

BILL NO. 20-07

ORDINANCE NO. 4.507

**AN ORDINANCE APPROVING THE FINAL PLAT OF CLAYMONT
POINTE 21st REPLAT, LOT 1, A SUBDIVISION IN GLADSTONE,
CLAY COUNTY, MISSOURI, 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 "Final Plat of Claymont Pointe 21st Replat" 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, PASSED, SIGNED, AND MADE EFFECTIVE BY THE CITY
COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, ON THIS 24TH DAY OF
FEBRUARY, 2020.**



Mayor Carol J. Suter

ATTEST:



Ruth E. Bocchino, City Clerk

1st Reading: February 24, 2020

2nd Reading: February 24, 2020

File #2020-004



Request for Council Action

RES # City Clerk Only

BILL # 20-07

ORD # 4.507

Date: 2/18/2020

Department: Community Development

Meeting Date Requested: 2/24/2020

Public Hearing: Yes Date:

Subject: Re-plat at Claymont Point

Background:

The applicant is requesting that the city approve a minor replat that would enable the applicant to construct upper scale townhomes in the Claymont area – similar to past projects.

This re-plat will not adversely impact neighboring properties, will tie into the overall character of the neighborhood, and is consistent with the City's Comprehensive Plan.

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

Public/Staff Input/Commission:

During the February 3rd Planning Commission meeting, the Planning Commission unanimously approved the re-plat.

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

Austin Greer, Assistant To the City Manager/Planning Administrator

City Attorney

City Manager



Community Development Department Staff Report

Date: January 3, 2020

File #: 2020-004

Requested Action: Final Plat (Replat)

Date of PC Consideration: February 3, 2020

Date of Council Consideration: February 24, 2020

Applicant: Bank of Blue Valley
JR Bretches
11935 Riley Street
Overland Park, KS 66213

Owner: Same

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

Address of Property: Amended Plat of Claymont Pointe 21st Replat

Planning Information

- Current Zoning: RP-4: Planned Apartment House District
- 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 Pointe Drive
- Traffic Impacts: Minimal
- Parking Required: Two off-street parking spaces per unit
- Parking Provided: At least two off-street parking spaces per unit
- Proposed On-Site Improvements: Construction of townhouses
- Proposed Off-Site Improvements: None
- Proposed Landscaping: Compliant with HOA and City Code
- Proposed Signage: None

Analysis

The applicant is requesting that the city approve a minor replat that would enable the developer to construct upper scale townhomes in the Claymont area – similar to past projects.

This replat will not adversely impact neighboring properties, will tie into the overall character of the neighborhood, and is consistent with the City's Comprehensive Plan.

Recommendation

City staff recommends the Planning Commission approve the final plat as submitted.

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers February 3, 2020

1. Meeting called to Order- Roll Call. Vice-Chair Middleton called the meeting to order at 7:00 p.m.

Commissioners present were: Mike Ebenroth
JN Hernandez
Alicia Hommon
Brenda Lowe
Gary Markenson
Katie Middleton, Vice-Chair
Kim Murch
Bill Turnage
Larry Whitton

Not present: Chase Cookson
Jennifer McGee
James New

Also present: Jean Moore, Mayor Pro Tem
Bob Baer, Asst City Manager
Alan Napoli, Community Development Administrator
Austin Greer, Asst to the City Manager/Planning Administrator
Becky Jarrett, Executive Assistant

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

3. Approval of Previous Meeting Minutes (January 21, 2020). Vice-Chair Middleton asked if there was a motion to approve the minutes from the January 21, 2020 meeting. **Mr. Turnage moved to approve the minutes; Mr. Ebenroth seconded. The minutes for January 21, 2020, were approved, 9-0.**

4. REPLAT: Amended Plat of Claymont Pointe 21st Replat. File #2020-004.

Planning Administrator Greer reported that the applicant is requesting that the City approve a minor replat that would enable the developer to construct upper scale townhomes in the Claymont area, which is similar to past projects. This replat will not adversely impact neighboring properties, but will tie into the overall character of the neighborhood. It is consistent with the City's Comprehensive Plan. City staff recommends approval of the plat as submitted.

Vice-Chair Middleton asked if there were any questions from the Commission members.

Mr. Markenson asked if these units were condominiums, apartments, or rentals.

Mr. Greer answered that they are townhomes; townhomes that are owner-occupied.

Mr. Turnage asked what qualifies as “upper scale”?

Mr. Greer said that most of the homes range in price from the upper \$200,000- middle \$300,000; three bedroom, three bath and anywhere between 2,000-2,800 square feet.

Ms. Lowe said that she had asked City staff if there was a conflict for her since she lives in Claymont Pointe and they said there wasn’t, but she wanted to make it known to the Commission.

MOTION: By Mr. Markenson, seconded by Ms. Hommon, to approve the Amended Plat of Claymont Pointe 21st Replat. File #2020-004. The motion carried 9-0.

- 5. **Communications from City Council.** Mayor Pro Tem Moore said that she had the opportunity last week to attend the soft opening of the old Fins and Foliage building, which is now called “The Mercantile”. It is an off-shoot from the iWerx project. The Mercantile is an artist maker space. A grand opening will be coming soon.
- 6. **Communications from City Staff.** Mr. Greer said there are no upcoming projects for the Planning Commission to hear in the next few weeks; however, staff is working on a Planning Commissioner training session.
- 7. **Communications from Planning Commission members.** Mr. Markenson said he has heard rumors that N. Brighton Road is going to be four-lanes. He asked if that is true.

Mr. Napoli said that Brighton has been scheduled to be widened for several years, but he’s not sure to what extent.

- 8. **Adjournment.** Chair McGee asked if there was a motion to adjourn. **Mr. Markenson motioned to adjourn; Mr. Whitton seconded. All said aye. Vice-Chair Middleton adjourned the meeting at 7:06 p.m.**

Respectfully submitted:

_____ Approved as corrected _____
 Katie Middleton, Vice-Chair

_____ Approved as submitted _____
 Becky Jarrett, Recording Secretary

DEVELOPMENT APPLICATION



CITY OF GLADSTONE
7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118

PHONE: 436-4110 FAX: 436-2228

File #: 2020-008

Date: 1-2-20

PC: 2/18/19 2/3/20
CC: 3/19/19 2/24/20

Application Type:

- Special Use Permit (\$500)
- Zoning Change (\$500)
- Site Plan Revision (\$500)
- Right-of-Way Vacation (\$200)
- Variance - BZA (\$200)
- Final Plat/Replat (\$75)

Address of Action:

Legal Description:

Attach under separate cover if needed.

Amended Plat of Claymont Pointe 2nd Replat

See ATTACHED

Proposed Change:

Applicant/Property Owner Information:

- Applicant(s) J.R. BRETCHES
 Company BANK OF BLUE VALLEY
 Address 11935 RILEY ST. OVERLAND PARK KS. 66213
 Phone 913-787-0086 Fax: _____ E-Mail: Jrbretches@bankbv.com
- Property Owner (if different than applicant) BANK
 Company BLUE VALLEY INVESTMENT CO.
 Address 11935 RILEY ST. O.P. KS. 66213
 Phone 913-234-2236 Fax: _____ E-Mail: _____
- Architect/Engineer LAND SURVEYOR - SAM AYLETT
 Company Aylett Survey Co
 Address 201 NW 72nd ST. GLADSTONE, MO. 64118
 Phone (816) 436-0732 Fax: _____ E-Mail: sam@sams-survey.com

Please indicate in one box above which person is to be the contact.

Applicant's Signature J.R. Bretches Date 2.2.20

DEVELOPMENT APPLICATION

Office Use Only:

Publication Dates:

Planning Commission
City Council
BZA

NA

Public Hearing Dates:

Planning Commission
City Council
BZA

NA

Planning Commission

- Approval
- Denial
- Withdrawn

Date
2/3/20

City Council

- Approval
- Denial
- Withdrawn

Date
2/24/20

BZA

- Approval
- Denial
- Withdrawn

Date

Deposit:

\$ _____

Charges:

Office Fee
Certified Mail (_____ @ _____)
PC Legal Notice
CC Legal Notice
Other

\$ 75.00
\$ _____
\$ _____
\$ _____
\$ _____

Sub-total

\$ 75

Balance

\$ _____

Amount Overpaid \$ _____

Check Requested _____

Amount Underpaid \$ _____

Invoice Requested _____

DEVELOPMENT APPLICATION

City Code Variance Request: Board of Zoning Adjustment

SUMMITTAL REQUIREMENTS

Completed application
Owner's authorization signed (if applicable)
Legal description- County records
Information on the proposed change including pictures of the property, property surveys, written comments from impacted neighbors, etc.

DEPOSIT FEE

The \$200 fee listed on the form and paid at the time of application is a deposit toward the costs the City of Gladstone incurs during the processing of your application. This fee goes toward the following costs:

Office fee \$75.00
Certified mail notices to surrounding property owners within 185' - amount varies.*
Planning Commission Legal Notice- amount varies*

** Indicates fees for items required by State Law. The fee amount for certified mail will vary depending upon the number of property owners within 185 feet of your property. The Legal Notice fee will also vary generally depending upon the length of the legal description of your property.*

After the total costs are compiled for your application, you will be billed for any costs remaining over the initial \$200 application deposit fee. If the costs accrued are under \$200, you will be reimbursed for the difference.

As the money deposited for your application goes toward real costs paid by the City, there is no refund if your application is denied by the Board of Zoning Adjustment. If you withdraw your application before some of the costs are accrued by the City, you may be entitled to a refund.

Preliminary & Final Plat/Replat Submittals

SUMMITTAL REQUIREMENTS

Completed application
Owner's authorization signed (if applicable)
Legal description- County records
Digital copy of plans (if necessary)
(1) 11x17 paper copy (if necessary)
(1) 24x36 Mylar copy (if necessary)
(3) 24x36 paper copies folded (if necessary)

FEE:

The \$75 fee listed on the form and paid at the time of application goes toward the costs the City of Gladstone incurs during the processing of your application. As the fee for your application goes toward real costs paid by the City, there is no refund.*