

AN ORDINANCE APPROVING THE FINAL PLAT OF MCDONALD'S ANTIOCH ROAD ADDITION, LOT 1, 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 "McDonald's Antioch Road Addition, Lot 1" 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 8TH DAY OF DECEMBER 2014.

  
\_\_\_\_\_  
J. Brian Hill, Mayor

ATTEST:

  
\_\_\_\_\_  
Ruth E. Bocchino, City Clerk

1st Reading: December 8, 2014

2nd Reading: December 8, 2014

## Community Development Department Staff Report



Date: November 24, 2014  
File #: 1392  
Requested Action: Final Plat  
Date of PC Consideration: December 1, 2014  
Date of Council Consideration: December 8, 2014

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Applicant: Earl Hacker (for McDonald's, Corp.)  
Blackstone Environmental, Inc.  
9153 W. 133<sup>rd</sup> St.  
Overland Park, KS 66212  
913-956-6224

Plat Survey: Same as above

Address of property: 6305 NE Antioch Rd.

General location of property: Parcel is directly south of existing Quik Trip on east side of N. Antioch Road.

*(This plat has been created to encompass the entire redevelopment area approved July 14, 2014. The plat resolved an owner "gap" area identified to the south (D area) of the attached plat exhibit. This issue has been resolved by the owner and will now satisfy City requirements for approval.)*

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### Planning and Zoning Information

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Current Zoning: CP-2 (Planned District-General Business)

Zoning History: Zoned CP-2 Since 2005

Applicable Regulations: Zoning and Subdivision Ordinance

#### Summary

This request creates a platted parcel to be known as McDonald's Antioch Road Addition, Lot 1. The final plat request was initially discussed during the Planning Commission and City Council public hearings in June and July 2014. The applicant requested additional time to finalize requirements of the final plat during the rezoning and development approval process. The plat was withdrawn during this process until further work could be completed to satisfy the final plat requirements. These requirements have been completed and the purpose of this plat is the final action to allow the redevelopment of the existing site. The redevelopment project was approved on July 14, 2014.

#### Planning Commission Action

The Staff recommends that the final plat ordinance be approved.

**Action: On Monday, December 1, 2014 the Planning Commission voted in favor of this request. (10-0)**

# Exhibit "A"

# Final Plat McDonald's Antioch Road Addition

A tract of land located in the Northwest Quarter of Section 30, Township 51 N, Range 32 West, in the City of Gladstone, Clay County, Missouri

1.0 hereby certify that I have been in responsible charge of preparing and putting into effect the plat hereon and that the same is true and correct to the best of my knowledge and belief.

Notary Public  
 State of Missouri  
 My Comm. Exp. 08/10/2014  
 My Comm. No. 17712

BASED UPON RECORDS:  
 RECORDS OF RECORDS: 1880-1979 (1900-1979)  
 RECORDS OF RECORDS: 1980-1989 (1980-1989)  
 RECORDS OF RECORDS: 1990-1999 (1990-1999)  
 RECORDS OF RECORDS: 2000-2009 (2000-2009)  
 RECORDS OF RECORDS: 2010-2014 (2010-2014)



**CERTIFICATION**  
 The aforementioned owner of the above described tract of land has caused the same to be subdivided in the manner shown on this plat, which subdivision is that which complies with laws in Missouri. Witness the hand of Michael L. Powers, Notary Public, State of Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

McDonald's USA, LLC  
 State of Missouri  
 County of \_\_\_\_\_  
 The undersigned hereby certifies that this plat was prepared by \_\_\_\_\_, a duly licensed Professional Surveyor in the State of Missouri, and that the same is true and correct to the best of his/her knowledge and belief.

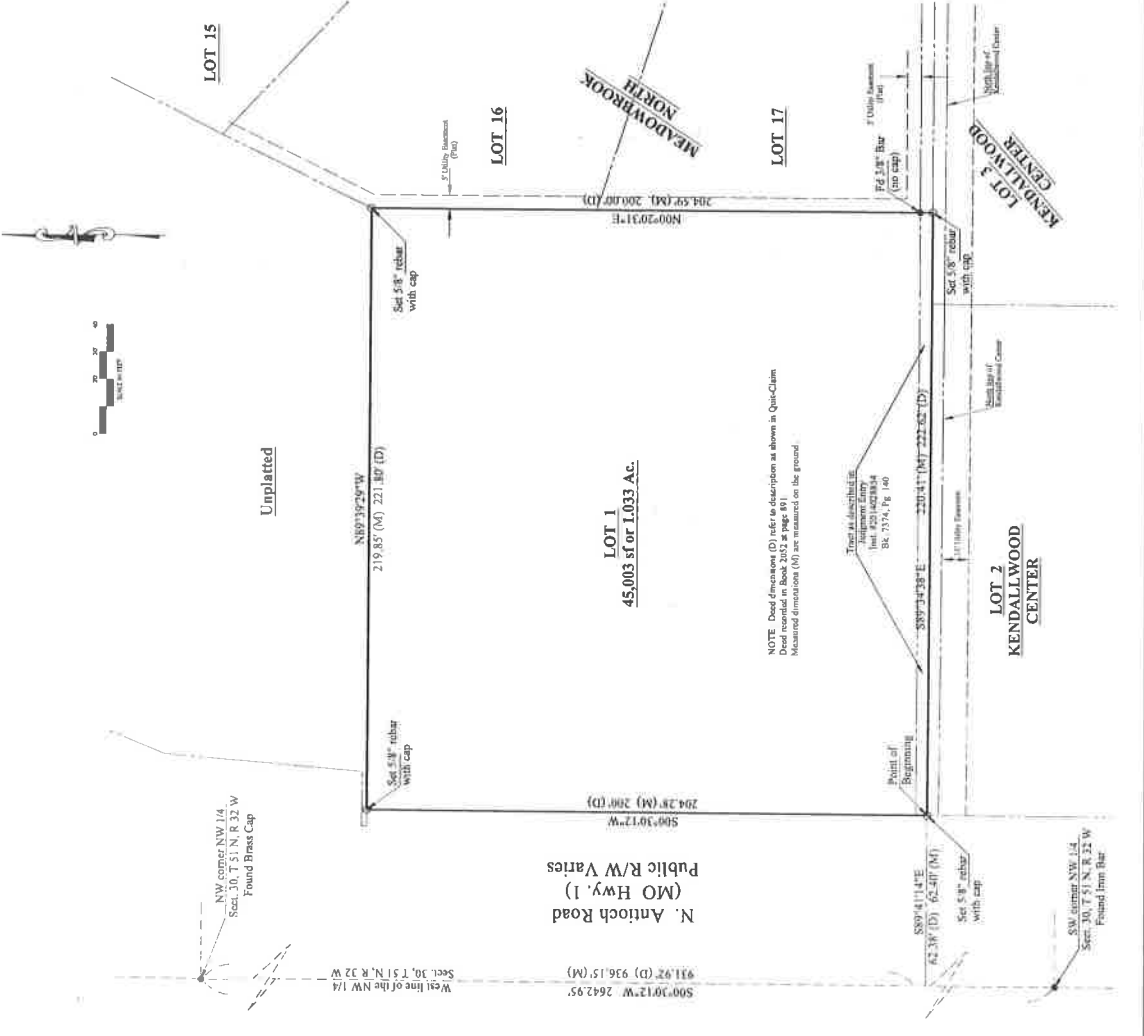
CITY OF GLADSTONE APPROVAL:  
 Approved by the City Council of the City of Gladstone, Missouri on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Ordinance No. \_\_\_\_\_

APPROVED BY:  
 \_\_\_\_\_  
 Notary Public

Prepared for:  
 McDonald's Corporation  
 6201 N. Antioch Road  
 Gladstone, MO 64427  
 636-221-1200

LEGEND  
 1. 1/4 SECTION  
 2. 1/2 SECTION  
 3. 3/4 SECTION

**Civil Engineering Inc.**  
 3214 N.W. AVENUE WAY, SUITE 4  
 BENTONVILLE, AR 72715  
 479-644-1144 FAX 479-644-1140



**NOTE:** Dead Dimensions (D) refer to description as shown in Quit-Claim. Measured dimensions (M) are based on the ground.