

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY LEGALLY DESCRIBED AS: ALL OF LOT 1, MCDONALD'S ANTIOCH ROAD ADDITION, A PLATTED SUBDIVISION IN CLAY COUNTY, MISSOURI, COMMONLY KNOWN AS 6305 NORTHEAST ANTIOCH ROAD.

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; and

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. Existing pylon sign shall be utilized to serve the parcel. See attached photo of existing sign.
2. 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.
3. Tractor trailers shall not park or be stored overnight.
4. Fire hydrants shall be installed in accordance with fire code requirements.
5. All abandoned utility services shall be terminated at the source.
6. All drives shall meet APWA and City requirements.
7. All manicured landscaping and related improvements shall be maintained in perpetuity. All manicured grassed areas and landscaping shall be irrigated.
8. Portable storage units shall not be placed or stored on site.

9. Stormwater conveyance related to the plan shall be analyzed and solutions implemented by the applicant through the permitting process.
10. Exterior lighting shall be designed, installed, and maintained to reduce any adverse impact on the surrounding neighbors and consistent with City Code.
11. All rooftop equipment shall be screened with an enclosure at least one foot in height greater than such equipment and constructed out of materials utilized in the construction of the primary building or an approved substitute material of similar design.
12. Cross access easements concerning the parcel shall be submitted prior to building permit approval.
13. A final plat for the development shall be approved and recorded prior to the issuance of a certificate of occupancy for the building.

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 14th DAY OF JULY 2014.



J. Brian Hill, Mayor

ATTEST:



Ruth Bocchino, City Clerk

FIRST READING: JULY 14, 2014

SECOND READING: JULY 14, 2014

File #1389