

**BILL NO. 17-24**

**ORDINANCE NO. 4.399**

**AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 6220 NORTH OAK TRAFFICWAY, COMMONLY KNOWN AS OLYMPIC CAR WASH.**

**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 6220 North Oak Trafficway; 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 6220 North Oak Trafficway is hereby approved subject to the terms and conditions set forth herein;

1. All landscaped areas, current and proposed, shall be maintained in perpetuity.
2. All exterior lighting of the site shall be converted to LED.
3. Any portion of the proposed trash enclosure that is viewable from a public right-of-way shall be constructed with similar materials as the main building.
4. Additional landscaping/screening west of the outdoor blower shall be installed.

**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 23<sup>RD</sup> DAY OF OCTOBER, 2017.**

  
R.D. Mallams, Mayor

ATTEST:

  
Ruth Bocchino, City Clerk

First Reading: 10-23-2017

Second Reading: 10-23-17

File #2017-015

**GLADSTONE PLANNING COMMISSION MINUTES**  
Council Chambers October 2, 2017

**1. Meeting called to Order- Roll Call-** Chairman Markenson called the meeting to order at 7:00 pm.

Commissioners present were: Anne Alexander  
Chase Cookson  
Jennifer McGee  
Katie Middleton  
James New  
Shari Poindexter  
Bill Turnage  
Larry Whitton  
Gary Markenson

Also present: RD Mallams, Mayor  
Jean Moore, Councilmember  
Kyle Yarber, Councilmember  
Bob Baer, Assistant City Manager  
Nick Pappas, CD Director  
Cheryl Lamb, Administrative Assistant

Absent were: Carlos Salazar  
Don Ward

**2. Pledge of Allegiance to the United States of America.**

**3. Approval of Minutes.**

Chairman Markenson asked if there was a motion to approve the minutes from the August 21, 2017, meeting. Mr. Turnage moved to approve the minutes. Mr. Whitton seconded. The minutes were approved, 9-0.

**4. PUBLIC HEARING: Olympic Car Wash Site Plan Amendment. File #2017-015.**

Mr. Pappas stated that tonight's request was for a site plan revision at Olympic Car Wash. The property is bounded by commercial to the north and south, residential to the east and west. They are planning to extend the space by roughly 150 square feet with an additional 1700 square feet of additional commercial space. Street trees are proposed along N Oak Trafficway to break up the monotony of asphalt and the roadway. These are the plans that were submitted (referring to overhead), this is the site plan that shows the addition that they are requesting (he pointed to the north of the building on the map). This is where the addition will be. Along with these plans, they will be enclosing their trash bin with a suitable enclosure that won't be viewable from N Oak Trafficway. When you look at the elevation, the extension of the current building will match the existing colors. There will be a blue awning, and Missouri white and mocha colors for the building, very similar to what they have already. The recommended conditions are few.

1. All landscaped areas, current and proposed, to be maintained in perpetuity.
2. All exterior lighting of the site shall be converted to LED. This is standard for commercial renovations.
3. Any portion of the proposed trash enclosure that is viewable from a public right-of-way shall be constructed with a similar material as the main building. As was mentioned, it will not be visible from N Oak.

Mr. Pappas said that the Planning Commission has three options. They can approve the site plan as amended, approve the site plan with conditions, or to deny the site plans. He suggested that the motion should be in the affirmative and showed an example of a motion on the bottom of the slide. He offered to answer questions at this point.

Mr. Pappas also mentioned that the architect, Kathy Warman, was present and available to answer any questions that the Commission may have.

Chairman Markenson asked if the expansion was 150 square feet.

Mr. Pappas replied that was correct, for the office space.

Chairman Markenson stated that was pretty small.

Mr. Pappas agreed.

Chairman Markenson asked if anyone was present in favor of the site plan revision who would like to speak. Kathy Warman raised her hand. Chairman Markenson asked her to please come forward and state her name and tell them why.

Ms. Warman stated that she is with Warman Architects and her office address is 1828 Swift, North Kansas City, Missouri, 64116. She added that with her this evening were the property owners, Tom and Jamie Monroe. They agree to all three conditions. She also shared that the site is already all LED fixtures and lights. That condition has already been met. They were there to answer any questions that the Commission had.

Chairman Markenson asked if there were any questions for Ms. Warman. None stated.

Chairman Markenson asked if there was anyone else that wished to speak in favor of the site plan revision. There was no response. He then asked if anyone wished to speak in opposition.

Mr. Thomas Hayles stated that he lives at 6201 N Grand, Gladstone, Missouri. He lives on the west side of the property on a cul-de-sac. He asked for clarification on whether the new addition will be attached to the existing building on the south side of the building.

Chairman Markenson deferred to staff for clarification that it is an extension of the existing building, it's not a free standing building.

Mr. Pappas confirmed that was correct.

Mr. Hayles stated that there is currently a free standing building in the back and questioned if that was the trash location that you spoke about earlier.

Chairman Markenson deferred to Mr. Pappas.

Mr. Pappas confirmed that is where the trash enclosure will be located, toward the back.

Mr. Hayles asked where the 1700 square feet of additional space will be coming from.

Mr. Pappas deferred that question to Ms. Warman. To his knowledge, it is proposed for Phase 2, a future addition.

Ms. Warman asked Mr. Pappas to show the site plan on the overhead. She stated that what is proposed to be constructed right now is part of Phase 1. A 12 foot addition on the front of the building, on the east side where the office is, not the wash bays. Then, a 5 foot addition on the back of that same area where the office and all the equipment are. They just need more space in that area. On the front of the building, a Phase 2, will be the two northern most bays. They are proposing that those are not part of this phase, but part of a future building permit application. It would be an addition on to those bays to the east, toward N Oak. They would end up being even with the addition, even with the 12 foot addition that is shown. Other than the 5 foot addition at the back of the equipment office, the central part of the building, the only thing that is proposed in the back, or the west side, is a trash enclosure, which they are placing in the very corner where there is already a 7 foot tall retaining wall. The dumpster itself will be there and there will be a block wall and gates on there so it will be out of site. She asked if that answered Mr. Hayles question.

Mr. Hayles replied that it did. He stated that it seems like 1700 square feet is a fairly large addition and asked if it will be on the east side.

Ms. Warman stated that it will. It would take the two northern most bays in the future. It would afford them the opportunity to upgrade their equipment in those bays.

Chairman Markenson addressed Mr. Hayles stating that there would be a public hearing for Phase 2. That's not an item that is before the Commission tonight. It is just the small expansion. He told him that he would be notified of that public hearing at that time. He asked if there were any questions. Hearing none, he asked Mr. Hayles if he had anything further.

Mr. Hayles stated that he understands the process for the addition, but for some reason, in the past several years, there appeared to be a blow dryer back there. He doesn't know if it was in the original plans for the building. It is quite like the experience of sitting at the end of a runway when a plane comes over. He said they had grown accustomed to it now, but they never received any notice that it was approved.

Chairman Markenson asked how long the blower had been there.

Mr. Hayles stated it was about three years.

Chairman Markenson asked Mr. Pappas if he knows if they would have to have an amendment to put in a dryer.

Mr. Pappas stated that any future amendments, yes. Anything that is an exterior change to the site plan, yes, absolutely.

Mr. Hayles stated that he understands the business fact that it definitely dries vehicles faster after they are washed, but the sound is excessive, in his estimate. He asked if there is some way they can put a sound barrier behind the west side of it to keep the noise from traveling. He and his neighbors have discussed it (the drier) and none of them received notice about it. He wonders if there is a possibility of some kind of sound barrier that could be placed there on the west side.

Chairman Markenson asked Mr. Pappas if he would be willing to look into it and get back with Mr. Hayles.

Mr. Pappas said absolutely. He asked if, for a sound barrier, they are referring to more landscaping or a privacy fence.

Mr. Hayles said whatever would work. It is about 12 feet high so he doesn't know which would work. It is a large semi-circle with a solar fan on each side and they both blow the water off of the vehicles. They are quite the noise-makers.

Chairman Markenson asked if there were any questions for Mr. Hayles, or comments. None were stated. He then asked if anyone else wanted to speak in opposition to the amendment. No comments. He said that he would close the public hearing. He asked if there were any comments from the Commission members.

Mr. Whitton stated that the dryer is equipment, not a building. He didn't know if that made any difference on the site plan. It is more a piece of equipment and is a free standing metal cage that you drive through. He asked if you would have to have a site plan if it is just a piece of equipment.

Mr. Pappas stated that it would. It also has utilities running to it and it does take up part of the overall layout of the site, so, yes.

Chairman Markenson stated to Mr. Pappas that he knows that three years ago was before his time and Ms. Lamb's time and, if he was present, he doesn't remember it coming to the Planning Commission. He asked him to do some research. It could be that this blower is out of conformance with their site plan.

Mr. Pappas said absolutely, we would look in to it.

Chairman Markenson asked if there were any other questions from staff. If not, he was ready to entertain a motion. He stated that there were three motions; to approve the site plan with the three conditions, to approve the site plan as submitted without the conditions, and to deny the site plan or just to vote against it.

**MOTION: By Mr. Whitton, second by Mr. Cookson, to approve the Olympic Car Wash Site Plan Amendment, File #2017-015, with conditions.**

<b>VOTE:</b>	<b>Anne Alexander</b>	<b>Yes</b>
	<b>Chase Cookson</b>	<b>Yes</b>
	<b>Jennifer McGee</b>	<b>Yes</b>
	<b>Katie Middleton</b>	<b>Yes</b>
	<b>James New</b>	<b>Yes</b>
	<b>Shari Poindexter</b>	<b>Yes</b>
	<b>Bill Turnage</b>	<b>Yes</b>
	<b>Larry Whitton</b>	<b>Yes</b>
	<b>Gary Markenson</b>	<b>Yes</b>

**The motion carried (9-0).**

**5. Other Business:**

- a. **Commission Education (handouts).** Mr. Pappas shared an article that came from the July Planning Magazine that he thought the Commission might like to take a look at. Small parks, sometimes called "pocket parks", are springing up in cities all over. It is something that we might be seeing more of in Gladstone. As we continue to beautify certain areas, it is something to read about.

Chairman Markenson said they are very expensive.

Mr. Pappas agreed that they could be.

- b. **Planning and development related news.** Mr. Pappas shared that next week we will have a proclamation from the City Council for Code Enforcement Month. Technically, it's also Planning Month, although that didn't get on the agenda. We are in the month of what we do as a Commission.

Mr. Pappas said that on October 16<sup>th</sup> we will have the pleasure of hearing from Oakhill Day School students. They have a development proposal that he's sure the Commission will love to hear. It's very interesting.

Mr. Pappas also shared that on October 27<sup>th</sup> the City will be hosting the first Suburbs Coalition. The coalition will be meeting at our Community Center and he will be giving a small presentation on our initiatives and what we've been doing lately. It is similar to what City Manager Wingerson had presented to the Commission about a month ago.

Chairman Markenson asked if Mr. Pappas would send an email on these dates and he confirmed that he would.

**6. Communications from City Council and Staff.**

Mayor Mallams said he was very excited about getting the first report back on the new Strategic Plan. Jennifer, Tina, everybody else who was a member of putting that together, he's excited. Not very patient; he's ready to start working on the initiatives in there. So, thank you.

Chairman Markenson asked if the plan was on the City website.

Mayor Mallams said it was not there yet.

Councilman Yarber said he hoped that everybody came out and had a great time at Gladfest. They have a couple of events coming up. Whiskey Fest is coming up this Saturday. The Saturday after that at Happy Rock Park is Bike Rodeo. He's excited to see what that will be like.

Chairman Markenson said that was probably something the Cecily would like. Is she biking yet?

Councilman Yarber replied, yes, it's for kids, kids of all ages.

Chairman Markenson said that he hadn't seen anything on the Bike Rodeo. He asked if it is being publicized.

Councilman Yarber said he didn't know how much it's being promoted.

Chairman Markenson said he kind of pays attention to stuff and he hasn't seen anything. He asked if anyone else had seen anything.

Councilman Yarber stated that he just told him.

Chairman Markenson said that maybe they would put something out on email as they get email blasts.

**7. Communications from Planning Commission.**

Mr. Whitton said he would like to know more about Whiskey Fest. He asked what is going to be involved with it.

Councilman Yarber said he assumed that some drinking would be involved.

Mr. Whitton asked if there would be tastings.

Councilman Yarber said there would be tastings and music.

Mr. Turnage asked Mr. Pappas if he had any ideas about the restoration of the Rock Creek Trail that flooded out.

Mr. Pappas replied yes. He added that Anthony Sands, City Engineer, and Tim Nebergall, Public Works Director, are working very hard on that right now. They have actually gotten agreement from the folks who constructed it initially to rehab it, free of charge, if he's not mistaken.

Councilman Moore stated that they said no to doing the work for free.

Bob Baer shared that there would be a division of costs.

Mayor Mallams added that there would be limited costs.

Mr. Turnage said that parts of it were still usable.

Mr. Pappas agreed.

Ms. Poindexter added that she would like to talk about the blower. Although it wasn't in a part of this site plan revision, she lives next door to Tom and Janice Hayles. During the day you don't notice it, but it is quite loud in the evening time. She is excited that someone brought it up, and she didn't know they were coming. It is something that is kind of a nuisance.

Mayor Mallams added that it is noisy and he wonders if there could be hours that use was restricted somehow.

Ms. Poindexter added that it is open 24 hours.

Chairman Markenson stated that out of conformance with their site plan, the Commission could do anything they want to.

Mr. Pappas agreed and said he would do research in the next couple of days. He said what they may do is add a couple of additional conditions when it goes to City Council.

Ms. Alexander stated that she had a couple of questions, but first invited anyone who had not seen her art show to view it in the north corridor. She said it is there because of our good Mayor. She then asked what was happening with the situation at the Conoco station across from the entrance to Kendallwood.

Mr. Pappas said they had voted on that back in April. The owner submitted plans and they were incomplete plans. They are waiting on him to submit complete plans in order to issue a permit. That is where it is. He is taking his time.

Ms. Alexander asked about the Sonic on N Oak. The Sonic Drive In that came before the Commission. As she recalls, they agreed with what they wanted to do and nothing has happened.

Mr. Pappas shared that the Sonic on N Oak has been completed.

Mayor Mallams added that they finished the project very quickly.



Mr. Pappas stated that they finished their work quicker than McDonalds.

Ms. McGee shared that she had taken a tour of Fire Station 2 as part of Shaping Our Future. She would encourage anyone who hadn't toured the building to call them and find a time. They are happy to take you through and show you everything; their workout area, see where they live, and where they spend their time when they aren't out on calls.

Chairman Markenson asked if that was on Prospect.

Ms. McGee confirmed that it is.

Chairman Markenson asked what happened to the Smoking Ordinance, the Smoke Shop or tobacco. He asked if it had been passed by the Council.

Councilman Moore confirmed that yes, it had. She addressed Chairman Markenson and added that the other thing she was going to say was how excited they are that, next to the Laughing Place Bakery, to welcome hopefully by December 1<sup>st</sup>, a new restaurant. It's called Feed Supply. Check the sign when go by. They had the opportunity the other day to sample some of Hope's food. It was great. They are really, really excited about it. It's in the old Snow & Company location. It's healthy, casual, urban, gourmet, however you want to interpret that. It's kind of a different concept. You can eat in but you can also, she's going to have a little bodega feel to it so you can go in and grab food to go, or supplies to go, thus Feed Supply. They are really excited about it.

Chairman Markenson said he hoped they do a better job of marketing than Snow & Company did. They did absolutely nothing. They thought if they opened people would come, I guess. He asked Councilman Moore if she had anything else and if she would forgive him for passing over her earlier.

Chairman Markenson asked if there was anything else. Nothing was stated. He asked if there was a motion to adjourn.

Motion by Ms. McGee, second by Mr. Whitton.

**8. Adjournment-** Chairman Markenson adjourned the meeting at 7:26 pm.

Respectfully submitted:

  
Cheryl Lamb, Recording Secretary

Approved as corrected \_\_\_\_\_

  
Gary Markenson, Chairman

Approved as submitted ☒



## Community Development Department

### Staff Report

Date: Sept. 29, 2017 *NP*

File #: 2017-015

Requested Action: Site Plan Revision

Date of PC Consideration: October 2, 2017 (Unanimous approval)

Date of Council Consideration: October 23, 2017

---

Applicant: Kathleen Warman  
Warman Architects  
1828 Swift, Ste 101  
North Kansas City, Missouri

Owner: Olympic Car Wash  
6220 North Oak Trafficway  
Gladstone, Missouri

Architect/  
Engineer: Kathleen Warman  
Warman Architects  
1828 Swift, Ste 101  
North Kansas City, Missouri

Address of Property: 6220 North Oak Trafficway

### Planning Information

---

- Current Zoning: CP-3: Planned Commercial District
- Zoning History: None recent
- Planned Land Use: Remaining a car wash
- Surrounding Uses: Residential to the west; commercial to the north, south, and east
- Streetscape Guidelines: Comprehensive Plan, Appendix D; 2016 Direction Finder Survey, North Oak Corridor Study
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

---

- Public Utility Availability: Existing public utilities are available.
- Ingress/Egress: Adequate ingress and egress exist along North Oak Trafficway.
- Traffic Impacts: It is unlikely there will be a significant impact to the current traffic pattern as a result of this request.
- Parking Required: Parking is currently required on the basis of one stall for every 200 square feet of retail space. This roughly equates to six required stalls.
- Parking Provided: There is sufficient room to accommodate all patrons.

- Proposed On-Site Improvements: The applicant would like to extend office space by roughly 150 square feet with an additional 1,700 square feet of additional commercial space.
- Proposed Off-Site Improvements: None at this time.
- Proposed Landscaping: Street trees in accordance with City policy.
- Proposed Signage: No signage is proposed beyond what has been submitted (which is within code requirements).

## Analysis

---

The applicant is requesting that the city approve a site plan revision that would enable a minor addition to the front and rear of the property. This addition would ultimately be used for office space. In addition, the owner has proposed a future addition of car washing bays.

The request is relatively minor in nature, and the owner has agreed to upgrade landscaping along the North Oak Trafficway corridor as well as better concealing the current trash dumpster. Overall, the improvements will be consistent with the existing site features, both in color and composition.

### Did You Know?

Chapter 1100 of Gladstone's Building and Construction Ordinance (Site and Design Standards) requires that earth tones generally be used, with an allowance for two accent colors (such as yellow).

## Conditions and Recommendation

---

Staff has a few suggested conditions the Planning Commission and City Council may want to require if this request is approved:

1. All landscaped areas, current and proposed, shall be maintained in perpetuity.
2. All exterior lighting of the site shall be converted to LED.
3. Any portion of the proposed trash enclosure that is viewable from a public right-of-way shall be constructed with similar materials as the main building.
4. Additional landscaping/screening west of the outdoor blower shall be installed.

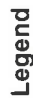
### What Does the Public Say?


















At the time this staff report was written staff has not heard from any member of the public.

Potential issues that the Planning Commission and City Council may want to think about in this particular case include:

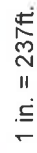
- a) Aesthetic impacts, if any, on the North Oak corridor
- b) Ability to affect aesthetic improvements to the property.





- |   |                    |
|---|--------------------|
|    | KCPL Lights        |
|    | Gladstone Lights   |
|    | School Point       |
|    | Bike Parking       |
|    | Bus Stop           |
|    | Point of Interest  |
|    | Church             |
|    | Apartment Point    |
|   | Street Centerline  |
|   | Edge Of Pavement   |
|    | Driveway           |
|    | City Limits        |
|    | Parcel             |
|    | House Number       |
|    | Building Footprint |
|    | School Polygon     |
|   | City Park          |
|  | Villages           |
|  | Apartment Polygon  |

## Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



# OLYMPIC CAR WASH

# Building Addition

**6220 N. Oak Trafficway  
Gladstone, MO, 64118**

## DIRECTORY

**OWNER:**  
Olympic Car Wash  
8233 N. Oak Trailway  
Glenview, MO 64118  
TEL: (816) 483-0007  
REP: Tom Monroe / Jamie Monroe

**ARCHITECT:**  
(s) Warner Architecture + Design, PC  
1828 Swift, Ste 101  
North Kansas City, MO 64116  
TEL: (816) 474-2233, FAX: (816) 474-1061  
REP: Kirkstein Warner

## DRAWING INDEX

TITLE	SHEET NO	REV
LAND TITLE SURVEY	1 OF 1	1
ARCHITECTURAL		2
ARCHITECTURAL SITE / LANDSCAPE PLAN	A5-101	
DIMENSION, 1st FLOOR PLAN	A-101	
EXTERIOR ELEVATIONS	A-201	

**WARMAN ARCHITECTURE + DESIGN**  
1828 SWIFT SUITE 101  
NORTH KANSAS CITY, MISSOURI 64116  
V. 816.474.2233 F. 816.474.1051



**Planning Submittal Set**  
**Date of Issue = 09/01/17**

## VICINITY MAP



**WARMAN ARCHITECTURE+DESIGN**  
1828 SWIFT SUITE 101  
NORTH KANSAS CITY, MISSOURI 64116  
V. 816.474.2233 F. 816.474.1051



E-KWA+D 5251-17



