

**BILL NO. 14-35**

**ORDINANCE NO.** *Null*

**AN ORDINANCE APPROVING A SITE PLAN FOR PROPERTY LEGALLY DESCRIBED AS GLADSTONE SENIOR APARTMENTS, LOT 2, TRACT 1, PROPERTY COMMONLY KNOWN AS 5703 NORTH BROADWAY.**

**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. Provide sediment basins and erosion control fencing in accordance with City Code.
2. Any exterior lighting shall be for security and business use only and directed to alleviate impact on adjacent properties.
3. 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.
4. Tractor trailers shall not park or be stored overnight.
5. Fire hydrants shall be installed in accordance with fire code requirements.
6. All manicured landscaping and related improvements shall be maintained in perpetuity. An underground Stormwater holding tank or standard lawn irrigation system shall be utilized to serve the irrigation area of the development. This system is identified on Exhibit D of the site development plan.

7. Portable storage units shall not be placed or stored on site, post construction.
8. Stormwater basins, including pipes, structures, grounds, BMPs and appurtenances shall be maintained by the property owners to a standard acceptable by the City.

**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 24TH DAY OF NOVEMBER 2014.**

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J. Brian Hill, Mayor

ATTEST:

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Ruth E. Bocchino, City Clerk

First Reading: November 24, 2014

Second Reading: November 24, 2014