

BILL NO. 19-22

ORDINANCE NO. 4.472

AN ORDINANCE GRANTING CONTINUANCE OF A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO JON H. KIM FOR OPERATION OF A TAILOR OPERATION IN AN R-1 ZONING ON PROPERTY AT 2404 NORTHEAST 72nd STREET.

WHEREAS, pursuant to Section 32-39 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for a Special Use Permit on property at 2404 Northeast 72nd Street; and

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval.

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

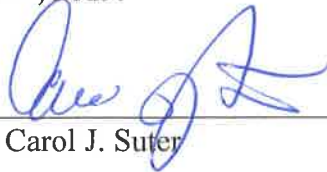
SECTION 1. SPECIAL USE PERMIT:

THAT, Jon H. Kim is hereby granted a Special Use Permit for operation of a tailor operation on property at 2404 Northeast 72nd Street, the effective date of which shall be the enactment date of this Ordinance and expiring five years from the date of passage of this ordinance, all subject to the following conditions:

1. This Special Use Permit is issued to Jon H. Kim to be used at the above noted address.
2. This Special Use Permit shall be non-transferable to any other person or company, or to any other location.
3. Any changes in operation of the business by Jon H. Kim or change in ownership shall render this Special Use Permit null and void.
4. No person other than Jon H. Kim shall be employed at this location or any other address in association with the alteration shop by Jon H. Kim.
5. Hours of operation shall be limited to 6:00am to 7:00pm.
6. Jon H. Kim must reside at this residence for this permit to be valid.
7. Jon H. Kim shall apply for and maintain all applicable State and City business and occupational licenses; copy of such business and occupational licenses shall be supplied to the Community Development Department of the City of Gladstone.
8. One sign shall be permitted and displayed on the premises in compliance with the current sign code and shall not exceed six square feet.

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, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 10th DAY OF JUNE, 2019.



Mayor Carol J. Suter

ATTEST:



Ruth Bocchino, City Clerk

1st Reading: June 10, 2019

2nd Reading: June 10, 2019

File #2019-004



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 19-22

ORD # 4.473

Date: 6/4/2019

Department: Community Development

Meeting Date Requested: 6/10/2019

Public Hearing: Yes ☒ Date: 6/10/2019

Subject: Special Use Permit, K Tailor

Background: The applicant seeks approval of a Special Use Permit (5 years) for the operation of a home-based alteration/tailor business located at 2404 NE 72nd Street. The location of this single family residence is near a busy commercial intersection which alleviates any concern that a home-based business with visiting customers would have a negative impact on adjacent residential uses. One sign will be permitted and displayed on the premises in compliance with the current sign code and shall not exceed six square feet. Given last year's Planning Commission discussion in regard to this Special Use Permit, a strong argument was articulated that the applicant should be allowed one sign. The Special Use Permit was approved unanimously in 2018. Over the past year, the applicant has been sent two separate notices in regard to sign violations. The applicant and city staff has met and the issue of signage is resolved as of May 2019.

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: The Planning Commission heard the request on Monday, May 20th and approved the 5-year special use permit 9-0.

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

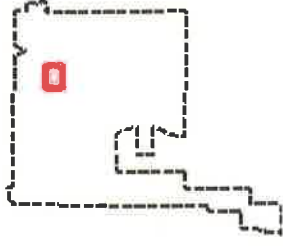
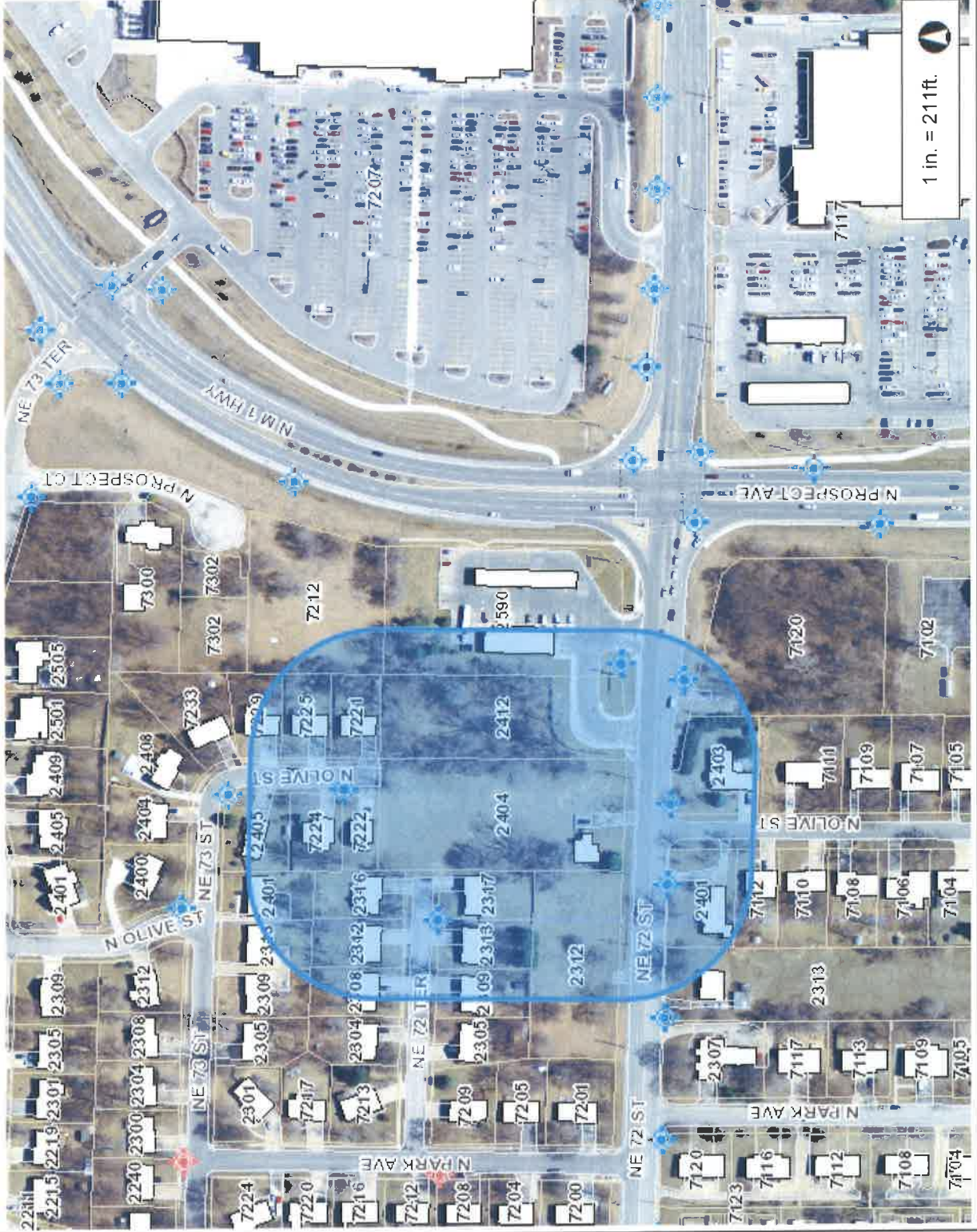
Austin Greer, Assistant to the City Manager/Planning Administrator

City Attorney PC

City Manager SW



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

File #2019-004
2404 NE 72nd St
K Tailor

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