

**AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 90 NORTHWEST VIVION ROAD, COMMONLY KNOWN AS VAN SUBARU**

**WHEREAS**, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 90 NW Vivion Road; 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 90 NW Vivion Road is hereby approved subject to the terms and conditions set forth herein;

1. Construction plans shall be submitted and reviewed prior to permitting.
2. All proposed improvements shall conform to adopted codes and regulations.
3. Stormwater conveyance related to the plan shall be analyzed and solutions implemented by the applicant through the permitting process.
4. 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.

**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 Bocchino, City Clerk

First Reading: April 27, 2015

Second Reading: April 27, 2015

File #1410



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

**SITE PLAN REVISION; 12.7 ACRES; 90 NW Vivion Road**

**APPLICANT:** Jim Marshall (JRMA Architecture)  
**PROPERTY OWNER:** : Van Tuyl Group, Inc.  
**LOCATION:** 90 NW Vivion Rd.  
**PLANNED LAND USE:** Planned District, 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 1402:** Consider a request for a site plan revision to expand a portion of approximately 12.7 acres of commercially zoned land, known as the Van Subaru Car Dealership . Submitted by JRMA Architecture on behalf of Van Tuyl Group Inc., property owner of record.

**REASON FOR REQUEST:** The property owner is applying for a site plan revision at 90 NW Vivion Road. The zoning of this parcel requires a public hearing process if there are significant changes to the current development plan.

**Planning Commission Vote:** On April 20, 2015 the Planning Commission voted in favor of this request. (9-0)

SITE AND SURROUNDING AREA DESCRIPTION

The property located at 90 NW Vivion Road is in the southern portion of Gladstone and is visible primarily from the intersection of Old Pike Road and the Vivion Road corridor.

Figure 1: Aerial Site View/Existing Site



[Area Map 2015]



[Street view looking west at site]

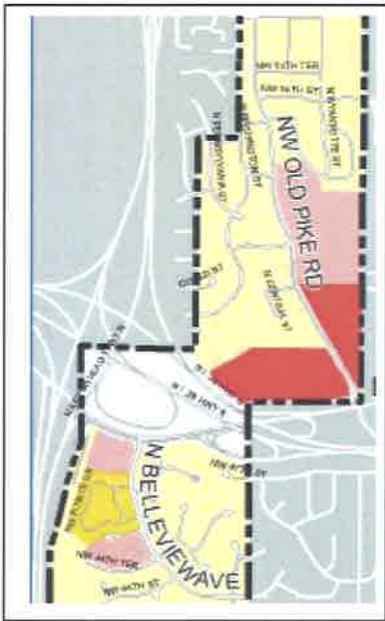
PROJECT SUMMARY

The requested action is for a Site Plan Revision of the current commercial car sales center located at 90 NW Vivion Road. Specifically, these improvements will be to the Van Subaru dealership building. The proposed development plan would allow the construction of an expansion to the north service bays (2,703 sq. ft.), the southwest showroom (708 sq.ft.), and for the area that is used for customer service (960 sq.ft.). The proposed additions are identified as bold illustrations on the proposed Site Plan exhibit. Storm water conveyance has been reviewed for the area where this structure is proposed and has been determined by a certified engineer to result in no increase in net non-porous site coverage. The location of the improvements comply with City codes and the applicant has provided detailed renderings illustrating the compatibility of the proposed improvements to the existing dealership building . Overall proposed site development is consistent with current onsite development and surrounding commercial area. In addition, the proposed structure is screened to the north by a heavily wooded ravine.

REVIEW & DECISION-MAKING CRITERIA

- **CONFORMANCE WITH COMPREHENSIVE PLAN**  
In the reviewing amendments to the 2008 Comprehensive Plan, support within the plan includes support of revitalization and redevelopment to strengthen both residential and retail sectors of the community, and to target underutilized land within the community.

Figure 2: Comprehensive Plan: Redevelopment Area

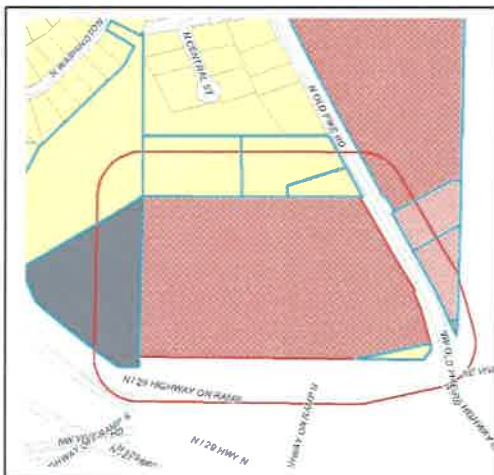


- **ZONING AND USE OF NEARBY PROPERTY**

**Current Zoning: CP-3 (Planned District, Commercial)**

Surrounding: R-1 (Single Family)  
CP-3; CP-2 (Planned District,  
General Business

**Figure 3: Zoning Map (for development parcel)**



**Staff Comments** – The 2008 Comprehensive Plan is a guiding document that staff utilizes for new development projects and additions or upgrades to homes and businesses. The applicant has been before the Planning Commission in the past. The work proposed reflects consistency for site improvement to the Van Subaru building.

## 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 previously approved 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 site plan revision is appropriate.
2. Finds that the development plan with suggested conditions meets community standards

The Commission should then consider a motion to recommend approval of the draft ordinance.

Staff Planner: Chris Helmer, Planning Specialist, 816-423-4109 or [chrish@gladstone.mo.us](mailto:chrish@gladstone.mo.us)





## Van Subaru - Existing Building Photo

90 Northwest Vivion Road - Gladstone Missouri



## Van Subaru – Proposed Building Rendering

90 Northwest Vivion Road – Gladstone Missouri



## Area of Interior Renovation

90 Northwest Vivion Road - Gladstone Missouri

[illegible]

90 Northwest Vivion Road - Gladstone Missouri

**Jrma**  
ARCHITECTS, P.C.  
2209 NORTHWEST CHOCOLATE ROAD  
MANASSAS CITY, VIRGINIA 20108  
PHONE: (703) 321-3700

March 12, 2014



PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Council Chambers*  
April 20, 2015  
7:00 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Ms. Alexander  
Mr. Markenson  
Ms. McGee  
Mr. New  
Mr. Ringhausen  
Mr. Ward  
Mr. Whitton  
Mr. Yarber  
Chairman Turnage

**Absent:** Ms. Poindexter  
Mr. Steffens  
Ms. Van Duser

**Council & Staff Present:**  
Mayor Pro-Tem Jean Moore  
Chris Helmer, Planning Specialist

**Item 2 on the Agenda: Pledge of Allegiance.**

Chairman Turnage led the group in reciting the Pledge of Allegiance.

**Item 3 on the Agenda: Approval of the March 2, 2015 minutes.**

**MOTION: By Mr. Ringhausen, second by Mr. Ward to approve the March 2, 2015 minutes as presented. All said aye. The motion carried.**

**Item 4 on the Agenda: PUBLIC HEARING: for a Site Plan Revision at 90 NW Vivion Road. Applicant: JRMA Architects, Inc. Owner: Van Tuyl Group, Inc. File #1410.**

Chairman Turnage opened the public hearing and called on staff for their report.

Planning Specialist Helmer reported that over the last 6-7 years the applicant has submitted similar applications for additions to this building. Tonight the application is for a site plan revision because the underlying zoning has an approved plan that has been previously approved by the Planning Commission and City Council. Historically, the site plan has shown

improvements done in prior years to illustrate consistency. For this request, Van Subaru is requesting a revision for an addition to their service bay area and customer service area. Staff understands that Van Subaru is doing well and the improvements are being pushed by the corporate office. Mr. Helmer went through a few slides depicting the site plan. Staff is supportive of the site plan and would ask that the Commission consider a favorable action. He said that the architect, Mr. Marshall was planning on being here this evening. There may have been a miss-communication with the Commission's new time.

Mr. New asked if there was anything negative about the application the Commission should know about.

Mr. Helmer answered that he spoke to a few people about it but there was no objection. They realize that it's just part of their normal expansion and are complimentary. The applicant has also been very receptive to staff's suggestions.

Chairman Turnage asked what the impact was for the residents to the north.

Mr. Helmer said that the closest residence is the home of the Nelsons. He has spoken with them a few times over the years. Once they realized the improvements are taking place on the small 12-acre site up near the buildings they have been pretty supportive. There is quite a bit of screening from their property as well. There has not shown to be a large impact to them at this point.

Mr. Ward asked if this will bring the dealership up to the Subaru standards or will there be more applications for an advanced design.

Mr. Helmer said the message that was sent to him from Mr. Marshall is that Subaru is a very aggressive company. When the dealerships are doing well, they are given orders to bring it up to a certain standard.

Mr. Ringhausen asked if the area marked "previously approved" on the site plan has already been built.

Mr. Helmer replied that in talking with Mr. Marshall he believes they have completed most, if not all, of what they set out to do.

Mr. Whitten asked what the total amount of square feet was that is being added.

Mr. Helmer said service bay addition is 2,703 square feet; showroom is 708 square feet and the customer service area will be an additional 960 square feet.

There was no one in favor or opposition of the application. Chairman Turnage closed the public hearing.

**MOTION: By Ms. Alexander, second by Mr. New to approve the Site Plan Revision at 90 NW Vivion Road.**

<b>VOTE:</b>	<b>Ms. Alexander</b>	<b>Yes</b>
	<b>Mr. Markenson</b>	<b>Yes</b>
	<b>Ms. McGee</b>	<b>Yes</b>
	<b>Mr. New</b>	<b>Yes</b>
	<b>Mr. Ringhausen</b>	<b>Yes</b>
	<b>Mr. Ward</b>	<b>Yes</b>
	<b>Mr. Whitton</b>	<b>Yes</b>
	<b>Mr. Yarber</b>	<b>Yes</b>
	<b>Chairman Turnage</b>	<b>Yes</b>

The motion carried. (9 yes, 0 no)

**Item 5 on the Agenda: Communications from the City Council and the City Staff.**

Mayor Pro-Tem Moore announced that there will be a dedication of the Beth Nybeck sculpture, “Nestle” at 10:00 am this Saturday, the 18<sup>th</sup>.

Mr. Helmer thanked those who attended the last MARC workshop. The next one is scheduled for May 13<sup>th</sup>. Please let Mrs. Jarrett know if you would like to attend.

**Item 6 on the Agenda: Communications from the Planning Commission Members.**

Mr. Yarber congratulated Mayor Pro-Tem Moore on her new position.

Mr. Markenson said the President Lincoln exhibit at the Atkins-Johnson Farm opened last weekend. He encouraged everyone to see it; it is very interesting.

**Item 7 on the Agenda: Adjournment**

Chairman Turnage adjourned the meeting at 7:18 pm.

Respectfully submitted:

_____	Approved as submitted _____
Bill Turnage, Chairman	

_____	Approved as corrected _____
Becky Jarrett, Recording Secretary	