

BILL NO. 16-18

ORDINANCE NO. 4.347

**AN ORDINANCE APPROVING A SITE PLAN REVISION FOR
PROPERTY AT 2707 NORTHEAST BROOKTREE LANE.**

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 2707 NE Brooktree Lane; 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 2707 NE Brooktree Lane is hereby approved subject to the terms and conditions set forth herein;

- 1) Remove existing pole sign, any new signage shall comply with the City's Sign Ordinance.
- 2) Install a fire hydrant along the East property line toward the Southeast corner or install a fire sprinkler system in accordance with City adopted codes.
- 3) Two (2) overhead door along the East elevation.
- 4) Company fleet vehicles shall be parked as noted on the Site Plan.
- 5) Dumpster storage area shall be enclosed with materials consistent with the primary building and adequately screened from public view. Trash service shall be scheduled between the hours of 7:00am to 10:00pm. Dumpster storage area shall be located at the southern end of the premises behind the building.
- 6) Tractor trailers shall not be parked or be stored overnight on the premises.
- 7) No vehicles, equipment or similar shall be sold, leased, rented, etc. from the premises now and in perpetuity.
- 8) Disabled vehicles shall not be parked or stored on the premises.
- 9) Portable storage units shall not be placed or stored in the premises.
- 10) All disturbed areas shall be sodded.

- 11) All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
- 12) Outdoor displays and storage on the premises is prohibited. All equipment or materials shall be stored inside.
- 13) All mechanical equipment shall be screened from public view with approved materials consistent with the primary 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.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 25TH DAY OF APRIL, 2016.


Jean B. Moore, Mayor

ATTEST:


Ruth Bocchino, City Clerk

First Reading: May 9, 2016

Second Reading: May 9, 2016

File #1421



All-America City

Gladstone



2008

MEMORANDUM

To: City Council
From: Alan D. Napoli, C.B.O.
Interim Director of Community Development
CC: Scott C. Wingerson, City Manager
Date: April 7, 2016
Re: Certified Radon Headquarters – Planning Commission

On April 4, 2016 the Planning Commission held a Public Hearing on the Site Plan Revision for 2707 NE Brooktree Lane, a vacant lot. The hearing was for the new construction of a general commercial building that will be used for the business Certified Radon. They will use all of the building except approximately 3,000 square feet at the south end, which will be leased out to another business. The minutes of the meeting have been included in your packet.

Staff has fourteen (14) terms and conditions for the site plan revision. The Planning Commission agreed with thirteen (13) of the terms and conditions. Term and condition #3, Planning Commission changed this condition to allow for two (2) overhead doors on the east side of the building. The Site Plan revision was approved unanimously with the change to condition #3.

The property is currently zoned CP-3 and the use as a testing business is allowed by right. There are minor related construction materials; however this amounts to concrete coring drill(s) and Polyvinyl Chloride (PVC) pipe. It is very minor in nature.

Overall the zoning is appropriate and the site plan meets the City code related to setbacks, height and area calculations.

Enclosed in your packet are two (2) pictures of the previous building that was located on this site two (2) years ago before it was demolished.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
April 4, 2016
7:00 pm

Item 1 on the Agenda: Roll Call.

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

Absent: Ms. Van Duser

Council & Staff Present:

Councilmember RD Mallams
Scott Wingerson, Assistant City Manager
Alan Napoli, Building Official

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the March 21, 2016 minutes.

MOTION: By Mr. Turnage, second by Ms. McGee to approve the March 21, 2016 minutes as presented. All said aye. The motion carried.

Mr. Wingerson addressed the Commission. He (jokingly) said there's a rumor going around the city that the City Manager's retiring on April 15th and he's here to tell them that is absolutely true. As part of that transition he will have a few extra responsibilities on April 16th. Therefore, there will have to be some other changes in the organization in order to keep things running. The City is in the process of hiring a Community Development Director; he is hoping that will be July or August. Staff will be asking some of the Commissioners to help participate in the process. In the meantime, Alan Napoli has agreed to step up and serve as the Interim Director. He will be facilitating the meeting tonight. Mr. Wingerson added that he's glad he's doing it and he's proud of him. Mr. Wingerson said he will still be here for support if necessary.

Item 4 on the Agenda: PUBLIC HEARING: for a Site Plan Revision for property located at 2707 NE Brooktree Lane, legally described as Kendallwood Commercial Center Plat of Lands Tract 2. Applicant/Owner: Travis Siegfried. File #1421

Interim Director Alan Napoli reported that the property address for consideration tonight is 2707 NE Brooktree Lane, which is located behind CVS Pharmacy on Antioch Road. The property used to have a building on it, Priscilla & Dana's School of Dance, but was demolished about a year ago due to a collapsed roof. The current zoning is CP-3. The proposed structure is general commercial and meets the requirements of a CP-3, including height, area, setbacks and parking. Currently there are 58 parking spaces on site. This business isn't retail, so there won't be customers coming to and from the project. The applicant is proposing some new landscaping on the property, which was included in the packet the Commission received. Mr. Napoli drew their attention to the fourteen recommended conditions in the staff report. The applicant is aware of them and will speak to them tonight.

The building being proposed is an 11,988 square feet structure that will primarily house "Certified Radon." The applicant is planning on leasing out about 3,000 square feet to another business on the south end of the building. Staff is recommending approval contingent upon the comments in the staff report.

Chairman Ringhausen asked for comments from the Planning Commission.

Ms. Poindexter asked if he just said there is 3,000 that is going to be leased out.

Mr. Napoli answered yes; however, there is no tenant proposed for the space at this time.

Chairman Ringhausen asked the applicant to come forward.

Reuben Siverling, Business Capital Resources, LLC, 7924 N. Anita Drive, KCMO 64151 addressed the Commission. Mr. Siverling said that he appreciates the opportunity in front of them tonight. They felt it was important to tell them tonight that in researching over the last 6 months a location to build, Gladstone is where they want to be. They want to bring employment here and economic development. Their development plans, including paving and building dress-up, will be near a million dollars when they are done. They're not just going to throw up some kind of garage. At this time, they do not have a general contractor. They have a bid out to four general contractors and they expect responses back from them this week.

Mr. Siverling said that the largest part of the building will be occupied by Certified Radon, LLC, owned by Mr. Travis Siegfried. The southernmost 3,000 square feet is going to be leased to Mr. Jason Brewer, who has electronic security systems. He doesn't know how much detail to get into tonight. There are two things they are asking the Commission to please consider tonight. They need two 12X12 doors on their eastern exposure. If they have one 12X12 door, they have to move three trucks out of the way to get to truck #3. If they have access and egress through the two doors, it will make flow easier. The doors will be closed the majority of the day. The crews come in at 6:00 am, get their briefings and are usually on the road by 7:15 or 7:30 am.

Mr. Siverling explained that their other concern is the pole sign. They were told that it was grandfathered in and that they could use it and could be seen from Antioch Road. They would really like for that to happen. The other 12 things they're not going to arm-wrestle about at all. Their engineer is Coby Crawl, with Kaw Valley Engineering. Their architect is Homer Williams out of North Kansas City. Their bank is First Bank of Missouri. They're trying to keep everything as local as they can. He said if there were no questions for him, he would like to introduce the owner, Travis Siegfried.

Travis Siegfried, 15419 N. Bales Road, Smithville, MO addressed the Commission. Mr. Siegfried said he is definitely looking forward to this opportunity. As Reuben had referenced, he had looked at many locations, but really feels that Gladstone is a good fit. He likes the community. With this particular property, it's a little unique the way the it sets. With what's available and how they can design this building, it is definitely very important that they have two doors on the east side in order for employee traffic to flow fluently. He understands that the pole sign is something that the City is requesting they take down; however he is in favor of keeping it if at all possible. He offered to answer any questions at this time.

Mr. Turnage asked him to briefly explain how his business operates.

Mr. Siegfried said that they currently provide radon testing and remediation services. Testing is more of a consulting service where they go into residential and commercial buildings and conduct testing for a period of time. With that evaluation they provide results to the customer. Regarding other services, the remediation portion is more of a construction-based service. For that part, they go in and install soil ventilation systems to reduce and better the air quality inside the structure. The operating hours are usually between 7 am- 5pm, 5:30 at the latest. Currently, they have 15 employees and will probably have 17 by next week. They are growing; it's exciting. He's been in business for eight years, so it's definitely something he's very involved in and will continue. He has big goals in regards for things he wants to do. As of right now, they are a great company with great individuals.

Mr. Turnage asked if he has had any conversations with his prospective neighbors.

Mr. Siegfried said he has not. He does know of a few individuals with acquaintances in the area. They are aware of who he is, but he has not greeted them at this point. He definitely has it on his agenda to do.

Mr. Markenson asked if his customer come to him or if he goes to his customers.

Mr. Siegfried said 99% of the time he goes to his customers. There are some casual walk-ins from people who are there to pay a bill or just ask questions about radon in general.

Mr. Markenson asked why he would want that 40' pole sign if customers aren't coming to him.

Mr. Siegfried said he feels like it will attract awareness. Radon is not something everyone knows about. He feels they are in a growing or learning curve, so it will definitely catch attention.

Mr. Markenson asked if he has trucks and how many.

Mr. Siegfried answered that they currently have three vans and six Scion xb's. They could easily expand into 2-3 more this year; totaling 12 by the end of the year.

Mr. Markenson said there are 14 recommended conditions. There are only two they object to: removal of the pole sign and having only one overhead door. Is that correct?

Mr. Siegfried said that is correct.

Mr. New asked what kind of materials will be stored at the site.

Mr. Siegfried said the only materials they will be storing will be PVC and it will all be inside. Basically, they store normal residential construction materials; nothing that requires any special permits or certifications.

Mr. New said he understands that the applicant needs two doors. He asked why staff is saying one door. He doesn't understand.

Mr. Napoli said that the previous building that was there had only one overhead door on the east side, so in staying with what was there previously that is where staff is standing.

Mr. Whitton asked if the footprint of the building is changing.

Mr. Napoli said the footprint of this building is almost identical to the other building and in almost the exact location and square footage.

Mr. Whitton confirmed this is a "P" (planned) zoning.

Mr. Napoli answered yes.

Mr. Whitton said he doesn't see the big deal about the two doors versus one door. He was wondering that himself. Being a business person, he is pro-business. He understands they are way back off the road and they probably need a pole sign, but if they give them one, it's going to set a precedence and for years the City has been asking for monument signs. He understands the City's position on the sign, but he has no problem with the two doors.

Ms. Poindexter asked staff to explain the difference between what the City wants with the sign versus what the applicant wants.

Mr. Napoli said about 8-10 years ago the sign ordinance was modified and pole signs were no longer allowed. If they were there, they were existing non-conforming and they could stay. If the business changed names, ownership or use the sign had to be brought into compliance with the current ordinance. In this case, we have both.

Mr. Ward asked if the doors on the south side were going to be used for the other business.

Mr. Siegfried answered yes.

Mr. Ward asked if the other tenant is going to only take up the office space and the back storage.

Mr. Siegfried said yes.

Mr. Ward asked if all the PVC would be stored inside, not outside.

Mr. Siegfried said that is correct.

Mr. Markenson asked staff if the Commission recommends removal of the sign and the City Council accepts that recommendation, can the property owner appeal for a sign variance.

Mr. Napoli answered that if Council approves the application without the pole sign then no, they would not be able to apply for a variance because it's already taken care of.

Chairman Ringhausen said the packet from staff referenced some HVAC equipment that would be located at grade on the northeast and the southeast side of the building. He didn't see it on the plans and asked the applicant to address the location.

Mr. Siegfried said he is unclear on the location and started to defer to the engineer.

Mr. Napoli said he might be able to address that question. He said in talking with the architect the location would be primarily on the east side, maybe on the south side. The exact location was not known at the time this application was coming forward. That is why in his comments he as noted that the screening of these units would be complimentary to the building. In this case, a small stone wall would come out and be used to screen.

Mr. Whitton thought that the 40' pole sign needed to be 40' from the street. Is that still true?

Mr. Napoli said that under the old ordinance there are some setback requirements. When signs are existing non-conforming they can stay where they are.

Mr. Whitton said he was just thinking that if they gave them a variance, would it be 40' back from the street?

Mr. Napoli said if they applied for a variance it would be for the location where it currently is and it is not 40' back.

Mr. Markenson said the information he received from staff said they would like to see them, "increase the architectural interest on the northeast side of the building." He asked if that has been done.

Mr. Napoli answered yes. Originally, when the first elevations came in the east side was a metal stucco panel with no stone. Since then, they have added the stone, some decorative architectural work around the windows and some vertical architectural features. It has broken up the long, 40-foot run of stucco.

Mr. Markenson asked the applicant if he got two overhead doors and had to get rid of the sign if he would be a happy guy.

Mr. Siegfried said yes.

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

MOTION: By Mr. Whitton, second by Ms. Poindexter to approve the Site Plan Revision at 2707 NE Brooktree Lane with the change in condition #3 to allow two overhead doors.

Vote:	Ms. Alexander	Yes
	Mr. Markenson	Yes
	Ms. McGee	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Ward	Yes
	Mr. Whitton	Yes
	Mr. Williams	Yes
	Mr. Yarber	Yes
	Chairman Ringhausen	Yes

The motion carried. (11 yes, 0 no) This application will move forward to the City Council on Monday, April 25, 2016.

Item 5 on the Agenda: PUBLIC HEARING: to amend the 2008 Comprehensive Plan (Communities for All Ages) File #1425.

Mr. Napoli introduced Ms. Cathy Boyer-Shesol from the Mid-America Regional Council. She will give a brief history of where Community for All Ages started, where it is and where it's going. By implementing this into the City's comprehensive plan it becomes an everyday process. When staff reviews, plans or meets with a contractor, they look at the design and see how it all fits together. A lot of it is already being done, but this documents it for future development.

Cathy Boyer-Shesol addressed the Commission. Ms. Boyer-Shesol said she appreciates the opportunity to speak tonight. Just a few short years ago the term "age friendly communities" was very unfamiliar across the country. In 2012, KC Communities for All Ages (KCC) was brought to MARC as an initiative to help communities become prepared with the dramatic increase of older adults with the aging of the boomers. In the last four years an incredible amount of work has been done and Gladstone has been in the forefront of the work. If you've heard her talk before it's not just the aging baby boomers, but the millennials that are actually several million more than the baby boomers, will also age.

With the grant that was received in 2012, KCC in partnership with the First Suburbs Coalition, which Gladstone is a member of, a toolkit and checklist were developed. These include strategies, policies and actions that communities might consider in the areas of transportation, public spaces and buildings and housing. In addition, a recognition program was created called "A Community for All Ages." Gladstone has provided leadership in all phases of this work

including piloting the checklist and achieving the Bronze, Silver and hopefully soon to be Gold levels. They started this work with four pilot cities, of which Gladstone has always been included. Currently, there are eleven communities that are actively participating in the recognition program.

Achieving the levels don't tell the whole story though. Communities that are working on this are discussing at a much deeper and richer level policies and actions that they can take to be inviting and accommodating to residents of all ages. There's increased awareness of the opportunities of the demographic shift. They're starting to see a shift from "more older adults in our communities can't be good" to "Oh, more older adults in our communities. They're retired; they have much more to give. They're an economic benefit and economic boom." They're seeing a shift in many of the elected officials, staff and residents on what it means to have many older adults in our communities. Communities that are involved in this are seeking more resident input through focus groups and surveys. One community's City Manager has charged department heads in choosing one item from the checklist and being held accountable for that over the next year as a part of their performance appraisal. The same city has added to the bottom of their City Council agenda items the question "What is the implication or impact of this action or decision or discussion on a community for all ages?"

These are just some examples of what is happening in other communities as they become involved in this program. Gladstone has been a shining star. She constantly holds Gladstone up to other communities in the region as an example of the demonstration of deep commitment toward becoming a community for all ages. She wanted to congratulate and thank the Commission, Council and staff for being a part of it.

Ms. Alexander said that 25-30 years ago she attended a meeting where she first heard this term and it all made good sense...particularly since she's 88! She thanked them for all of their work.

Mr. New wondered where the comment or thought about "older people are moving here, it can't be good" came from.

Ms. Boyer-Shesol said that across the country communities that are involved in age friendly work are working very hard to re-frame the issue of aging. She doesn't know where it stems from, but it has been their experience that is an initial reaction.

Mr. Turnage referred to one of the strategies, ensuring affordable, accessible housing. He wondered how that is done. Regulatory means? Subsidized?

Ms. Boyer-Shesol answered that affordable housing is very difficult. What this attempts to do is have that kind of discussion enter into city's discussions and plans.

Chairman Ringhausen closed the public hearing and asked if there was a motion.

MOTION: By Mr. New, second by Ms. Ward to amend the 2008 Comprehensive Plan to include Communities for All Ages.

Vote:	Ms. Alexander	Yes
	Mr. Markenson	Yes

Ms. McGee	Yes
Mr. New	Yes
Ms. Poindexter	Yes
Mr. Turnage	Yes
Mr. Ward	Yes
Mr. Whitton	Yes
Mr. Williams	Yes
Mr. Yarber	Yes
Chairman Ringhausen	Yes

The motion carried. (11 yes, 0 no)

Item 6 on the Agenda: Communications from the City Council and the City Staff.

Councilmember Mallams said that as a resident he would like to thank the Commission for their great attention to detail. He encouraged everyone to come by City Manager Davis' retirement reception on Thursday, April 7th from 4-7 pm. The program begins about 5:15 pm.

Item 7 on the Agenda: Communications from the Planning Commission Members.

Mr. Yarber congratulated soon-to-be City Manager Wingerson. He said we can rest assured that future of the City is in good hands. (applause)

Mr. Markenson announced the opening of the Atkins-Johnson Farm & Museum this week. The new exhibit is on archeological digs. Kids can come and dig in the sand and have a great time! Hours are Wed-Sat 11:00 am -4:00 pm.


Mr. Whitton said he is proud of the City Council for not doing a nationwide search for a City Manager replacement as they've done in the past and spend thousands of dollars, realizing that we have talent right here. He loves the fact that they are promoting from within.

Item 8 on the Agenda: Adjournment

Chairman Ringhausen adjourned the meeting at 7:48 pm.

Respectfully submitted:


Alan Ringhausen, Chairman

Approved as submitted 


Becky Jarrett, Recording Secretary

Approved as corrected _____

**Community Development Department
Staff Report**



Date: March 29, 2016

File #: 1421

Requested Action: Site Plan Revision

Date of PC Consideration: April 4, 2016

Date of Council Consideration: April 25, 2016

On April 4th, the Planning Commission recommended approval.

(11-0)- see memo for condition change.

Applicant/Owner: Travis Siegfried
Certified Radon
5150 NW Waukomis
Kansas City, Missouri

Architect: Kaw Valley Engineering, Inc.
8040 N. Oak Trafficway
Kansas City, Missouri 64118

Address of property: 2707 NE Brooktree Lane

General location of property: Located East of N. Antioch Road behind the CVS store. Please see "Attachment B" for an aerial view of the location.

Physical Characteristics: The property is a vacant lot due to demolition of a previous structure in 2014. The parking lot and drive approach still remain intact and will be used with the proposed structure.

Planning Information

Current Zoning: CP-3

Planned Land Use: Planned Commercial District

Streetscape Guidelines: N/A

Applicable Regulations: Zoning and Subdivision Ordinance

Comprehensive Plan: The property is zoned CP-3 and the proposed use as general commercial business is allowed. Additionally, this project meets Zoning requirements in terms of setbacks, height, parking and landscaping.

Discussion should focus on the building design. Staff has encouraged the design team to eliminate one overhead door on the east side of the building and increase the architectural interest on the north and east side of the building.

Please see “Attachment A” for more specific correlation to the adopted Comprehensive Plan particularly as it pertains to future land use and areas of special interest.

Additional Information

Public Utility Availability: Existing
Ingress/Egress: Provided via existing full access drive on NE Brooktree Lane
Traffic Division Comments: None
Parking: 58-On site parking spaces provided
Proposed On-Site Improvements: None
Proposed Off-Site Improvements: None
Proposed Landscaping: New landscaping proposed as noted on landscape plan
Proposed Signage: Existing pole sign to be removed per City ordinance; owner proposes to apply for a sign variance.

Recommended Conditions

- 1) Remove existing pole sign, any new signage shall comply with the City’s Sign Ordinance.
- 2) Install a fire hydrant along the East property line toward the Southeast corner or install a fire sprinkler system in accordance with City adopted codes.
- 3) One (1) overhead door along the East elevation.
- 4) Company fleet vehicles shall be park as noted on the Site Plan.
- 5) Dumpster storage area shall be enclosed with materials consistent with the primary building and adequately screened form public view. Trash service shall be scheduled between the hours of 7:00am to 10:00pm.
- 6) Dumpster storage area shall be located at the southern end of the premises behind the building.
- 7) Tractor trailers shall not be parked or be stored overnight on the premises.
- 8) No vehicles, equipment or similar shall be sold, leased, rented, etc. from the premises now and in perpetuity.
- 9) Disabled vehicles shall not be parked or stored on the premises.
- 10) Portable storage units shall not be placed or stored in the premises.
- 11) All disturbed areas shall be sodded.
- 12) All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
- 13) Outdoor displays and storage on the premises is prohibited.
- 14) All mechanical equipment shall be screened from public view with approved materials consistent with the primary building.

Analysis

The applicant requests site plan approval for the purposes of constructing an 11,988 square foot building. The building size and shape are consistent with the previous building that was located at this site, Pricilla and Dana’s School of Dance.

This building will house the headquarters for proposed business, Certified Radon, with approximately 3,000 square feet at the South end that would be leased out to another business, not yet determined.

Recommendation

The Staff recommends that the request be approved contingent upon compliance with the above recommended conditions.



KAW VALLEY ENGINEERING, INC.

Office: 816.468.5858
Fax: 816.468.6651
Web: www.kveng.com
Address: 8040 North Oak Trafficway
Kansas City, MO 64118

March 28, 2016

B15D2918

Ms. Alan Napoli, CBO
City of Gladstone, Missouri
7010 N. Holmes
Gladstone, MO 64118

**Re: Certified Radon Headquarters
Comments dated March 22, 2016**

Dear Mr. Napoli,

Kaw Valley Engineering has reviewed your comments and has the following responses.

1. Remove pole sign, any new signage shall comply with City's Sign Ordinance.

The owner would like to apply for the sign variance to keep the pole sign and use it to display their business sign.

2. A fire extinguisher needs to be installed along the East property line toward the Southeast corner or install a fire sprinkler system.

Mr. Chuck Duddy was contacted on March 24th, 2016. The owner will install a fire hydrant as required by the Fire Department and also per Water Department requirements.

3. The site plan along the East indicates two (2) walk doors and one (1) overhead door while the elevations and floor plan indicated three (2) walk doors and two (2) overhead doors. The elevations and floor plan need to coincide with the site plan.

The two overhead doors are vital for business operations and the owner couldn't effectively operate his business with only one overhead door. These doors will be closed the majority of the operation hours each day. The owner is planning to have

the doors open only during the hours of 6:30-8:30am and 3:00-5:00pm. This also will be presented by the owner at the City Planning Commission meeting.

4. The North elevation materials need to be carried throughout the East and South elevations.

Per the meeting between Mr. Reuben Siverling and Mr. Scott Wingerson, Assistant City Manager, only the north and east elevation materials need to be matched.

5. Need to look into some type of vertical architectural feature to break up the length.

Mr. Homer Williams with WSKF has revised the vertical architectural features on the north and east elevation per Alan's approval. Please see revised colored elevation plans.

6. Where will the company vehicles be parked during business and none business hours.

There are several parking stalls on the east side, directly across from the two overhead doors designated for the company vehicles during the operation hours. The parking stalls south of the building will be used for the company vehicles during after business hours. These two designated locations have been shown and labeled on the site plan.

7. Where will the HVAC equipment be located outside the building?

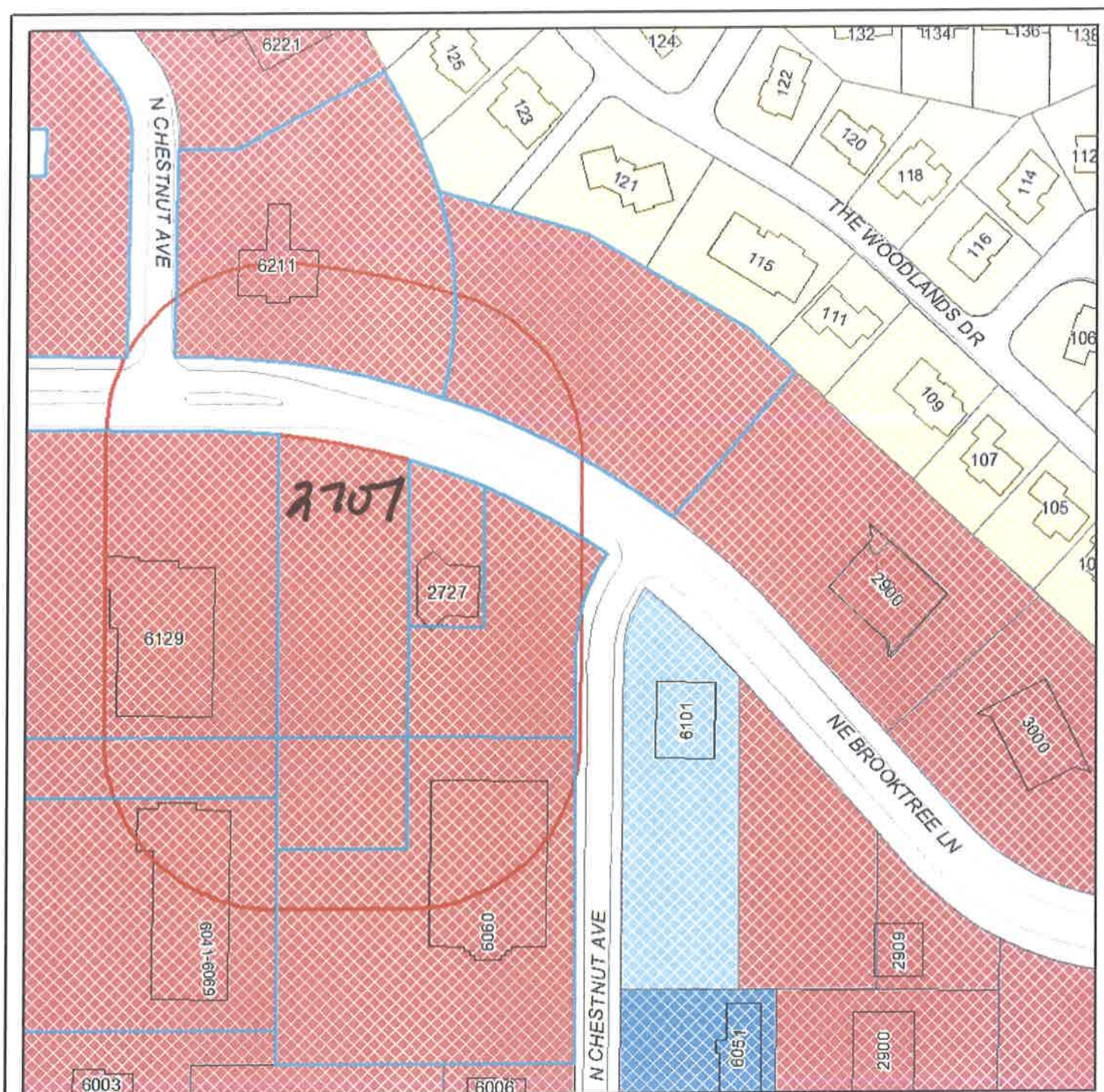
The HVAC unit will be installed on the ground approximately three feet out from the northeast side and a smaller unit will be installed on the southeast side of the building. Both units will be "screen-fenced" as required.

If you have any questions please don't hesitate to contact me at (816) 468-5858.

Sincerely,
Kaw Valley Engineering, Inc.



Maryam Austin
Project Engineer

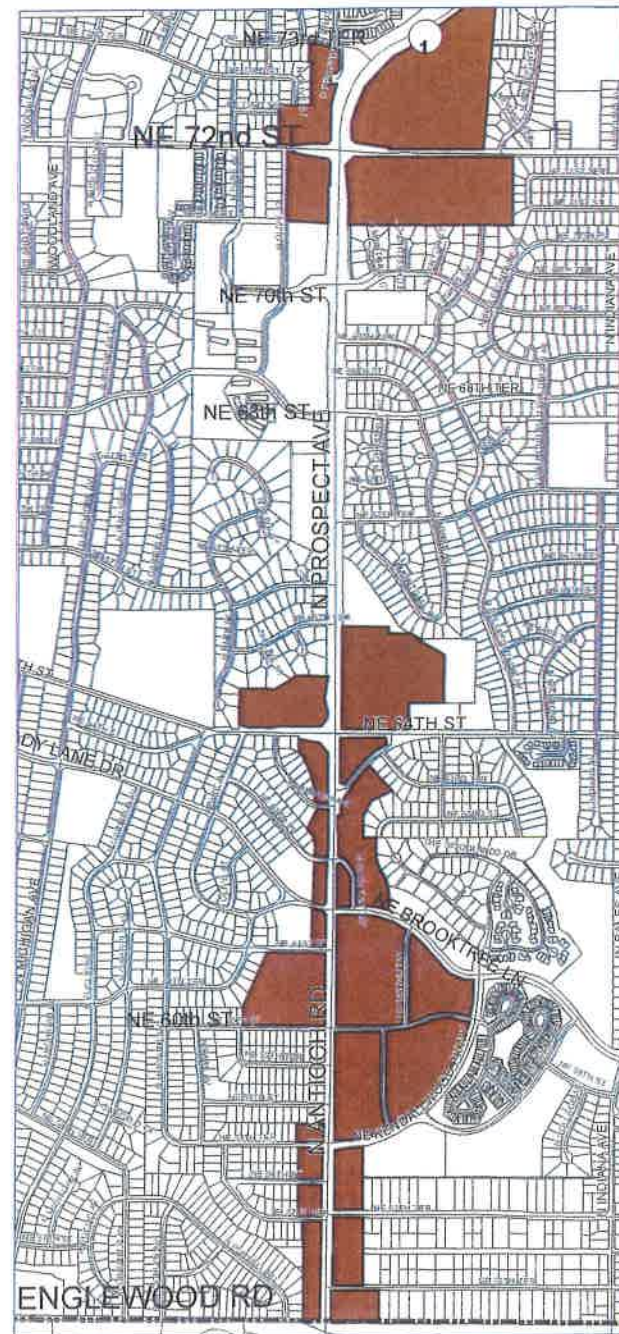


<p>2707 NE Brooktree Lane</p> <p>April 2016</p> <p>Site Plan Revision</p>	<p>CITY OF GLADSTONE</p> <p>COMMUNITY DEVELOPMENT DEPT. 7010 N. Holmes, Gladstone, MO 64118 Telephone: (816) 436-2200</p>
---	--



Antioch Corridor Revitalization Subareas Map

Future master planning for these areas should identify targeted areas for a change in land use or redevelopment into a neighborhood 'village center' pattern with neighborhood serving businesses integrated with new higher-density housing types for residents of all ages and incomes. Transition standards should also be prepared for the renovation or redevelopment of commercial properties located in close proximity with established neighborhoods.



Chapter Three: Future Land Use
Areas of Special Interest



Development Design Guidelines

As new development and redevelopment occur in the future, the design and layout of buildings and parking areas should establish a site pattern with a cohesive visual identity and attractive pedestrian environment along Antioch Rd / M-1 Hwy, including intersecting collector and local streets. Site layout and building design should create a strongly defined street edge. The character of new development should have a unique Gladstone image and visual appeal to distinguish it from surrounding communities and prototypical corporate architecture.

The following guidelines serve as the framework for development and redevelopment in the corridor until such time as additional site design, building design, landscaping, and 'transition' standards are prepared with a comprehensive corridor vision plan and/or neighborhood subarea plans.

General Site Layout Along Street Frontages

- New buildings should be oriented to the adjoining street to create a strong presence in the public realm, and contribute to a pedestrian-friendly built environment. This includes locating primary 'front' building facades close to the street at the setback line, and placing parking to the sides and rear of the structure. Consistent placement of buildings closer to the street with screened parking will result in a continuous, defined street edge. The street frontage should not be interrupted by long stretches of parking lot asphalt or other "empty spaces;"
- The portion of the site street frontage not occupied by a building wall should be occupied by a low decorative architectural wall, solid hedge, or other landscaped features placed along the setback line to screen the parking area; and
- Site layout and building orientation at focal point and secondary focal point intersections should be consistent with the following:
 - Buildings should be located close to the intersection and have a distinctive 'signature' design unique to Gladstone that does not represent standard corporate architecture; and
 - Parking areas and circulation drives should be located behind the building where screened from view of the intersection and the two streets.



New buildings should be oriented to the street, with parking located to the sides and rear.



Building facades facing the street should have a primary "front" appearance and a distinctive design, rather than corporate architecture.



Parking areas should be screened from view along streets with low walls and landscaping.



Building Design

The design of buildings in transition areas, either large or small, must contribute to the sense of “neighborhood” and add to the visual interest of Gladstone’s streets. Building designs should be compatible with adjacent low-density residential areas and use building materials that are durable and attractive to maintain lasting value.

- Buildings should be compatible in scale and proportion to buildings within their immediate context, and incorporate architectural elements that relate to the human scale.
- Building facades should provide visual interest as articulated by the use of entrances, stoops, porches, balconies, inset, bays, and windows. The sides or ends of buildings facing a local residential street shall maintain the same level of detail and visual interest as the front façade.
- The design of residential buildings should consist of a variation of massing configurations. The use of a variety of wall and roof planes is recommended to provide complexity and visual interest.
- Townhome facades of residential buildings should be articulated in such a manner as to visually differentiate the individual units.
- Building heights should typically not be more than one story taller than the adjoining low-density residential properties.
- Exterior balconies with direct view into the back yards of adjoining low-density residential properties should be avoided.
- Flat or low slope roofs (less than 4:12 slope) should be screened on all sides of the building visible from streets and from adjoining residential properties.
- Screen roof mounted mechanical equipment from view, including the view from the second story of all adjoining residential properties.
- Ground based mechanical equipment and trash receptacles should be located away from property lines adjacent to existing low-density residential areas and adequately screened from such properties to minimize visual or noise impacts.







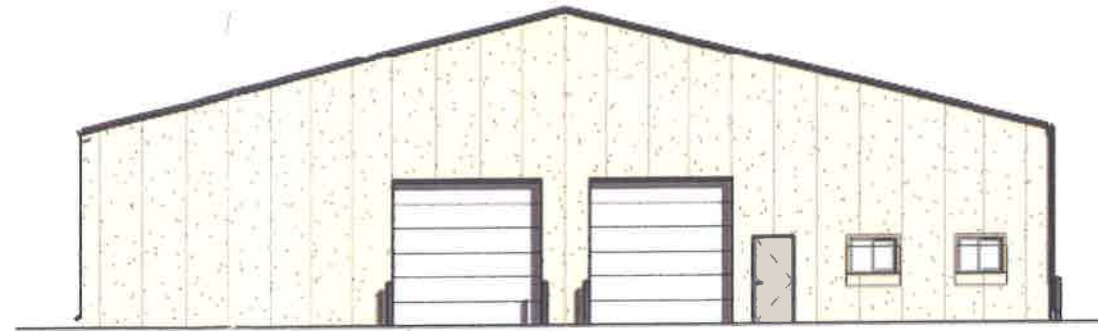


Attachment B





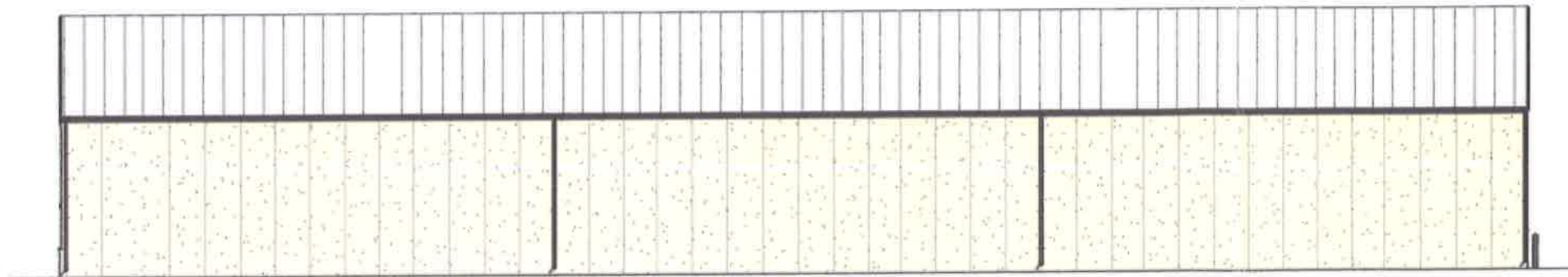
1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

JOB NO:
16018
DATE:
03 / 28 / 2016

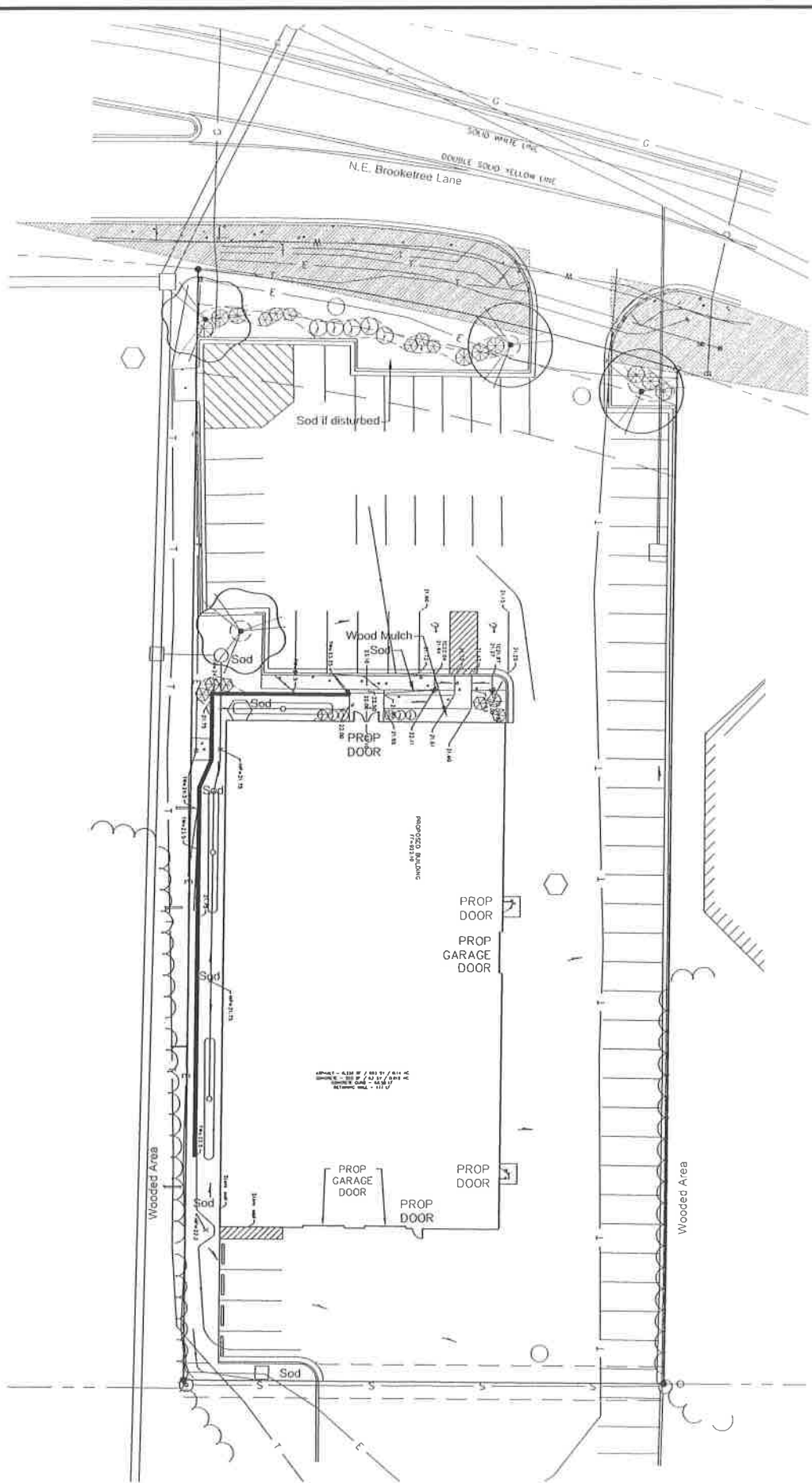
MATERIAL
COLOR
ELEVATIONS
.A2.01

Williams Sourceon
Kuhl & Freshnack
Architects, Inc. © 2016

RADON BUILDING
CERTIFIED RADON LLC
2707, NE BROOKTREE LN, GLADSTONE, MO 64119

110 Armour Road North Kansas City, Missouri 64116
Tel. 816.300.4101 Fax 816.300.4102

**Williams
Sourceon
Kuhl &
Freshnack**
Architects, Inc.

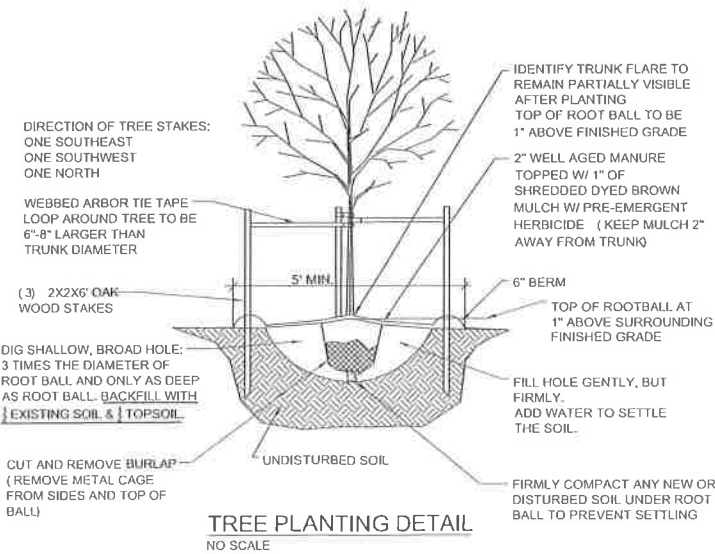
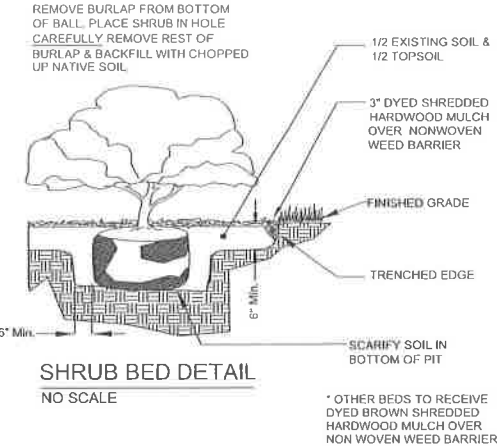


PLANT SCHEDULE



QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
2	Acer rubrum 'Frank Jr.' / Redpointe Maple	B & B	2" Cal
2	Quercus bicolor / Swamp White Oak	B & B	2" Cal

QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
6	Ilex crenata 'Soft Touch' / Soft Touch Japanese Holly 15'-18" hgt. & sp.	2 gal	
9	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal	
12	Rhus copallina latifolia 'Prairie Flame' TM / Dwarf Sumac 24"-30" hgt. & sp.	5 gal	
5	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac 30"-36" hgt.	5 gal	



Transplant Additives:

1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.
2. Transplant additive shall be Plant Health Care Inc., "Mycor Tree Saver" mycorrhizal fungal transplant inoculant or equivalent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.
3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).
4. Number of transplant additive packets per tree, shrub or groundcover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.
5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.

General Landscape Notes:

1. Contractor shall verify the existence and location of all utilities before starting any work.
2. Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
3. Contractor shall make no substitutions without the approval of the Landscape Architect.
4. Contractor shall stake layout plan in the field and shall have the layout approved by the Landscape Architect before proceeding with the installation.
5. All shrub beds within lawn areas shall receive a trenched edge.
6. Typical shrub beds shall be mulched with 3" of dyed brown shredded hardwood mulch over woven soil separator fabric unless noted on plan.
7. All shrub beds shall be treated with the pre-emergent herbicide Pre M 60 DG (granular) or an approved equal in accordance with the manufacturer's instructions.
8. All disturbed areas shall be fertilized, sodded with a Turf-Type Tall Fescue grass seed blend including public ROW as noted on plan.
9. Fertilizer for lawn, trees and container stock areas shall be a balanced fertilizer applied at rates per manufacturers recommendations and soil test results.
10. Contractor shall warranty all landscape work and plant material for a period of one year.
11. Any plant material which dies during the one year warranty period shall be replaced by the contractor at his expense during appropriate planting seasons.
12. Contractor shall be responsible for maintenance of the plants until project has been accepted as complete by the Owner.
13. All plant names on the plant list conform to the Standardized Plant Names prepared by the American Joint Committee on Horticultural Nomenclature or to names generally accepted in the nursery trade.
14. All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
15. Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than the specified sizes be accepted.
16. Plants shall not be pruned prior to delivery to the site or after installation except for those branches that have been damaged in some way.
17. Plants shall not have name tags removed prior to final inspection.
18. Contractor shall be responsible for weed control on the project during and after construction until the project is turned over to the owner.
19. All plantings shall receive a commercial transplant additive per manufacturers recommended rates and instructions for application.



Landscape Plan
Certified Radon
Headquarters

2707 N.E. Brooktree Lane
Gladstone, Missouri



Oppermann LandDesign, LLC
Land Planning + Landscape Architecture
18990 West 117th Street
Olathe, Kansas 66061
oppermannlanddesign.com
pete@oppemland.com
913.894.9107

3/4/2016

Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

10

9

8

7

6

5

4

3

2

1

10

9

8

7

6

5

4

3

2

1

H

G

F

D

C

B

A

ELEVATION NOTES:

- 1 STUCCO
- 2 STONE VENEER
- 3 INSULATED METAL PANEL W/ STUCCO FINISH
COLOR: ALHAMBRA
- 4 HTL ROOF
- 5 12" X 12" OHD
- 6 HM DOOR
- 7 STORFRONT
- 8 WINDOW
- 9 GUTTER
- 10 DOWNSPOUT
- 11 TRIM
- 12 BOLLARD

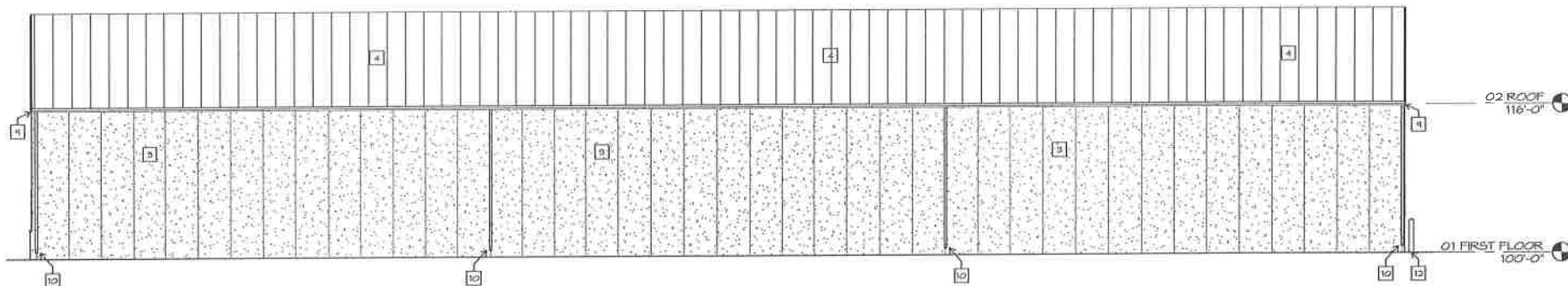
JOB NUMBER
- 16018 -
ISSUE DATE
- 03 / 28 / 2016 -
REVISIONS

Williams Spurgeon
Kuhl & Freshnock
Architects, Inc. © 2016

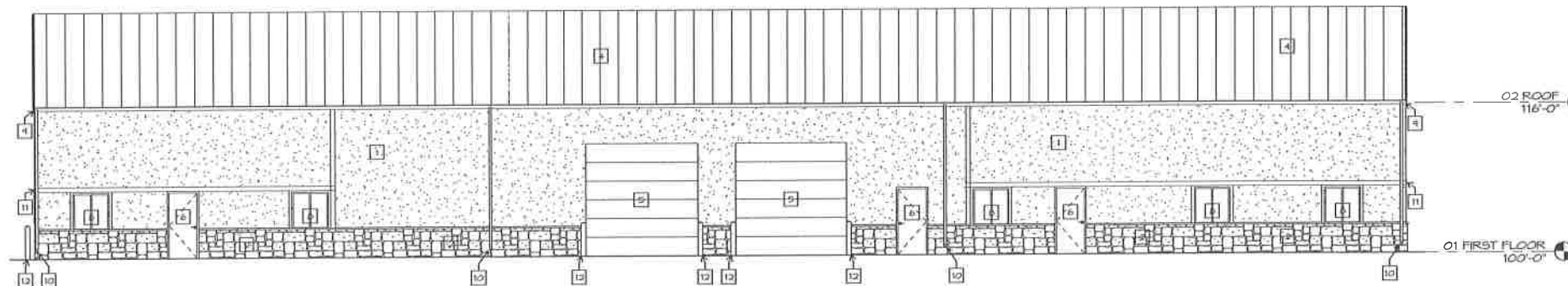


03/28/16

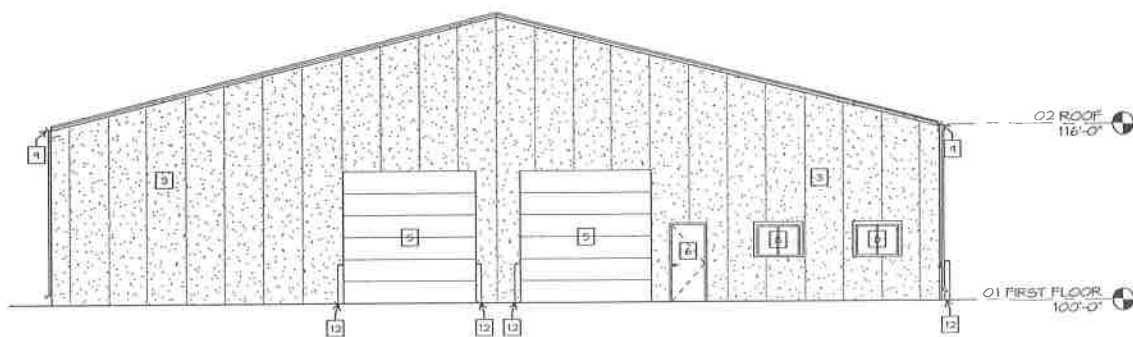
Homer L. Williams - Architect
MO # A-2114



E7 WEST ELEVATION
1/8" = 1'-0"



C7 EAST ELEVATION
1/8" = 1'-0"



A8 SOUTH ELEVATION
1/8" = 1'-0"



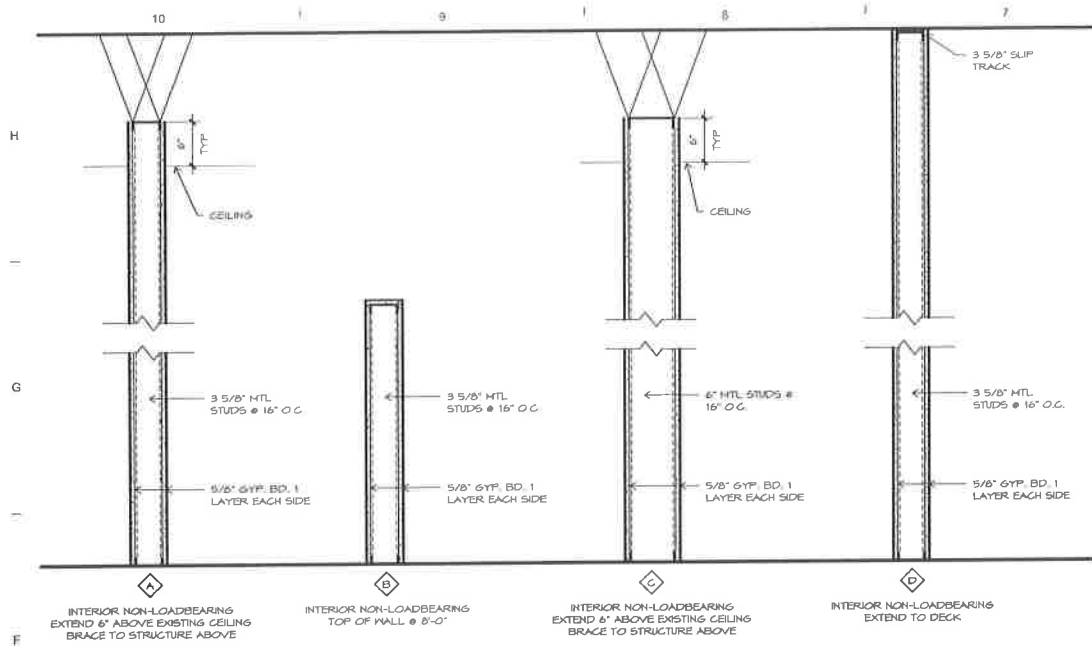
A4 NORTH ELEVATION
1/8" = 1'-0"

RADON BUILDING
2707, NE BROOKTREE LN,
GLADSTONE, MO 64119
CERTIFIED RADON LLC

Williams
Spurgeon
Kuhl &
Freshnock
Architects, Inc.
Missouri Certificate of Authority
#2003011262

ELEVATIONS

A2.01



F10 WALL TYPES
1" = 1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- WHERE A CONDITION IS NOTED "TYPICAL" (TYP.), IT IS UNDERSTOOD THAT ALL SIMILAR CONDITIONS BE CONSTRUCTED OF THE SAME MATERIALS AND/OR DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF CMU, FACE OF CONCRETE FOUNDATION WALL, OR CENTER OF STL. STRUCTURE, UNLESS NOTED OTHERWISE.
- REFER TO F10/A1.01 FOR WALL TYPES. ALL INTERIOR WALLS ARE TYPE "A" U.N.O. REFER TO EXTERIOR WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
- ALL DOOR OPENINGS ARE TO BE LOCATED 4" FROM HINGE SIDE OF ADJACENT WALL UNLESS CENTERED IN ROOM OR NOTED OTHERWISE.
- COORDINATE ROOF AND FLOOR PENETRATIONS W/ MEP AND STRUCTURAL DRAWINGS.
- SIGNAGE SCHEDULE ON A1.01 FOR INTERIOR WALL MOUNTED ADA SIGNAGE AND LOCATIONS.
- REFER TO ROOM FINISH SCHEDULE ON A1.01 FOR INTERIOR FINISHES.

PLAN NOTES:

- HI-LO DRINKING FOUNTAIN.
- MOP SINK.
- OFFICE CUBICLE FURNITURE.
- 5'-0" TALL STEEL BOLLARD; INFILL: W/ CONC.
- 4" CONC. DRIVE APRON @ OVERHEAD DOOR.
- 4" CONC. PAD.

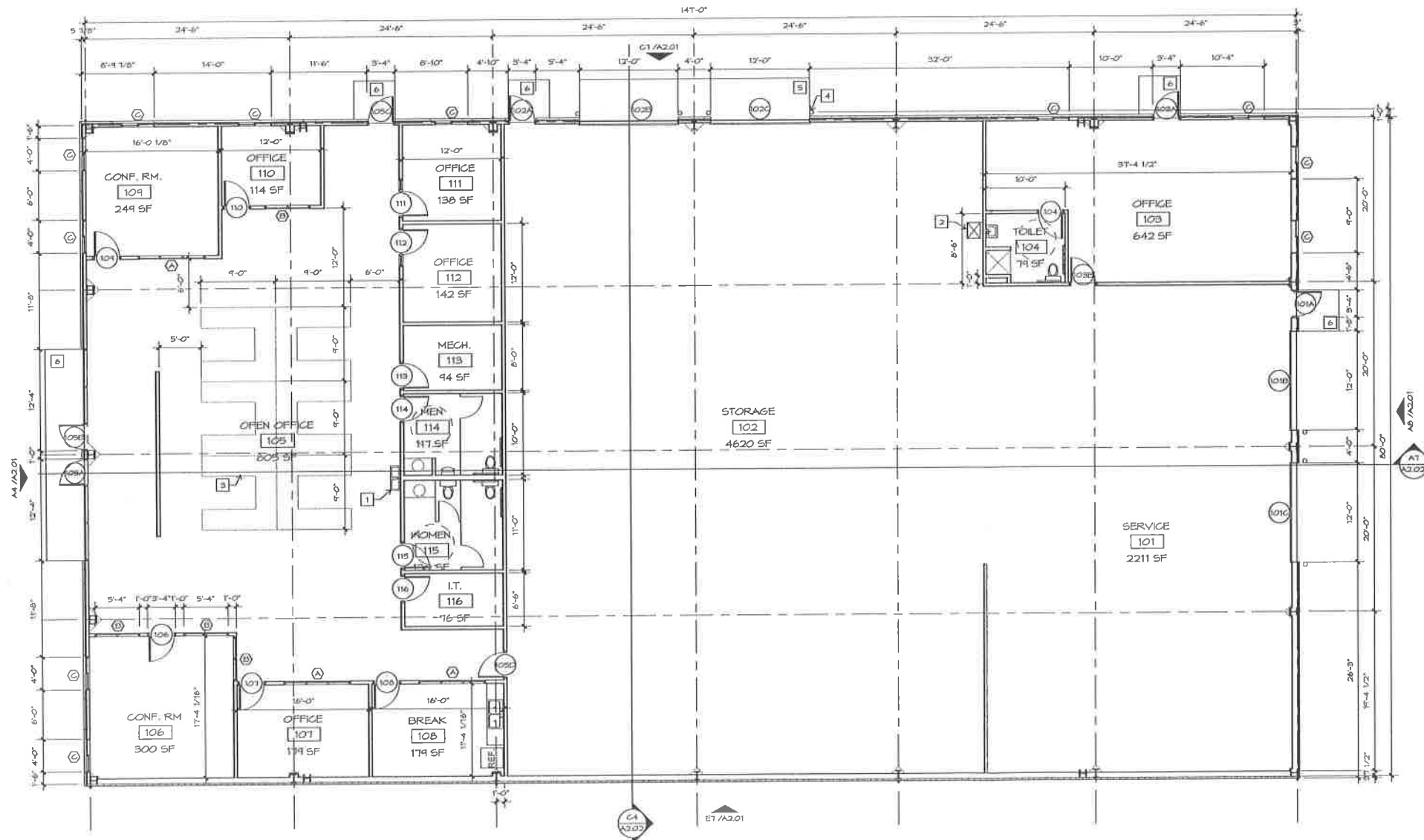
JOB NUMBER
- 16018 -
ISSUE DATE
- 03 / 28 / 2016 -
REVISIONS

Williams Spurgeon
Kuhl & Freshnock
Architects, Inc. © 2016



03/28/16

Homer L. Williams - Architect
MO # A-2114



A10 FIRST FLOOR PLAN
1/8" = 1'-0"



RADON BUILDING
2707, NE BROOKTREE LN,
GLADSTONE, MO 64119
CERTIFIED RADON LLC

Williams
Spurgeon
Kuhl &
Freshnock
Architects, Inc.
Missouri Certificate of Authority
#2003011262

FIRST FLOOR
PLAN

A1.01