

BILL NO. 18-04

ORDINANCE NO. 4.412

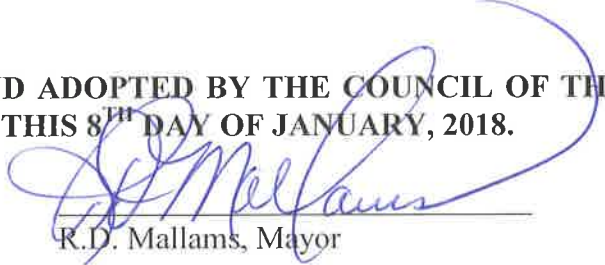
AN ORDINANCE APPROVING THE RE-PLAT OF LOTS 34 AND 35, BLOCK 4, ENGLEWOOD NORTH, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI (COMMONLY KNOWN AS 2410 AND 2500 NORTHEAST 59TH STREET), AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Replat of Lots 34 & 35, Block 4, Englewood North" is hereby accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 8TH DAY OF JANUARY, 2018.


R.D. Mallams, Mayor

ATTEST:


Ruth E. Bocchino, City Clerk

1st Reading: January 8, 2018

2nd Reading: January 8, 2018

File #2017-022



Community Development Department

Staff Report

Date: January 3, 2018 *N. Pappas*

File #: 2017-022

Requested Action: Final Plat (Replat)

Date of PC Consideration: December 18, 2017 (approved 10-0)

Date of Council Consideration: January 8, 2018

Applicant: Chad Econonmou
2410 NE 59th Street
Gladstone, MO 64118

Owner: Same

Architect/ Engineer: Sam Aylett
Aylett Survey & Engineering Company
201 NW 72nd Street
Gladstone, MO 64118

Address of Property: 2410 NE 59th Street

Planning Information

- Current Zoning: R-1: Single-Family Residential
- Zoning History: None recent
- Planned Land Use: Remaining residential
- Surrounding Uses: Residential
- 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 NE 59th Street
- Traffic Impacts: None
- Parking Required: Two off-street parking spaces
- Parking Provided: At least two off-street parking spaces
- Proposed On-Site Improvements: None
- Proposed Off-Site Improvements: None
- Proposed Landscaping: None
- Proposed Signage: None

Analysis

The applicant is requesting that the city approve a minor replat that would slightly extend the eastern side yard setback by approximately three feet. Nothing of any material will change other than better aligning the property line with an existing retaining wall.

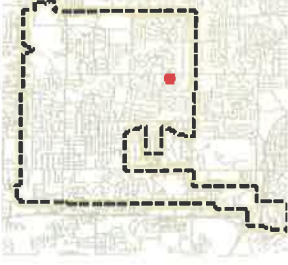
Although this extension of the side yard property line will reduce the eastern side yard of 2500 NE 59th Street to approximately five feet, there are two notable reasons why staff supports this requested change. First, the property owner of 2500 NE 59th Street has given express permission that this change should occur. Second, this neighborhood was platted prior to Gladstone incorporating as a city. Nearly every house in this neighborhood has a side yard that is less than the nine feet that are currently required. This small reduction in the side yard setback will not cause any substantial harm to either property and will not affect the character of the neighborhood.

Recommendation

City staff and the Planning Commission recommend that the City Council approve the final plat as submitted.



Gladstone, MO



Legend

- Stop Sign
- 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

File #2017-022
2410 NE 59th St

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

FINAL PLAT

A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI



BEFORE YOU
DIG - DRILL - BLAST

Call
1-800-344-7483
(MISSOURI)

* **Sel. Monument-1/2" Iron Bar**
 w/ Corp 2074
 (Unless otherwise noted)
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 Books
 Page
 Utility Easement
 Building Line
 0
 sec.
 AC
 1/4
 1/2



On this 31st day of REPEAT OF LOTS 34 & 35, BLOCK 4, EAGLEWOOD NORTH April 2008 submitted to and approved by the City Planning Commission this _____ day of _____, 2017, and by the City Council 2017.

Planning Commission Chairman,

Director M. J. Madigan

Only Client, Adult, Person

[illegible][illegible]

SAM A. AYLETT, PLS 12074

200

[illegible]

STATE IDENTIFICATION: The underground populations of the pest of long described herein have caused the pest to be subdivided in the manner as shown on the accompanying map, which subdivision shall hereafter be known as **REPORT OF QITS 34** & **35**, **QITS OF ENGLAND** NORTH.

IN TESTIMONY WHEREOF: Chad Economou, husband and wife, have caused this instrument to be executed this _____ day of _____, 20____.

Chad Economou Husband

STATE OF ARIZONA
COUNTY OF

early Economou Wife

S.S. /

On this 24th day of April, 1922, before me, a notary public, appearing Charles E. Johnson and Mary E. Johnson, husband and wife, who at that time personally appeared to me and duly sworn and say that they executed the instrument as the free act and deed, in testimony whereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County and State the day and year last written above.

My commission expires _____

NOTARY PUBLIC

Anna Jane Marshall

STATE OF MISSOURI) ss.
COUNTY OF _____

On this _____ day of _____, 20____, _____, who is personally known to me and duly sworn before me, a Notary Public, appeared Anne Jane Wernick, who is personally known to me and duly sworn before me, and they both acknowledged the instrument on the first and said day to be lawfully executed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said _____, _____, _____, 2008.

Notary Public

My commission expires _____

NOTARY PUBLIC

REPLAT OF LOTS 34 & 35, BLOCK 4, ENGLEWOOD NORTH
FINAL PLAT
 A Subdivision in New County, Missouri

AYLETT SURVEY & ENGINEERING CO.
CHAD ECONOMOU
2410 NE 59TH ST
GLADSTONE, MO 64118
(316)309-3192

[illegible]