



**MINUTES
SPECIAL CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JULY 29, 2019**

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

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

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

Mayor Suter opened the Special City Council Meeting Monday, July 29, 2019, at 7:30 pm in the Gladstone City Council Chambers.

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

All Councilmembers were present.

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

Mayor Suter asked all to join in the Pledge of Allegiance to the Flag of the United States of America.

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

The Agenda was approved as published.

REGULAR AGENDA.

Item No. 5. On the Agenda. Communications from the Audience.

There were none.

Item No. 6. On the Agenda. Communications from the City Council.

There were none.

Item No. 7. On the Agenda. Communications from the City Manager.

There were none.

Item No. 8. On the Agenda. Final Development Plan and Zoning Change.

Mayor Suter opened the Public Hearing at 7:32 pm.

City Manager Scott Wingerson stated: *"I'd like to first thank everybody for being here tonight on a Special meeting night and introduce Austin Greer to present the land use application to you."*

Austin Greer, Assistant to the City Manager/Planning Administrator, approached Council and stated: *"Good evening, Mayor and members of the City Council. The applicant is requesting a re-plat, zoning change and site plan revision for the purpose of constructing a brand new Marriott Fairfield Inn Hotel at 6901 North Oak Trafficway. This new hotel will stand 5 stories tall, be 67,140 square feet and have 109 air conditioned rooms. This proposed project will replat and rezone five (5) individual parcels into one parcel and one zoning. The current zoning of these five (5) parcels is a combination of C-1 Local Business District and C-2 General Business District. The desired zoning of this proposed project is Mixed-Use (MXD), which is a planned district and consistent with adjacent properties such as the Heights at Linden Square and the Northland Innovation Campus. MAg Partners, Scarlett Hotel Group, and Marriott Hotels have designed a hotel that incorporates low-impact development practices, bicycle accommodations, best management practices (BMP) to reduce storm water and waste water, reduce light pollution, increase building water and energy efficiency and similar sustainable practices. There are not front, side and rear set back requirements in a Mixed-Use (MXD) zoning. The Hotel is open to the public and has both interior meeting space, lobby, and bar area all open to the public. Additionally, the hotel has an exterior seating area adjacent to the front door of the hotel. In regard to parking for this project, one parking space per room is typically required. This proposed project creates 83 on-site parking spaces with access to 62 public spaces on N. Locust as well as 89 public spaces on NE 69th St. The proposed zoning change to Mixed-Use (MDX), which is a planned district that provides more flexibility to project requirements, allows the Planning Commission and City Council the authority to reduce the amount of required parking spaces specific to this development. It is City Staff's recommendation to lower the amount of required parking spaces to accommodate this particular project given the fact that there is on-street public parking located on N Locust St., and NE 69th St. There is approximately 234 parking spaces available between the Hotel property, N. Locust St. and NE 69th St. within one (1) block. City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:*

- 1. All signage shall comply with approved City Standards and shall be consistent with existing Downtown Gladstone signage and Marriott Fairfield Inn and Suites Standards.*
- 2. A compliant monument sign shall be used to serve the development. The monument sign requires a minimum of 240 square feet of area landscaping around the sign or per Marriott's acceptable franchise standards.*

3. *A fire protection system shall be installed and comply with the 2015 International Fire Code.*
4. *All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.*
5. *All fencing within the development boundaries shall be wrought iron style fencing.*
6. *All exterior lighting shall be energy efficient (LED) lighting and comply with city code.*
7. *All building mechanical equipment shall be screened from public view. Typical hotel individual room PTAC (air conditioning) units shall be acceptable.*
8. *Service and loading areas shall be screened from public view.*
9. *Development shall consist of best practice for sustainable design and follow the current energy and building codes.*
10. *To the extent any retaining walls are necessary on or near the property line or adjacent to the right-of-way; retaining wall details shall be submitted and approved by city staff prior to construction. All structural walls shall be reviewed via building permit process.*
11. *Disabled vehicles shall not be permitted on site.*
12. *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.*
13. *Dumpsters and storage shall be enclosed (5 sides) and covered to adequately be screened from public view. Trash services shall be scheduled between 7:00 am – 10:00 pm.*
14. *Provide outdoor bike racks within development area to serve employees, visitors and the area community.*
15. *Water and sewer utilities must be designed and installed to city code.*
16. *A public art component will be incorporated into this project as approved by City Council.*

*The Developer has agreed to all recommended conditions. City Staff recommends that the request be **APPROVED** contingent upon the conditions listed above. The Planning Commission voted unanimously 12-0 in favor of the re-plat, zoning change and site plan. Thank you and that is all, Mayor.*

Mayor Suter asked if there were any questions for staff.

There were none.

Mayor Suter asked if there was anyone in the audience who would like to speak in favor of the issuance of the bonds.

Tom Pryor, building owner at 405 Northeast 70th Street, approached Council and stated: *"I have a few parking concerns but overall I'm real happy with the project."*

Mayor Suter stated she was glad to hear that and asked if there was anyone else to speak in favor of the application.

John Hughes with MAg Partners, 11550 I Street, Omaha, Nebraska, approached Council and stated *"I would like to speak in favor. With me, up here to answer questions, is Rob Sadoff from the Scarlett Group and they will manage the hotel daily operations. The rendering that you see*

up here is, they really did a nice job of it. It is very accurate. You can even see a little slant to the cars that are on the north side of the property where that property topography starts to go up. Do we have a site plan? No? The view here is from North Oak and you come in, you would go under the Porte-cochere to check in and then you see the retaining wall on sort of the middle left of the rendering, that is holding back that hill and the parking lot then curls around and goes up to the level that The Summit Grill is on. And so the backside, or the east side of the hotel, which this rendering is also a front elevation across from the apartments. Really the hotel has no back door which makes some challenges when you are trying to come up with deliveries and utilities and things like that but the architects have done a great job of accommodating that and we think we have done a nice job of really building the hotel into the hill to deal with that topography issue creating a nice façade on all four sides. The retaining wall also will be a potential spot for some public art. I've seen quite a few of the buildings use some of their wall space for public art, we think that could be a good possibility for that where we can create an environment within that landscaping with the wall as a backdrop for seating areas and some art work and some color. It is a 109 room, 67,000 some square feet and I'll have Rob talk to you about the interior makeup and the amenities."

Rob Sadoff with Scarlett Hotels approached Council and stated: *"Hi, my name is Rob Sadoff with the Scarlett Hotel Group. Given the nature of the building, the first floor entryway where you can see under the Porte-cochere is basically all of what we call the back of the house public areas. All the guest rooms will start on floor 2 which is effectively ground level at the same level where The Summit Grill is to the east. Also on level 2 we will have an indoor pool, a very large fitness center, and some outdoor patio space that will be adjacent to the pool. In terms of the guest room layouts, we are going to have double queens, king suites, regular king rooms, and double queen suites as well. We will accommodate very nicely leisure and/or business travel. We think there is a lot of both in this area. All of the employee break areas, everything will be on the podium level, which is the first level here. It would be kind of towards the hill. There will be two elevators for accommodations there and then all exterior entries will be RFID locked; where you can only get in with your key card. That's all Marriott standards now, which is RFID or using your mobile app which is really interesting technology. Is there any questions about flow or anything else?"*

Mayor Suter stated: *"How accurate is the color representation?"*

Mr. Hughes stated: *"Accurate. There are material samples, I believe, in Austin's office."*

Mr. Greer brought in the material sample board.

Mayor Suter stated: *"In Austin's overview, he mentioned that seating area adjacent to the entrance; so that is what you are talking about where the art might be? Is that the seating area he was talking about or is there an interior seating place?"*

Mr. Hughes stated: *"We are not fully developed yet exactly but yes, there is room on both sides of the Porte-cochere where the lobby entrance is for seating opportunities where there is a little bit of ground where we can put in some nice landscaping and maybe put in some benches or something and that would be a nice backdrop for some art, I think."*

Mayor Suter stated: *"Pedestrian access if you want to go over to Summit or the pizza place is it just through the parking lot?"*

Mr. Hughes stated: *"No, you would be able to walk out the second level which is the ground level to the east so we have designed in such a way that if there is an entrance on the Northeast corner, you can see it on the north side there, sort of articulated with a little bit of a canopy, but there will be access to the hotel there. Once, certainly a guest that would be returning for a second visit, would start to get the lay of the land and realize that if you are going to eat you go out the second level. If you are going to park, you go out the first level. The second level will get the guest traffic too because that is where the swimming pool is located."*

Mayor Suter stated: *"They are over on the south side?"*

Mr. Hughes stated: *"They are on the south side with the views kind of out to the south. That is a way that we were able to work in dealing with some of that topography as that hill comes down. The plan, we completed what we call the 40% set of plans. They have been sent to Marriott and Marriott had plenty of comments but they were all easily absorbed into the plan and we are now probably in that 60%-70% range with the goal that we will be at 100% by the end of August and ready at that point to submit for a building permit and go out to public bid for a contractor at that time as well. Things are running just about on schedule but we are anxious to get started."*

Mayor Suter stated: *"There is our look (the material sample board) it looks more gray than brown in reality than it does in the picture, cool."*

Mr. Sadoff stated: *"I'll talk about the exterior a little bit as we are in the development process. This is more of a custom color package vs. the prototype. The prototype's we felt were architecturally in the same range of the office building to the south of us. We were really looking for something very modern to compliment all the buildings in the downtown district and really stay more into the neutral or more modern tones with stucco exterior using some limestone bricks, or river rock bricks, as well as some faux wood type features, which are illustrated there in the corners of the property."*

Mayor Suter asked if there were any questions for the operator/builder.

There were none.

Mayor Suter stated: *"Thank you all for being here. It really is helpful to hear more detail and it is nice to meet the operator. We have not had a chance to do that yet."*

Mayor Suter asked if there was anyone else who would like to speak.

There were none.

Mayor Suter asked if there was anyone in the audience who would like to speak in opposition.

There were none.

Mayor Suter closed the Public Hearing at 7:47 pm.

Item No. 9. On the Agenda. FIRST READING BILL NO. 19-32 An Ordinance and Final Development Plan relating to Zoning Ordinance regulations and the establishment of Use Districts within the City of Gladstone, Missouri.

Councilman Yarber moved Bill No. 19-32 be placed on its First Reading. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Yarber moved to accept the First Reading of Bill No. 19-32, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Yarber moved to accept the Second and Final Reading of Bill No. 19-32, and enact the Bill as **Ordinance 4.483**. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item No. 10. On the Agenda. FIRST READING BILL NO. 19-33 An Ordinance approving the Final Plat of the Fairfield Inn by Marriott, Linden Lots 3-11, together with part of Lots 1, 2 and 12, all of Block 25, Linden, A Subdivision in Gladstone, Clay County, Missouri, (commonly known as 6901 North Oak Trafficway), and directing the appropriate officials to affix their signatures to said Plat for recording.

Councilman Mallams moved Bill No. 19-33 be placed on its First Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Mallams moved to accept the First Reading of Bill No. 19-33, waive the rule, and place the Bill on its Second and Final Reading. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Mallams moved to accept the Second and Final Reading of Bill No. 19-33, and enact the Bill as **Ordinance 4.484**. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)


Item No. 11. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 12. On the Agenda. Adjournment.

Mayor Suter adjourned the July 29, 2019, Regular City Council meeting at 7:51 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as presented: 

Approved as modified: _____


Mayor Carol J. Suter