

BILL NO. 18-36

ORDINANCE NO. 4.443

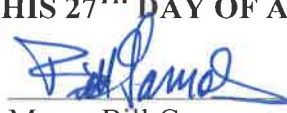
AN ORDINANCE APPROVING THE RE-PLAT OF LOT 1, MCDONALD'S ANTIOCH ROAD ADDITION (COMMONLY KNOWN AS 6305 NORTH ANTIOCH ROAD), AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

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 Lot 1, McDonald's Antioch Road Addition & Lot 3, McDonald's Antioch Road Addition No. 2" 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 CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 27TH DAY OF AUGUST, 2018.



Mayor Bill Garnos

ATTEST:



Ruth Bocchino, City Clerk

1st Reading: August 27, 2018

2nd Reading: August 27, 2018

File #2018-011



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 18-36

ORD # 4.443

Date: 8/22/2018

Department: Community Development

Meeting Date Requested: 8/27/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: 6305 N. Antioch Rd. Final Plat (Replat)

Background: The applicant (Richard L. Dayton), on behalf of the owner (McDonalds USA, LLC), is requesting that the City of Gladstone approve a replat (final plat) of Lot 1, McDonald's Antioch Rd. Addition recorded as Instrument Number 2016018844, part of Lot 3, Kendallwood Center, commonly known as 6305 N Antioch Road. The purpose of the replat (final plat) is to move the purchased parking lot into one final plat to avoid the lesser parking lot from being land locked. The adjacent parking lot currently serves and will continue to serve as additional parking, primarily for McDonald's employees.

Budget Discussion: Funds are budgeted in the amount of \$ 0 from the N/A Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

Public/Board/Staff Input: The Planning Commission unanimously approved the replat (final plat).

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Bob Baer

Department Director/Administrator

City Attorney

City Manager



Community Development Department

Staff Report

Date: July 2, 2018

File #: 2018-011

Requested Action: Final Plat (Replat)

Date of PC Consideration: July 16, 2018

Date of Council Consideration: August, 13, 2018

Applicant: Richard L. Dayton
Ozark Civil Engineering, INC
3214 Northwest Avignon Way,
Bentonville, AR 72712

Owner: McDonalds USA, LLC
Oak Brook, IL 60523

Architect/
Engineer: Richard L. Dayton
Ozark Civil Engineering, INC
3214 Northwest Avignon Way,
Bentonville, AR 72712

Address of Property: 6305 N. Antioch Rd.

Planning Information

- Current Zoning: C2 – General Business District
- Zoning History: Site Plan Approved May 2016
- Planned Land Use: Remaining Commercial
- Surrounding Uses: North/South – Commercial; East/West - Residential
- Applicable Regulations: Zoning and Platting Ordinance

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Existing – NE Antioch Road
- Traffic Impacts: None
- Parking Required: Existing Conforming
- Parking Provided: Existing No Change
- Proposed On-Site Improvements: None
- Proposed Off-Site Improvements: None
- Proposed Landscaping: None
- Proposed Signage: None

Analysis

The applicant (Richard L. Dayton), on behalf of the owner (McDonalds USA, LLC), is requesting that the City of Gladstone approve a replat (final plat) of Lot 1, McDonald's Antioch Rd. Addition recorded as Instrument Number 2016018844, part of Lot 3, Kendallwood Center, commonly known as 6305 N Antioch Road.

The purpose of the replat (final plat) is to move the purchased parking lot into one final plat to avoid the lesser parking lot from being land locked. The adjacent parking lot currently serves and will continue to serve as additional parking, primarily for McDonald's employees.

Recommended Conditions

No recommended conditions

Recommendation

City Staff recommends that the request be APPROVED as requested.

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers July 16, 2018

1. Meeting called to Order- Roll Call. Secretary Cookson called the meeting to order at 7:00 pm.

Commissioners present were: Chase Cookson, Secretary/Acting Chair
Mike Ebenroth
Gary Markenson
Katie Middleton
Kim Murch
James New
Shari Poindexter
Bill Turnage
Larry Whitton

Absent: Alicia Hommon
Jennifer McGee
Don Ward

Also present: RD Mallams, Councilmember
Jean Moore, Councilmember
Bob Baer, Assistant City Manager
Austin Greer, Assistant to the City Manager/Planning Administrator
Alan Napoli, CD Administrator/Building Official
Cheryl Lamb, Administrative Assistant

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

3. Approval of Minutes.

Secretary Cookson asked if there was a motion to approve the minutes from the June 4, 2018 meeting. Mr. Markenson moved to approve the minutes, Mr. Turnage seconded. The minutes were approved, 9-0.

4. Other Business. Mr. Napoli updated the Planning Commission on staff changes and organizational changes within Community Development. He is now the Community Development Administrator/Building Official and will oversee the Community Development Department. Austin Greer is the Assistant to the City Manager/Planning Administrator.

Mr. Markenson and the Commissioners congratulated Mr. Napoli with a round of applause.

5. Final Plat (Re-plat) 6305 NE Antioch Road. McDonald's. File #2018-011. Mr. Greer shared that McDonald's has been leasing this property from Cascone's since 2016. They have recently purchased that property (the parking lot). The purpose of the re-plat is to move the property that has been leased for the past two years into Lot 1, which is the McDonald's re-plat with the building as it stands off of Antioch Road. For the past two years, it has existed as overflow parking for McDonald's and it will continue to serve that purpose. The reason for the re-plat is to avoid having a land-locked parcel. Staff recommends that this land is re-platted with McDonald's Lot 1.

Mr. Markenson asked if it will still have the exit/entrance into McDonald's.

Mr. Greer confirmed that was correct.

Ms. Poindexter asked if there was a road that enters the subdivision from that lot.

Mr. Greer said that there was no entrance from the parking lot.

Mr. Turnage asked how this will impact the building where Tanner's is located.

Mr. Greer shared that, from a parking perspective, Old Tanner's still has a minimum of 80 parking spaces. The McDonald's parking lot has 20-25 parking spaces for their employees.

Ms. Poindexter asked if there was a bank next to the lot to the south or if that is the laundromat.

Mr. Napoli replied that it is the bank.

Ms. Poindexter inquired how they would be impacted by this.

Mr. Greer said they are not affected.

MOTION: By Mr. Markenson, second by Mr. Turnage, to recommend the approval of Final Plat (Re-plat) for 6305 NE Antioch Road. File #2018-011.

VOTE:	Mr. Cookson	Yes
	Mr. Ebenroth	Yes
	Mr. Markenson	Yes
	Ms. Middleton	Yes
	Mr. Murch	Yes
	Mr. New	Yes
	Ms. Poindexter	Yes
	Mr. Turnage	Yes
	Mr. Whitton	Yes

The motion carried (9-0).

6. Communications from City Council. None.

- 7. Communications from City Staff.** Mr. Greer advised the Commission that there were no new agenda items so there will not be a Planning Commission meeting on August 6, 2018. He further asked the Commission to contact Mr. Napoli or himself if they have any questions or are uncertain about the Staff Report to get those questions answered before the meeting so they can prepare and have answers for them at the Planning Commission meeting.

Mr. Cookson asked if it would be possible to have those questions distributed to the Commission in advance.

Mr. Greer said that was possible. He feels if they take the questions ahead of time and they know those questions will come up during the meeting they can answer them at the meeting.

Mr. Napoli shared that they will do their best to respond ahead of the meeting, if time is allowed.

- 8. Communications from the Planning Commission.** Mr. Turnage shared that the show last Friday night at Linden Square was good and there was a good crowd.

Ms. Poindexter thanked staff for the Planning Commission training that was held in June. She has been on the Commission for two to three years and she learned a lot from the training.

Mr. Cookson thanked the Commission for the opportunity to Chair the meeting.

Mr. Markenson advised the Planning Commission that August 25th is the Restoration Run at Atkins Johnson Museum & Farm. The purpose is to raise money that will be split between the museum and Synergy. The cost to walk is \$20 and cost to run is \$25. The route will go through White Chapel Cemetery and around the new area of development. T-shirts, gift bags and refreshments will be provided. It should be lovely weather at the end of August. He has the website registration information if anyone would like more details. He feels it would be appropriate if every City Council member participated.

9. **Adjournment-** Secretary Cookson adjourned the meeting at 7:11 pm.

Respectfully submitted:

Cheryl Lamb, Recording Secretary

Approved as corrected _____

Chase Cookson, Secretary/Acting Chair

Approved as submitted _____

A tract of land located in the Northwest Quarter of Section 30, Township 51 North, Range 32 West, in the City of Gladstone, Clay County, Missouri being a replat of Lot 1, McDonald's Antioch Road Addition, part of Lot 3, Kendallwood Addition and property as described in Judgment Entry recorded as Instrument No. 1014028854.

I do hereby certify that I have been in responsible charge of surveying and plotting this "McDonald's Littlehug Road Addition, No. 2" in Adams County, Missouri, and that the details of this plot are correct to the best of my knowledge and belief.



McDonald's USA

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Approved by the

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