

BILL NO. 18-44

ORDINANCE NO. 4.451

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 607 NE 69th Street.

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 607 NE 69th Street; 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 607 NE 69th Street is hereby approved subject to the terms and conditions set forth herein;

1. All exterior existing lighting shall be converted to LED
2. Dumpster enclosure shall be constructed with materials and colors consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.
3. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
4. Any and all disturbed areas shall be sodded.
5. All landscaped areas shall be irrigated and maintained in perpetuity.
6. All mechanical equipment on the roof shall be screened from public view by a parapet similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.

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.

INTRODUCED, PASSED, SIGNED, AND MADE EFFECTIVE BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, ON THIS 10TH DAY OF DECEMBER, 2018.



Mayor Bill Garnos

ATTEST:



Ruth Bocchino, City Clerk

First Reading: December 10, 2018

Second Reading: December 10, 2018

File #2018-015



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 18-44

ORD # 4.451

Date: 12/3/2018

Department: Community Development

Meeting Date Requested: 12/10/2018

Public Hearing: Yes ☒ Date: 12/10/2018

Subject: Site Plan Revision for 607 NE 69th St. (Gladstone Foods)

Background: Kim Catalano, the applicant, is requesting a site plan revision for the purpose of an expansion to their operation by adding a new building with one additional loading dock, (9,000 – 9,500 sq. ft.) new paved and parking lot configuration, and a side driveway to a new screened trash enclosure. Their plan is to use the existing wall, new EIFS, new concrete block and new colors (to be determined) to construct this new addition. The site plans and renderings can be found in the Planning Commission packet. There will be additional landscaping such as shrubs and trees added on the north and west side of the property. These proposed improvements do not increase impervious area/runoff, therefore no storm water improvements are required nor recommended. The architect on this project has been advised to bring a materials board to the City Council meeting.

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

Public/Board/Staff Input: No input from the public on this project. The motion carried unanimously in favor of this project. City Staff recommends that the request be approved contingent upon the conditions listed in the staff report.

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

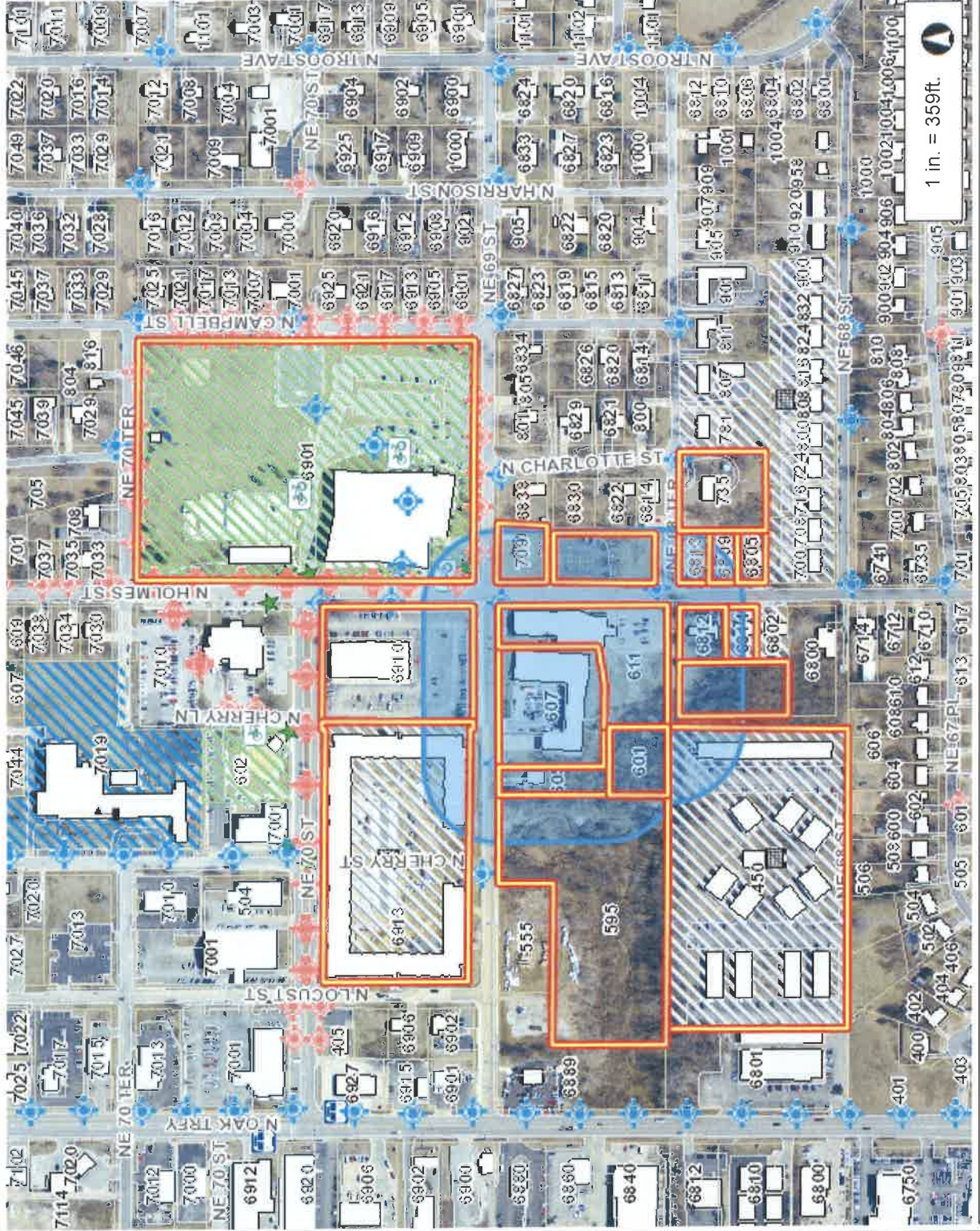
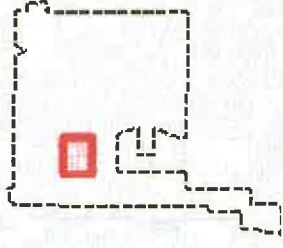
Austin Greer, Assistant To the City Manager/Planning Administrator

PC
City Attorney

SW
City Manager



Gladstone, MO



Legend

- 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

185' Map 607 NE 69th St
File 2018-015

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

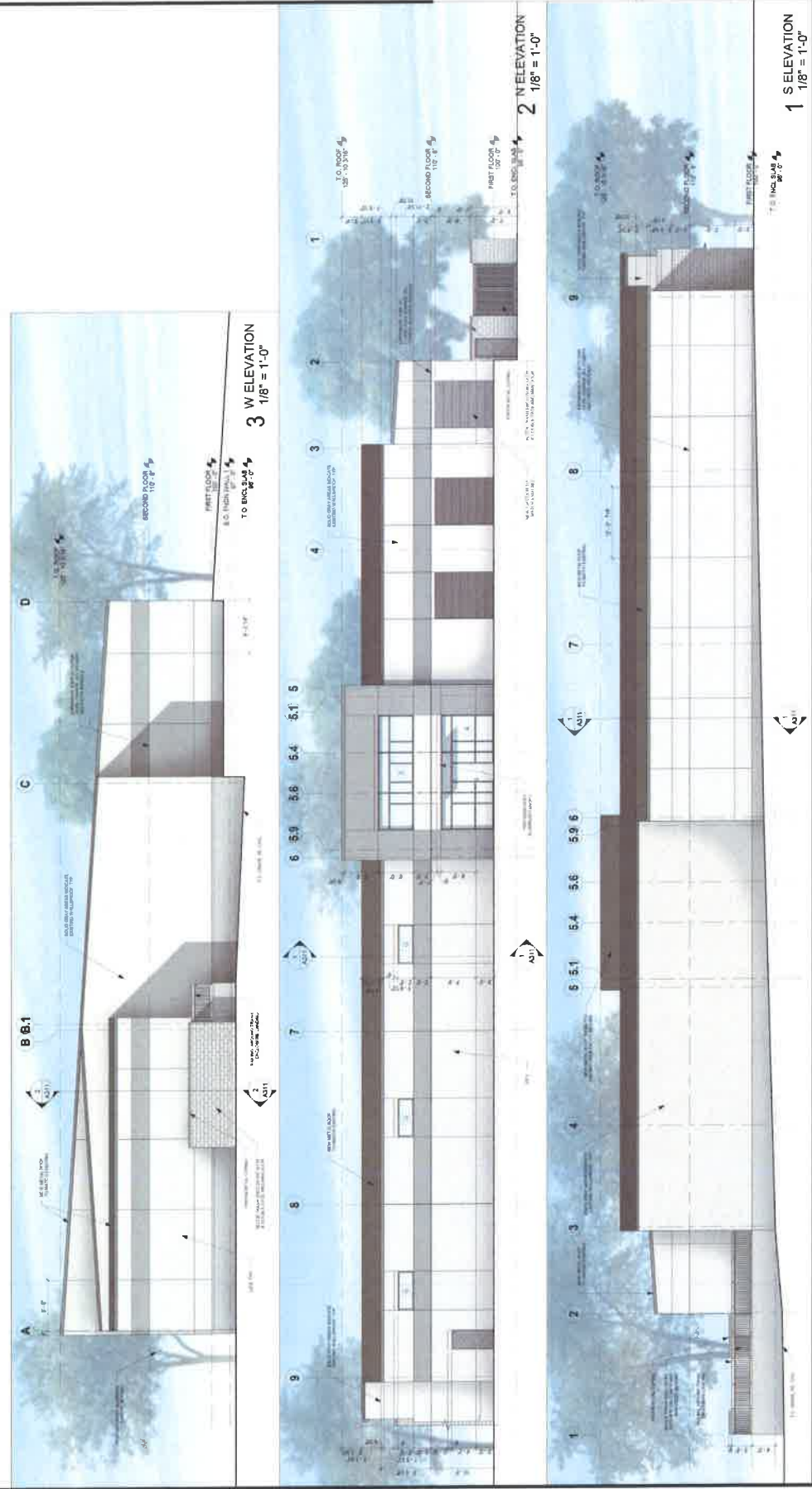
EXT. ELEVATION NOTES:
ALL HYPERBOLIC GLASS AT GROUND LEVEL AND AT DOORS TO BE
SAFETY AS REQUIRED BY IBC - SECTION 2408

EXT. ELEVATION MATERIALS

- BRICK/PAVING WALL
- HAIR BRK. COUNTRY
- HAIR CONCRETE BLOCK COUNTRY



BUILDING ADDITIONS
GLADSTONE FOOD PRODUCTS
607 NE 69TH STREET
GLADSTONE, MO 64118



REVISIONS	DATE	DESCRIPTION

PERMIT SET
DATE: 5/24/2018
PROJECT NO: 1807
EXTERIOR ELEVATIONS
A211

BUILDING ADDITIONS
GLADSTONE FOOD PRODUCTS
607 NE 68TH STREET
GLADSTONE, MO 64118

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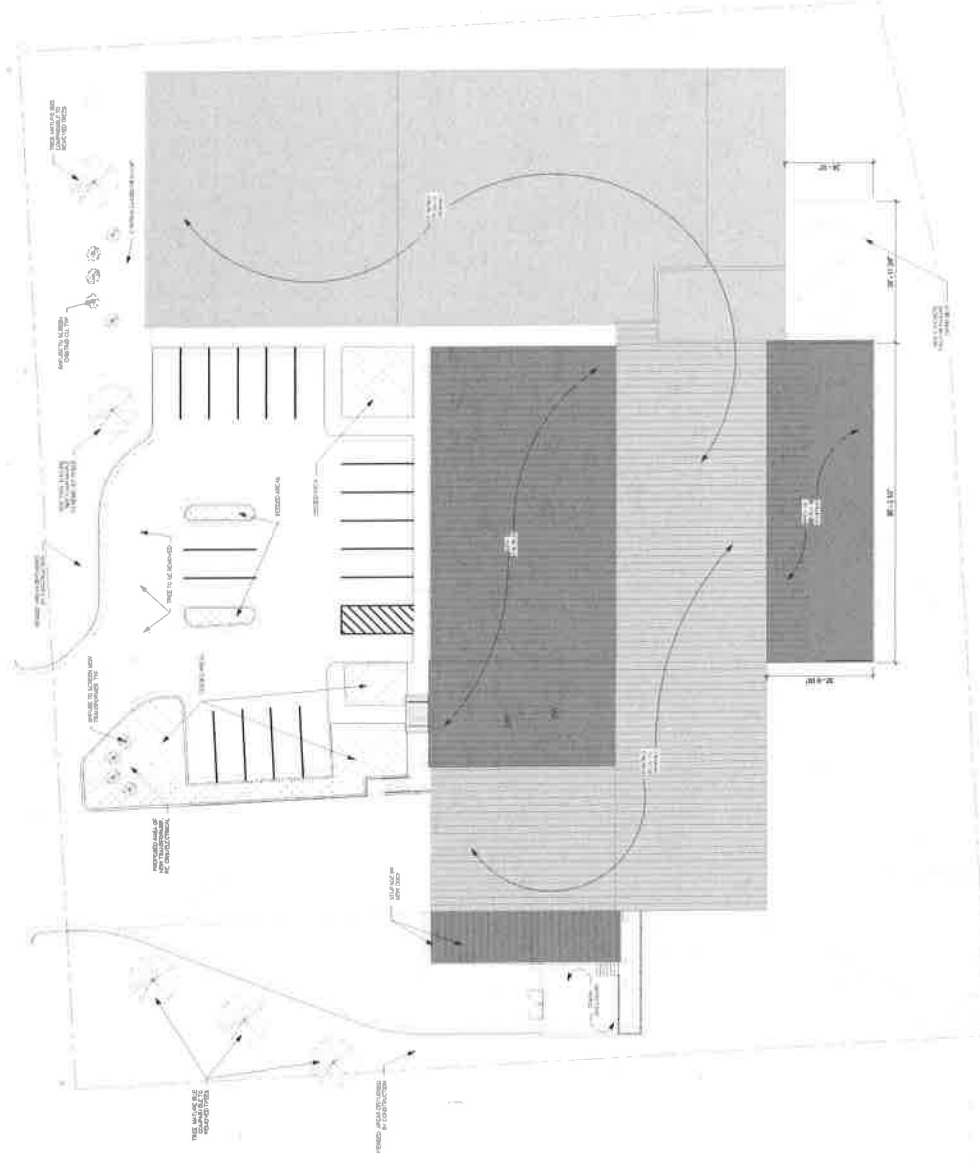
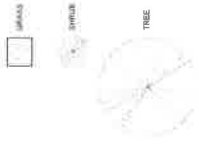
PERMIT
SET

DATE: 8/24/2018

PROJECT NO: 1807

LANDSCAPE PLAN

L1



 1 LANDSCAPE PLAN
1/8" = 1'-0"

Mattinee J. Schacht
WD PE 7006010708
KS PE 18071
EM PE 25278
NE PE E-14335

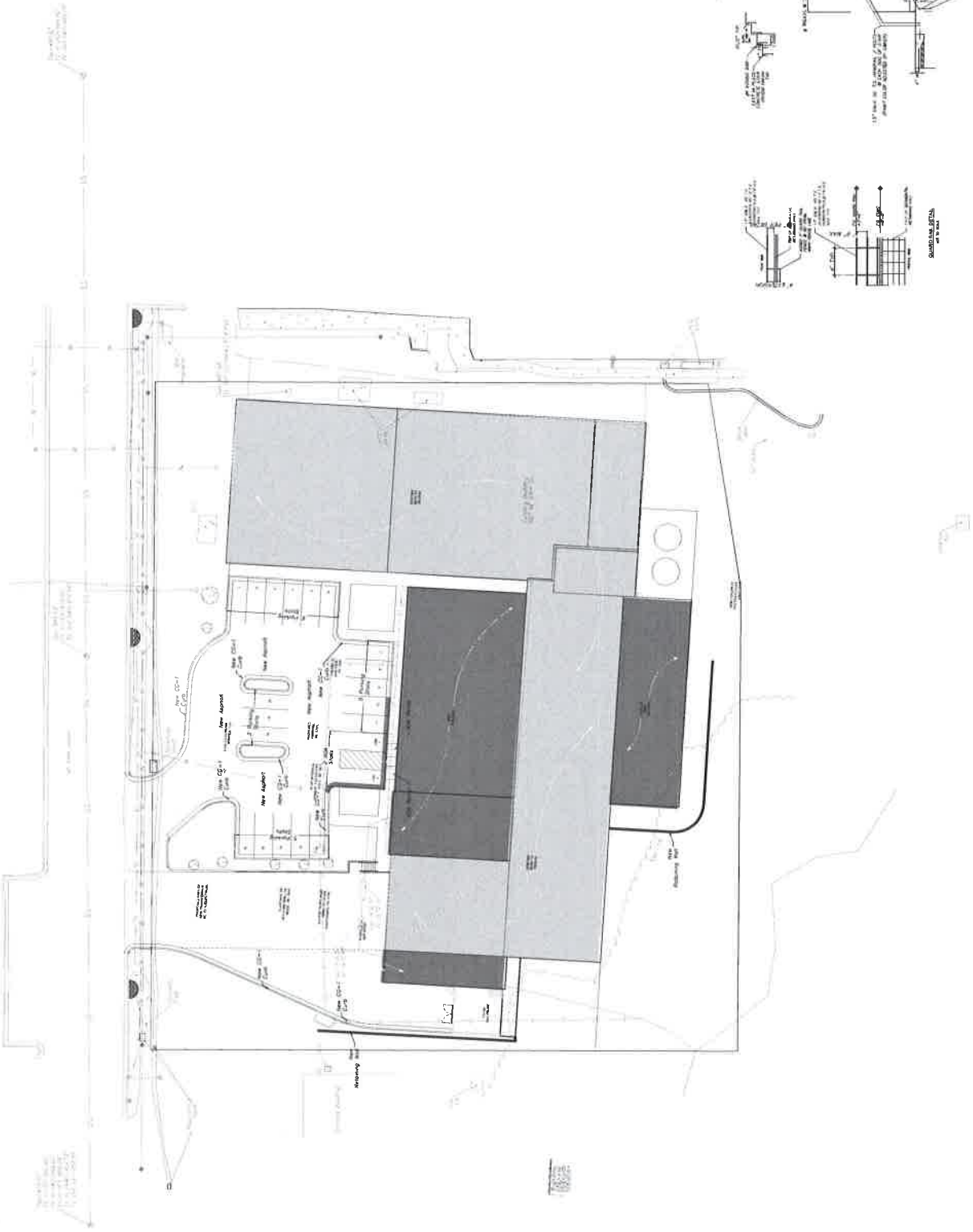
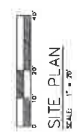
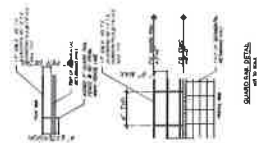
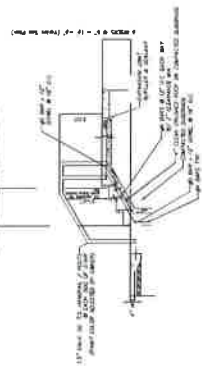
NE WISCONSIN

SITE PLAN
Construction Plans for:
Gladstone Foods
Gladstone, Clay County, Missouri

Gladstone Foods
GLADSTONE, CLAY COUNTY, MISSOURI

[illegible]

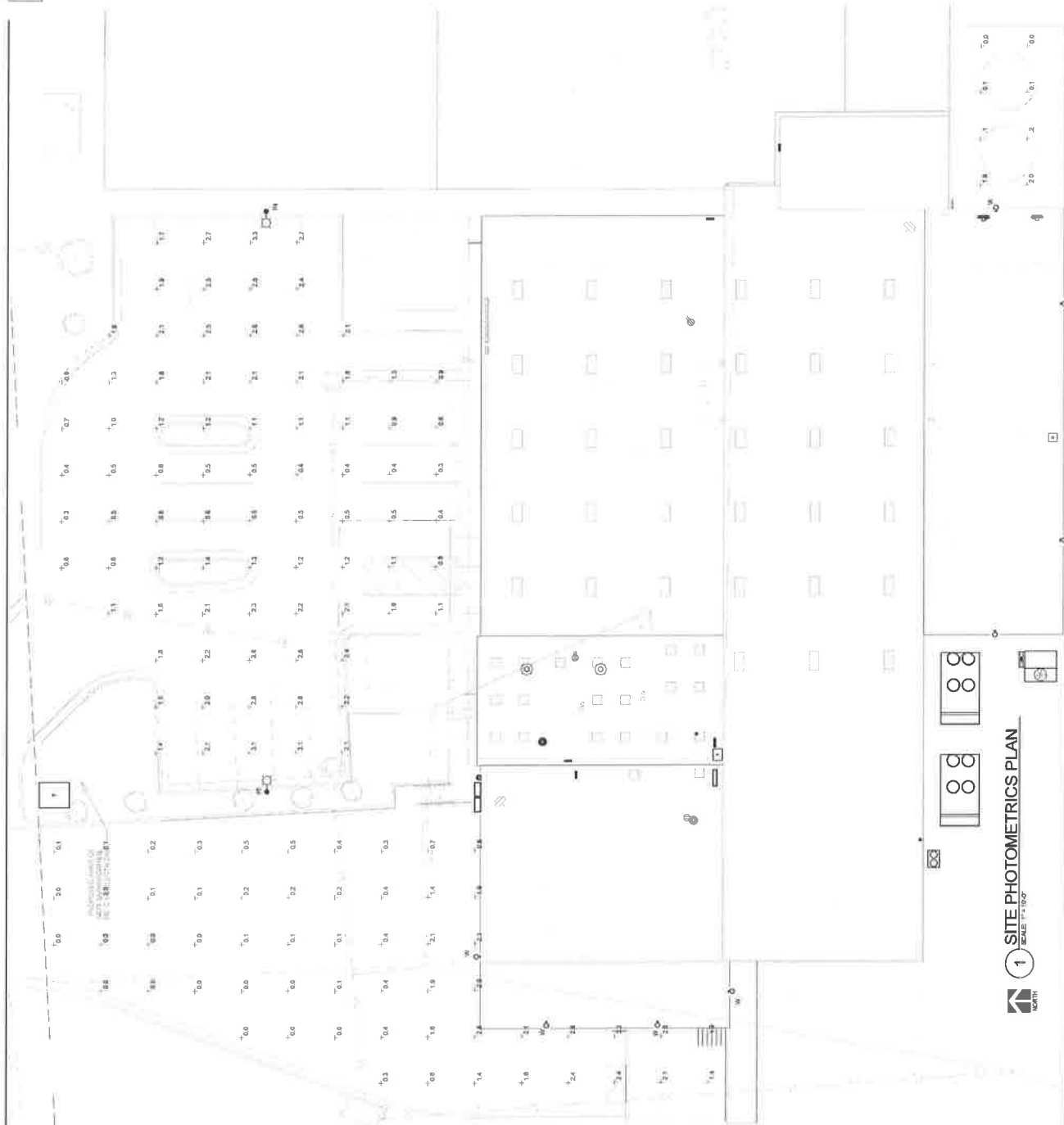
ENGINEERING SOLUTIONS



BUILDING ADDITION
GLADSTONE FOOD PRODUCTS
 607 NE 69TH STREET
 KANSAS CITY, MO 64118

REVISION	DATE	DESCRIPTION

PERMIT SET	
DATE:	08/26/2016
PROJECT NO:	1801
SITE	PHOTOMETRICS PLAN
ES101	



Item	Quantity	Unit	Material	Notes
1.00	1.00	Sq. Ft.	Asphalt	1.00
2.00	1.00	Sq. Ft.	Grass	2.00
3.00	1.00	Sq. Ft.	Concrete	3.00
4.00	1.00	Sq. Ft.	Brick	4.00
5.00	1.00	Sq. Ft.	Stone	5.00
6.00	1.00	Sq. Ft.	Wood	6.00
7.00	1.00	Sq. Ft.	Steel	7.00
8.00	1.00	Sq. Ft.	Aluminum	8.00
9.00	1.00	Sq. Ft.	Copper	9.00
10.00	1.00	Sq. Ft.	Lead	10.00

1 SITE PHOTOMETRICS PLAN
 SCALE 1" = 100'



Community Development Department

Staff Report

Date: October 17, 2018

File #: 2018-015

Requested Action: Site Plan Revision, 607 NE 69th Street

Date of PC Consideration: November 19, 2018

Date of Council Consideration: December 10, 2018

Applicant: Kim Catalano
Gladstone Food Products
607 NE 69th Street
Gladstone, MO 64118

Owner: Same

Architect/ HJM Architects
Engineer: Michael Laird
7520 Washington Street
Kansas City, Missouri 64114

Address of Property: 607 NE 69th Street

Planning Information

- Current Zoning: CP3 Planned Commercial District
- Zoning History: None
- Planned Land Use: Mixed-Use/Commercial – Comprehensive Plan
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Adequate traffic movement is provided via existing access on 69th St.
- Traffic Impacts: None
- Parking Provided: 18 spaces
- Proposed On-Site Improvements: See Plans
- Proposed Off-Site Improvements: None
- Proposed Landscaping: See Plans
- Proposed Signage: None

Analysis

Kim Catalano, the applicant, is requesting a site plan revision for the purpose of an expansion to their operation by adding a new building with one additional loading dock, (9,000 – 9,500 sq. ft.) new paved and parking lot configuration, and a side driveway to a new screened trash enclosure. Their plan is to use the existing wall, new EIFS, new concrete block and new colors (to be determined) to construct this new addition. The site plans and renderings can be found in the Planning Commission packet.

There will be additional landscaping such as shrubs and trees added on the north and west side of the property.

These proposed improvements do not increase impervious area/runoff, therefore no storm water improvements are required nor recommended.

Recommended Conditions

1. All exterior existing lighting shall be converted to LED
2. Dumpster enclosure shall be constructed with materials and colors consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.
3. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
4. Any and all disturbed areas shall be sodded.
5. All landscaped areas shall be maintained in perpetuity.
6. All mechanical equipment on the roof shall be screened from public view by a parapet similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.

Recommendation

City Staff recommends that the request be **APPROVED** contingent upon the conditions listed above.

FROM:

**CROSS REPORTING SERVICE, INC.
306 SE 291 HWY, SUITE 5
LEE'S SUMMIT, MO 64063
Phone: (816) 252-8883, Fax 252-7044**

TO:

**CITY OF GLADSTONE, MISSOURI
Attn: Becky Jarrett
GLADSTONE CITY HALL
7010 N. HOLMES
GLADSTONE, MO 64118
Phone: (816) 423-4110**

COPY

GLADSTONE PLANNING COMMISSION HEARING - November 19, 2018

CITY OF GLADSTONE, MISSOURI

CROSS REPORTING SERVICE

Certified Court Reporters

(816) 252-8883

306 S.E. 291 Highway - Suite 5

Lee's Summit, Missouri 64063

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crossreporting@sbcglobal.net

GLADSTONE PLANNING COMMISSION HEARING - 11/19/2018

<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p> <p style="text-align: center;">GLADSTONE PLANNING COMMISSION HEARING</p> <p style="text-align: center;">Monday November 19, 2018</p> <p>Appearances:</p> <p>Chase Cookson, Commissioner</p> <p>Mike Ebenroth, Commissioner</p> <p>Alicia Hommon, Commissioner</p> <p>Gary Markenson, Commissioner</p> <p>Jennifer McGee, Commissioner</p> <p>Katie Middleton, Commissioner</p> <p>Kim Murch, Commissioner</p> <p>Shari Poindexter, Commissioner</p> <p>Bill Turnage, Commissioner</p> <p>Larry Whitton, Commissioner</p> <p>Don Ward, Chairman</p> <p style="text-align: center;">NICOLE M. CALCARA, C.C.R. for CROSS REPORTING SERVICE, INC.</p>	<p style="text-align: right;">Page 3</p> <p>1 heard second. We ask that comments be limited to around 2 three minutes. And if you have the same thing as everybody 3 else has said, you can come to the podium here, state your 4 name and address, and say you have the same issues as 5 everybody else. And after we've heard the public comments, 6 we will conduct Commission discussion and potential action. 7 Staff, anything else to add to that? 8 CITY PLANNER: That's good. 9 MR. CHAIRMAN: All right. Onto Agenda No. 5, we 10 have a public hearing for a site revision 607 Northeast 69th 11 Street file 2018-015. I will open the public hearing. 12 CITY PLANNER: The first applicant tonight is Kim 13 Catalano who is requesting a site plan revision for the 14 purpose of an expansion to their Gladstone FOODS operation by 15 adding a new building with one additional loading dock, new 16 paved and parking lot configuration and a side driveway to a 17 new screened trash enclosure. Their plan is to use the 18 existing wall, new concrete block to construct this new 19 addition. There will be additional landscaping such as 20 shrubs and trees added on the north and west side of the 21 property. These proposed improvements do not increase 22 impervious area or run-off, therefore, no storm water 23 improvements are required nor recommended. City staff 24 recommends that the planning commission approve this site 25 plan revision contingent upon compliance with the recommended</p>
<p style="text-align: right;">Page 2</p> <p>1 MR. CHAIRMAN: I'm going to call the Planning 2 Commission for Monday, November 19th, to order. 3 (Roll call.) 4 (Pledge of Allegiance.) 5 MR. CHAIRMAN: Approval of previous minutes from 6 November 5th. Entertain a motion. 7 (Motion made, seconded, and carried.) 8 MR. CHAIRMAN: Okay. Next on the agenda is other 9 business. 10 CITY PLANNER: No other business tonight. 11 MR. CHAIRMAN: Before we go on to the next item on 12 the agenda, I have a little statement here to read real 13 quick. Everyone desiring to speak regarding the application 14 will be given the opportunity to be heard tonight. Your 15 comments should be regarding the application specifically, if 16 you have any questions regarding the application, ask your 17 questions to the commission and I will ask either the 18 applicant or the staff to respond to your question after you 19 have had the opportunity to speak. Order of business will be 20 as follows: There will be a presentation by City staff. 21 After that presentation there will be an opportunity for the 22 Commission to ask questions for clarification, then we'll 23 move forward with public comment. Those wishing to speak in 24 opposition to the application will be heard first. Then 25 those wishing to speak in favor of the application will be</p>	<p style="text-align: right;">Page 4</p> <p>1 conditions. Number 1, all exterior existing lighting shall 2 be converted to LED. Dumpster enclosure shall be constructed 3 with materials in colors consistent with primary building, 4 specific colors shall be submitted and approved as part of 5 the building permit. Trash service deliveries and 6 distribution shall be scheduled between the hours of 7:00 7 a.m. and 10:00 p.m. Any and all disturbed areas shall be 8 sodded. All landscaped areas shall be maintained in 9 perpetuity. All mechanical equipment on the roof shall be 10 screened from public view by a parapet similar in design to 11 the rest of the structure. This must be a minimum of 12 12 inches above the tallest piece of mechanical equipment. 13 Thank you and that is all, Mr. Chairman. 14 MR. CHAIRMAN: Is the applicant here? 15 CITY PLANNER: The applicant is here, yes, and the 16 engineers. 17 MS. CATALANO: Kim Catalano, 607 Northeast 69th 18 Street. 19 MR. CHAIRMAN: Are there any questions for the 20 applicant? So you guys are just putting an addition onto the 21 front of the building that is currently there? 22 MS. CATALANO: Correct. 23 MR. CHAIRMAN: Thank you. Is there anybody in the 24 audience that wishes to speak in opposition to this 25 applicant? Is there anybody in the audience that wishes to</p>

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1 speak in favor? Okay. I will close the public hearing is
 2 there any comments from commissioners, discussion?
 3 MR. TURNAGE: I worked at this establishment when it
 4 first started back in '59, I guess when I was 14, 15 years
 5 old. I've been friends with them for a long time, they run a
 6 tight ship. I don't know if you've tried their product. But
 7 it is terrific products. It is taco shells. It always looks
 8 nice, well in appearance, and they are great people. They've
 9 employed a ton of people in Gladstone over the last few
 10 years.

11 MR. CHAIRMAN: Entertain a motion?
 12 (Motion made, seconded, and carried.)

13 MR. CHAIRMAN: Next on the agenda is a public
 14 hearing for site revision 6221 North Chestnut Avenue, File
 15 2018-016. I will open the public hearing.

16 CITY PLANNER: The applicant 3F30 architects is
 17 requesting a site plan revision on behalf of Mr. Charles Cuda
 18 OPES commercial real estate for the purpose of constructing a
 19 convenience store and gas station at 6221 North Chestnut
 20 Avenue, formerly known as Tanner's restaurant. Their plan is
 21 to significantly remodel the building, bring the structure up
 22 to code and retrofit the property using a combination of
 23 EIFS, stone, artificial stone and a medal awning for the
 24 exterior. The site plan shows additional trees and
 25 landscaping being planted on the eastern side of the property

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1 located directly behind the proposed convenience store and
 2 gas station helping create the required 38 feet buffer zone
 3 between the subject commercial and residential properties.
 4 There is also proposed landscaping on the western side of the
 5 property near the planned monument sign and green space
 6 between the two egress and ingress access points off of
 7 Chestnut. City staff recommends that the trees and shrubs
 8 being planted on the property be native to Missouri by nature
 9 in an effort to aid in better street scape and survival.
 10 Regarding the aesthetics of the proposed structure, two
 11 primary guiding principals are described in the City's
 12 Comprehensive Plan. The plan states the City should promote
 13 compatible growth, ensure the design work is the compatible
 14 to the character of the community, promote quality
 15 development and improve area appearance. In the BMP analysis
 16 conducted by Kaw Valley Engineering, run-off drains toward
 17 the southwest corner and a bio-swale will be implemented to
 18 capture and treat run-off from the fueling area prior to
 19 run-off exiting the site. Included in the planning
 20 commission packet is a letter from World Fuel Services
 21 describing the experience of Amir Nadeem Mehndi, who will be
 22 the store operator for the proposed gas and convenience
 23 store. Staff has also included a retail mystery shop score
 24 for the proposed operator for their various other locations.
 25 There are residents in adjacent neighborhoods located to the

Page 7

1 east of subject property that are opposed to this particular
 2 project. The community development department has received
 3 multiple phone calls and a signed letter included in your
 4 packet from the Woodlands HOA board in opposition. City
 5 staff recommends that the following conditions be considered
 6 if the Planning Commission and City Council choose to approve
 7 this project request. Number 1, any and all disturbed areas
 8 shall be sodded. Number 2, all manicured grass and
 9 landscaped areas that'll be irrigated and maintained in
 10 perpetuity. Number 3, all mechanical equipment on the roof
 11 shall be screened from public view by a parapet or approved
 12 screening similar in design to the rest of the structure.
 13 This must be a minimum of 12 inches above the tallest piece
 14 of mechanical equipment. Number 4, a compliant monument sign
 15 shall be used to serve the development. The monument sign
 16 will need a minimum of 240 square feet of area landscaping
 17 around the sign. Number 5, relocation of the trash dumpster
 18 to the northwest corner of the parking lot away from the
 19 residential area adjacent to the property. Number 6, all
 20 exterior lighting on the site shall be LED and designed to
 21 reduce adverse impact on adjoining residential properties.
 22 Number 7, outdoor lighting cannot be greater than 0.25 foot
 23 candles and 10 feet beyond the property line. Number 8,
 24 dumpster shall be enclosed with materials consistent with a
 25 primary building. Specific colors shall be submitted and

Page 8

1 approved as part of the building permit. Number 9, trash
 2 service, store deliveries and gasoline refilling (underground
 3 commercial gasoline tanks) shall occur between the hours of
 4 7:00 a.m. and 10:00 p.m. Number 10, tractor/trailers,
 5 storage containers and other commercial vehicles excluding
 6 delivery trucks shall not be parked or stored overnight on
 7 the premises. Number 11, no more than 50 percent of the
 8 glazed area of the building shall have signage. Number 12,
 9 hours of operation are from 5:00 a.m. through 2:00 a.m. The
 10 store will be closed from 2:00 a.m. through 5:00 a.m., Monday
 11 through Sunday. Number 13, signage compliant with the sign
 12 code shall be used. Signage shall be approved at the time of
 13 permitting. Thank you, and that is all, Mr. Chairman.

14 MR. CHAIRMAN: Any questions for staff?

15 COMMISSIONER: To begin with, could you be kind
 16 enough to give us a broader picture of those four buildings
 17 that are on that block? I just did a drive-by and it looked
 18 like three of the four buildings were abandoned.

19 CITY PLANNER: Sure, one of the old buildings used
 20 to be Lawson Bank. Currently that is vacant and we've been
 21 hearing rumblings that it might be a doctor's office
 22 eventually. And then the old Tanner's property obviously is
 23 vacant. And then I'm trying to think of the other two
 24 properties. QuikTrip.

25 COMMISSIONER: It was going to be a laundromat but