

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY LEGALLY DESCRIBED AS: BEGINNING 298'N OF NORTHEAST CORNER NORTH OAK TRAFFICWAY AND NORTHEAST SHADY LANE DRIVE, N181.9, E27, N16.07, E103.93, S16.07, E35, S182, W182, W166.02 TO POINT OF BEGINNING, COMMONLY KNOWN AS 6417 NORTH OAK TRAFFICWAY.

WHEREAS, pursuant to Ordinance No. 3.973 being the Gladstone Zoning Ordinance, public notice was made of a request for a site plan revision at the above described property; and

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

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

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

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

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

SECTION 1. SITE PLAN APPROVAL.

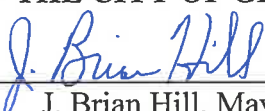
The Site Plan for the above described property is hereby approved subject to the terms and conditions set forth herein:

1. Dumpsters/storage areas shall be enclosed with materials consistent with the primary building and adequately screened from public view. Trash services shall be scheduled between 7:00 am-10:00 pm.
2. Tractor trailers shall not park or be stored overnight.
3. Portable storage units shall not be placed or stored on site.
4. Vehicle parking (customer, employee, display) shall be prohibited in drive aisles and entry approaches.

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.


THAT, this ordinance is effective immediately upon ownership transfer from Blown Investments to Stephen Shaw.

PASSED AND SIGNED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 23rd DAY OF JUNE, 2014.



J. Brian Hill, Mayor

ATTEST:



Ruth E. Bocchino, City Clerk

1423

**Community Development Department
Staff Report**



Date: June 6, 2014

File #: 1393

Requested Action: Rezone and Site Plan Approval

Date of PC Consideration: June 16, 2014

Date of Council Consideration: June 23, 2014

Applicant: Brent Shaw
SS Auto
6889 N. Oak
Gladstone, MO 64118
816-468-8200

Owner: Eric Martin
Blown Investments
6609 N. Oak
Gladstone, MO 64118
816-838-8468

Address of property: 6417 N. Oak

General location of property: Property is generally located to the north of NE 64th Street and N. Oak on the east side of the street. The Gladstone Plaza shopping center is located immediately east of the property.

Physical Characteristics: Existing building on site is centrally located on the property and has historically been used for automobile related occupancies. The site is surrounded by general commercial activity.

Planning Information

Current Zoning: CP-2

Zoning History: Zoned CP-2 since 2005

Planned Land Use: General Business Commercial

Streetscape Guidelines: N/A

Applicable Regulations: Zoning and Subdivision Ordinance

On Monday, June 16 2014, the Planning Commission unanimously voted in favor of this request. (10-0)

Comprehensive Plan: Chapter 4 (Future Land Use Map.) This area has been identified in the Comprehensive Plan as an area that would support Mixed Use Community Development.

Additional Information

Public Utility Availability: Existing

Ingress/Egress: Existing

Traffic Division Comments: None

Parking Required: 30

Parking Provided: 50

Proposed On-Site Improvements: Additions to support car dealership sales

Proposed Off-Site Improvements: None

Proposed Landscaping: N/A

Proposed Signage: Building signage and typical freestanding monument sign

Recommended Conditions

1. Dumpsters/storage areas shall be enclosed with materials consistent with the primary building and adequately screened from public view. Trash services shall be scheduled between 7:00 am-10:00 pm.
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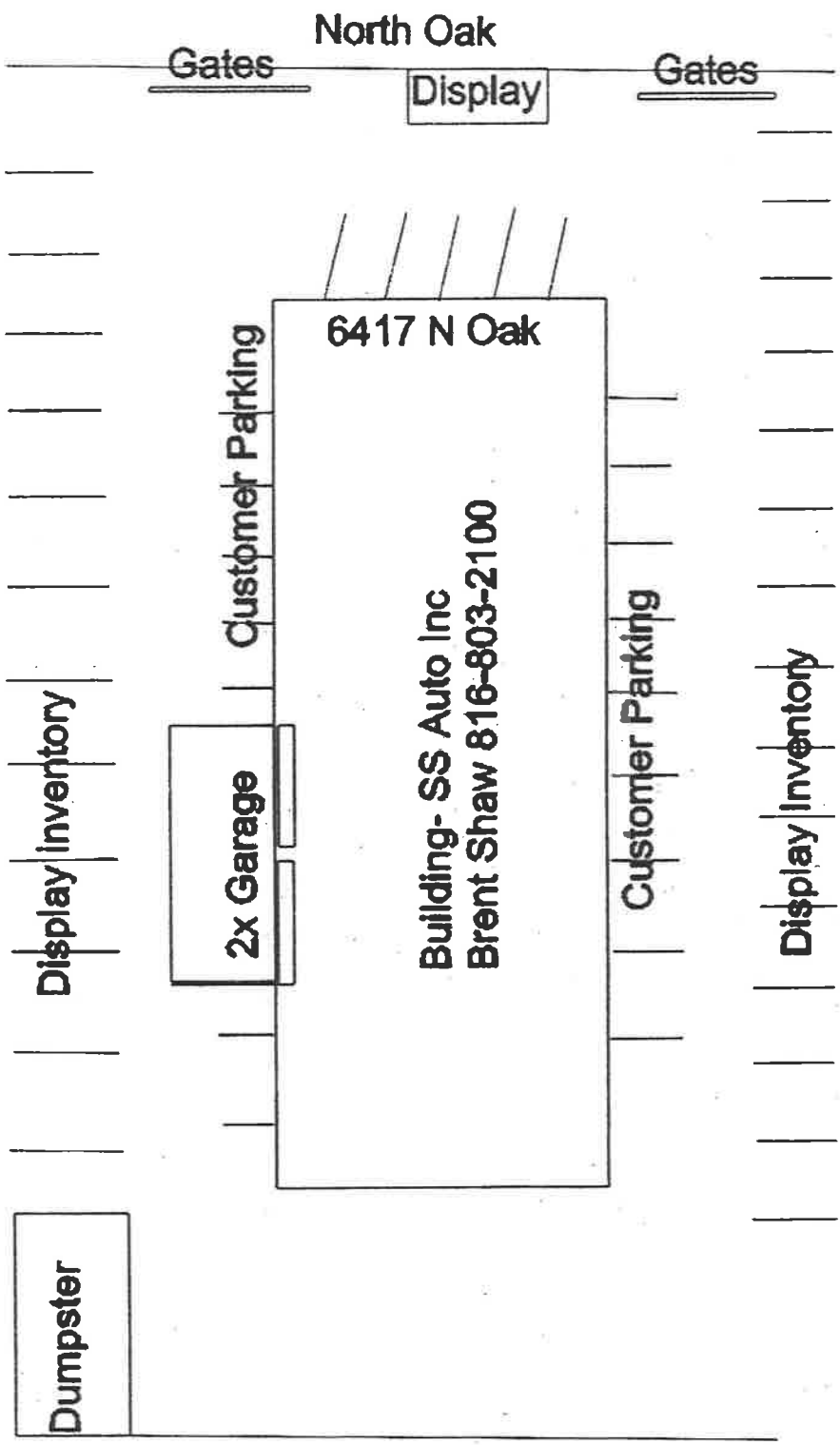
Analysis

The applicant is requesting a zoning change from CP-2 to CP-3 with site plan approval to allow the operation of an existing auto sales facility. SS Auto, Inc. is currently located at 69th Street and N. Oak; however, the long term location of this business has been identified and approved for the construction of the Northland CAPS Innovation Campus. This request would allow the applicant to relocate and operate as an auto sales facility while allowing the CAPS project to continue at the redevelopment area of 69th Street and N. Oak Trafficway. The Comprehensive Plan supports this request by continuing the identification and redevelopment of high quality development in the Gladstone Downtown area. Given the existing land uses surrounding the rezone proposal property (auto parts store, convenient store, and general retail), the zoning change and proposed use appear to be appropriate.

Recommendation

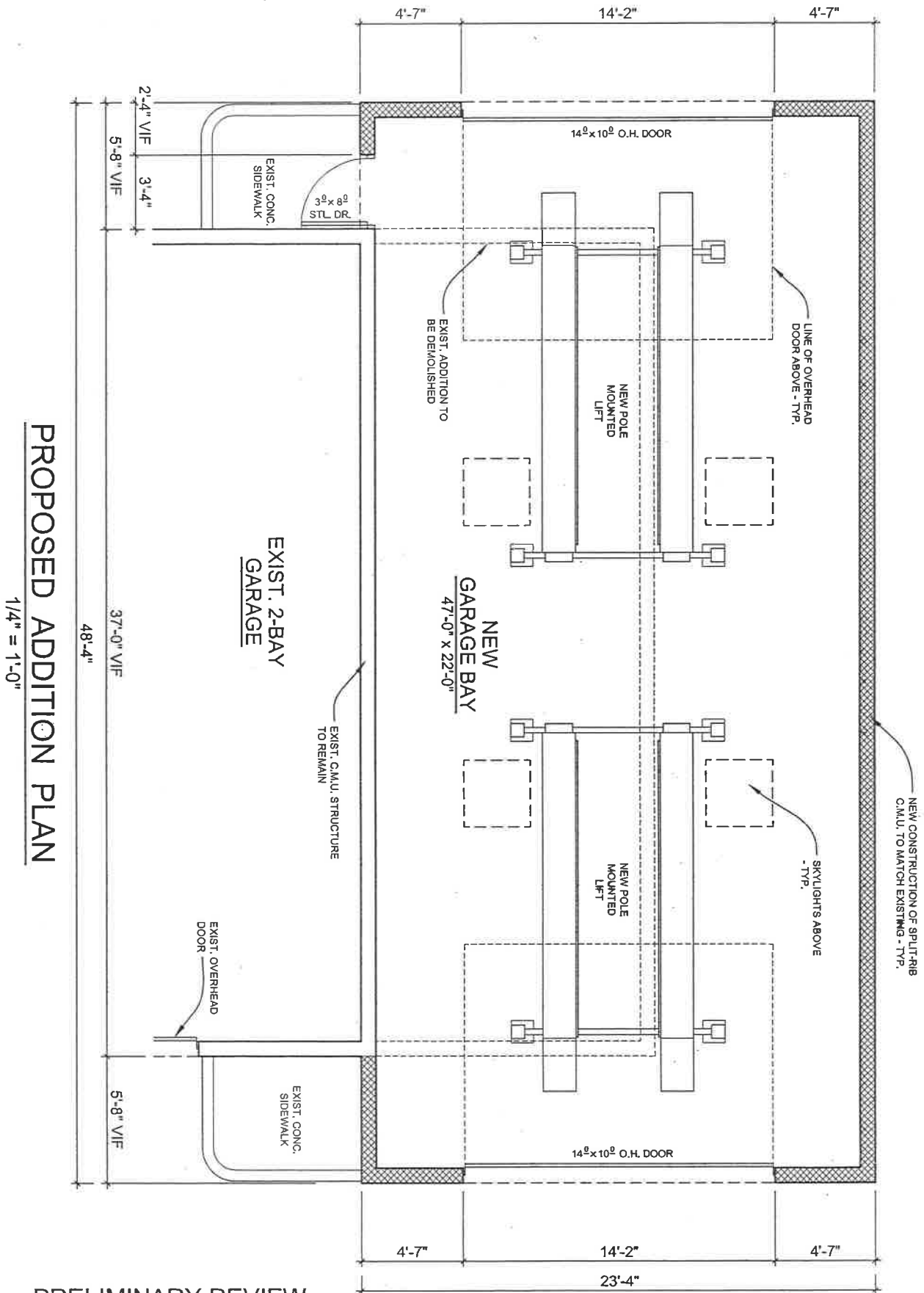
The Staff recommends that the request be **APPROVED** contingent upon compliance with the above recommended conditions.





City

4-27-14



PROPOSED ADDITION PLAN

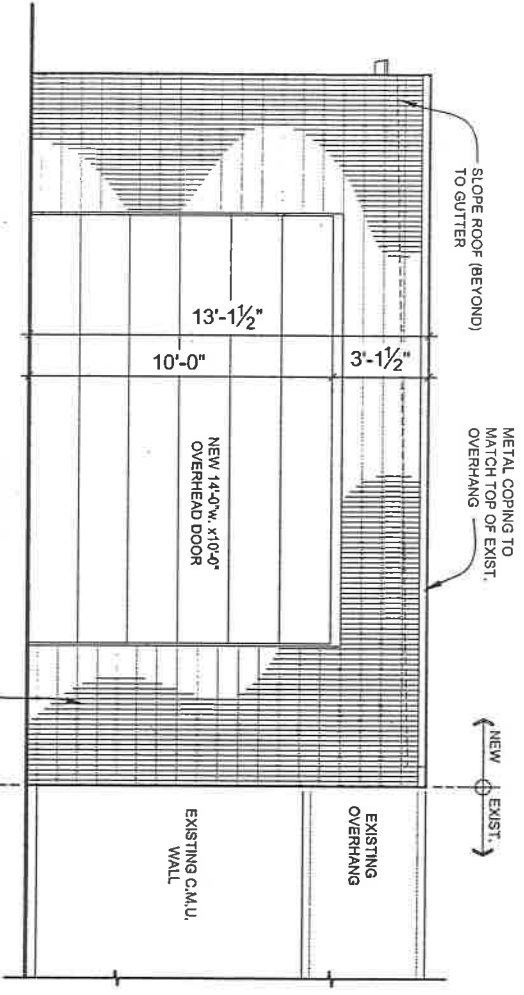
1/4" = 1'-0"

PRELIMINARY REVIEW

PROPOSED ADDITION FOR SS AUTO, INC.

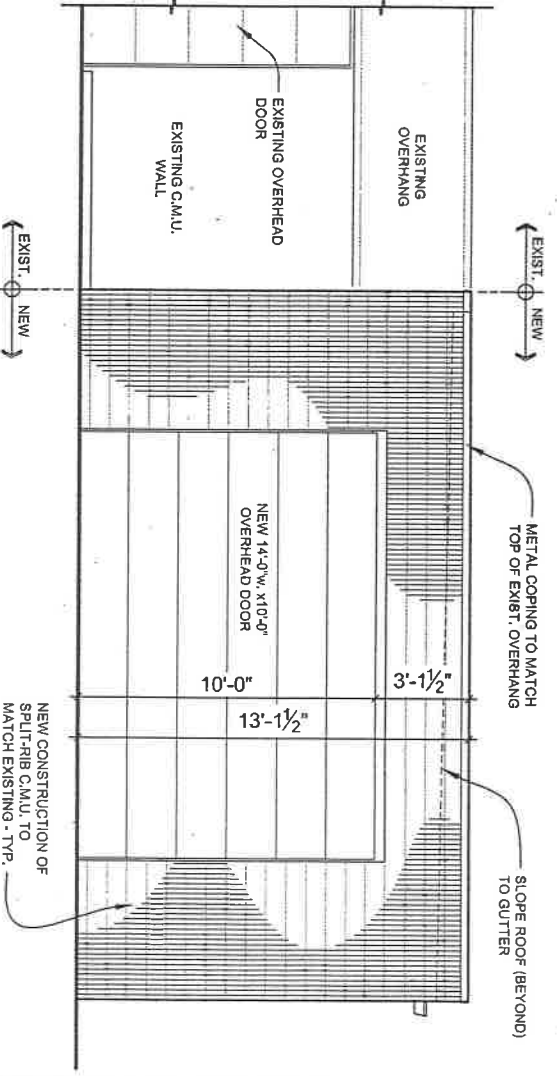
6417 N. OAK TRAFFICWAY
GLADSTONE, MO 64118

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NORTH ELEVATION

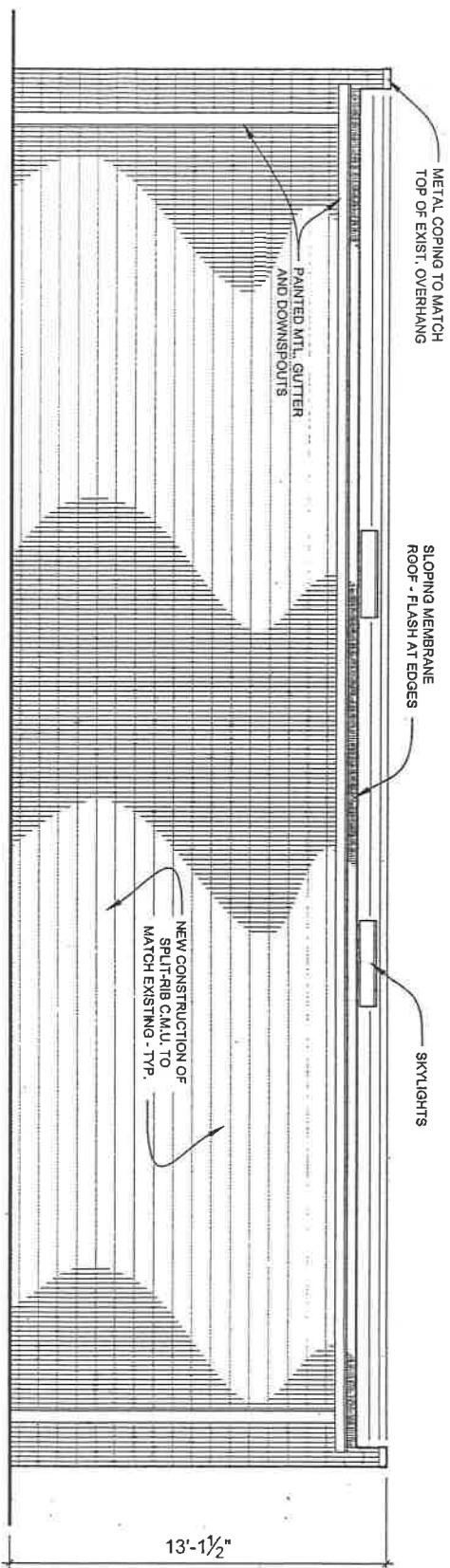
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SOUTH ELEVATION

1/4" = 1'-0"

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PROPOSED ADDITION FOR SS AUTO, INC.
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