

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY LEGALLY DESCRIBED AS ENGLEWOOD REPLAT LOT 1, BLOCK 1, TRACT A, COMMONLY KNOWN AS PHILLIPS 66, 5810 NORTHEAST ANTIOCH ROAD, A SUBDIVISION OF LAND IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI.

WHEREAS, pursuant to Ordinance No. 3.973 being the Gladstone Zoning Ordinance, public notice was made of a request for a site plan revision by S&M Brothers, LLC 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. A monument sign shall be installed in the general area of the existing pole sign and shall comply with city code requirements. The sign shall be installed within 90 days of issuing the Temporary Certificate of Occupancy
3. The west entry drive along NE 58th Street shall be closed and installed to city standards with curb, gutter, and sidewalk.
4. Tractor trailers shall not park or be stored overnight.
5. All drives shall meet APWA and City requirements.
6. All manicured landscaping and related improvements shall be maintained in perpetuity.
7. Portable storage units shall not be placed or stored on site.
8. Exterior lighting shall be designed, installed, and maintained to reduce any adverse impact on the surrounding neighbors and consistent with City Code.
9. 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.
10. A (6) foot tall wooden privacy fence shall be installed along the southern property line of 2503 NE 59th Terrace to screen car wash activity. See attached exhibit.

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 27TH DAY OF APRIL, 2015.**



Mayor Bill Garnos

ATTEST:



Ruth E. Bocchino, City Clerk

1st Reading: April 27, 2015

2nd Reading: April 27, 2015

File #1405



All-America City

Gladstone



2008

TO: City Council

FROM: Community Development Department

DATE: April 22, 2015

SUBJECT: 5810 NE Antioch Road
Phillips 66

Please find attached materials related to the above site plan revision request. At the February 9, 2015 City Council public hearing meeting, the owner asked the Council to consider more time resolving the requirement of a monument style sign to serve the development. Condition number two of the site plan ordinance requires the owner to install a monuments style sign to City code within (90) days of being issued a temporary certificate of occupancy.

Staff has worked with the owner on this matter and has no objection to this request. If the Council should desire more information on the matter, please advise.

**P.O. BOX 10719
GLADSTONE, MISSOURI 64188-0719**

**7010 NORTH HOLMES
GLADSTONE, MISSOURI 64118-2646**

**816-436-2200
816-436-2228 FAX**



**Planning Commission Report
Regular Agenda – Public Hearing**

SITE PLAN REVISION; 1.0 ACRES; 5810 NE Antioch Road

APPLICANT: Riah Baghdadi (RB Architecture Engineering Construction)
PROPERTY OWNER: S&M Brothers, LLC
LOCATION: 5810 NE Antioch Road
PLANNED LAND USE: General Commercial
ZONING: CP-3 (Planned District, Commercial)

- EXHIBITS:**
- A. Aerial Site Map
 - B. Zoning Map (notification boundary)
 - C. Comprehensive Plan Land Use Map
 - D. Site Plan Ordinance
 - E. Site Conceptual Plans

FILE 1405: Consider a request for a site plan revision to redevelop on an existing portion of 1.0 acres of commercially zoned land. Submitted by RB Architecture on behalf of Curcharan Singh, property owner of record.

REASON FOR REQUEST: The property owner is proposing to add onto the existing gas station building at 5810 NE Antioch Road. The addition is proposed immediately north (behind) the existing building and will make the overall business larger. This improvement would add 1,444 sq. ft. of service space to the existing 962 sq.ft. already in operation. The site plan revision is necessary in this case due to the substantial size for the addition. Approval of the addition is required for building permit approval.

Planning Commission Vote: On January 20, 2015 the Planning Commission voted in favor of this request. (8-0)

PUBLIC COMMENT RECEIVED PRIOR TO PLANNING COMMISSION PUBLIC HEARING

No comments were brought to the attention of staff for this application.

SITE AND SURROUNDING AREA DESCRIPTION

The property is located at the corner of NE Antioch Road and NE 58th Terrace. The property is bound by single-family residential homes to the north, south, and west of the business. The primary roadway to this property is off of NE Antioch Road.

Figure I: Aerial Site View/Existing Site**[Area Map 2014]****[Street view looking west at site]****PROJECT SUMMARY**

The proposed request is for the addition of retail service space to an existing gas station business located at 5810 NE Antioch Road. The property owner is requesting a site plan revision approval for the addition of 1,444 square feet of additional commercial space to the existing 962 sq. ft. business area. The main entry drive to this property that will serve the business is located off NE Antioch Road to the east of the existing business. A second entry to the business is located to the south of the primary building along NE 58th Terrace. A condition for approval in the site plan ordinance requires the western drive entry off of NE 58th Terrace that is currently blocked by bollards to be permanently closed with curb, gutter, and sidewalk acceptable to City standards.

The exterior design of the building will incorporate typical wall-mounted signage and a standard monument sign for the business is required as part of the permitting process. A combination of brick veneer with colored sheet metal siding will cover the top part of the building along the edge of the roof building line. The existing business canopy for the outdoor service pumps will remain along with the building improvements proposed.

TRAFFIC ANALYSIS

Traffic impacts are estimated to be minimal due to the existing nature of the development and type of traffic demand that is typical for the area. The improvements proposed for this project will not impact additional hours of service or proposed to increase frequency of customer visits.

REVIEW & DECISION-MAKING CRITERIA

- **CONFORMANCE WITH COMPREHENSIVE PLAN**

In the reviewing amendments to the 2008 Comprehensive Plan, support within the plan includes statements that promote the need and implementation to look at appropriate options for redevelopment along the Antioch/M-1 corridor. During the public engagement component of this process key redevelopment areas were identified with possible strategies to transition older commercial centers into robust shopping and gathering areas.

Staff Comments – The 2008 Comprehensive Plan with subsequent amendments supports infill development and redevelopment that provides for a variety of development options. This business location was identified during the public and key stakeholder engagement processes for future redevelopment options.

CONCLUSION

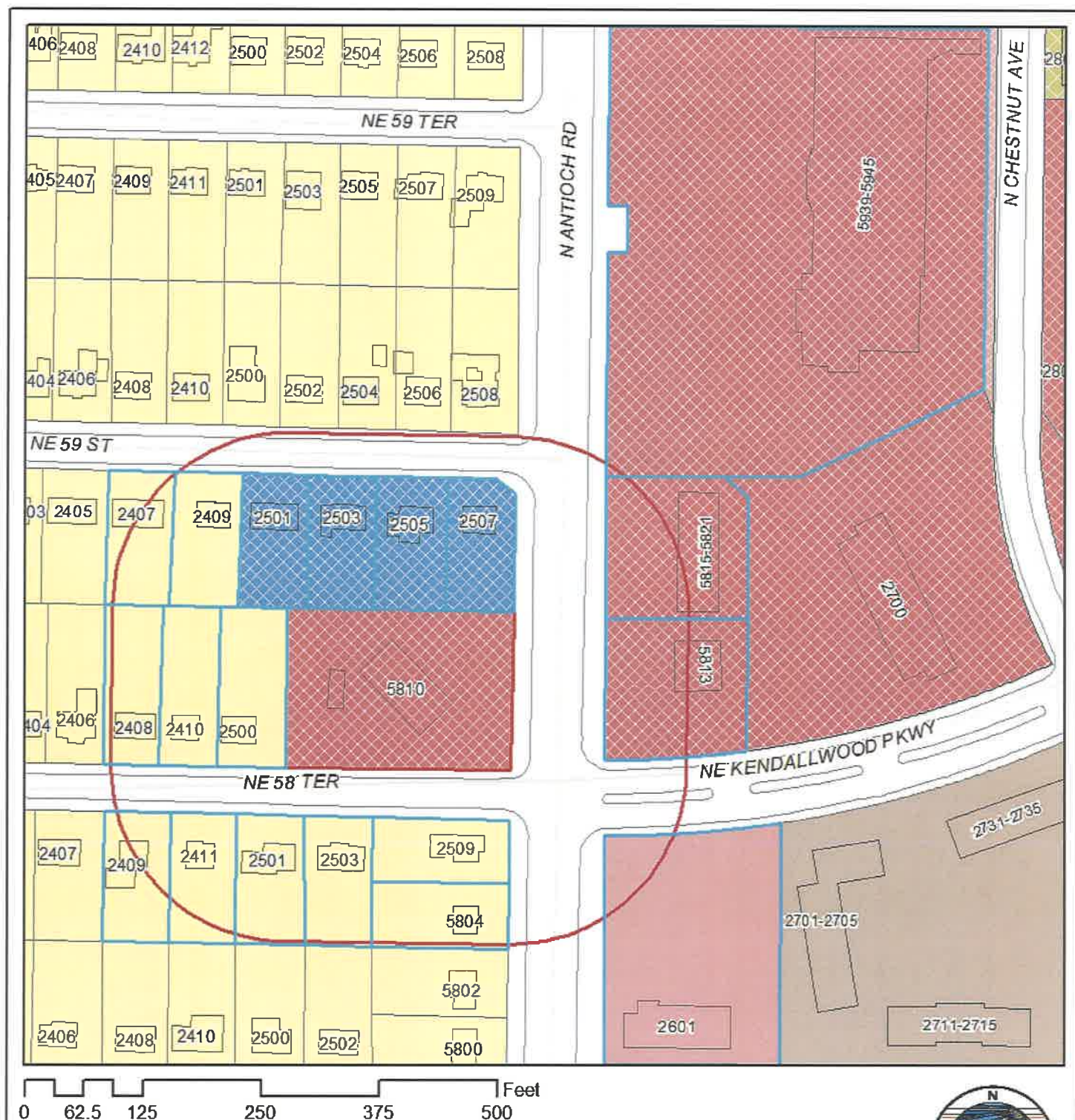
Staff believes that the proposed site plan revision change to the subject site is appropriate. The development conditions associated with consideration of the development plan are consistent with development projects of this concept and scale. Overall the development plan provides an opportunity to maximize redevelopment on the site which is compatible with the surrounding uses.

PLANNING COMMISSION ACTION ITEMS

This report is based on submitted materials. Additional information may be presented through the public hearing process. If the Commission:

1. Finds that the proposed development is consistent with the Comprehensive Plan.
2. Finds that the site plan revision is appropriate.
3. Finds that the development plan with suggested conditions meets community standards.

Staff Planner: Chris Helmer, Planning Specialist, 816-423-4109 or chrish@gladstone.mo.us



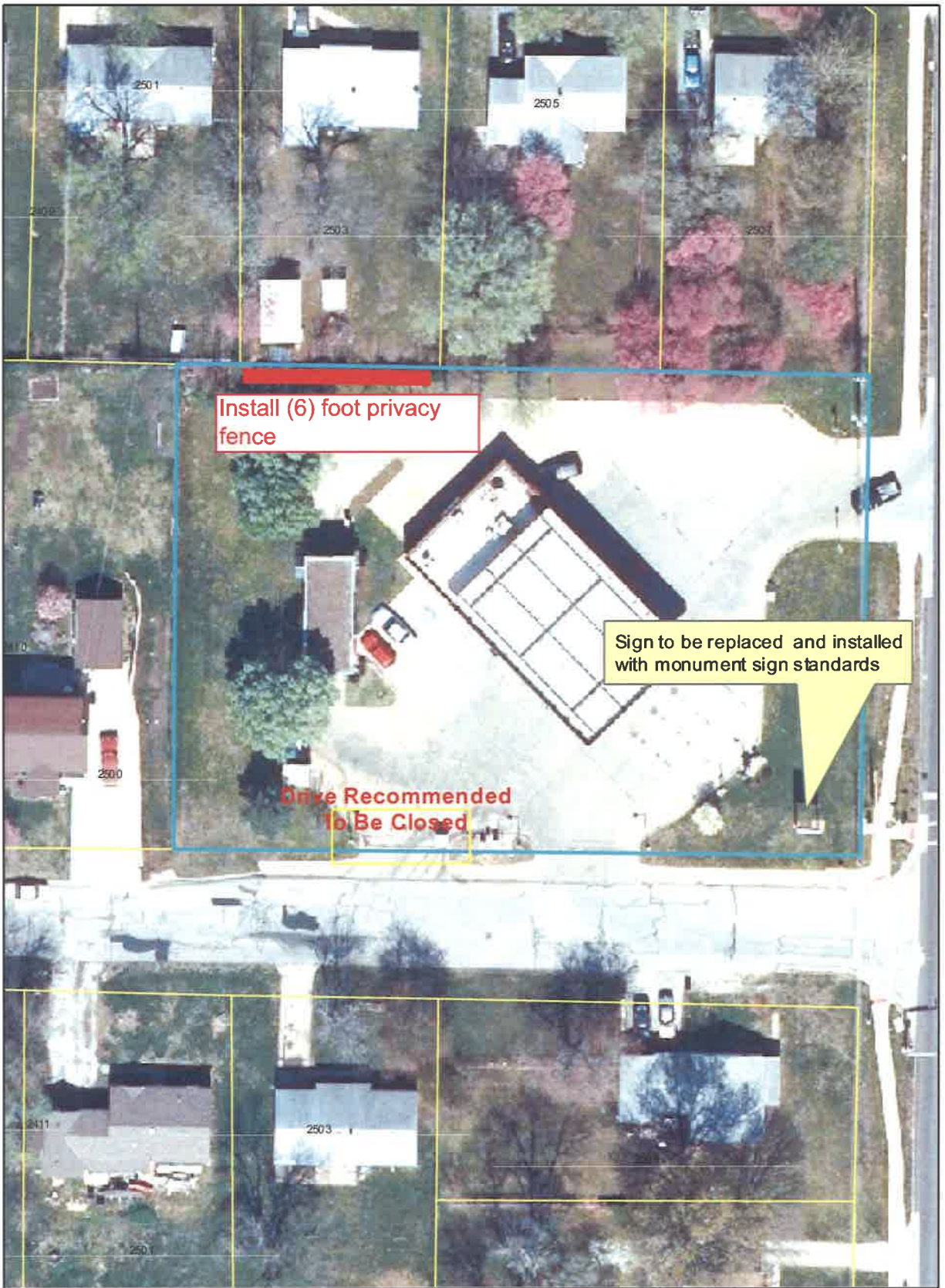
Site Plan Revision

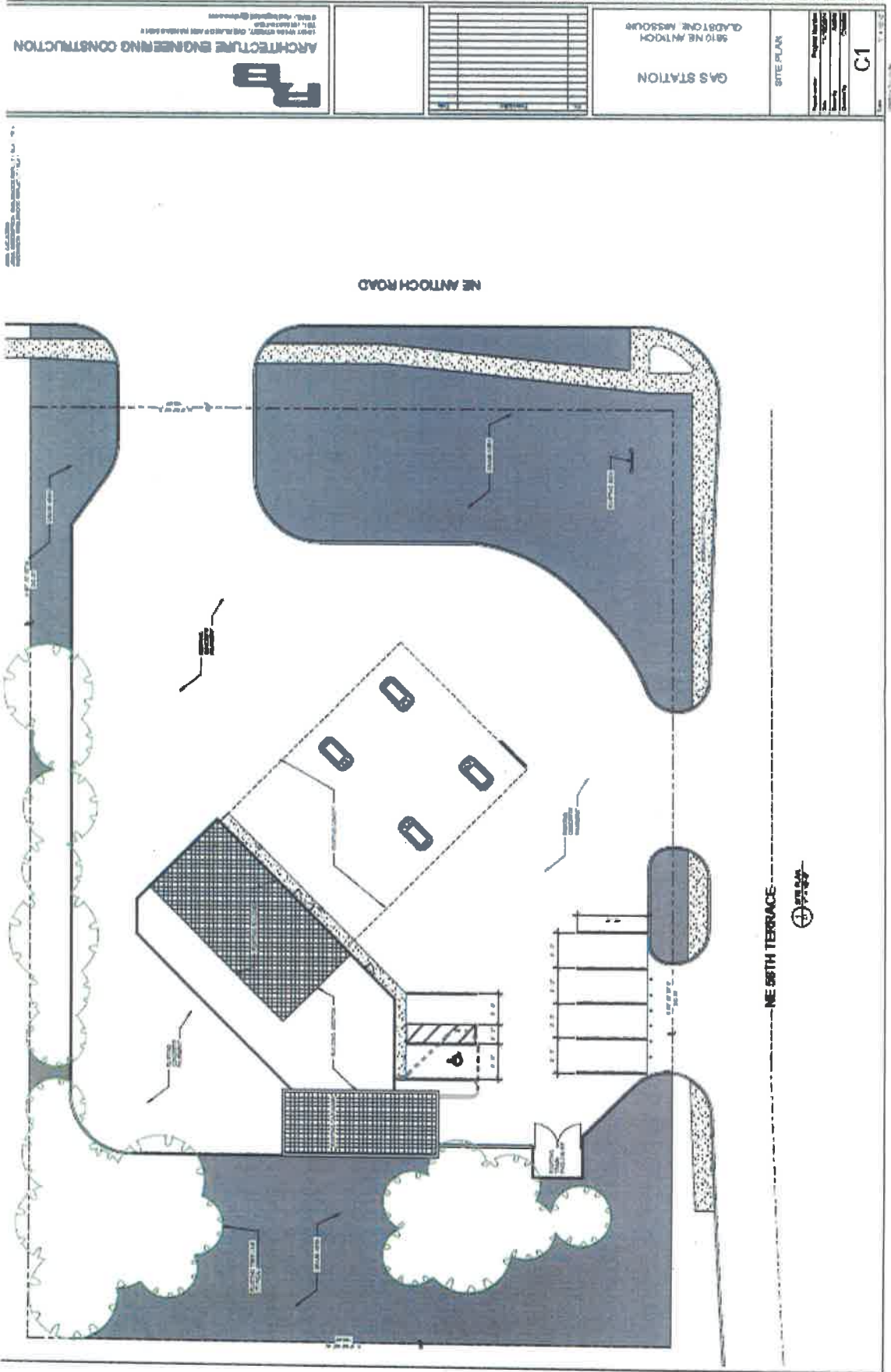
5810 NE Antioch

CITY OF GLADSTONE

COMMUNITY DEVELOPMENT DEPT.
7010 N. Holmes, Gladstone, MO 64118
Telephone: (816) 436-2200







FB
ARCHITECTURE ENGINEERING CONSTRUCTION
1001 NE ANTIOCH ROAD, SUITE 100
ANTIOCH, IL 60009
TEL: 847.466.1111
WWW.FBARCHITECTURE.COM

NO.	DATE	REVISION
1	10/1/2011	ISSUED FOR PERMIT
2	10/1/2011	REVISED PER COMMENTS
3	10/1/2011	REVISED PER COMMENTS
4	10/1/2011	REVISED PER COMMENTS
5	10/1/2011	REVISED PER COMMENTS
6	10/1/2011	REVISED PER COMMENTS
7	10/1/2011	REVISED PER COMMENTS
8	10/1/2011	REVISED PER COMMENTS
9	10/1/2011	REVISED PER COMMENTS
10	10/1/2011	REVISED PER COMMENTS

GAS STATION
AUTO NE ANTIOCH
GLADSTONE, MISSOURI

SITE PLAN	
DATE	10/1/2011
BY	FB
CHECKED BY	FB
APPROVED BY	FB
SCALE	AS SHOWN
C1	

