested: 9/2	27/2021	
Public Hearing: Yes Dat	e: N/A	
Subject: Resolution of supp	ort for the concepts contained i	n the Climate Protection Playbook.
Background: MARC develop example and encourage action		ok to provide actions in support of cities to lead by
Budget Discussion: Funds ar to be \$ 0 annually. Previous	e budgeted in the amount of \$ years' funding was \$0	from the Fund. Ongoing costs are estimated
Public/Staff Input/Commiss September 13, 2021 City Cou		presented the Climate Protection Playbook at the
Provide Original Contracts,	Leases, Agreements, etc. to: Cit	y Clerk and Vendor
Scott Wingerson City Manager	JM City Attorney	

RESOLUTION NO. R-21-47

A RESOLUTION SUPPORTING THE CONCEPTS CONTAINED IN THE CLIMATE ACTION PLAYBOOK.

WHEREAS, the City of Gladstone has a long standing supporting partnership with the Mid-America Regional Council (MARC).

WHEREAS, MARC convened a regional group of participants to suggest actions that may be considered by cities related to climate protection.

WHEREAS, this group made recommendations that resulted in the Climate Action Playbook.

WHEREAS, the Climate Action Playbook provides alternatives for cities to consider and encourage cities to lead by example and encourage action.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI.

Section 1. The City Council hereby expresses its support for the concepts contained in the Climate Action Playbook.

Section 2. This resolution shall take effect and be in force from and after its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27th DAY OF SEPTEMBER 2021.

	R.D. Mallams, Mayor	
ATTEST:		
Becky Jarrett, Deputy City Clerk		



RES # City Clerk Only	BILL □# City	y Clerk Only	ORD # City Clerk Only
Date: 9/15/2021	Department: C	Community Developm	ent
Meeting Date Requested: 9/27/2021			
Public Hearing: Yes Date: Clic	ck here to en	ter a date.	
Subject: Special Event Permit			
Background: The Parks, Recreation Scarecrow 5K Run/Walk event on Stand 5K Run will begin at 7:30 am a brings families and friends together benefit the Northland Christmas Sto	Sunday, October at Linden Squar in a healthy en	3, 2021 in conjunction and both events will wironment while exer	on with Gladfest. The 1-mile walk end at Linden Square. This event cising. Funds from this event will
Budget Discussion: Funds are budgestimated to be \$ 0.00 annually. Prev	geted in the am vious years' fund	ount of \$ 0.00 from ding was \$0.00	the N/A Fund. Ongoing costs are
Public/Board/Staff Input: See attach	ed letter of trans	smittal	
Provide Original Contracts, Leases,	Agreements, etc	e. to: City Clerk and V	endor
Alan D. Napoli, C.B.O. Community Development Administ Building Official	rator	JM City Attorney	SW Scott Wingerson

LETTER OF TRANSMITTAL



CITY OF GLADSTONE Community Development Department P.O. Box 10719 Gladstone, Missouri 64188-0719



Tel. (816) 436-2200 Fax (816) 436-2228

To: CITY COUNCIL

FROM: COMMUNITY DEVELOPMENT

DATE: SEPTEMBER 14, 2021

PERMIT NO.: SEP21-00081

RE: Type 4 Outdoor Special Event

NAME OF EVENT: SCARECROW 5K RUN/WALK

LOCATION OF EVENT: 602 NE 70th Street

LINDEN SQUARE (START/FINISH) -SEE ATTACHED MAP FOR ROUTE-

DATE OF EVENT: SUNDAY, OCTOBER 3, 2021

TIME OF EVENT: 5:30AM - 9:00AM

RUN/WALK STARTS AT 7:30AM (1 MILE AND 5K)

EST. ATTENDANCE: 200±

[X] Map [] Other

REQUESTED TEMPORARY VARIANCE:
 [X] Section 2.120.050 Noise prohibited. [X] Section 2.130.010(2) Park rules and regulations (hours). [] Section 2.130.010(13) Park rules and regulations (alcoholic beverages). [] Section 2.135.040 Prohibition of smoking on or within all public park grounds. [] Section 2.140.040 Public fireworks display prohibited, exceptions. [] Section 5.110.1800 Drinking in public. [X] Section 5.160.230(a) Street use permit (street use permit allowed). [X] Section 9.1600.110 Temporary signs. [] Other – Section [] Other – Section
REMARKS: City staff has reviewed the application and finds that the variance(s) are appropriate for this venue.
Signed: Alan D. Napoli, C.B.O. Community Development Administrator Building Official
ATTACHMENT(S):

N. Cherry SCARECROW 5K Z Z Z Ш N.E. 70 St N. Cherr 67 PI. 67 66 Ter. 67 69 Ter St. St N. Holmes Z Ĭ. N N. Charlotte #N.Charlotte= N.E.68 Ter. . 68 St. 35 I.Campbe N. Campbel N.E. N Z N. Harrison 67 Ter. 67 67 N. Troost St. 면 NI N. Tracy N.E. 69, Ter 70 Ter. N.E.69S J.Smith N. Trac m Mile N. Flora N. Flora N. Kranz I ayne N.E. 67th Ter N. Wayne Ζ Z Ē N. Highlar N.E. 67 St. 68 68 69 I. Highland Ct. Ter St St N. Woodland Z N. Woodland

N.Euclid



RES # City Clerk Only	BILL □# Cit	y Clerk Only	ORD # City Clerk Only
Date: 9/15/2021	Department: (Community Developme	ent
Meeting Date Requested: 9/27/2021			
Public Hearing: Yes Date: Clic	ck here to en	ter a date.	
Subject: Special Event Permit			
Background: Professional members general public at the Oak Grove Parfrom 6:30 pm till 7:30 pm.	of the Kansas C k Amphitheater	City Symphony will be The event will take p	performing, free of charge, to the lace on Saturday, October 9, 2021
<u>Budget Discussion</u> : Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00			
Public/Board/Staff Input: See attach	ed letter of trans	smittal	
Provide Original Contracts, Leases,	Agreements, etc	e. to: City Clerk and Ve	endor
Alan D. Napoli, C.B.O. Community Development Administrational	rator	JM City Attorney	SW City Manager

LETTER OF TRANSMITTAL



CITY OF GLADSTONE Community Development Department P.O. Box 10719 Gladstone, Missouri 64188-0719 Tel. (816) 436-2200 Fax (816) 436-2228



To: CITY COUNCIL

FROM: COMMUNITY DEVELOPMENT

DATE: SEPTEMBER 15, 2021

PERMIT NO.: SEP21-00085

RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: KANSAS CITY SYMPHONY

LOCATION OF EVENT: OAK GROVE PARK - AMPHITHEATER

DATE OF EVENT: SATURDAY, OCTOBER 9, 2021

TIME OF EVENT: 6:30PM - 7:30PM

SETUP WILL BEGIN AT 4:30PM

EST. ATTENDANCE: 200±

REQUESTED	TEMPORARY	VARIANCE:
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[X] Map Other

REQUESTED LEMPORARY VARIANCE:
 [X] Section 2.120.050 Noise prohibited. [] Section 2.130.010(2) Park rules and regulations (hours). [] Section 2.130.010(13) Park rules and regulations (alcoholic beverages). [] Section 2.135.040 Prohibition of smoking on or within all public park grounds. [] Section 2.140.040 Public fireworks display prohibited, exceptions. [] Section 5.110.1800 Drinking in public. [] Section 5.160.230(a) Street use permit (street use permit allowed). [X] Section 9.1600.110 Temporary signs. [] Other – Section
REMARKS: City staff has reviewed the application and finds that the variance(s) are appropriate for this venue.
Signed: Alan D. Napoli, C.B.O.
Community Development Administrator Building Official
ATTACHMENT(S):



Gladstone, MO





RES # City Clerk Only	BILL □# Cit	y Clerk Only	ORD # City Clerk Only
Date: 9/15/2021	Department: (Community Developme	ent
Meeting Date Requested: 9/27/2021			
Public Hearing: Yes Date: Clic	ck here to en	ter a date.	
Subject: Special Event Permit			
Background: Parks, Recreation and at Oak Grove Park. The event will be for kids 12 and under to Trick or Treparticipate in some fun activities. The will go to the Christmas Store along	be on Friday, Oo eat with local v his is also a fur	ctober 15, 202,1 from evendors for candy, snachdraiser for the Northle	6:00 pm to 7:30 pm. This event is eks, and a spooky story as well as
The Park will be supervised and managed by Gladstone Parks, Recreation and Cultural Arts. The Police Department along with the Fire Department, will be attending the event and a request has been submitted to GEMA to assist with parking. The street traffic will be managed before, during, and after the event. Parking areas include Oak Park High School, Oak Grove Park, and entrance and exit areas to the park. There will be cones, barricades, and signs in those locations to help with the traffic flow, along with City personnel.			
Budget Discussion: Funds are budgestimated to be \$ 0.00 annually. Pres			the N/A Fund. Ongoing costs are
Public/Board/Staff Input: See attach	ed letter of tran	smittal	
Provide Original Contracts, Leases,	Agreements, etc	c. to: City Clerk and Ve	endor
Alan D. Napoli, C.B.O. Community Development Administ Building Official	rator	JM City Attorney	SW City Manager

LETTER OF TRANSMITTAL



CITY OF GLADSTONE Community Development Department P.O. Box 10719 Gladstone, Missouri 64188-0719



Tel. (816) 436-2200 Fax (816) 436-2228

To: CITY COUNCIL FROM: COMMUNITY DEVELOPMENT DATE: SEPTEMBER 14, 2021 **PERMIT NO.: SEP21-00084** RE: Type 4 Outdoor Special Event NAME OF EVENT: FRIDAY FRIGHT NIGHT LOCATION OF EVENT: 7600 N. TROOST AVENUE OAK GROVE PARK DATE OF EVENT: FRIDAY, OCTOBER 15, 2021 TIME OF EVENT: 3:30PM TO 9:00PM - VENDOR SET UP AND TEAR DOWN 6:00PM TO 7:30PM - FRIGHT NIGHT EVENT EST. ATTENDANCE: 800± REQUESTED TEMPORARY VARIANCE: [X] Section 2.120.050 Noise prohibited. [X] Section 2.130.010(2) Park rules and regulations (hours). [] Section 2.130.010(13) Park rules and regulations (alcoholic beverages). [X] Section 2.135.040 Prohibition of smoking on or within all public park grounds. [] Section 2.140.040 Public fireworks display prohibited, exceptions. [] Section 5.110.1800 Drinking in public. [X] Section 5.160.230(a) Street use permit (street use permit allowed). [X] Section 9.1600.110 Temporary signs. Other - Section Other - Section REMARKS: City staff has reviewed the application and finds that the variance(s) are appropriate for this venue. Signed: Alan D. Napoli, C.B.O. Community Development Administrator | Building Official ATTACHMENT(S): [X] Map

Other



Gladstone, MO





Alan D. Napoli, C.B.O.

Building Official

Community Development Administrator

Request for Council Action

SW

City Manager

RES □# City Clerk Only	BILL □# City Clerk Only	ORD # City Clerk Only
Date: 9/20/2021	Department: Community Developm	ent
Meeting Date Requested: 9/27/2	021	
Public Hearing: Yes Date: Clic	ck here to enter a date.	
Subject: Special Event Permit		
general public at Happy Rock Park will be at 4:00 pm; event from 6:00-	of the Kansas City Symphony will be East. The event will take place on Th-7:00 pm and load out from 7:00-8:00 is a thirty (30) foot mobile stage that wields.	nursday, October 21, 2021. Set up pm. They will perform from what
Budget Discussion: Funds are budgestimated to be \$ 0.00 annually. Pre-	geted in the amount of \$ 0.00 from vious years' funding was \$0.00	the N/A Fund. Ongoing costs are
Public/Board/Staff Input: See attach	ned letter of transmittal	
Provide Original Contracts, Leases,	Agreements, etc. to: City Clerk and V	endor

JM

City Attorney

LETTER OF TRANSMITTAL



CITY OF GLADSTONE Community Development Department P.O. Box 10719 Cladstone Missouri 64188 0710

Gladstone, Missouri 64188-0719 Tel. (816) 436-2200 Fax (816) 436-2228



To: CITY COUNCIL

FROM: COMMUNITY DEVELOPMENT

DATE: SEPTEMBER 17, 2021

PERMIT NO.: SEP21-00086

RE: Type 4 Outdoor Special Event

NAME OF EVENT: KANSAS CITY SYMPHONY - MOBILE MUSIC BOX CONCERT

LOCATION OF EVENT: 7600 N. ANTIOCH ROAD

HAPPY ROCK PARK WEST

DATE OF EVENT: THURSDAY, OCTOBER 21, 2021

TIME OF EVENT: 6:00PM - 7:00PM

4:00PM SET-UP

7:00PM - 8:00PM LOAD OUT

EST. ATTENDANCE: 200±

	REQUESTED	TEMPORARY	VARIANCE:
--	-----------	------------------	-----------

EXT G
[X] Section 2.120.050 Noise prohibited.
Section 2.130.010(2) Park rules and regulations (hours).
Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
Section 2.135.040 Prohibition of smoking on or within all public park grounds.
Section 2.140.040 Public fireworks display prohibited, exceptions.
Section 5.110.1800 Drinking in public.
Section 5.160.230(a) Street use permit (street use permit allowed).
[X] Section 9.1600.110 Temporary signs.
Other - Section
Other - Section

REMARKS: City staff has reviewed the application and finds that the variance(s) are appropriate for this venue.

appropriate for this vehice.
Signed: Alan D. Napoli, C.B.O. Community Development Administrator Building Official
ATTACHMENT(S):
[X] Map



Gladstone, MO





RES □# City Clerk Only	BILL □# City Clerk Only	ORD # City Clerk Only	
Date: 9/15/2021	I	Department: Finance	
Meeting Date Requested: 9/27/2021			
Public Hearing: Yes Date: Clic	ck here to enter a date.		
Subject: Semi-annual Financial Disclosure Publishing			
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 \$ from the estimated to be \$ annually. Previous years' funding was \$			
Public/Board/Staff Input: The presentation of the financial statement 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 mainly due to the issuance of the 2020 and 2021 COP during the 2021 fiscal year. In accounting, for lease proceeds, revenues are recorded in the period received. Expenses may be incurred as the projects continue into 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	JM City Attorney	SW City Manager	

City of Gladstone, Missouri Statement of Receipts and Expenditures For the Twelve Months Ended June 30, 2021 (unaudited)

			Special	
		General	Revenue	Enterprise
Receipts		Fund	Funds	Fund
Taxes	\$	13,142,808	\$ 6,556,534	\$ -
Licenses & Permits		814,256	:	393
Intergovernmental Revenue		2,575,927	2,727,543	34,758
Charges for Services		2,896,511	1,051,414	11,076,034
Fines & Forfeitures		530,639	7,758	0.00
Misc. Revenue		889,973	578,401	41,673
Debt Proceeds		570,000	20,372,833	2,500,000
Transfers		214,500	1,944,193	
Total Receipts		68,525,754		
Expenditures				
Personnel	\$	14,339,976	\$ 1,579,813	\$ 1,217,634
Supplies		960,807	124,504	423,570
Services		3,075,345	3,135,924	7,647,402
Capital		658,251	3,819,187	770,240
Debt		478,330	4,631,902	1,661,560
Transfers		1,116,493	992,200	50,000
Total Expenditures		46,683,139		

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	\$ 400,000
Revenue Bonds	1,160,000
Certificates of Participation (COP)	37,945,000
Department of Natural Resources	217,232
Lease Purchase	15,348,791
	\$ 55,071,023

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.

R.D. Mallams, Mayor	Date



RES # City Clerk Only

BILL ⊠# 21-28

ORD # City Clerk Only

Date: 9/22/2021

Department: Community Development

Meeting Date Requested: 9/27/2021

Public Hearing: Yes ☑ Date: 9/27/2021

Subject: Three (3) Year Special Use Permit for Home Hair Salon at 2700 NE 68th Terrace - Casie Yates

Background:

Last year, Mrs. Yates applied and received a one (1) year Special Use Permit. As of September 2021, the Community Development Department has not received any complaints regarding this business or address.

The applicant is requesting a three (3) year Special Use Permit for a home-based beauty salon at her residential home located at 2700 NE 68th Terrace.

The home based beauty salon will operate on a part-time basis, including the following schedule: Monday, Wednesday, and Friday from 10:00 a.m. to 1:00 p.m.; Tuesday and Thursday from 4:00 p.m. to 7:00 p.m.

The salon will have a separate entrance and restroom and there will be no more than two patrons in the salon at one time.

A letter written by Casie Yates from 2020 detailing her intentions and operations is included in your packet.

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

Public/Staff Input/Commission:

No Public Comments; City Staff recommends approval; Planning Commission unanimously approved the three (3) year SUP.

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

Austin Greer Community Development Director JM

City Attorney

SW

City Manager

AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO CASIE YATES FOR OPERATION OF A HOME HAIR SALON ON PROPERTY LOCATED AT 2700 NORTHEAST 68^{TH} TERRACE.

WHEREAS, Pursuant to Section 32-39 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for a Special Use Permit on property at 2700 NE 68th Terrace; and

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

WHEREAS, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, as follows:

SECTION 1. That Casie Yates are hereby granted a one-year Special Use Permit for operation of a Home Hair Salon on property located at 2700 NE 68th Terrace, the effective date of which shall be the enactment date of this Ordinance and expiring **three** years from the date of passage of this ordinance, all subject to the following conditions:

- 1. Casie Yates shall maintain a License as required by the State of Missouri. If for any reason the State of Missouri revokes or suspends the license of Casie Yates, the Special Use Permit shall also be automatically revoked or suspended.
- 2. This Special Use Permit is to be issued to Casie Yates to be used at this residence only. If she relocates to another residence, she must reapply for another permit. This Special Use Permit is to be non-transferable to another person either living at this residence or at any other location.
- 3. No person other than Casie Yates shall be employed at this location or any other address in association with the beauty salon operated by Casie Yates.
- 4. Hours of operation shall not exceed 30 hours per week, and shall not begin earlier than 8:00 a.m. nor end later than 7:00 p.m. on any day.
- 5. Casie Yates shall reside at this address for this permit to be valid.
- 6. Casie Yates shall apply for and maintain all applicable State and City business and occupational licenses.
- 7. All fire safety requirements made by the City of Gladstone Fire Inspector in addition to all fire and other safety requirements for such State License shall be complied with and maintained as required.
- 8. No structural changes shall be made to the house or property for the purpose of operating the beauty salon. The intent of this requirement is to ensure that the premises shall maintain its residential character throughout the term of the Special Use Permit.
- 9. This permit is issued in accordance with the submitted site plan of the house provided by Casie Yates in her application for the Special Use Permit. Any false statements in the

- application or violation of these conditions or other City Code requirements may result in the revocation of this Special Use Permit.
- 10. No outside storage or signage shall be placed on the property.

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.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS $27^{\rm TH}$ DAY OF SEPTEMBER, 2021.

ATTEST:	R.D. Mallams, Mayor
Becky Jarrett, Deputy City Clerk	
1 st Reading: September 27, 2021	2 nd Reading: September 27, 2021

File #SUP21-00002



Community Development Department

Staff Report

Date: September 1st, 2021

File #: SUP21-00002

Requested Action: Special Use Permit (Home Hair Salon)

Date of PC Consideration: September 7, 2021

Date of Council Consideration: September 27, 2021

Applicant:

Casie Yates

Owner:

Casie Yates

Architect/

Engineer:

N/A

Address of Property: 2700 NE 68th Terrace. Gladstone, Missouri

Planning Information

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

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Standard Driveway on 68th Terrace
- Traffic Impacts: None
- Parking Provided: 2 car garage; 4-6 vehicles can park in the driveway
- Proposed Signage: None

Analysis

Last year, Mrs. Yates applied and received a one (1) year Special Use Permit. As of September 2021, the Community Development Department has not received any complaints regarding this business or address.

The applicant is requesting a three (3) year Special Use Permit for a home-based beauty salon at her residential home located at 2700 NE 68th Terrace.

The home based beauty salon will operate on a part-time basis, including the following schedule: Monday, Wednesday, and Friday from 10:00 a.m. to 1:00 p.m.; Tuesday and Thursday from 4:00 p.m. to 7:00 p.m.

The salon will have a separate entrance and restroom and there will be no more than two patrons in the salon at one time.

A letter written by Casie Yates detailing her intentions and operations is included in your packet.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council approve this three-year Special Use Permit.

- 1. Casie Yates shall maintain a License as required by the State of Missouri. If for any reason the State of Missouri revokes or suspends the license of Casie Yates, the Special Use Permit shall also be automatically revoked or suspended.
- 2. This Special Use Permit is to be issued to Casie Yates to be used at this residence only. If she relocates to another residence, she must reapply for another permit. This Special Use Permit is to be non-transferable to another person either living at this residence or at any other location.
- 3. No person other than Casie Yates shall be employed at this location or any other address in association with the beauty salon operated by Casie Yates.
- 4. Hours of operation shall not exceed 30 hours per week, and shall not begin earlier than 8:00 a.m. nor end later than 7:00 p.m. on any day.
- 5. Casie Yates shall reside at this address for this permit to be valid.
- 6. Casie Yates shall apply for and maintain all applicable State and City business and occupational licenses.
- 7. All fire safety requirements made by the City of Gladstone Fire Inspector in addition to all fire and other safety requirements for such State License shall be complied with and maintained as required.
- 8. No structural changes shall be made to the house or property for the purpose of operating the beauty salon. The intent of this requirement is to ensure that the premises shall maintain its residential character throughout the term of the Special Use Permit.
- 9. This permit is issued in accordance with the submitted site plan of the house provided by Casie Yates in her application for the Special Use Permit. Any false statements in the application or violation of these conditions or other City Code requirements may result in the revocation of this Special Use Permit.
- 10. No outside storage or signage shall be placed on the property.

Recommendation

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

DEVELOPMENT APPLICATION



CITY OF GLADSTONE

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

File #: 5 400 1-0000 A
Application Date: 7-28-21

Date 7-28-21

PC Date: 9-7-21 CC Date: 9-77-7.

Application Type: (PH) Special Use Permit (\$500) ☐ (PH) Right-of-Way Vacation (\$200) ☐ (PH) Zoning Change (\$500) ☐ (PH) Variance – BZA (\$200) ☐ (PH) Site Plan Revision (\$500) ☐ Final Plat/Replat (\$75) Address of Action: 2700 NE 68TH TER, GLADSTONE, MO 64119 Legal Description: Attach under separate cover if needed. Proposed Change: Applicant/Property Owner Information: M Applicant(s) CASIE YATES Company YELLOW HOUSE CUTS, LLC Address 2700 NE WITH TER, GLADSTONE, MO 64119 Phone 816-806-8038 Fax: E-Mail: Property Owner (if different than applicant) Company Address Phone Fax: E-Mail: ☐ Architect/Engineer____ Company Address Phone Fax: E-Mail: Please indicate in one box above which person is to be the contact.

Applicant's Signature

July 24, 2021 2700 NE 68th Ter Gladstone, MO 64119

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

Re: Home Based Beauty Salon Special Use Permit

Dear Sir or Madam:

The purpose of this letter is to request a SPECIAL USE PERMIT for a home based beauty salon and to describe the property and operation of said salon.

My request is that the salon operate on a part time basis, including the following schedule: Monday, Wednesday, Friday 10:00 AM to 1:00 PM, Tuesday, Thursday 4:00 PM to 7:00 PM.

I work 5 part time days per week. I alternate Wednesday mornings and Saturday mornings weekly to accommodate customers. I will be the only stylist working in my salon and it will be located in an area seperate from out living quarters.

The salon will have seperate entrance and restroom. There will be no more than 2 patrons in the salon at a time. Parking is easily accommodated with our driveway which leads to the seperate entrance.

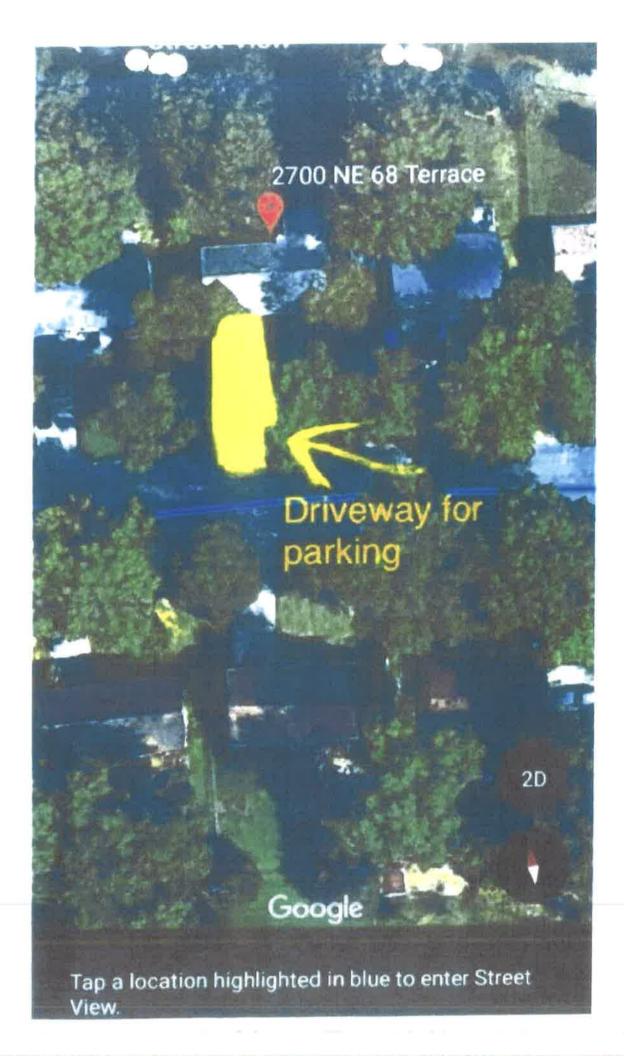
I have a small clientele of which i have known for many years. They are quiet and respectful. I do not wish to place signs or have any signs of my business on the outside of my property.

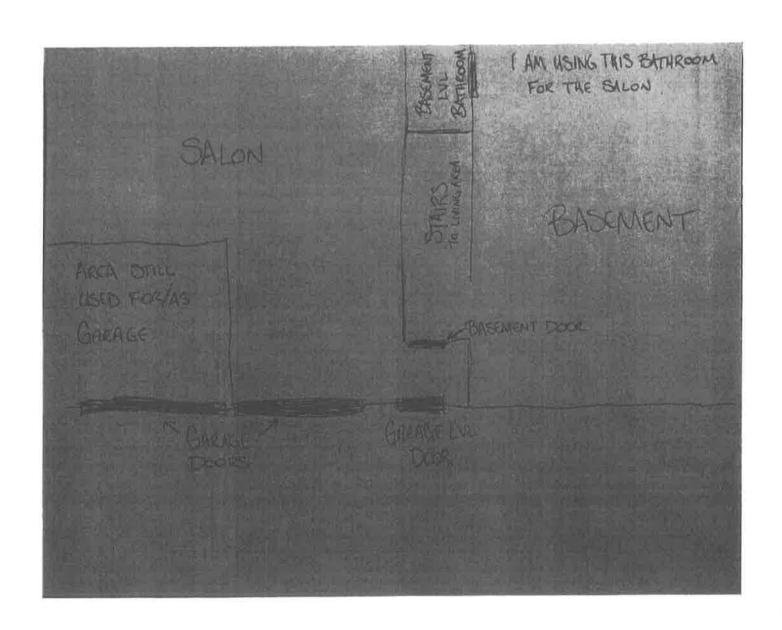
I would be happy to answer you or my neighbors may have.

My cell# 816-806-8038

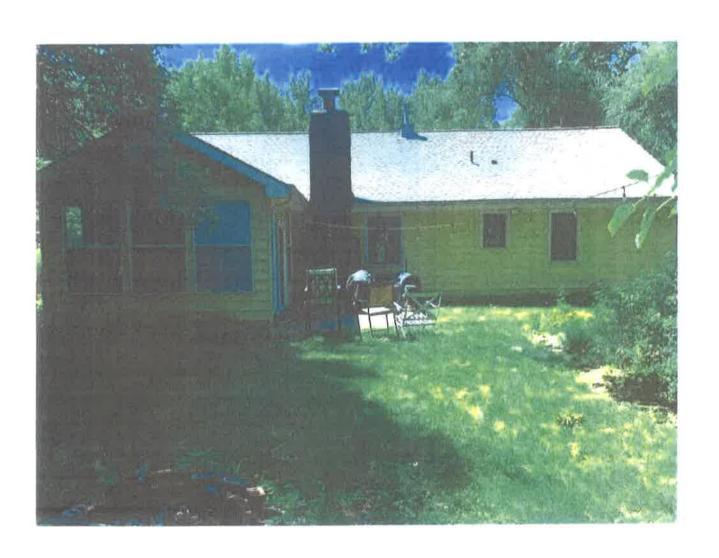
Thank you in advance for you consideration. I look forward to hearing from you regarding this matter.

Sincerly, Casie Yates











TO:

Property Owners Within 185' & Other Interested Parties

FROM:

Community Development Department

DATE:

August 13th, 2021

SUBJECT:

Yellow House Cuts - In-Home Hair Cutting Business at 2700 NE 68th

Terr

PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on September 7th, 2021 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a Special Use Permit at 2700 NE 68th Terr. legally described as 002700 NE 68TH TERR MEADOWBROOK NORTH 9TH PLAT LT 3 BLK 29

Applicant: Casie Yates

Owner: Same as above

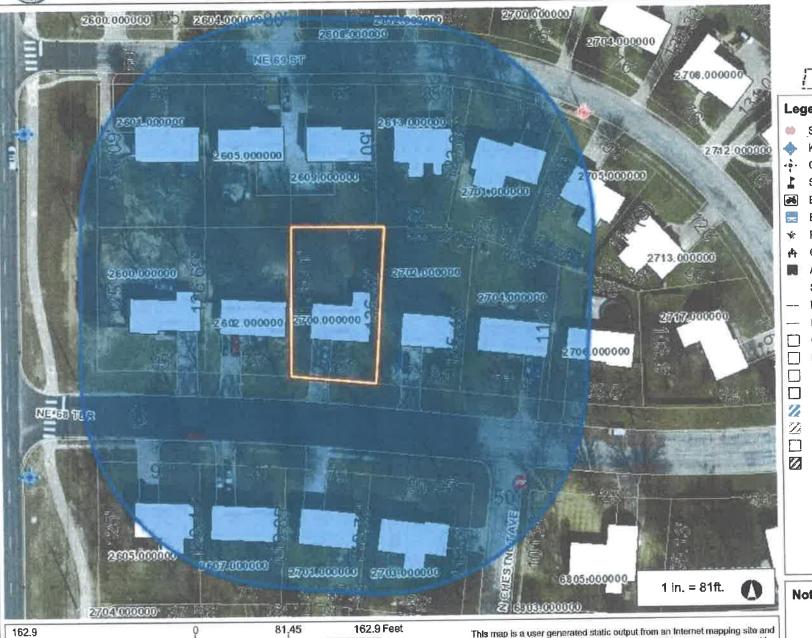
Subsequently, at its regular meeting of September 27th, 2021, at 7:30 PM, the City Council will conduct a public hearing on the same request.

Additional Information: This is a hearing on a Special Use Permit for Mrs. Yates to continue operating an in-home hair cutting business. Last year, Mrs. Yates was approved for a Special Use Permit at this location.

If you have any questions or concerns, please contact Austin Greer, Community Development Director & Assistant To the City Manager at austing@gladstone.mo.us and/or 816-423-4102.



Gladstone, MO





Legend

- Stop Sign
- **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

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



RES # City Clerk Only

BILL ⊠# 21-29

ORD # City Clerk Only

21-30

Date: 9/22/2021

21-31

Department: Community Development

Meeting Date Requested: 9/27/2021

Public Hearing: Yes ☒ Date:

Subject: Rezone, Site Plan Revision, and Final Plat for 605 & 607 NE 69th St. - Gladstone Foods

Background: The applicant, is requesting a re-zone, site plan revision and re-plat to expand their operation by adding one additional loading dock and approximately twelve (12) parking spaces to accommodate employees. The applicant owns the single-family home located at 605 NE 69th Street and plans to demolish the structure in order to achieve adding the loading dock and parking spaces.

The applicant is requesting a re-plat to combine the properties at 605 and 607 NE 69th Street into one property.

The applicant is requesting a re-zone at 605 NE 69th Street from R-1 Single Family to CP-3 Planned District Commercial to match the commercial zoning of 607 NE 69th Street.

The applicant plans to close the driveway that leads to the single-family home and add curb, gutter, and level out the sidewalk to match existing public improvements on 69th Street. In the winter of 2018, the Planning Commission and City Council approved the initial site plan revision that is currently under construction. The site plans and renderings can be found in the packet.

Budget Discussion: Funds are budgeted in the amount of \$

from the

Fund. Ongoing costs are

estimated to be \$ 0 annually. Previous years' funding was \$0

Public/Staff Input/Commission:

No public input; City Staff recommends approval; Planning Commission voted unanimously in favor of the project

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

Austin Greer

JM

SW

Community Dev. Director

City Attorney

City Manager

AN ORDINANCE AMENDING ORDINANCE NO. 3.973 RELATED TO ZONING ORDINANCE REGULATIONS AND THE ESTABLISHMENT OF USE DISTRICTS WITHIN THE CITY OF GLADSTONE, MISSOURI, FOR PROPERTY LOCATED AT 605 NORTHEAST 69th STREET GLADSTONE, MISSOURI.

WHEREAS, pursuant to applicable City ordinances, a Petition has been submitted to the Gladstone City Council to rezone the following described property from R-1 Single Family Dwelling District to CP-3 Planned District Commercial: This property is described as 000605 NE 69TH ST LINDEN BLK 36 EXC E65' OF N256 .79 & E1/2 VAC ST ADJ WEST, N1 /2 VACST ADJ SOUTH, & W1/2 VAC ST ADJ EAST

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

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

THAT, the aforesaid land be rezoned from R-1 to CP-3 as those district areas are set out in the applicable provision of Ordinance No. 3.973.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27th DAY OF SEPTEMBER 2021.

	R.D. Mallams, Mayor	
ATTEST:		
Becky Jarrett, Deputy City Clerk		

FIRST READING: September 27, 2021 SECOND READING: September 27, 2021

File #Rezon21-00003

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY LOCATED AT 605 AND 607 NORTHEAST 69th STREET GLADSTONE, MISSOURI.

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 605 & 607 NE 69th Street, Gladstone, Missouri;

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. FINAL DEVELOPMENT PLAN APPROVAL.

The Final Development Plan for the above described property is hereby approved subject to the terms and conditions set forth herein:

- 1. All exterior existing lighting shall be converted to LED.
- 2. The dumpster enclosure shall be constructed with materials and colors consistent with the primary building.
- 3. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
- 4. Any and all disturbed areas shall be sodded.
- 5. All landscaped areas shall be maintained in perpetuity.
- 6. All mechanical equipment on the roof and/or ground shall be screened from public view.
- 7. Curb, gutter, and sidewalk shall be installed to match existing public improvements at 605 NE 69th Street at the closure of the driveway approach.

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.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27th DAY OF SEPTEMBER, 2021.

	R. D. Mallams, Mayor
ATTEST:	
Becky Jarrett, Deputy City Clerk	
FIRST READING: September 27, 2021	SECOND READING: September 27, 2021
File #SITE21-00065	

BILL NO. 21-31

AN ORDINANCE APPROVING THE FINAL PLAT OF GLADSTONE FOOD PRODUCTS, SECOND PLAT KNOWN AS ALL OF LOT 1, LINDEN REPLAT OF PART OF BLOCK 36, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

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

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Gladstone Food Products, Second Plat" is hereby accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27th DAY OF SEPTEMBER, 2021.

	R.D. Mallams, Mayor	
ATTEST:		
Becky Jarrett, Deputy City Clerk		

1st Reading: September 27, 2021

2nd Reading: September 27, 2021



Community Development Department

Staff Report

Date: September 1, 2021

File #: Rezon21-00003 plat21-00008 site21-00006

Requested Action: Re-Plat, Re-Zone & Site Plan Revision; 605 & 607 NE

69th Street

Date of PC Consideration: Tuesday, September 7, 2021 Date of Council Consideration: Monday, September 27, 2021

Applicant:

Kim Catalano

Owner

Gladstone Food Products

607 NE 69th Street Gladstone, MO 64118

Attorney:

J. Brian Hill

Sexton, Bender, Hill, & Steinman, P.C.

Architect/

HJM Architects Michael Laird

Engineer:

7520 Washington Street

Kansas City, Missouri 64114

Address of Property: 605 & 607 NE 69th Street

Planning Information

- <u>Current Zoning</u>: 607 NE 69th St. CP3 Planned Commercial District; 605 NE 69th St. R1 Single Family
- Planned Land Use: Mixed-Use/Commercial Comprehensive Plan
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Adequate traffic movement is provided via existing access on 69th St.
- Traffic Impacts: None
- Parking Provided: 18 spaces currently + 12 proposed new spaces
- Proposed On-Site Improvements: See Plans
- Proposed Signage: None

Analysis

The applicant, is requesting a re-plat, re-zone, and site plan revision to expand their operation by adding one additional loading dock and approximately twelve (12) parking spaces to accommodate employees. The applicant owns the single-family home located at 605 NE 69th Street and plans to demolish the structure in order to achieve adding the loading dock and parking spaces.

The applicant is requesting a re-plat to combine the properties at 605 and 607 NE 69th Street into one property.

The applicant is requesting a re-zone at 605 NE 69th Street from R-1 Single Family to CP-3 Planned District Commercial to match the commercial zoning of 607 NE 69th Street.

The applicant plans to close the driveway that leads to the single-family home and add curb, gutter, and level out the sidewalk to match existing public improvements on 69th Street.

In the winter of 2018, the Planning Commission and City Council approved the initial site plan revision that is currently under construction.

The site plans and renderings can be found in the Planning Commission packet.

Recommended Conditions

- 1. All exterior existing lighting shall be converted to LED
- 2. The dumpster enclosure shall be constructed with materials and colors consistent with the primary building.
- 3. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
- 4. Any and all disturbed areas shall be sodded.
- 5. All landscaped areas shall be maintained in perpetuity.
- 6. All mechanical equipment on the roof and/or ground shall be screened from public view.
- 7. Curb, gutter, and sidewalk shall be installed to match existing public improvements at 605 NE 69th Street at the closure of the driveway approach.

Recommendation

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

DEVELOPMENT APPLICATION



1

CITY OF GLADSTONE

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

Site21-00006

File #: [020121-0003

Application Date: 7-30-Z1 Plat210000

PC Date: 9-7-21 CC Date: 9-27-21

Application Type:	
☐ (PH) Special Use P ☐ (PH) Zoning Chang ☐ (PH) Site Plan Rev	ge (\$500)
Address of Action:	605 & 607 NE 69th St.
Legal Description: Attach under separate cover if needed.	See attached
Proposed Change:	Rezone 605 NE 69th St. to CP3; replat 605 and 607
	NE 69th St. into one tract; new site plan for
	combined tracts
Applicant/Property Own	er Information:
☐ Applicant(s)	Kim Catalano
Company	Gladstone Food Products Company, Inc.
Address 607 Phone 816-769-	NE 69th St. 5330 Fax: E-Mail: kim@latiara.com
Attorney ***********************************	if different than applicant) J. Brian Hill
Company Sext	on, Bender, Hill & Steinman, P.C.
Phone 816-455-	rooktree Lane, Suite 100, Gladstone, MO 64119 2700 Fax: 816-455-2775 E-Mail: jbhill@sextonbender.com
☐ Architect/Engine	er Patrick Joyce
Company Ander	son Engineering Inc.
Address 941 W Phone 816-777-	. 141st Terr, Suite A, KCMO 64145 0400 Fax: E-Mail: pjoyce@andersonengineeringinc.com
See attached	E-Man. ploycegandersonerigineeringinc.com
Please indicate in or	ne box above which person is to be the contact.
Applicant's Signature	Kim B. Caralano Date 7/12/21



TO:

Property Owners Within 185' & Other Interested Parties

FROM:

Community Development Department

DATE:

August 13th, 2021

SUBJECT: Gladstone Foods – Rezone 605 NE 69th st. to CP3; Replat 605 and 607 NE 69th St. into one tract; new Site Plan for combined tracts.

PUBLIC HEARING

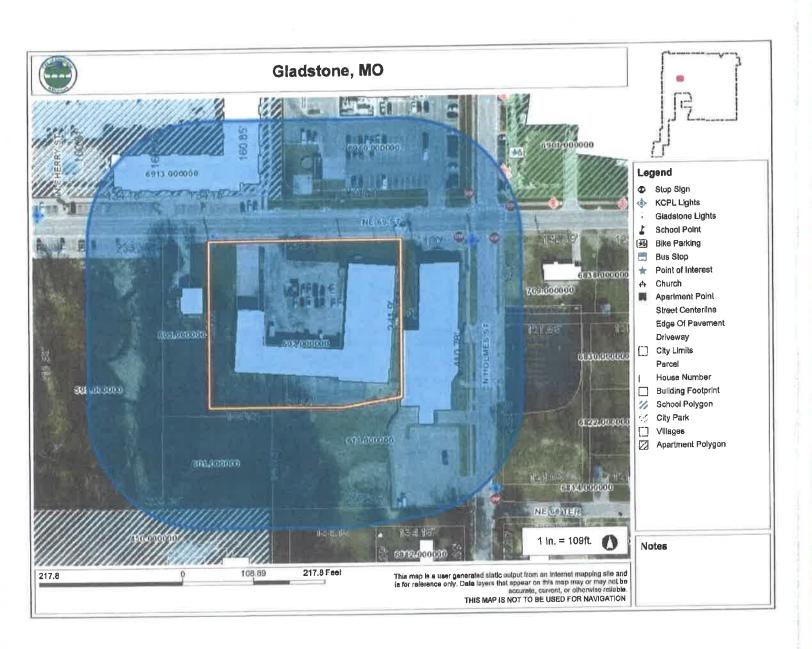
All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on September 7th, 2021 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a Zoning Change and Site Plan revision at 605 & 607 NE 69th St. legally described as 000605 NE 69TH ST LINDEN BLK 36 EXC E65' OF N256 .79 & E1/2 VAC ST ADJ WEST, N1 /2 VACST ADJ SOUTH, & W1/2 VAC ST ADJ EAST and 000607 NE 69TH ST GLADSTONE FOOD PRODUCTS TR A.

Applicant: Sexton, Bender, Hill & Steinman

Owner: Kim Catalano

Subsequently, at its regular meeting of September 27th 2021, at 7:30 PM, the City Council will conduct a public hearing on the same request.

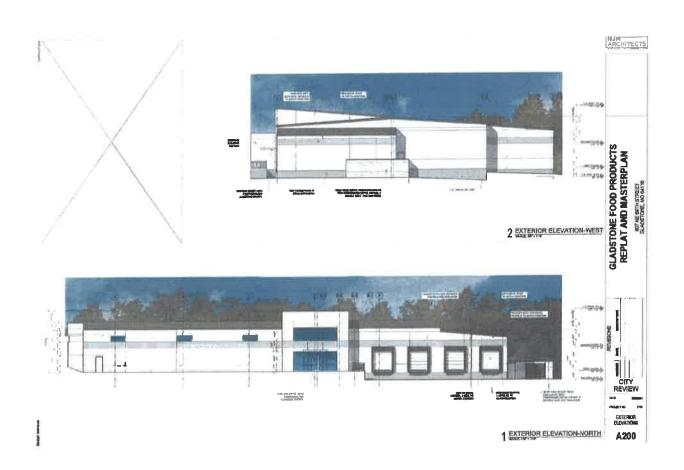
If you have any questions or concerns, please contact Austin Greer, Community Development Director & Assistant To the City Manager at austing@gladstone.mo.us and/or 816-423-4102.

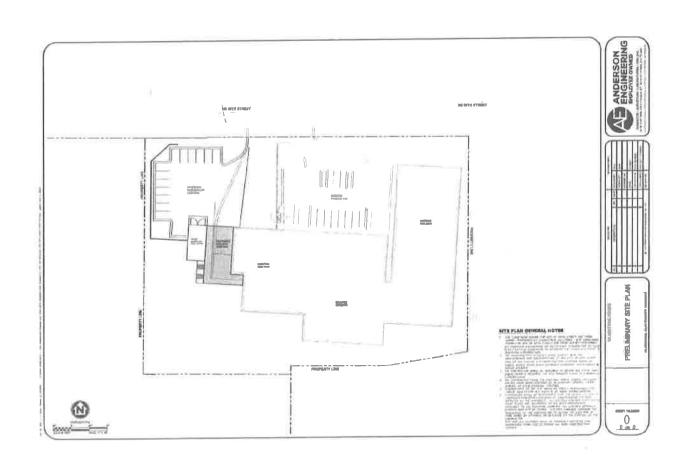




· Level the sidewalk to match what is existing · Install curb/gutter to metch what is existing

* My goal is to have this section match the rest of the Sidnualk and roadway so it doesn't stick out.







Request for Council Action

RES # City Clerk Only

BILL ⊠# 21-32

ORD#

21-33

Date: 9/22/2021

Department: Community Development

Meeting Date Requested: 9/27/2021

Public Hearing: Yes ☑ Date: 9/27/2021

Subject: Storage 1 KC - Climate Controlled Storage Facility at 2610 NE 60th Street

Background:

The Applicant is requesting a zoning change from CP-3 Planned District Commercial to CP-4 Planned District Small Warehouse and Storage District to build a brand new indoor climate controlled storage facility called Storage 1 KC.

Previously, this property was a dilapidated car wash that was recently demolished. Currently, this property is vacant.

This facility will be fully fenced, gated, have secure access, and 24-hour video surveillance.

Storage access hours will be from 6:00 a.m. to 10:00 p.m. seven days a week.

An underground stormwater retention system will be installed on the north side of the property to accommodate the development and site improvements.

Ellen Todd, President of Curry Real Estate submitted a letter to the Community Development Department stating their support for this project.

Steven Potter, Library Director and CEO sent an email to city staff stating their support for this project as well.

The developers have agreed to change the following details on the proposed project:

- Change the external EIFS color from white to gray
- Change the external red lettering/font color to white
- Remove the phone number from the building EIFS
- Add a brick monument sign that will demonstrate the business phone number, address, and name of the business

- The lettering/font on the building is 36 inches tall

The driveway on the south side of the property has been closed and significant landscaping has been added.

Renderings reflecting the new changes for the development have been added to the packet.

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

Public/Staff Input/Commission:

No public comments.

City Staff recommends that the request be approved contingent upon the conditions listed in the staff report.

The Planning Commission voted unanimously in favor of the project. 9 Yes - 0 No

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

Austin Greer

JM

SW

Community Development Director

City Attorney

City Manager

BILL NO. 21-32

AN ORDINANCE AMENDING ORDINANCE NO. 3.973 RELATED TO ZONING ORDINANCE REGULATIONS AND THE ESTABLISHMENT OF USE DISTRICTS WITHIN THE CITY OF GLADSTONE, MISSOURI, FOR PROPERTY LOCATED AT 2610 NORTHEAST 60TH STREET, GLADSTONE, MISSOURI.

WHEREAS, pursuant to applicable City Ordinances, a Petition has been submitted to the Gladstone City Council to rezone the following described property from CP-3 Planned District Commercial to CP-4 Planned District Small Warehouse and Storage. This property is described as 2610 Northeast 60th St. Kendallwood Commercial Center, Plat of Lands TR 7 in the City of Gladstone, Clay County, Missouri; and

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

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

THAT, the aforesaid land be rezoned from CP-3 to CP-4 as those district areas are set out in the applicable provision of Ordinance No. 3.973.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 27th DAY OF SEPTEMBER, 2021.

SECOND READING: September 27, 2021

	R.D. Mallams, Mayor	
ATTEST:		
Becky Jarrett, Deputy City Clerk		
beeky sarrett, beputy city clerk		

FIRST READING: September 27, 2021

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 2610 NORTHEAST 60TH STREET, GLADSTONE, MISSOURI.

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 2610 NE 60th Street, Gladstone, Missouri; 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. FINAL DEVELOPMENT PLAN APPROVAL.

The Final Development Plan for the above described property is hereby approved subject to the terms and conditions set forth herein:

- 1. Keep an active Gladstone business license in perpetuity.
- 2. The facility and individual storage units shall not be used for temporary or permanent human occupancy.
- 3. All development signage shall comply with approved City standards.
- 4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
- 5. Tractor trailers shall not be parked or stored overnight. Storage containers shall not be stored on site unless as part of a valid building permit.
- 6. Disabled or unlicensed vehicles shall not be stored on site.
- 7. Entry points of the facility shall be secured twenty-four hours/seven days of the week year round.
- 8. Dumpster and storage areas shall be enclosed on four (4) sides with materials consistent with the primary building and adequately screened from public view. Trash service shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
- 9. All exterior fencing shall be aluminum.

- 10. Any and all exterior windows attached to a storage unit must be faux windows.
- 11. Hours of operation and access to the facility shall be between the hours of 6:00 a.m. and 10:00 p.m.
- 12. 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.
- 13. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
- 14. Tenants of the storage facility shall not conduct a private business from their individual storage unit(s).
- 15. Enhance landscaping on the north and east sides of the property and submit the revised landscaping plan as part of the building permit.
- 16. A brick monument sign shall serve the development in accordance with city code.

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 27th DAY OF SEPTEMBER, 2021.

	R. D. Mallams, Mayor	
ATTEST:		
Becky Jarrett, Deputy City Clerk		

FIRST READING: September 27, 2021 SECOND READING: September 27, 2021

File #SITE21-00005 and REZON21-00002



Community Development Department

Staff Report Date: 9/22/2021

File #: SITE21-00005/REZON21-00002

Requested Action: Zoning Change and Site Plan Revision

Date of PC Consideration: August 2, 2021

Date of Council Consideration: September 27, 2021

Applicant:

Shane Danner, SDRE LLC

Owner:

O.S.K Carwash

Architect/

Engineer:

Garen Miller, AGM Inc.

Address of Property: 2610 NE 60th Street

Planning Information

- Current Zoning: CP-3 Planned Commercial District
- Zoning History: CP-3 Planned Commercial District
- Planned Land Use: Future study area according to the Comprehensive Plan Surrounding Uses: All surrounding zoning districts are CP-3 Planned District Commercial. Surrounding business are the following: Burger King, Midas, Mid-Continent Public Library, Animal Clinic of the Woodlands, and a shopping center where Applebee's is the primary tenant.
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Two access points on 60th Street
- Traffic Impacts: None
- Proposed Signage: On the building. See renderings.

Analysis

The Applicant is requesting a zoning change from CP-3 Planned District Commercial to CP-4 Planned District Small Warehouse and Storage District to build a brand new indoor climate controlled storage facility called Storage 1 KC.

Previously, this property was a dilapidated car wash that was recently demolished. Currently, this property is vacant.

This facility will be fully fenced, gated, have secure access, and 24-hour video surveillance.

Storage access hours will be from 6:00 a.m. to 10:00 p.m. seven days a week.

An underground stormwater retention system will be installed on the north side of the property to accommodate the development and site improvements.

Ellen Todd, President of Curry Real Estate submitted a letter to the Community Development Department stating their support for this project.

Steven Potter, Library Director and CEO sent an email to city staff stating their support for this project as well.

The developers have agreed to the following details on the proposed project:

- Change the external EIFS color from white to gray
- Change the external red lettering/font color to white
- Remove the phone number from the building EIFS
- Add a brick monument sign that will demonstrate the business phone number, address, and name of the business
- The lettering/font on the building is 36 inches tall
- The driveway on the south side of the property has been closed and significant landscaping has been added.

Renderings reflecting the new changes for the development have been added to the packet.

Recommended Conditions

City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:

- 1. Keep an active Gladstone business license in perpetuity.
- 2. The facility and individual storage units shall not be used for temporary or permanent human occupancy.
- 3. All development signage shall comply with approved City standards.
- 4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
- 5. Tractor trailers shall not be parked or stored overnight. Storage containers shall not be stored on site unless as part of a valid building permit.
- 6. Disabled or unlicensed vehicles shall not be stored on site.
- 7. Entry points of the facility shall be secured twenty-four hours/seven days of the week year round.
- 8. Dumpster and storage areas shall be enclosed on four (4) sides with materials consistent with the primary building and adequately screened from public view. Trash service shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
- 9. All exterior fencing shall be aluminum.
- 10. Any and all exterior windows attached to a storage unit must be faux windows.

- 11. Hours of operation and access to the facility shall be between the hours of 6:00 a.m. and 10:00 p.m.
- 12. 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.
- 13. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
- 14. Tenants of the storage facility shall not conduct a private business from their individual storage unit(s).
- 15. Enhance landscaping on the north and east sides of the property and submit the revised landscaping plan as part of the building permit.
- 16. A brick monument sign shall serve the development in accordance with city code.

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.

PLANNING COMMISSION GLADSTONE, MISSOURI Gladstone City Hall Monday, August 2nd, 2021

Monday, August 2nd, 2021 7:00 pm

Item 1 on the Agenda: Roll Call.

Present:

Chase Cookson

Mike Ebenroth, V-Chair

Gary Markenson Kate Middleton Kim Murch James New JN Hernandez Bill Turnage Alicia Hommon

Absent:

Jennifer McGee, Chair

Larry Whitton Brenda Lowe

Council & Staff Present:

Austin Greer, Community Development Director

Alan Napoli, Building Official Angie Daugherty, Admin. Assistant Jean B. Moore, Council Member

Item 2 on the Agenda: Pledge of Allegiance.

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

<u>Item 3 on the Agenda:</u> Approval of the July 6th, 2021. Vice Chair Ebenroth asked if there was a motion to approve the minutes from the July 6th minutes.

Ms. Middleton moved to approve the minutes; Mr. Markenson seconded. The minutes were approved, 9-0.

<u>Item 4 on the Agenda:</u> Public Hearing: On a Zoning Change and Site Development Plan for property located at 2610 NE 60th St. Applicant: Shane Danner Owners: O.S.K. Carwash. The City Council Public Hearing is scheduled for August 23, 2021.

Mr. Greer read from the staff report.

The Applicant is requesting a zoning change from CP-3 Planned District Commercial to CP-4 Planned District Small Warehouse and Storage District to build a brand new indoor climate controlled storage facility called Storage 1 KC.

Previously, this property was a dilapidated car wash that was recently demolished. Currently, this property is vacant.

This facility will be fully fenced, gated, have secure access, and 24-hour video surveillance.

Storage access hours will be from 6:00 a.m. to 10:00 p.m. seven days a week.

An underground stormwater retention system will be installed on the north side of the property to accommodate the development and site improvements.

Ellen Todd, President of Curry Real Estate submitted a letter to the Community Development Department stating their support for this project.

Steven Potter, Library Director and CEO sent an email to city staff stating their support for this project as well.

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 Gladstone business license in perpetuity.
- 2. The facility and individual storage units shall not be used for temporary or permanent human occupancy.
- 3. All development signage shall comply with approved City standards.
- 4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
- 5. Tractor trailers shall not be parked or stored overnight. Storage containers shall not be stored on site unless as part of a valid building permit.
- 6. Disabled or unlicensed vehicles shall not be stored on site.
- 7. Entry points of the facility shall be secured twenty-four hours/seven days of the week year round.
- 8. Dumpster and storage areas shall be enclosed on four (4) sides with materials consistent with the primary building and adequately screened from public view. Trash service shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
- 9. All exterior fencing shall be aluminum.
- 10. Any and all exterior windows attached to a storage unit must be faux windows.
- 11. Hours of operation and access to the facility shall be between the hours of 6:00 a.m. and 10:00 p.m.
- 12. 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.
- 13. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
- 14. Tenants of the storage facility shall not conduct a private business from their individual storage unit(s).

15. Enhance landscaping on the north and east sides of the property and submit the revised landscaping plan as part of the building permit.

The Developers of this project have agreed to all conditions.

City Staff recommends that the request be <u>APPROVED</u> contingent upon the conditions listed above.

Mr. Matthew Danner 5775 NW 64th Terr Suite 203 Kansas City Missouri 64151. Mr. Danner stated that Mr. Greer and Mr. Napoli have been working with them throughout this entire process. They have been helping us with Gladstone's requirements for this rezoning project. They have been back and forth with a few revisions that they have requested. They will have an office manager on site 7 days a week and store hours will be 9:00 a.m. to 6:00 p.m. As Mr. Greer mentioned, customers will have their own access codes to enter the facility. The exit gate will be motioned censored. They will have landscaping to the north side of the property. This property used to be a dilapidated car wash that was torn down. They plan on doing this site justice and hopefully will appeal to the library along with Curry Real-estate which owns a lot of land in this area. This property will be fenced on all four sides. Our fencing material is aluminum and the color will be black. The primary building material is white EIFS They will have black metal overhangs and brick that will be in the front of the building along with our HVAC enclosures. This will be a two story building and the lower level is situated into the side of the hill. The buildings will have a sprinkler system as required by the fire code.

Mr. Turnage asked how long the carwash has been inactive?

Mr. Danner stated two years.

Mr. New asked when they were planning on starting construction?

Mr. Danner stated as soon as possible but it is a bad time with construction materials and prices.

Mr. New asked about indoor entryway and the exterior doors.

Mr. Danner stated that there will be roll up doors on the exterior. Our other facility, just like this one is located at 8331 N. Green Hill Rd. If you would like to drive by this site to see the final product this is the project that we are trying to replicate here in Gladstone. People have been happy with the facility and the way that it looks.

Mr. New asked what the market is like in Gladstone to accommodate another storage unit facility?

Mr. Danner stated that there is only one storage unit facility in Gladstone with this type of storage. This particular project will be temperature and humidity controlled. People can store nice furniture or antiques and other things of value. They are also local to the city of Kansas City. They are close enough to drive by the site and make sure everything is ok and the property is well maintained. They take pride in making sure everything looks good and clean. Curb appeal and safety are top priorities for us.

Ms. Middleton asked how many storage units there are and what would be the total square footage. How much vehicle traffic do you all anticipate?

Mr. Danner stated that total gross square footage is approximately 57,000 feet. The storage unit square footage is approximately 42,000. We are anticipating 340 units as of right now. Unit count goes up when square footage gets smaller, so if you have 10x10 units or 5x10 units then you are doubling your units for the same square footage. Storage facilities are generally low impact on traffic. For example, our location at Green Hills Rd and Barry Rd, those facilities only see a few cars per day.

Mr. Markenson asked how much a medium size storage unit rents for?

Mr. Danner stated that a 10x10 rents for 140.00 per month.

Mx. Hernandez stated that the analysis indicated that there is going to be underground storm water retention on the north side of the development and asked if this retention would address the old run off that currently goes to the library. He did notice on the design that the hill is sloping towards the east. Is there any worry in regards to the water draining to the east?

Mr. Danner stated that they will have storm inlets along the east side of the property, which will carry the water back to the retention area.

Mx. Hernandez asked how many jobs are anticipated with this site location.

Mr. Danner stated that they will have two full-time managers.

Mr. Turnage asked if there were any restrictions as to what their customers can store based on their agreement?

Mr. Danner stated yes, they cannot store drugs, guns, flammable items and no batteries.

Vice Chair Ebenroth closed the public hearing.

MOTION: By Mr. Turnage, second by Ms. Hommon to approve a Zoning Change at property located at 2610 NE 60th St.

Vote:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Mx. Hernandez	Yes
	Ms. Hommon	Yes
	Mr. Markenson	Yes
	Mr. Murch	Yes
	Mr. New	Yes
	Mr. Turnage	Yes
	Ms. Middleton	Yes

The motion carried. (9-0)

MOTION: By Mr. Markenson, second by Ms. Hommon to approve a Site Development Plan at property located at 2610 NE 60^{th} St.

Vote:	Mr. Cookson		Yes
	Mr. Ebenroth		Yes
	Mx. Hernandez		Yes
	Ms. Hommon		Yes
	Mr. Markenson	- 12	Yes
	Ms. Middleton		Yes
	Mr. Murch		Yes
	Mr. New		Yes
	Mr. Turnage		Yes

The motion carried. (9-0)

Item 5 on the Agenda: Communication from the City Council

Council Member Moore stated that there are plenty of things and events going on in Gladstone. This week starts the construction of the new Downtown Parking project located on 70th Street. The middle island will be taken out, the street widened, and angled parking will be installed for the downtown businesses. This project is scheduled to be completed before Gladfest in October. Also, the City Council approved the Parkside at Hobby Hill development that the Planning Commission unanimously supported.

Item 6 on the Agenda: Communication from the City Staff

Mr. Greer thanked Mr. Ebenroth for stepping in and running the meeting tonight. Regarding the downtown parking project, there was a major lighting and landscaping component to that project. Unfortunately, materials and labor have gone up significantly, so staff had to scale back the lighting and landscaping portions of the project. The infrastructure part of the project is certainly happening and should be completed before Gladfest the first weekend in October 2021. Also, the fire station #2 ground breaking is tomorrow at 10:30 am. Parking is limited there on site. Public parking will be at the North Kansas City Early Education Center just around the block.

Item 7 on the Agenda: Communications from the Planning Commission Members

No communication from the Planning Commission Members.

Item 8 on the Agenda: Adjournment

Vice-Chair Ebenroth adjourned the meeting at 7:24 pm.

Respectfully submitted:

Planning Commission 08-02-2021/Page 6 of 6

	Approved as submitted
Mike Ebenroth, Vice Chair	
	Approved as corrected
Angie Daugherty, Recording Secretary	

DEVELOPMENT APPLICATION



CITY OF GLADSTONE

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

Rezonal-00002

File #: <u>Site 21-000</u>5
Application Date: <u>17-621</u>

PC Date: 6-2-2021

CC Date: 8-23-21

App	olication Type:		
X	(PH) Zoning Change (\$5	00)	 □ (PH) Right-of-Way Vacation (\$200) □ (PH) Variance – BZA (\$200) □ Final Plat/Replat (\$75)
Leg	dress of Action: 26 gal Description: hunder separate cover if d.	10 NE	60h St.
Pro	posed Change:		
Appl	icant/Property Owner Info	ormation:	
×	Applicant(s) Shane Company	Danner	
	Address ZOI NE 85	the Ter. K	Kansas City Mo 64155 E-Mail: Smdredev @ aol.com
	Filone (116) 414- 1843	rax.	E-Ividii. Smarcdey & Apl. Com
	Company		olicant)
	Phone	Fax:	E-Mail:
	Architect/Engineer Ga	aren Mill	15
	Address 5115 St. Cha	des Pl.,	St. Louis, MO 63119 E-Mail: garan@garenmiller.com
	Phone (314) 960 - 600	6 Fax:	E-Mail: garan@ garcamiller. com
	Please indicate in one box a	bove which p	person is to be the contact.
nnli	cant's Signature	1	Date 7/6/21



July 8, 2021

Gladstone City Planning Commission & City Council Gladstone City Hall 7010 N Holmes Street Gladstone, MO 64118

RE: 2610 NE 60th Street

Members of the Planning Commission and members of the City Council,

I am writing on behalf of Curry Real Estate Services to support approval of the proposed zoning change from CP-3 to CP-4 at or about 2610 NE 60th St., Gladstone, MO 64119 (a former carwash) to accommodate the proposed Climate Controlled Self-Storage development. We have reviewed the renderings and site plan and believe this to be an excellent use of the property. Our company has had this carwash listed for sale for a significant amount of time and there had been no other viable offers that would add this kind of value to the city.

We are in full support of the proposal and we urge the Planning Commission and, subsequently, the City Council to approve the zoning change for this use.

Sincerely,

Eller M Dod of Ellen Todd, CCIM, CPM

President

Austin Greer

From:

Steve Potter <spotter@mymcpl.org>

Sent:

Wednesday, July 28, 2021 5:07 PM

To:

Austin Greer

Cc:

Scott Wingerson

Subject:

Storage 1 KC

Mr. Greer,

Thank you for sending the information on Storage I KC. Mr. Danner has been in touch with me about this development, as well.

I am happy to see improvements on this site. You may or may not know that MCPL has difficulties with the carwash, especially with failure to retain stormwater, creating erosion on our hillside, trash, damage to our fence, and the like. Mr. Danner has assured me that the design will much better manage the stormwater and should help improve our conditions significantly. To that end, I think I can say that I do not oppose this use of the space and I look forward to having engaged and attentive neighbors.

If you have any questions, please feel free to reach out to me.

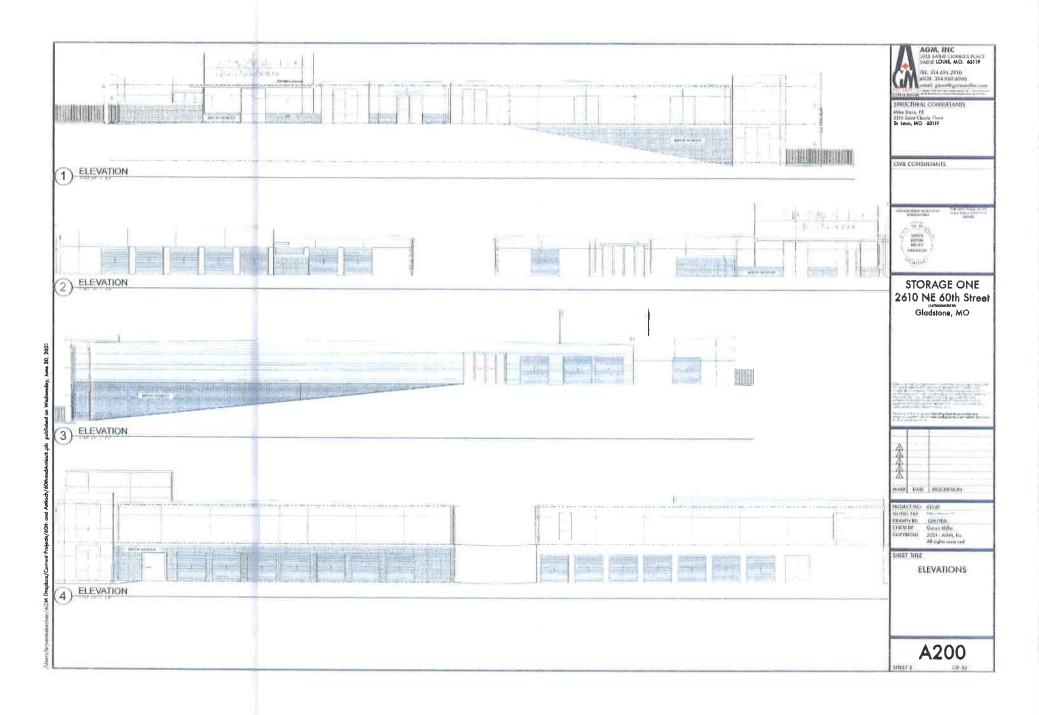
Steven V. Potter
Library Director and CEO
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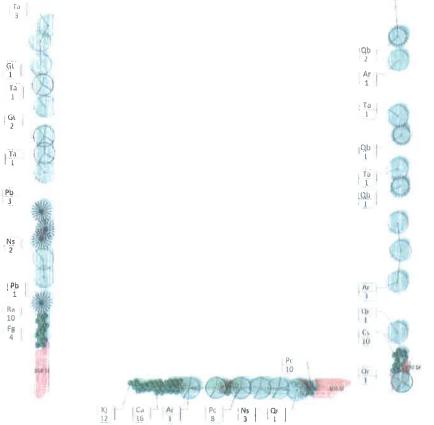
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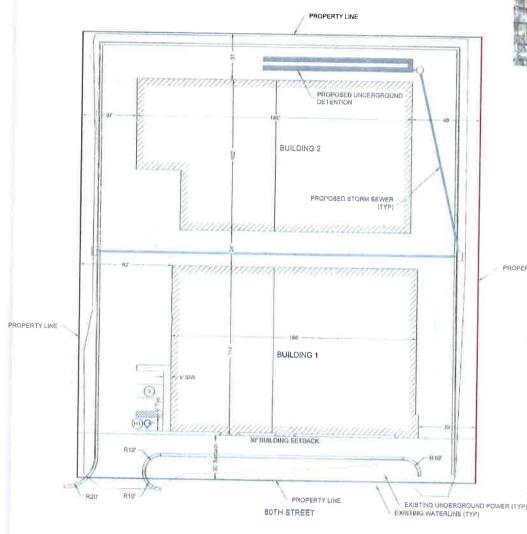


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STORAGE ONE OF KANSAS CITY GLADSTONE FACILITY





(Not to Scale)

PROPERTY LINE

DEVELOPER INFO Shane Danner SMDRedev@act com 916-419-9835

SITE DATA TABLE

а	Total Area
b	Net Area
C	Existing Zonin

Proposed Zoning

Building Areas Building 1 Bottom Floor Top Floor Total Area

Building 2 Bottom Floor Top Floor

9,385 SF 17,703 SF 27,088 SF

1.86 Ac 1.86 Ac

10,827 SF 18,677 SF 29,604 SF

31 (Improved Commercial) 31 (Improved Commercial)



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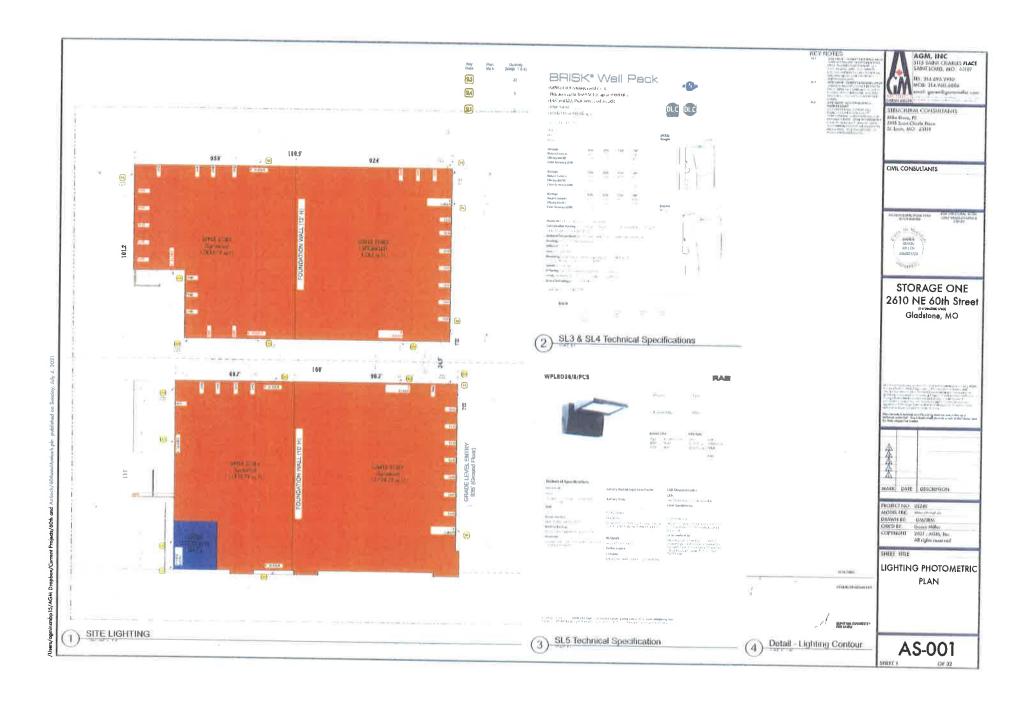


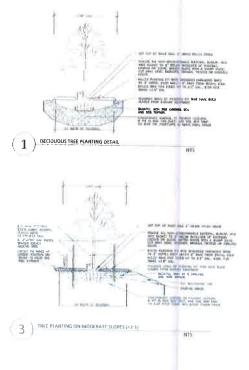


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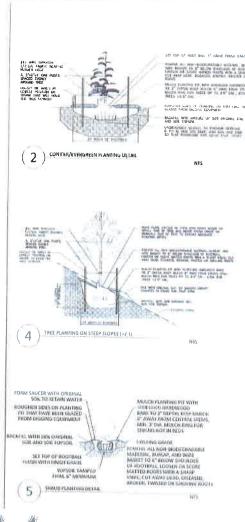
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LANDSCAPE NOTES

CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL

THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

ALL LANDSCAPE MATERIAL QUANTITIES SHOWN SHALL BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL VERIFY QUANTITIES: CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITTEN/DRAWN CALCULATIONS PRIOR TO INSTALLATION.

THE LANDSCAPE CONTRACTOR WILL BE HELD FINANCIALLY LIABLE FOR ANY DAMAGE CAUSED TO NEW PAVEMENT, CURBING, OR OTHER COMPLETED CONSTRUCTION ITEMS INCURRED DURING THE LANDSCAPE INSTALLATION

NO PLANT MATERIAL SUBSTITUTIONS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.

MULCH SHALL BE COMPRISED OF COARSE CHIPPED OR SHREDDED HARDWOOD BARK [48, CYPRESS MILICH, CEDAR MULCH). MULCH SHALL COME FROM A REPUTABLE SOURCE FREE OF WEED SEEDS. ALL SHRUB BEDS SHALL BE MULCHED TO A DEPTH OF 3"-4" INCHES.

DECIDUOUS, EVERGREEN, AND ORNAMENTAL TREES SHALL INCLUDE A MULCH RING NO LESS. THAN 18" IN DIAMETER AT THE TIME OF INSTALLATION. TREE MULCH RINGS SHALL BE MULCHED TO A DEPTH OF 3"-4" INCHES.

ALL MUTCHED AREAS NEXT TO LAWN AREAS SHALL HAVE A MANICURED 4"-6" DEPTH EDGE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION DESIGN, DESIGN SHALL BE A MULTI-ZONED SYSTEM THAT COMPLIES WITH INDUSTRY STANDARDS FOR DESIGN AND PERFORMANCE IRRESATION SYSTEM DESIGN SHALL HE APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO PURCHASE OF IRRIGATION MATERIALS.

11. ALL PLANT MATERIAL DELIVERED ON SITE SHALL COMPLY WITH THE GENERAL STANDARDS FOR NURSERY STOCK AS DEFINED BY THE MOST RECENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK! PUBLISHED BY AMERICANHORT, INCLUDING (BUT NOT EXCLUSIVELY INCLUDING) FORM, HABIT, VIGOR, HEALTH, AND MEASURE.

12. ALL MATERIALS INSPECTED ON SITE AND FOUND TO BE UNACCEPTABLE DUE TO EVIDENCE OF DISEASE, INSECTS, OR FUNGAL GROWTH SHALL BE REMOVED FROM THE SITE ON THE DAY OF THE

13. ALL SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZE. ALL MATERIAL SHALL MEET THE MINIMUM DIAMETERS, DEPTHS, AND CUBIC VOLUMES PER THE "AMERICAN STANDARD FOR NURSERY STOCK", MATERIAL SMALLER THAN THE MINIMUM ACCEPTED SIZE SHALL NOT BE ACCEPTED. ANY MATERIAL INSTALLED THAT DOES NOT MEET THESE MINIMUM SIZE REQUIREMENTS SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER.

15. CONTRACTOR SHALL INCLUDE A ONE YEAR GUARANTEE PERIOD FOR ALL PLANT MATERIAL AND LANDSCAPE WORK, THIS PERIOD SHALL BEGIN FROM THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER AND CONTINUE FOR 365 DAYS FROM THIS DATE. PLANT MATERIAL WHICH IS NOT IN GOOD LIVING CONDITION (E.G. DEAD, SIGNIFICANT EVIDENCE OF DECLINE OR DIEBACK, SUBSTANTIAL DAMAGE FROM INSECTS OR DISEASES) DURING THE ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR AND OWNER SHALL AGREE ON THE INSTALLATION TIMEFRAME FOR REPLACEMENT MATERIAL SO AS TO DICCUR DURING NORMAL PLANTING SEASONS

16. THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP AND QUALITY CONTROL

17. "CONTRACTOR" SHALL REFER TO THE GENERAL CONTRACTOR AWARDED THIS SCOPE OF WORK TO COMPLETION, AND ANY SUBCONTRACTOR AWARDED THIS SCOPE OF WORK BY THE AWARDED CONTRACTOR, "LANDSCAPE ARCHITEC!" SHALL REFER TO THE LICENSED LANDSCAPE ARCHITECT WHO HAS SEALED THESE CONSTRUCTION DOCUMENTS. "OWNER" SHALL REFER TO THE FINAL OWNER OF THIS PROPERTY AT ANY TIME DURING THE BIDDING, AWARD, CONSTRUCTION, AND MAINTENANCE PERIOD, OR THEIR ASSIGNED REPRESENTATIVE, IF THERE IS A DISCREPANCY IN THE DEFINITION OR TERMINOLOGY OF SAID TERMS PROVIDED IN THE GENERAL CONDITIONS OF THE AWARDED CONTRACT, THE DEFINITION OR TERMINOLOGY STATED IN THE GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THE DEFINED TERMINOLOGY IN THIS NOTE

18. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER MEASURED DIMENSIONS

ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES. ORDINANCES, AND PLAN REPORT REQUIREMENTS BY THE CITY OF GLADSTONE, MISSOURI AND THE PROPERTY MASTER PLAN UNLESS SPECIFICALLY MODIFIED BY AGREEMENT BETWEEN THE OWNER AND CITY OF GLADSTONE, MO, IN WHICH CASE THE MODIFIED AGREEMENT RECIUIREMENTS SHALL TAKE PRECEDENCE

CALL IN CLICK 3 MITS REPORT YOU MIS! **对 1466-886-8835 = 1**11

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Micro-Storm Water Management Study Shoal Creek Watershed

Storage One KC

2610 NE 60th Street, Gladstone, Clay County, Missouri, 64119 Section 30, Township 51N, Range 32W

> Prepared On: June 17, 2021

Prepared For: Storage One KC Gladstone Facility

Approval _____

Prepared by:

Sublime Engineering, LLC 1141 Southwest Boulevard Kansas City, Kansas 66103

913,321,8100



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BIBLIOGRAPHY

February 16, 2011 edition of the Kansas City Metropolitan Chapter, American Public Works Association, Construction and Material Specifications, Section 5600, Storm Drainage Systems and Facilities

APWA 5600 SPECIFICATIONS

http://kcmetro.apwa.net/chapters/kcmetro/specs/APWA5600.pdf

APWA 5600 SUPPLEMENT(S)

http://www.kcmo.org/idc/groups/publicworks/documents/publicworks/specifications_apwa5600supp1.pdf

APWA MARC BMP MANUAL 2012

October 2012 edition of the Kansas City Metropolitan Chapter, American Public Works Association, Manual for Best Management Practices for Stormwater Quality

Best Management Practices (BMP) Manual Addendum #1 Accepted November 10, 2016 http://kcmetro.apwa.net/content/chapters/kcmetro.apwa.net/file/Specifications/BMPManual_Oct2012.pdf

GOOGLE MAP

https://maps.google.com/maps?hl=en

FEMA MAP SERVICE CENTER -

https://msc.fema.gov/webapp/wcs/stores/servlet/CategoryDisplay?catalogId=10001&storeId=10001&categoryId=12001&langId=-1&userType=G&type=1&dfirmCatId=12009&future=false

UNITED STATES OF AGRICULTURE – NATURAL RESOURCES CONSERVATION SERVICE http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Hydraflow Hydrographs Extension for AutoCAD Civil 3D 2016

TR-55 SCS Method

- o 1yr, 2yr, 10yr and 100yr Return Frequency storms
- AMC Type II Soil Moisture conditions
- 24-Hour SCS Type II Rainfall Distribution
- SCS Runoff Curve Numbers per APWA Sec.5602.2
- o SCS TR-55 Methods for determination of Time of Concentration.

Methodology

The proposed development will be analyzed in accordance with the February 16, 2011 edition of the Kansas City Metropolitan Chapter, American Public Works Association (KCAPWA), Construction and Material Specifications, Section 5600, Storm Drainage Systems and Facilities, as currently adopted by the City of Gladstone, Missouri.

Per Section 5608, proposed detention facilities will be designed to limit release rates from the site as follows:

- 50% storm peak rate less than or equal to 0.5 cubic feet per second (cfs) per site
- 10% storm peak rate less than or equal to 2.0 cfs per site acre
- 1% storm peak rate less than or equal to 3.0 cfs per site acre

We completed a detention design using the comprehensive control release rate. This resulted in a detention design that required 1,000 linear feet of 5'-0" diameter perforated pipe, encased in rock. Due to the site slope and site layout, the resulting design was cost prohibitive. We are requesting an exception to the comprehensive control release rates, and we are proposing to provide detention to meet the existing site discharge rates.

Variations in quantity and rate of stormwater discharge between these models will represent the hydrologic impact generated by the proposed development. Runoff rates and detention were analyzed using Hydroflow Hydrographs, which utilizes the following approved methods to model existing and proposed conditions for stormwater runoff. The BMP manual used for the design of the Water Quality components is BMP – MANUAL OF BEST MANAGEMENT PRACTICES FOR STORMWATER QUALITY, OCTOBER 2012, MARC. The following approved methods were used in this report.

- NRCS TR-55 Unit Hydrograph Method
- 50 percent, 10 percent, and 1 percent chance, 24-hour Storm Precipitation Depths
- ARC Type II Soil Moisture Conditions
- 24-Hour NRCS Type II Rainfall Distribution
- Runoff Curve Numbers per NRCS TR-55 (Tables 2-2a 2-2c) and KCAPWA Section 5602.3
- NRCS TR-55 Methods for determination of Time of Concentration and Travel Time.
- Hydroflow Hydrographs uses "Time of Concentration" rather than "Lag Time" for computing subarea hydrology.

Table 1. Rainfall Depths

Storm	Percent	Rainfall Depth (in)
2 Year	50%	3.50
10 Year	10%	5.34
100 Year	1%	8.55

General Information

The proposed Storage One KC development is a proposed 1.86 acre commercial development at 2610 NE 60th Street, Gladstone, Clay County, Missouri. Once completed, the development will include 2 commercial buildings, paving, private utilities, and associated landscaping. Site runoff is routed to existing public storm sewers.

The proposed development is located entirely in the City of Gladstone, Missouri. The property is bounded by commercial properties on the east, west, and north, and NE 60th Street on the south. Development areas, as described above, and the project location are shown in Appendix 1.

Table 2: Existing Conditions Outfalls

Sub Basin Description	Corresponding Outfall Description	Outfall Summary	Watershed
South Basin	Existing South	South Property Line	Shoal Creek

Curve Numbers

The land use designation for the site under existing conditions Pasture – Fair Condition. Based on the land use designation and the information obtained from the NRCS Web Soil Survey, the curve numbers specified in Table 3 have been used to develop a composite curve number for each sub basin. The composite curve numbers calculated for each sub basin are provided in Table 3.

Soil Classification

Soil classifications published by the United States Department of Agriculture/Natural Resources Conservation Service (USDA/NRCS) indicate the existing site is made up of two soil types:

10129 Sharpsburg-Urban Land Complex, 5 to 9 percent slopes Hydrologic Soils Group (HSG) Type D

See Appendix B for a detailed soil report of the proposed development.

Table 3. Existing Curve Numbers

Sub Basin Description	CN (Area (Ac.))	(Area (Ac.))	Weighted CN
Existing South	80 (0.78)	98 (1.08)	90

Times of Concentration

Runoff from sub basins reach their corresponding outfall locations via a combination of sheet flow. Refer to Table 4 for details regarding how the times of concentration were analyzed under existing conditions.

Table 4. Existing Time of Concentration Calculations

Sub Basin	Overland Flow	Shallow Concentrated Flow	Channel Flow	Tc (Min.)
Existing South	Length=300 ft Slope=4.00% N Value=0.20	NA	NA	5.00

See Exhibit D for an existing drainage map, detailing sub basins, soil boundaries, and flow paths used for time of concentration determination. The results from the existing conditions model have been provided in Exhibit E. A summary of the analysis and results has been provided in Table 5.

Table 5. Existing Conditions Outfall Summary

Outfall	Q _{1%} (cfs)	Q _{10%} (cfs)	Qsex (cfs)
Existing South	22.63	13.44	8.08

Proposed Conditions Analysis

One sub basin has been analyzed under proposed conditions. The sub basin has been designated as follows: South Detained. The outfall designations corresponding to each sub basin are provided in Table 6. In the storm events analyzed, a higher runoff will be generated due to the increase in impervious area and shorter times of concentration due to the increase in impervious area.

Table 6: Proposed Conditions Outfalls

	Table of Frederica	SOLIGITION ORGANIA	
	Sub Basin Description	Corresponding Outfall Description	
1	South Detained	Proposed South Outlet	

Curve Numbers

Impervious areas have been given a CN designation of 98.00. Grass areas have been given a CN designation of 80.00, as recommended for >75% grass cover with soils classified as Type D.

Table 7. Proposed Curve Numbers

Sub Basin Description	CN (Area (Ac.))	CN (Area (Ac.))	Weighted CN
South	80	98	95
Detained	(0.28)	(1.58)	

Table 8 Proposed Time of Concentration Calculations

Sub Basin	Overland Flow	Shallow Concentrated Flow	Channel Flow	Tc (Min.)
South Detained	Length=300 ft Slope=4% N Value=0.20	NA	NA	5.00

See Exhibit A for a drainage map detailing the site under proposed conditions. Refer to Table 9 for a summary of the sub basins under proposed conditions assuming no detention.

Table 9. Proposed Conditions Hydrology Summary (No Detention)

Sub Basin	Q _{1%} (cfs)	Q _{10%} (cfs)	Q _{50%} (cfs)
South Detained	23.37	14.37	9.15

A. Identification of Downstream Drainage Issues

To date we are not aware of any drainage issues with the downstream storm sewer system. There are no current downstream flooding issues. The site discharges to a public storm sewer system. The proposed project will increase impervious area, therefore, to assure no adverse impact is anticipated in the downstream drainage system, we are proposing to provide detention.

B. Preliminary Onsite Drainage System

See Appendix A for the existing and proposed drainage boundaries. A series of curb inlet, junction box, area inlet drainage structures will be required to collect surface runoff along to a detention basin. A summary of existing and proposed discharge rates is included in Table 11.

C. Drainage Computations

See Appendix D for drainage computations for the 50%, 10%, and 1%-year design flows for the proposed site and for each downstream outfall. A summary of existing and proposed discharge rates is included in Table 11, Section D. There are not any upstream tributary areas to our proposed site. Water quality event flows and volumes for each proposed stormwater treatment facility are outlined later in the study under Item F. Stormwater Treatment Requirements.

D. Flood Control Detention

The proposed project does increase the runoff from the site to the south. Therefore, it is our recommendation that detention should be provided on the site for the east sub basin. The detention design is a 5'-0" diameter perforated pipe, 250 linear feet, encased in rock. A summary of the proposed detention can be found in Tables 10 & 11.

Table 10: Summary of Detention Basin Design - South Sub Basin

Self Storage	50%	10%	1%
Drainage Area	Facility of the first	1.86 ac	
Curve Number		95	
Detained Discharge	7.03 cfs	11.38 cfs	19.91 cfs
Storage Volume	1,158 cft	2,885 cft	4,905 cft
Storage Elevation	928.38	929.82	931.85
Basin Flow Line Outflow	925.50		
Outlet Structure	1 – 24" Culvert @ 925.50 1 – 15" Orifice @ 925.50 1 – 15" Orifice @ 929.00		
100-Year Emergency Weir		NA	
Basin Top Elevation		933.50	

Table 11: Allowable/Existing and Proposed Discharge Rates

1 0000 1 1 1 1 1 1 1 1 1	W		
Eagle Heights - East	50%, cfs	10%, cfs	1%, cfs
Allowable/Existing	8.08	13.44	22.63
Proposed	7.03	11.38	19.91

E. Stream Corridors

This section is not applicable.

F. Stormwater Treatment Requirements

Worksheet 1 from the MARC BMP Manual was completed for each lot and is included in Appendix E. The Stormwater Quality for requires a Level of Service of 5.9. BMP stormwater requirements for this site will be met by installing: infiltration, see Appendix E for mitigation package.

G. Corps of Engineers Requirements

The project site does not contain "wetlands" or "waters of the U.S." therefore a 404 permit will not be required.

H. FEMA/DWR Requirements

The existing site is located outside of the 100-year flood plain. This area lies in Zone X per the Flood Insurance Rate Map, FIRM 29047C0208E, Map Effective August 3, 2015 for Clay County, Missouri, and Incorporated Areas. The FIRM identifies Zone X as "Areas determined to be outside the 0.2% annual chance floodplain."

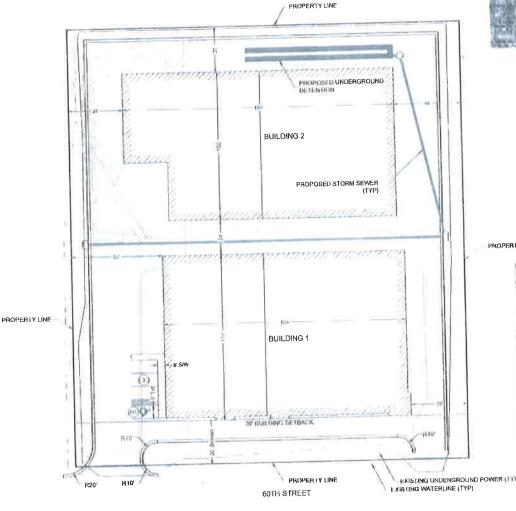
Conclusions and Recommendations

The proposed project will cause an increase of peak discharge and volume after the improvements are made to the site. We have reduced the 50%, 10%, and 1% storm events discharge rates to below the allowable discharge rates for each event. We are also meeting the BMP Level of Service.

The proposed development project meets the existing discharge rate for the existing site. Based on this information, Sublime Engineering recommends approval of this Micro-Stormwater Management Study, based upon the information provided herein, we request your approval of the Micro-Storm drainage Study for Storage One KC, Gladstone Facility. If you have any questions, please do not hesitate to contact us.

Appendix A - Figures

STORAGE ONE OF KANSAS CITY **GLADSTONE FACILITY**





SUBLIME ENGINEERING
6127 NW PINE RIDGE CIRCLE
7141 SOUTHWEST BLVD
KWASS CITY KS 68702
PHONE (\$12) \$33-24681



PROPERTY LINE

DEVELOPER INFO Shighe Danner SMDRedevigard com \$10-419-8838

SITE DATA TABLE

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È	Net Area
10	Exieting Zomer
d	Proposed Zoning

10,927 SF 18,877 SF 29,604 SF

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Building Areas Building 1 Boltom Floor Top Floor Total Area Building 2 Bottom Floor

Top Floor

9,385 SF 17,703 SF 27,068 SF



STORAGE ONE OF KANBAS CITY GLADSTONE FACILITY

SITE PLAN

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Appendix B - Soils Report

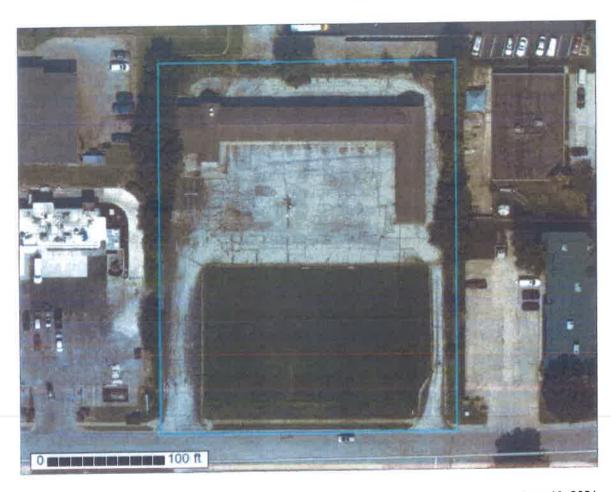


NRCS

Natural Resources Conservation Service A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Clay County, Missouri

Self Storage



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

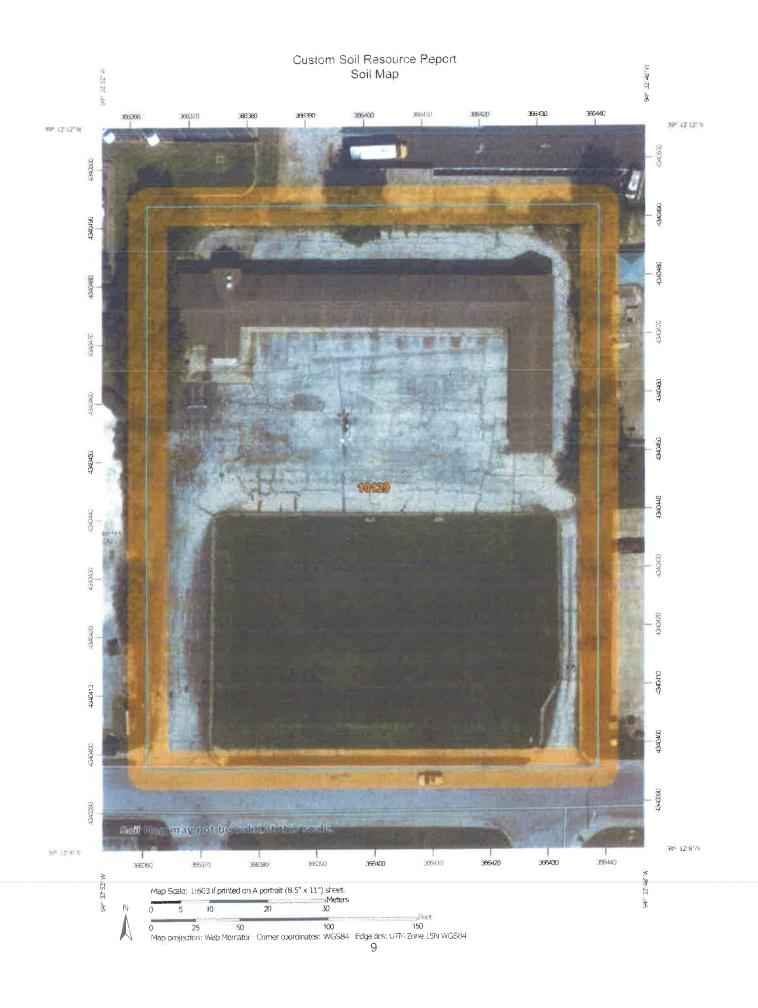
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



MAP LEGEND

Area of Interest (AOI) Area of Interest (AOI)

Solis

Soil Map Unit Polygons

~

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

L Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

+ Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

LOLIND

A Stony Spot

N Very Stony Spot

Spoll Area

√y Wet Spot

△ Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements

Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soll Survey Area: Clay County, Missouri Survey Area Data: Version 21, May 29, 2020

Soll map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2019—Sep 25, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI		
10129	Sharpsburg-Urban land complex, 5 to 9 percent slopes	19	100.0%		
Totals for Area of Interest		1.9	100.0%		

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Clay County, Missouri

10129—Sharpsburg-Urban land complex, 5 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2ql0b Elevation: 1,000 to 1,300 feet

Mean annual precipitation: 33 to 41 inches Mean annual air temperature: 50 to 55 degrees F

Frost-free period: 177 to 220 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Sharpsburg and similar soils: 60 percent

Urban land: 35 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sharpsburg

Setting

Landform: Ridges

Landform position (two-dimensional): Summit Landform position (three-dimensional): Crest

Down-slope shape: Convex Across-slope shape: Convex Parent material: Loess

Typical profile

A - 0 to 7 inches: silt loam
Bt - 7 to 48 inches: silty clay loam
C - 48 to 60 inches: silty clay loam

Properties and qualities

Slope: 5 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to

moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 24 to 35 inches

Frequency of flooding: None Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: High (about 11.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: D

Ecological site: R109XY002MO - Loess Upland Prairie

Other vegetative classification: Grass/Prairie (Herbaceous Vegetation)

Hydric soil rating: No

Custom Soil Resource Report

Description of Urban Land

Setting

Landform: Ridges Landform position (two-dimensional): Summit Landform position (three-dimensional): Crest

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 8

Hydric soil rating: No

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Appendix C - FEMA – Firmette

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Appendix D - Detention Report

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

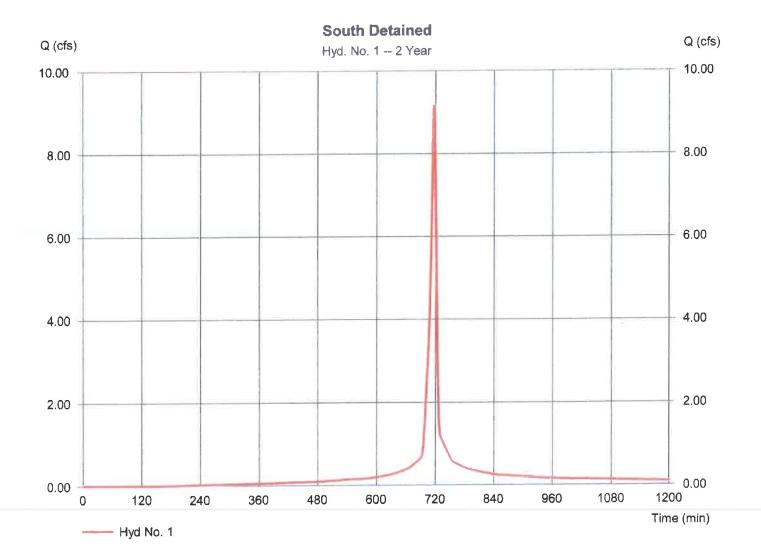
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	9.154	1	717	20,464		sa service of 20-th	******	South Detained
2	Reservoir	0.723	1	748	20,463	1	928.80	8,362	Self Storage Basin
3	SCS Runoff	8.084	1	717	17,045			********	Existing Site
4	Reservoir	7.026	1	721	20,464	1	928.38	1,158	Existing Discharge
200	21.06.17 Self	Storage	anw		Return	Period: 2 Y	oar	Friday, 06	/ 25 / 2021

Friday, 06 / 25 / 2021

Hyd. No. 1

South Detained

= 9.154 cfsPeak discharge = SCS Runoff Hydrograph type $= 717 \, \text{min}$ Time to peak = 2 yrs Storm frequency = 20,464 cuft = 1 min Hyd. volume Time interval = 95 Curve number = 1.860 ac Drainage area = 0 ftHydraulic length = 0.0 %Basin Slope $= 5.00 \, \text{min}$ Time of conc. (Tc) Tc method = User = Type II Distribution Total precip. = 3.50 in= 484 Shape factor = 24 hrs Storm duration



Friday, 06 / 25 / 2021

Hyd. No. 2

Self Storage Basin

Hydrograph type = Reservoir
Storm frequency = 2 yrs
Time interval = 1 min

Inflow hyd. No. = Reservoir name =

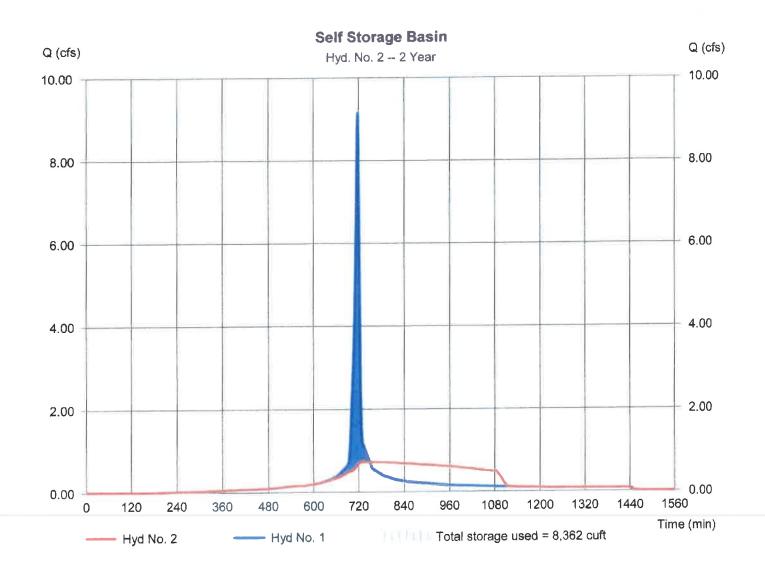
= 1 - South Detained= Self Storage

Peak discharge Time to peak = 0.723 cfs = 748 min

Hyd. volume = 20,463 cuft
Max. Elevation = 928.80 ft

Max. Storage = 8,362 cuft

Storage Indication method used



Friday, 06 / 25 / 2021

Pond No. 1 - Self Storage

Pond Data

UG Chambers Invert elev = 927.00 ft, Rise x Span = $5.00 \times 5.00 \text{ ft}$, Barrel Len = 250.00 ft, No. Barrels = 4, Slope = 0.00%, Headers = Yes **Encasement** -Invert elev. = 925.50 ft, Width = 30.00 ft, Height = 8.00 ft, Voids = 0.40%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	925.50	n/a	0	0
0.80	926.30	n/a	119	119
1.60	927.10	n/a	235	354
2.40	927.90	n/a	2,974	3,328
3.20	928.70	n/a	4,426	7,754
4.00	929.50	n/a	4,971	12,725
4.80	930.30	n/a	4,977	17,703
5.60	931.10	n/a	4,417	22,120
6.40	931,90	n/a	2,971	25,091
7.20	932.70	n/a	235	25,325
8.00	933.50	n/a	119	25,444

Culvert / Orifice Structures

Weir Structures

	[A]	[B]	[C]	[PrfRsr]		[A]	[B]	[C]	[D]
Rise (in)	= 24.00	4.00	12.00	0.00	Crest Len (ft)	Inactive	0.00	0.00	0.00
Span (in)	= 24.00	4.00	12.00	0.00	Crest El. (ft)	= 930.30	0.00	0.00	0.00
No. Barrels	= 1	1	1	0	Weir Coeff.	= 3.33	3 33	3 33	3.33
Invert El. (ft)	= 925.50	925.50	929.00	0.00	Weir Type	= Rect	277	/ ***	277
Length (ft)	= 10.00	1.00	1.00	0.00	Multi-Stage	= Yes	No	No	No
Slope (%)	= 2.00	2.00	2.00	n/a					
N-Value	= 013	013	013	n/a					
Orifice Coeff.	= 0.60	0.60	0.60	0.60	Exfil.(in/hr)	= 0.000 (by)	Contour)		
Multi-Stage	= n/a	Yes	Yes	No	TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s)

Stage / Storage / Discharge Table

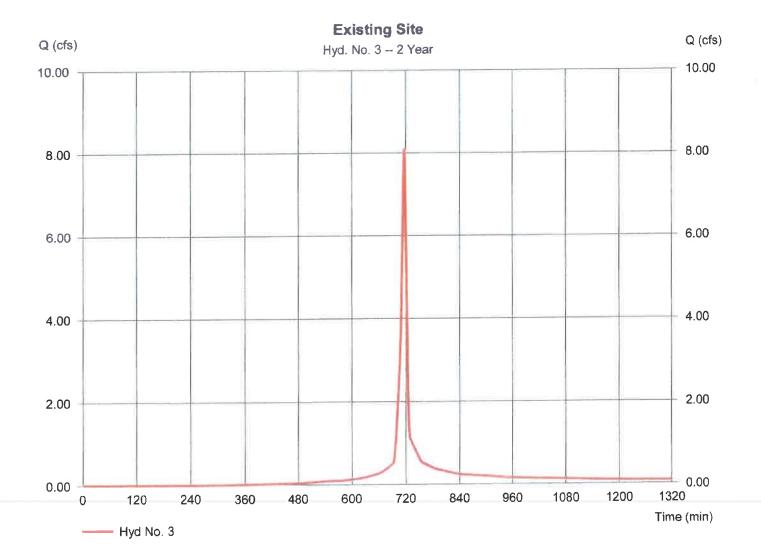
-	_	100											
Stage ft	Storage cuft	Elevation ft	CIV A cfs	CIV B cfs	CIV C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	925.50	0.00	0.00	0.00		0.00		***		222		0.000
0.80	119	926.30	0.32 ic	0.32 ic	0.00	***	0.00	222				***	0.320
1.60	354	927.10	0.48 ic	0.48 ic	0.00	0.00	0.00		***	41416	777	***	0.483
2.40	3,328	927.90	0.61 ic	0.61 ic	0 00	Service:	0.00	***	(***	****	***	***	0.607
3.20	7,754	928.70	0.73 ic	0.71 ic	0.00	***	0.00	-	***	***	***	***	0.711
4.00		929.50	1.73 ic	0.78 ic	0.95 ic		0.00	944					1.728
4.80	,	930 30	4.24 oc	0.82 ic	3.38 ic		0.00		***			277	4.206
5.60		931 10	5.67 oc	0.88 ic	4.78 ic	0.00	0.00	700				***	5.664
6.40		931.90	6.80 oc	0.94 ic	5.86 ic	***	0.00	5-5	-	***	leader.	***	6.796
7.20	,	932.70	7 77 oc	0.99 ic	6.76 ic		0.00	***	1000	400		****	7.757
8.00		933 50	8.62 oc	1.04 ic	7.56 ic		0.00		5777	375	-	141	8.605

Friday, 06 / 25 / 2021

Hyd. No. 3

Existing Site

= 8.084 cfsPeak discharge = SCS Runoff Hydrograph type $= 717 \, \text{min}$ Time to peak Storm frequency = 2 yrs = 17,045 cuftHyd. volume = 1 minTime interval = 90 Curve number = 1.860 ac Drainage area = 0 ftHydraulic length Basin Slope = 0.0 % $= 5.00 \, \text{min}$ Time of conc. (Tc) Tc method = User Distribution = Type II = 3.50 inTotal precip. = 484 Shape factor Storm duration = 24 hrs



Friday, 06 / 25 / 2021

Hyd. No. 4

Existing Discharge

Hydrograph type = Reservoir Storm frequency = 2 yrs Time interval = 1 min

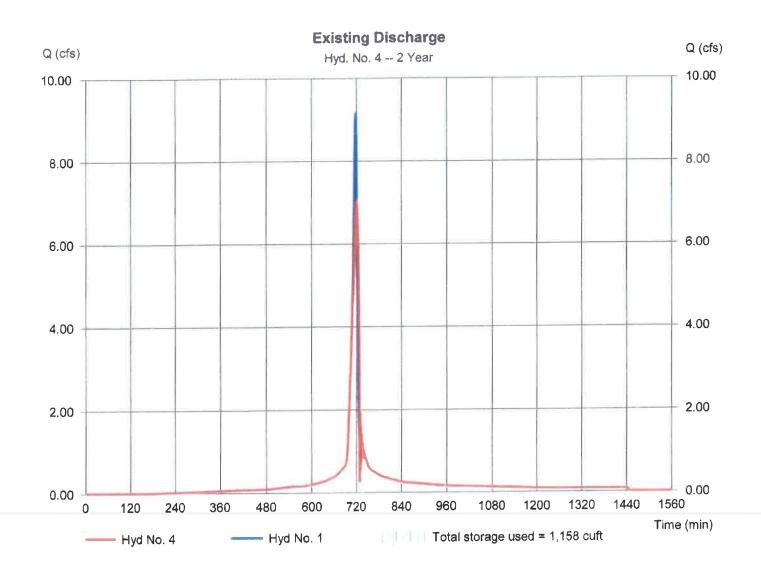
Inflow hyd. No. = 1 - South Detained
Reservoir name = Self Storage 2

Peak discharge = 7.026 cfs
Time to peak = 721 min
Hyd. volume = 20,464 cuft
Max. Elevation = 928.38 ft

Max. Storage

= 1,158 cuft

Storage Indication method used



Friday, 06 / 25 / 2021

Pond No. 2 - Self Storage 2

Pond Data

UG Chambers -Invert elev. = 927,00 ft, Rise x Span = 5 00 x 5 00 ft, Barrel Len = 250,00 ft, No. Barrels = 1, Slope = 0.00%, Headers = No Encasement -Invert elev. = 925.50 ft, Width = 12.00 ft, Height = 8.00 ft, Voids = 0.40%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	925.50	n/a	0	0
0.80	926.30	n/a	10	10
1.60	927.10	n/a	33	43
2.40	927.90	n/a	585	628
3.20	928.70	n/a	878	1,506
4 00	929,50	n/a	988	2,494
4.80	930.30	n/a	989	3,483
5.60	931.10	n/a	876	4,359
6.40	931.90	n/a	585	4,944
7 20	932.70	n/a	33	4,976
8.00	933.50	n/a	10	4,986

Culvert / Orifice Structures

Weir Structures

	[A]	[B]	[C]	[PrfRsr]		[A]	[B]	[C]	[D]
Rise (in)	= 24.00	15.00	15.00	0.00	Crest Len (ft)	Inactive	0.00	0.00	0.00
Span (in)	= 24.00	15.00	15.00	0.00	Crest El. (ft)	= 930.30	0 00	0.00	0.00
No. Barrels	= 1	1	1	0	Weir Coeff.	= 3.33	3.33	3.33	3 33
invert El. (ft)	= 925 50	925.50	929.00	0.00	Weir Type	= Rect		400	***
Length (ft)	= 10.00	1.00	1.00	0.00	Multi-Stage	= Yes	No	No	No
Slope (%)	= 2.00	2.00	2.00	n/a					
N-Value	= .013	.013	.013	n/a					
Orifice Coeff.	= 0.60	0.60	0.60	0.60	Exfil.(in/hr)	= 0.000 (by	Contour)		
Multi-Stage	= n/a	Yes	Yes	No	TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s)

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	925.50	0.00	0.00	0.00	20.0	0.00	F225	200		1000	222	0.000
0.80	10	926.30	1.92 ic	1.92 ic	0.00		0.00	***	+		-	·	1.923
1.60	43	927.10	4.61 oc	4.52 ic	0.00	***	0.00	***	-	***		100	4.516
2.40	628	927,90	6.18 oc	6.18 ic	0.00	***	0.00	***		***			6.179
3.20	1,506	928.70	7.54 oc	7.54 ic	0.00		0.00			1777		***	7.541
4.00	2.494	929 50	9.43 oc	8.30 ic	1,13 ic		0.00	***		***		200	9,426
4.80	3.483	930.30	14.17 oc	9.32 ic	4.85 ic	Personal Property Control	0.00	4.00	100	***	100	999	14.17
5.60	4,359	931 10	17.45 oc	10.27 ic	7.18 ic		0.00	-		***	9.60		17,45
6.40	4,944	931 90	20.08 oc	11.16 ic	8.91 ic	***	0 00	222	vises.	-	***	-	20.08
7.20	4.976	932 70	22.23 ic	11.87 ic	10.36 ic	-	0.00	***		tion to	teen:	2-011	22.23
8 00	4,986	933 50	24.11 ic	12.48 ic	11 63 ic	996	0.00		-	***	***	***	24.11

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

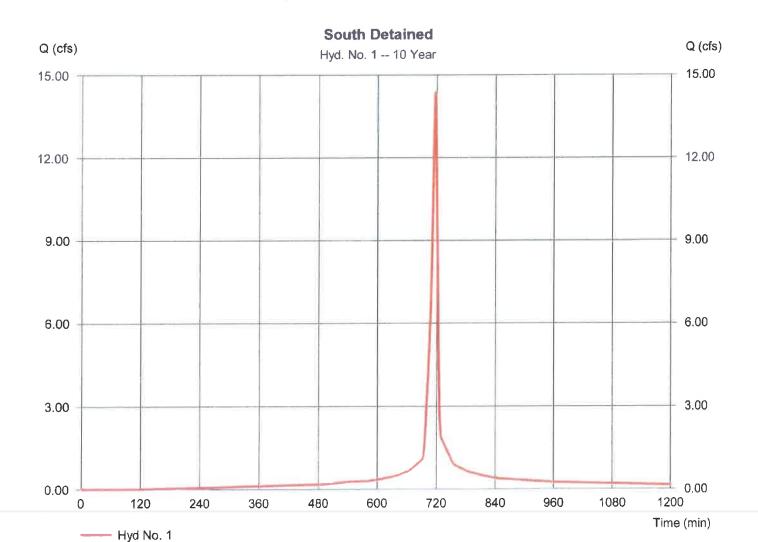
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (mln)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	14.37	1	717	33,119	discovering As	******	-	South Detained
2	Reservoir	2.093	1	728	33,118	1	929.60	13,339	Self Storage Basin
3	SCS Runoff	13.44	1	717	29,278				Existing Site
4	Reservoir	11.38	1	720	33,119	1	929 82	2,885	Existing Discharge
202	21.06.17 Self	Storage.g	pw		Return F	Period: 10 \	Year	Friday, 06	/ 25 / 2021

Friday, 06 / 25 / 2021

Hyd. No. 1

South Detained

= 14.37 cfsHydrograph type = SCS Runoff Peak discharge Storm frequency Time to peak $= 717 \, \text{min}$ = 10 yrs= 33.119 cuftHyd. volume Time interval = 1 min Curve number = 95 = 1.860 ac Drainage area = 0 ftHydraulic length Basin Slope = 0.0 %Time of conc. (Tc) $= 5.00 \, \text{min}$ Tc method = User Distribution = Type || = 5.34 inTotal precip. = 484Storm duration = 24 hrs Shape factor



Friday, 06 / 25 / 2021

Hyd. No. 2

Self Storage Basin

Hydrograph type Storm frequency

= Reservoir = 10 yrs

Peak discharge Time to peak

= 2.093 cfs= 728 min

Time interval = 1 min Hyd. volume

= 33,118 cuft

Inflow hyd. No.

= 1 - South Detained

Max. Elevation

 $= 929.60 \, \text{ft}$

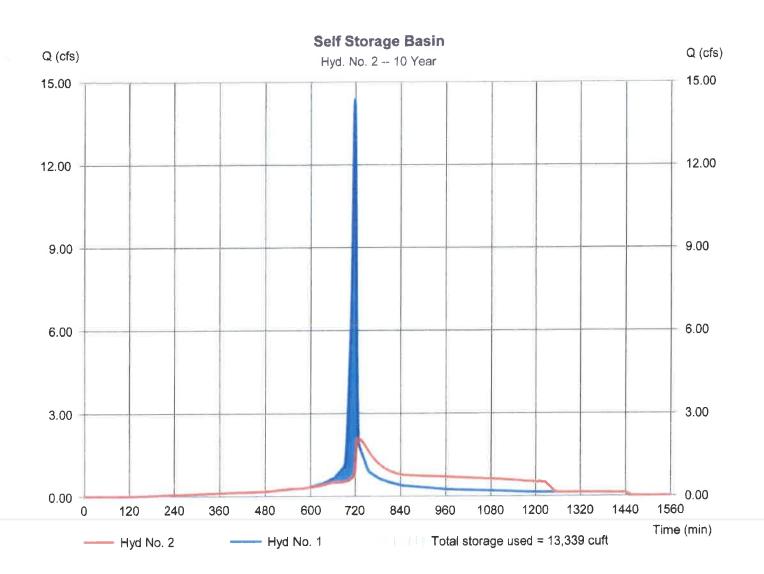
Reservoir name

= Self Storage

Max. Storage

= 13,339 cuft

Storage Indication method used

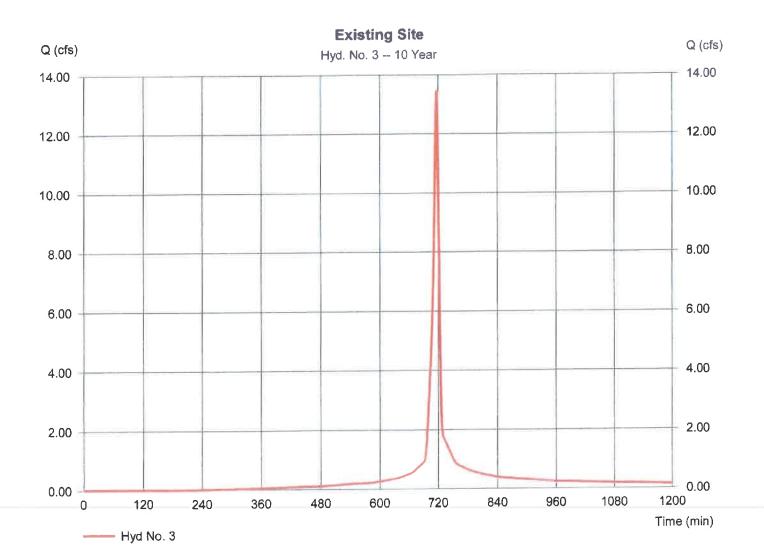


Friday, 06 / 25 / 2021

Hyd. No. 3

Existing Site

= 13.44 cfs= SCS Runoff Peak discharge Hydrograph type = 717 min Time to peak = 10 yrsStorm frequency = 29,278 cuft Hyd. volume Time interval = 1 min Curve number = 90 = 1.860 ac Drainage area Hydraulic length = 0 ft= 0.0 %Basin Slope = 5.00 min Time of conc. (Tc) Tc method = User Distribution = Type II = 5.34 inTotal precip. = 484 Shape factor Storm duration = 24 hrs



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 06 / 25 / 2021

Hyd. No. 4

Existing Discharge

Hydrograph type Storm frequency Time interval

Inflow hyd. No.

Reservoir name

= Reservoir = 10 yrs = 1 min

= 1 - South Detained = Self Storage 2

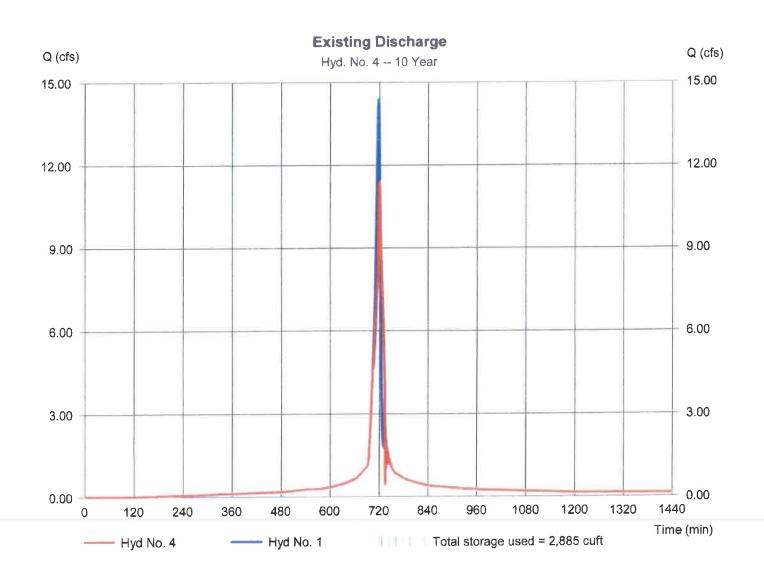
Peak discharge Time to peak

= 11.38 cfs

= 720 min Hyd. volume = 33,119 cuftMax. Elevation = 929.82 ft

= 2,885 cuft Max. Storage

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	23.37	ä	717	55,349	-	De auto		South Detained
2	Reservoir	5.539	3	725	55,349	1	931.02	21,687	Self Storage Basin
3	SCS Runoff	22.63	1	717	51,159	-			Existing Site
4	Reservoir	19.91	ă	720	55,349	1	931 85	4,905	Existing Discharge
202	1.06.17 Self	Storage.g	wai		Return F	Period: 100	Year	Friday, 06 /	25 / 2021

Friday, 06 / 25 / 2021

Hyd. No. 1

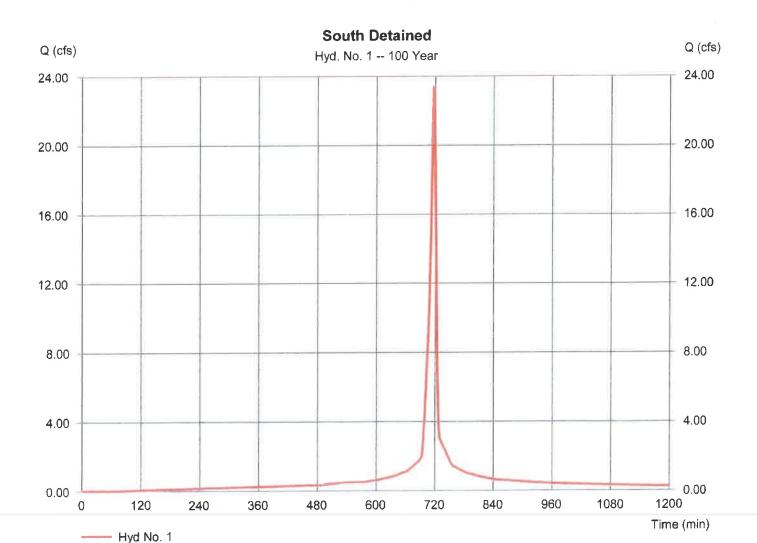
South Detained

= SCS Runoff Hydrograph type Storm frequency = 100 yrs= 1 min Time interval Drainage area = 1.860 ac Basin Slope = 0.0 % Tc method = User Total precip. = 8.55 in= 24 hrs Storm duration

Peak discharge = 23.37 cfs
Time to peak = 717 min
Hyd. volume = 55,349 cuft
Curve number = 95
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type II

Shape factor

= 484



Friday, 06 / 25 / 2021

Hyd. No. 2

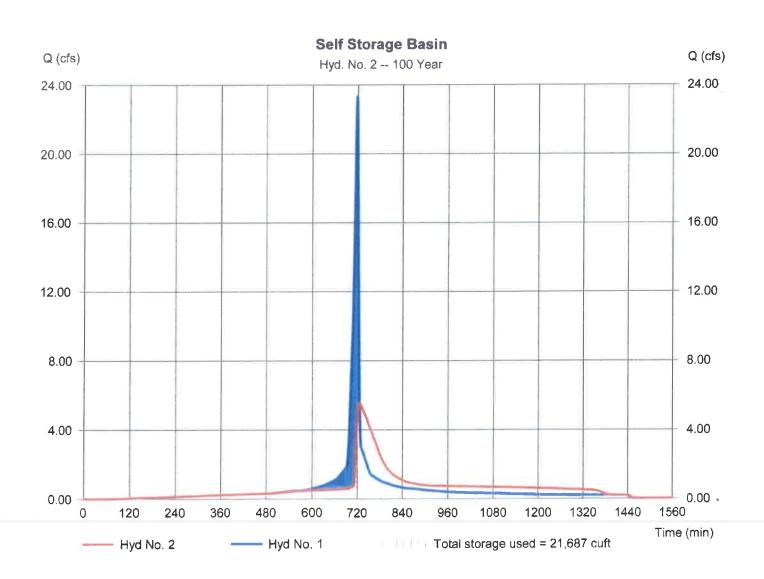
Self Storage Basin

Hydrograph type = Reservoir Storm frequency = 100 yrs Time interval = 1 min

Inflow hyd. No. = 1 - South Detained Reservoir name = Self Storage Peak discharge = 5.539 cfs
Time to peak = 725 min
Hyd. volume = 55,349 cuft

Max. Elevation = 931.02 ft Max. Storage = 21,687 cuft

Storage Indication method used



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc v2022

Friday, 06 / 25 / 2021

Hyd. No. 3

Existing Site

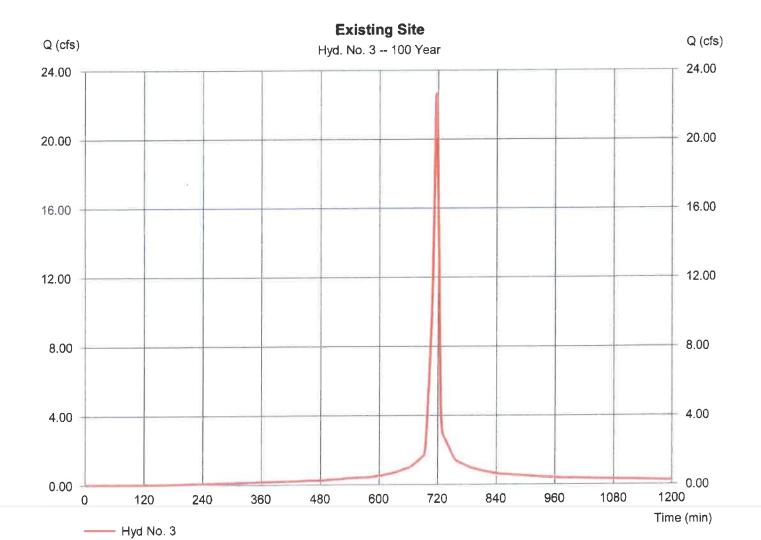
= SCS Runoff Hydrograph type Storm frequency = 100 yrsTime interval = 1 min = 1.860 acDrainage area Basin Slope = 0.0 %Tc method = User = 8.55 inTotal precip. Storm duration = 24 hrs

Peak discharge
Time to peak
Hyd. volume
Curve number
Hydraulic length
Time of conc. (Tc)
Distribution

= 22.63 cfs
= 717 min
= 51,159 cuft
= 90
= 0 ft
= 5.00 min
= Type II

Shape factor

= 484



Friday, 06 / 25 / 2021

Hyd. No. 4

Existing Discharge

Hydrograph type Storm frequency Time interval

Inflow hyd. No.

Reservoir name

= Reservoir = 100 yrs = 1 min

= 1 - South Detained= Self Storage 2

Peak discharge Time to peak

= 19.91 cfs = 720 min

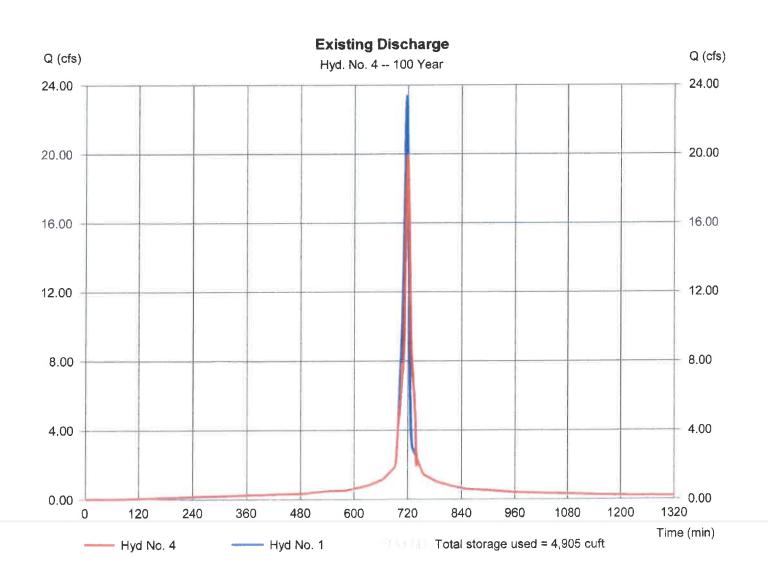
Hyd. volume Max. Elevation

Max. Storage

= 55,349 cuft = 931.85 ft

= 4,905 cuft

Storage Indication method used



Appendix E – BMP Worksheets

BMP WORKSHEET: REQUIRED LEVEL OF SERVICE - DEVELOPED SITE

Project: Storage One KC **Location:** Gladstone

Option: LS for Developed Site

Date: 17-Jun-21 By: RTD

I. Required Treatment Area

A. Total Area Disturbed by Redevelopment Activity

Disturbed Area Description Area, acres
Total Disturbed Area 1.86

Total 1A 1.86

B. Existing Impervious Area Inside Disturbed Area

Existing Impervious Area Description Area, acres
Existing Buildings and Pavement 1.08

Total 1B 1.08

C. Required Treatment Area Area, acres

Total 1C 0.78 (1A-1B)

2. Percent Impervious in Post Development Condition and Level of Service

A. Total Post Development Impervious Area Inside Disturbed Area

Post Development Impervious Area Description Area, acres
Building and Pavement 1.58

Total 2A 1.58

B. Existing Impervious Area Inside Disturbed Area Area, acres

1.08 (18 Total)

C. Net increase in impervious Area Area, acres

Total 2C 0.50 (2A-1B)

D. Percent Impervious Round to Integer 64 (2C-1C)x100

E. Level of Service LS= 5.9 (See Table 4.3)

3. Minimum Required Total Value Rating of BMP Package

VR= 4.60 (LS*1C)

8MP WORKSHEET: DEVELOP MITITGATION PACKAGE(S) THAT MEET THE REQUIRED IS OR VR

Project:	Storage One KC
Location:	Gladstone
Option:	Mitigation Package
Date:	17-Jun-21
By:	RTD

RTD

1. Required	LS OR	٧R
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5.90

Note: Various BMP's May Alter CN of Proposed Development and LS; Recalculate Both if

II. Proposed BMP Option Package No. 1

Cover/BMP Description	Treatment Area	VR from Table 4.4 or Table 4.6	Product of VR x Area
Infiltration Basin	0.78	9.00	7.02
Not Treated	0.00		0,00
Tota	0.78	Total	7.02

=Total Product/Total Area *Weighted VR 9.00

- 1. Refer to Mitigation Instructions and Tables 2 and 4 as Appropriate When Determining VR.
- 2. Total Treatment Area Cannot Exceed 100 Percent of the Actual 5lte Area

0.78 Area of Site, acres

* Blank in Redevelopment

Meets Required Total LS or VR (Yes/No)?

Ves (IF No, or If Additional Options are Being Tested, Proceed Below.)



Request for Council Action

RES □# City Clerk Only

BILL ⊠# 21-34

ORD # 4.572

Date: 9/21/2021

Department: Finance

Meeting Date Requested: 9/27/2021

Public Hearing: Yes ☑ Date: 9/27/2021

Subject: 2021 Property Tax Levy

Background: A Notice of Public Hearing was advertised on September 9, 2021 for the Public Hearing to set the real and personal property tax rates for the City of Gladstone on September 27, 2021. Residential real property increased \$42,770,140 (of which \$285,120 is new construction) to \$312,202,630. Agricultural real property increased \$28,910 to \$58,930. Commercial real property increased \$16,146,455 to \$84,785,588 (of which \$290,370 is new construction). Total real property valuation is \$397,047,148. Personal property increased from \$62,128,358 in the previous year to \$72,367,124 for the current year. The State auditor set the maximum increase for property tax at 1.4%. Due to the property tax calculation and valuation, the levy for residential real property will be set at 0.758 per \$100 (a decrease of 0.109 from 0.867 in 2020), agricultural property will be set at 0.479 (a decrease of 0.450 from 0.929 in 2020), and commercial real property will be set at 0.721 per \$100 (a decrease of 0.156 from 0.877 in 2019). Personal property will continue to be set at 0.929 per \$100. Projected revenue from the 2021 property tax levy is estimated to be \$2,978,082 from real property and \$672,291 from personal property for a total of \$3,650,373 if 100% of the levy is collected.

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

<u>Public/Board/Staff Input:</u> Bill to follow the RCA.

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

Dominic Accurso
Department Director/Administrator

JM City Attorney SW City Manager AN ORDINANCE ENACTED PURSUANT TO MISSOURI REVISED STATUTES SECTION 67.110 FIXING THE ANNUAL RATE OF LEVY FOR THE 2021 REAL ESTATE AND PERSONAL PROPERTY TAXES WITHIN THE CORPORATE LIMITS OF THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, a public hearing has been held after the publishing of the required notice in compliance with the provisions of RSMo 67.110.

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

SECTION 1. TAX LEVY

A Tax Levy for each property class not to exceed the below listed tax rates per One-Hundred Dollar (\$100.00) valuation shall be assessed as applicable on all Real Property and on all Personal Property within the corporate limits of Gladstone, Missouri, for the taxable year 2021.

	2021	
	Tax Rate	
	(Per \$100)	
General Fund		
Real Estate		
Residential	0.7580	
Agriculture	0.4790	
Commercial	0.7210	
Personal Property	0.9290	

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27th DAY OF SEPTEMBER, 2021.

	R.D. Mallams, Mayor	
ATTEST:		

Becky Jarrett, Deputy City Clerk

1st Reading: September 27, 2021

2nd Reading: September 27, 2021