

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 6600 NORTHEAST ANTIOCH ROAD, ALSO KNOWN AS WHITE CHAPEL FUNERAL HOME.

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 6600 NE Antioch Road; 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 6600 NE Antioch Road is hereby approved subject to the terms and conditions set forth herein;

1. Keep an active business license in perpetuity.
2. Any and all disturbed areas shall be sodded.
3. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
4. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening will be reviewed via the building permit process.
5. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.
6. All exterior lighting shall be LED.
7. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.
8. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.


9. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.

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.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 13TH DAY OF JULY, 2020.


Jean B. Moore, Mayor

ATTEST:


Ruth E. Bocchino, City Clerk

First Reading: July 13, 2020

Second Reading: July 13, 2020

File #2020-005



Request for Council Action

RES # City Clerk Only

BILL # 20-23

ORD # 4.523

Date: 6/24/2020

Department: Community Development

Meeting Date Requested: 7/13/2020

Public Hearing: Yes Date: 7/13/2020

Subject: White Chapel Funeral Home – Demolition/New Construction

Background:

The applicant is proposing to demolish the existing White Chapel Funeral Home and construct a brand new 12,100 square foot funeral home in its place.

The new building will be constructed using fiber cement lap siding, adhered stone and architectural shingles in earth tone colors.

There will be upgraded landscaping with irrigation systems throughout the new construction site.

All exterior lighting will be LED.

In regard to stormwater and the 10 % Rule – redeveloped area is less than two acres and the increase in impervious area is less than 10%, this project does not require the new construction of stormwater detention and BMPs (Best Management Practices). With that being said, City Staff and the developers of this project agree that storm water management is important and that BMPs will be incorporated where they can be the most efficient and cost effective. It is also worth noting that there is an existing detention pond on the cemetery site and the performance of the pond will not be impacted by the proposed project.

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

Public/Staff Input/Commission: Staff Input – The developers of this project have agreed to all conditions. City Staff recommends that the request be approved contingent upon the conditions listed in the staff report/ordinance.

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

RCA DUE TO CITY CLERK WEDNESDAY 12:00 PM



Community Development Department

Staff Report

Date: March 11, 2020

File #: 2020-005

Requested Action: Site Plan Revision

Date of PC Consideration: June 15, 2020

Date of Council Consideration: July 13, 2020

Applicant: Rick Kuhl, WSKF Architects

Owner: Joe Maxwell, SCI Shared Resources, Inc.
1929 Allen Parkway, Houston, TX 77019

Architect/
Engineer: Rick Kuhl, WSKF Architects
110 Armour Road, North Kansas City, MO 64116

Address of Property: 6600 NE Antioch Road, Gladstone, MO 64119

Planning Information

- Current Zoning: Split Zoning: Residential R-1 Single Family Dwelling District & CP-0 Planned District Non –Retail (Office)
- Planned Land Use: Parks, Open Space and Cemeteries as well as Low Density Residential
- Surrounding Uses: North, South, East and West – Residential
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: NE Antioch Road & NE 64th Street
- Traffic Impacts: None
- Parking Provided: 110 + parking spaces – More than adequate on-site parking
- Proposed On-Site Improvements: See attached plans
- Proposed Landscaping: See attached plans

Analysis

The applicant is proposing to demolish the existing White Chapel Funeral Home and construct a brand new 12,100 square foot funeral home in its place.

The new building will be constructed using fiber cement lap siding, adhered stone and architectural shingles in earth tone colors.

There will be upgraded landscaping with irrigation systems throughout the new construction site.

All exterior lighting will be LED.

In regard to stormwater and the 10 % Rule – redeveloped area is less than two acres and the increase in impervious area is less than 10%, this project does not require the new construction of stormwater detention and BMPs (Best Management Practices). With that being said, City Staff and the developers of this project agree that storm water management is important and that BMPs will be incorporated where they can be the most efficient and cost effective. It is also worth noting that there is an existing detention pond on the cemetery site and the performance of the pond will not be impacted by the proposed project.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. Keep an active business license in perpetuity.
2. Any and all disturbed areas shall be sodded.
3. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
4. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening will be reviewed via the building permit process.
5. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.
6. All exterior lighting shall be LED.
7. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.
8. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
9. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.

The Developers of this project have agreed to all conditions.

Recommendation

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



March 6, 2020

11031 Strang Line Road
Lenexa, KS 66215
P 913.888.7800

www.mecresults.com

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | SIOUXLAND | SOUTHWEST IOWA | CENTRAL MISSOURI | KANSAS CITY METRO

Mr. Austin Greer
City of Gladstone, MO
7010 N. Holmes
Gladstone, Missouri 64118

**Re: White Chapel
Stormwater Management**

Dear Austin:

We are proposing to remove and replace the existing White Chapel funeral home building at 6600 NE Antioch Road. The proposed project includes a new building and drives and is shown on the submitted site development plans. The disturbed area is approximately 1.5 acres. The existing impervious area within the disturbed area is approximately 22,300 square feet and the proposed impervious area is approximately 23,300 square feet, an increase of approximately 1,000 square feet (4.5 percent).

There are several exceptions under APWA section 5601.3 that apply to this site (see attached):

A.3 – The proposed redevelopment area is less than two acres and the increase in impervious area is less than 10%.

B.1 – The total increase in impervious area resulting from this project is less than 5,000 square feet. This project is not a single family or duplex dwelling, but we believe the intent of this exception is met by the proposed project.

Per the exceptions listed above, APWA Section 5600 design criteria does not apply to this project and stormwater detention and BMPs are not proposed to be constructed. It is worth noting that there is an existing detention pond on the overall cemetery site and the performance of that pond will not be significantly impacted by the proposed project.

Please contact me if you have any questions.

Very truly yours,

McCLURE

By: Patrick L. Kullberg, P.E., LEED® AP
Sr. Project Engineer – Development Services



5601.3 General Requirements and Applicability

The design shall be accomplished under the direction of a Registered Professional Engineer qualified in the field of stormwater design. The design shall be based on land use in the tributary area as zoned, actually developed, or indicated by an adopted future land use plan, whichever basis produces the greatest runoff.

This design criterion shall apply to all development, including subdivision, which alters the surface of the land to create additional impervious surfaces, including, but not limited to, pavement, buildings, and structures with the following exceptions:

A. Redevelopment, Expansion, Renovation, Repair and Maintenance Activities Listed Below

1. Additions to, improvements, and repair of existing single-family and duplex dwellings.
2. Remodeling, repair, replacement, or other improvements to any existing structure or facility and appurtenances that does not cause an increased area of impervious surface on the site.
3. Remodeling, repair, replacement or other improvements to any existing structure or facility and appurtenances on sites smaller than two acres that does not cause an increased area of impervious surface on the site in excess of 10 percent of that previously existing.
4. Remodeling, repair, replacement, or other improvements to any existing structure or facility and appurtenances that does not cause an increased area of impervious surface on the site in excess of 10 percent of that previously existing, provided the total impervious area of the site is less than 5,000 square feet. (See "Site Planning for Urban Stream Protection" provided by the "Center for Watershed Protection" for a discussion on imperviousness and its effect on watershed health; <http://www.cwp.org/SPSP/TOC.htm>).

B. New Construction Meeting the Following Criteria

1. Construction of any one new single family or duplex dwelling unit, irrespective of the site area on which the structure may be situated, provided the total impervious area of the site is less than 5,000 square feet.
2. Construction of any buildings, structures, and/or appurtenant service roads, drives, and walks on a site having previously provided stormwater management, as defined in Section 5601.5 A4 as part of a larger unit of development, OR a site previously relieved of stormwater management requirements.

5601.4 Existing Drainage System

Existing drainage system component pipes, structures, and appurtenances within the project limits may be retained as elements of an improved system providing:

- They are in sound structural condition.
- Their hydraulic capacity, including surcharge, is equal to or greater than the capacity required by these criteria.
- Easements exist or are dedicated to allow operation and maintenance.

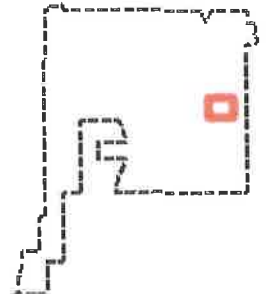
Discharge from an existing upstream storm drainage system shall be computed assuming its capacity is adequate to meet the performance criteria listed in Section 5601.8. The computed discharge shall be used to design the new downstream system even if the actual capacity of the existing upstream system is less.

5601.5 System Types and Applications

- A. **General Guidelines:** Natural channels are to be preserved to the maximum extent practicable as site conditions permit. Design standards for natural channels are addressed in Section 5605. Engineered channels, the next highest priority system component, shall be designated and coordinated with the design



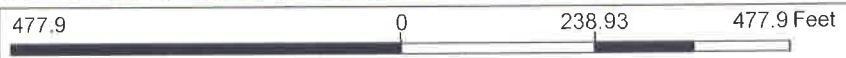
Gladstone, MO



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

1 in. = 239ft.



Notes

White Chapel Funeral Home
Site Plan Revision
March 2020

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



1st Floor
 McLean Engineering Co.
 10000 Colchester Rd
 #20001267
 703-528-2222
 2nd Floor
 McLean Engineering Co.
 10000 Colchester Rd
 #20001267
 703-528-2222
 3rd Floor
 McLean Engineering Co.
 10000 Colchester Rd
 #20001267
 703-528-2222
 4th Floor
 McLean Engineering Co.
 10000 Colchester Rd
 #20001267
 703-528-2222
 5th Floor
 McLean Engineering Co.
 10000 Colchester Rd
 #20001267
 703-528-2222

JOB NUMBER 19011

WHITE CHAPEL
 6800 NE ANTIPOCH ROAD
 GLADSTONE, MO 64119
 SCHEMAREDDUCO, LLC
 10000 Colchester Rd, Suite 2000, McLean, VA 22102-4700

NOT FOR CONSTRUCTION

DATE: 08/27/2019
 TIME: 10:00 AM
 USER: JACOB

VIEW: 001 - ELEVATIONS

ELEVATIONS
 A2.01



G6 EAST CAMERA

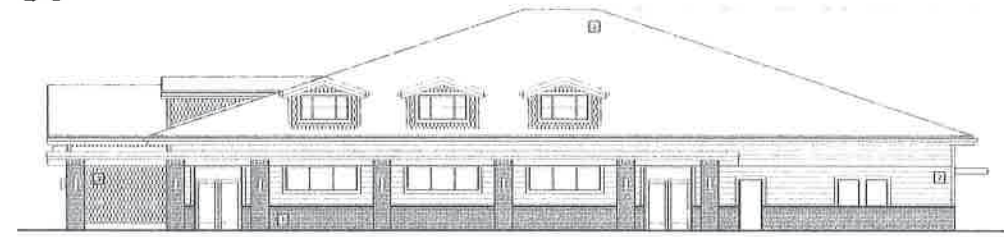


E7 EAST ELEVATION
1/8" = 1'-0"

ROOF RIDGE 131'-0"
 PLATE HEIGHT 112'-0"
 FINISH FLOOR 100'-0"



C6 NORTH CAMERA



A6 NORTH ELEVATION
1/8" = 1'-0"

ROOF RIDGE 131'-0"
 PLATE HEIGHT 112'-0"
 FINISH FLOOR 100'-0"



1 ADHIRED STONE
 MANUFACTURER: ELSHAW STONE
 STYLE: ELSHAW STONE
 COLOR: WHITE/CR



2 PRIMER CLAY
 MANUFACTURER: TANGS HARTIG
 STYLE: TANGS HARTIG
 COLOR: SHIRAZI/INDIAN BLACK/FLX



3 TIMBER CLAP
 MANUFACTURER: JAMES HANCOCK
 STYLE: HANCOCK
 COLOR: TIGER/SHAW GRAY



4 INSULATING SINGLE
 MANUFACTURER: CENTARIUS
 STYLE: LANDMARK
 COLOR: TIGER/SHAW GRAY

PROPOSED MATERIALS

2/20/2019 10:07 AM
 C:\Users\jacob\OneDrive\Documents\Projects\19011 - White Chapel\19011.dwg



WSKF
 ARCHITECTS
 1800 South Street, Suite 100
 North Haven, CT, 06457
 203-754-0114
 www.wskf.com

Multi-Craft Engineering Co.
 1300 West 70th Street
 Lincoln, NE 68515
 402-479-7400

JOB NUMBER 19011

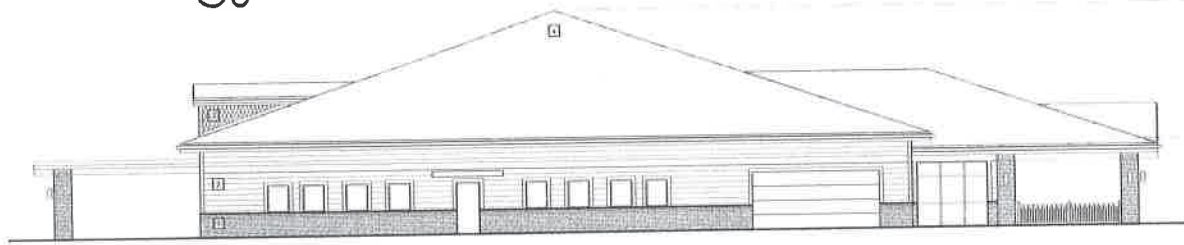
NOT FOR CONSTRUCTION

WHITE CHAPEL
 6600 NE ANTOIOCH ROAD
 GLADSTONE, MO 64119
 SCLIMBER RESOURCES, LLC

VEGE: 8/14/2023
 ELEVATIONS
 A2.02



G6 WEST CAMERA



E7 WEST ELEVATION
1/4" = 1'-0"

ROOF RIDGE 131'-0"
 PLATE HEIGHT 112'-0"
 FINISH FLOOR 100'-0"



C6 SOUTH CAMERA

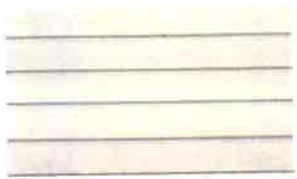


A6 SOUTH ELEVATION
1/4" = 1'-0"

ROOF RIDGE 131'-0"
 PLATE HEIGHT 112'-0"
 FINISH FLOOR 100'-0"



ROUGH-Hewn Stone Veneer
 Style: RUSTIC
 Color: WILLOW



Fiber Cement Lap Siding
 Style: HANDHELD
 Color: FOGGY SOUND GRAY



Fiber Cement Lap Siding
 Style: HANDHELD
 Color: SILVER WILLOW GRAY



Fiber Cement Lap Siding
 Style: HANDHELD
 Color: SILVER WILLOW GRAY

PROPOSED MATERIALS

1800 South Street, Suite 100 North Haven, CT 06457
 203-754-0114
 www.wskf.com



W.S.K.F. Inc.
10011 Springwood
Harrisburg, PA 17115
717.634.2300

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Harrisburg, PA 17115
717.634.2300

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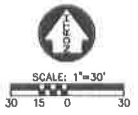
JOB NUMBER: 19091

WHITE CHAPEL
6800 NE ANTOCH ROAD
GLADSTONE, MO 64119
S.C. SHARPE REDUCED, LLC
11215 Riverchase Court, North Charleston, SC 29405

SITE DEVELOPMENT PLAN
C-1.00

BENCHMARKS

- BM 1-20** ELEV. 128.51
SET 6 PUNCH HOLES ON THE TOP NORTHWEST FLANGE BOLT IN FRONT OF NEW CONCRETE WHITE CHAPEL 2100' SOUTH OF THE MAIN DRIVE TO SAID CHAPEL.
- BM 1-21** ELEV. 128.85
SET 4" CUT ON THE TOP SOUTHEAST CORNER OF A CURB BOLT, WEST SIDE OF ANTOCH ROAD ACROSS THE STREET FROM THE NORTH SIDE OF THE ENTRANCE TO THIS PROJECT.
- BM 1-22** ELEV. 128.92
SET 4" CUT ON THE EAST SIDE OF A SIDEWALK, EAST SIDE OF ANTOCH ROAD, 0.5' WEST OF THE EDGE OF WALK, 45' NORTH OF THE NORTH SIDE OF A CONCRETE DRIVE, EAST TO THE FIELD NORTH OF ST. ANDREWS CATHOLIC CHURCH.
- NOTE:**
CONTRACTOR SHALL MAKE APPLICATION FOR ALL REQUIRED UTILITY SERVICES AND UTILITY RELOCATIONS
- NOTE:**
ALL UTILITIES WILL BE PLACED BELOW GROUND.



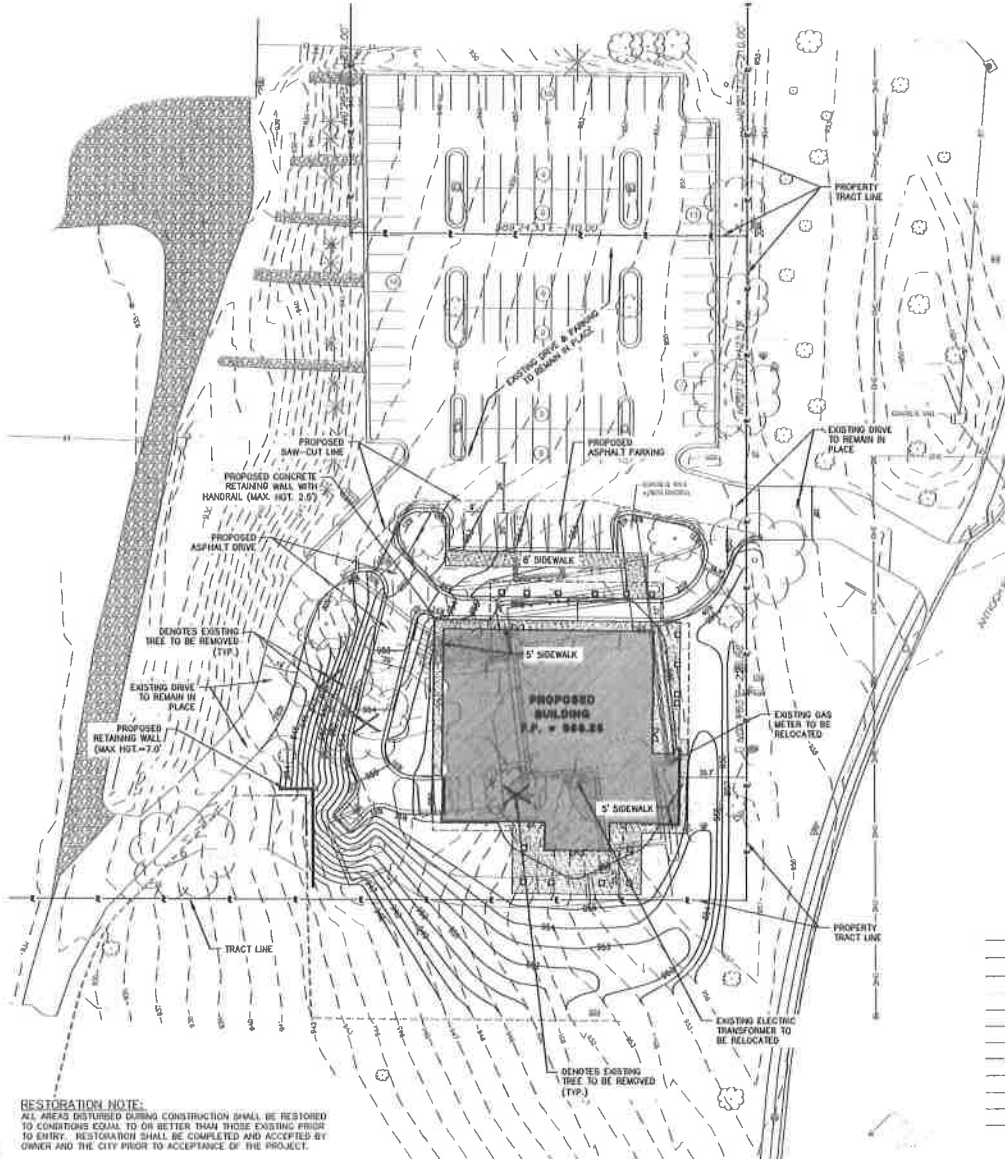
- LEGEND**
- 1' CONTOUR INTERVAL
- ◉ EM DENOTES ELECTRIC METER
 - ⊞ DP DENOTES DOWNSPOUT LOCATION
 - WM WATER METER
 - FH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - P PROPERTY LINE
 - W WATER LINE
 - SAN SANITARY LINE (PROP)
 - SAN SANITARY SEWER (EXIST)
 - STS STORM LINE
 - UG UNDERGROUND ELEC.
 - G GAS
 - FOS FIBER OPTIC SERVICE LINE
 - T UNDERGROUND TELEPHONE
 - DW DOMESTIC WATERLINE
 - FPL FIRE PROTECTION WATERLINE
 - SWR STORM SEWER ROOF DRAIN LINE
 - ADA DENOTES ADA PARKING SPACE
 - 8" DENOTES PROPOSED 8" CONCRETE PAVEMENT
 - 8" DENOTES PROPOSED CONCRETE SIDEWALK

ZONING:
CP-8, PLANNED DISTRICT, NON-RETAIL (OFFICE)

FLOODPLAIN NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 29047C0200E, WHICH HAS AN EFFECTIVE DATE OF 09/03/2010. SUBJECT PROPERTY IS LOCATED IN ZONE "X", WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

RESTORATION NOTE:
ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THOSE EXISTING PRIOR TO ENTRY. RESTORATION SHALL BE COMPLETED AND ACCEPTED BY OWNER AND THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.

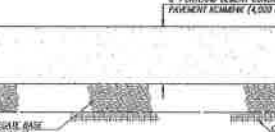
EXISTING SIDEWALK & DRIVE RESTORATION NOTE:
ALL ASPHALT, CONCRETE PAVEMENT AND CONCRETE SIDEWALK TO BE REMOVED FOR INSTALLATION OF THE UTILITIES SHALL BE SAW-CUT FULL DEPTH AND REPLACED. ANY CURB, SIDEWALK, PAVEMENT, ETC., DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO AN EQUAL CONDITION OR BETTER THAN EXISTING EXISTING PRIOR TO CONSTRUCTION AT THE CONTRACTOR'S EXPENSE. RESTORATION SHALL BE COMPLETED AND ACCEPTED BY THE CITY AND THE OWNER PRIOR TO ACCEPTANCE OF THE PROJECT.



GENERAL NOTES

- CONCRETE SIDEWALK**
- A. COMPENSATE FINDER: 4,000 PSI @ 28 DAYS
 - B. MAXIMUM SLUMP: 4 INCHES
 - C. AIR CONTAINED: 6-8 PERCENT
 - D. METHOD OF CURING: 7 DAY DAMP CURING OR 14 DAY WET CURING OR 14 DAY WET CURING WITH 100% RELATIVE HUMIDITY
 - E. FINISH: 2" FINISH TOUGHENED CONCRETE 2" x 4" CLASS II LIGHT BRUSH FINISH
 - F. JOINTS: 1/4" DEEP JOINTS 2'-0" ON CENTER (AFTER BRUSH FINISH) 1/4" DEEP JOINTS 2'-0" ON CENTER (AFTER BRUSH FINISH)
 - G. CONTROL JOINTS: 1/4" DEEP JOINTS 2'-0" ON CENTER (AFTER BRUSH FINISH)
 - H. JOINT SEALER: 1/4" DEEP JOINTS 2'-0" ON CENTER (AFTER BRUSH FINISH)
 - I. EXPANSION JOINT: 1/4" DEEP JOINTS 2'-0" ON CENTER (AFTER BRUSH FINISH)

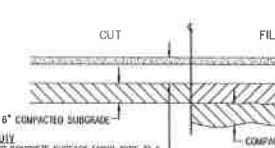
CONCRETE SIDEWALK DETAIL



NOTE:
SUBGRADE SHALL BE PREPARED AND COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

WARNING NOTE:
THE CONTRACTOR SHALL SUBMIT JOINT LAYOUT PLAN FOR THE ARCHITECT, ENGINEER REVIEW PRIOR TO CONSTRUCTION.

CONCRETE PAVEMENT DETAIL



NOTE:
SUBGRADE SHALL BE PREPARED AND COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

ASPHALT PAVEMENT DETAIL



NOTE:
SUBGRADE SHALL BE PREPARED AND COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

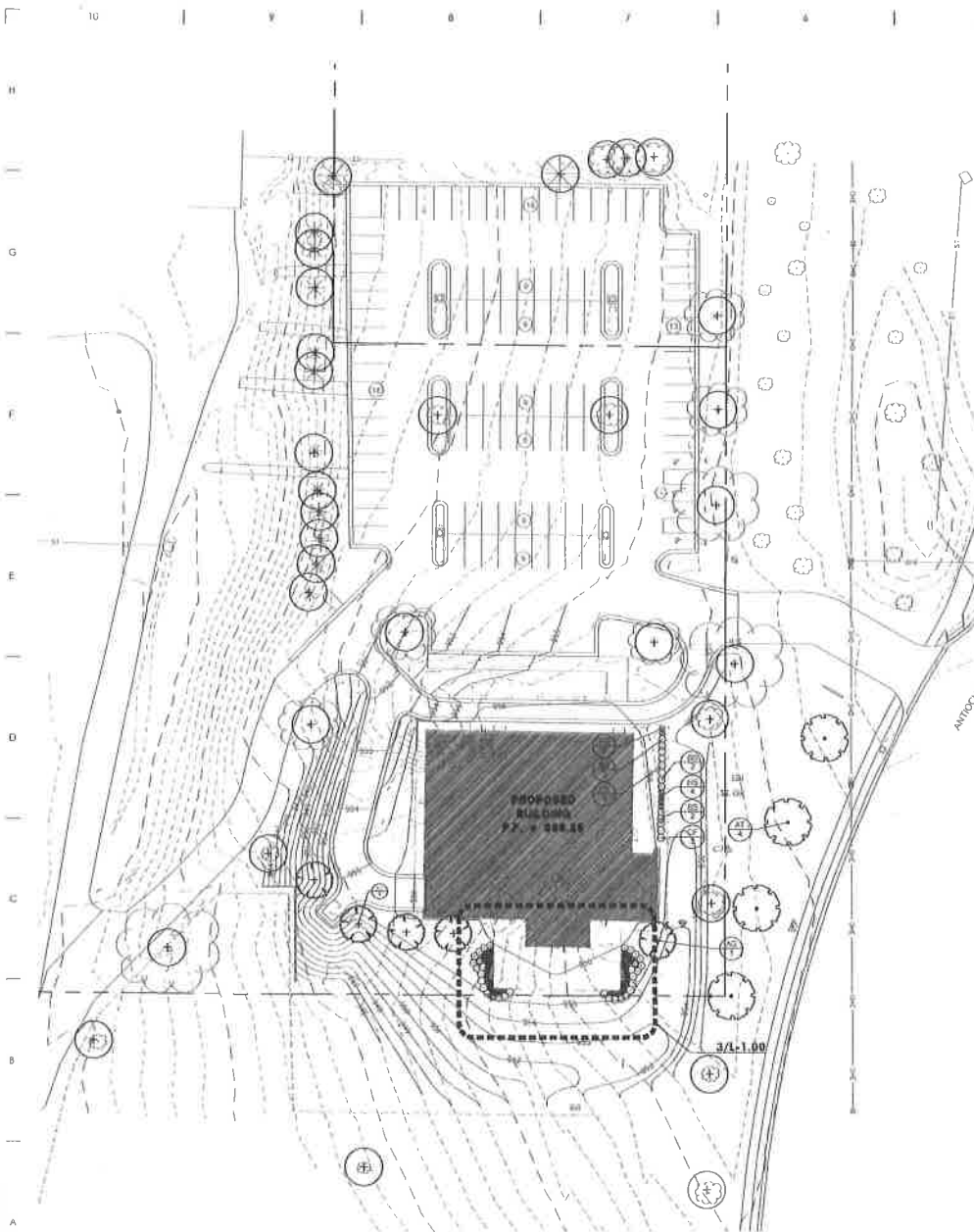
UTILITY NOTES

1. VISUAL INDICATORS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS PERMITTED BY THE RESPECTIVE UTILITY COMPANIES, ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES, CALL 811 FOR HAZARD AND MESSAGE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND FOR THE COORDINATION AND SCHEDULING WITH UTILITY DEVELOPERS OF ALL WORK REQUIRED TO BE COMPLETED WITH INSTALLATIONS, CONDUITS, EXCAVATIONS, REMOVALS, RELOCATIONS, RELOCATIONS AND OTHER NECESSARY WORK SHOWN UPON THESE PLANS OR IN ACCORDANCE WITH CONTRACT DOCUMENTS.
3. ALL HAZARDOUS, CORROSIVE, VOLATILE AND OTHER HAZARDOUS MATERIALS SHALL BE REMOVED OR DELETED TO GRADE AS REQUIRED.

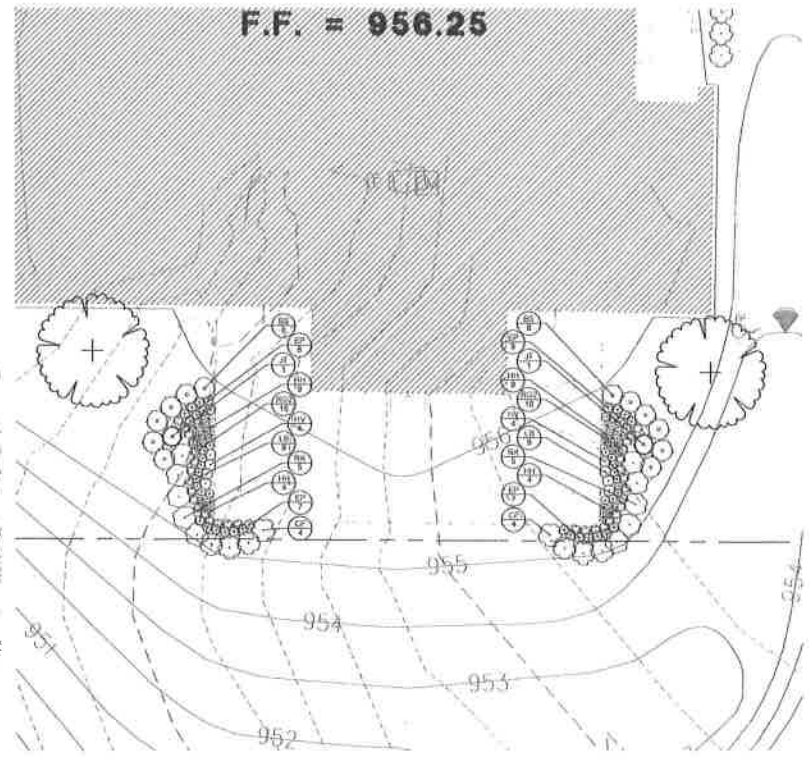


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 Mod: 06/20/20 3: 52pm

P:\2001\04-000\04-000-Orange\Landscape\210104-000_L1.dwg
 Mod: 09/20/20 B. Zsarn



1 OVERALL LANDSCAPE PLAN
 1" = 30'



3 LANDSCAPE ENLARGEMENT
 1" = 10'

PLANT LEGEND (SEE FULL SCHEDULE ON L-2.00)

TREES		BOTANICAL / COMMON NAME
ZT	40'	Red maple / October Glory / October Glory Red Maple
AG	40'	Amelanchier / grandiflora Autumn Brilliance / Autumn Brilliance Serviceberry
ER	40'	Banyan tree / Ficus
JT	40'	Juncos virginiana Taylor / Taylor Eastern Redcedar
SHRUBS		BOTANICAL / COMMON NAME
BS	40'	Buxus sempervirens / European Boxwood
CF	40'	Cornus sericea / Fraxino / Fraxino Fraxino Dogwood
HS	40'	Hydrangea macrophylla / Snowflake / Let's Dance Blue Jungle Hydrangea
RK	40'	Rosa / Redbury / TM Sunny Knock Out Yellow Rose
ANNUALS/PERENNIALS		BOTANICAL / COMMON NAME
EP	40'	Erigeron phillyria / Fleabane / Fleabane Yellow Coneflower
HT	40'	Hieracium / Spring Pimpernel / Spring Pimpernel
HV	40'	Hebe / Emerald Wagonwheel / Emerald Wagonwheel
LD	40'	Lonicera / Red Star / Red Star
PO2	40'	Phlox / Red Star / Red Star

SHADING COVERS	QTY	BOTANICAL / COMMON NAME
[Symbol]	11,084 sq ft	Fescue Seed / Fescue Seed / Fescue Seed
[Symbol]	18,271 sq ft	Fescue Seed / Fescue Seed / Fescue Seed

2 PLANT LEGEND (SEE FULL SCHEDULE ON L-2.00)
 1/8" = 1'



WSKF
 WASHINGTON STATE KIDNEY FOUNDATION
 4000 15th Ave SW
 Seattle, WA 98148
 Phone: 206.462.1000
 Fax: 206.462.1001
 www.wskf.org

JOB NUMBER: 17471

WHITE CHAPEL
 6600 NE ANTIPOCH ROAD
 GLADSTONE, MO 64118
 816.424.8888

DATE	DESCRIPTION

WSP No. M-1018

OVERALL LANDSCAPE PLAN
L-1.00



WSKF
WISCONSIN STATE COLLEGE OF FORESTRY
1000 UNIVERSITY AVENUE
STEVENS POINT, WI 54481
TEL: 715.848.2200

WSKF
WISCONSIN STATE COLLEGE OF FORESTRY
1000 UNIVERSITY AVENUE
STEVENS POINT, WI 54481
TEL: 715.848.2200

WSKF
WISCONSIN STATE COLLEGE OF FORESTRY
1000 UNIVERSITY AVENUE
STEVENS POINT, WI 54481
TEL: 715.848.2200

WSKF
WISCONSIN STATE COLLEGE OF FORESTRY
1000 UNIVERSITY AVENUE
STEVENS POINT, WI 54481
TEL: 715.848.2200

JOB NUMBER 19091

WHITE CHAPEL
6600 NE ANTIPOCH ROAD
GLADSTONE, MO 64119
SCS-SHARED RESOURCES, LLC

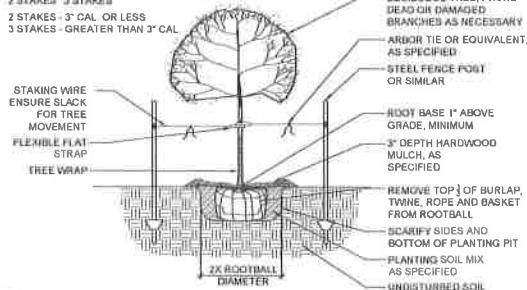
LANDSCAPE NOTES AND DETAILS

L-2.00

STAKING ORIENTATION



- 2 STAKES - 3 STAKES
- 2 STAKES - 3" CAL. OR LESS
- 3 STAKES - GREATER THAN 3" CAL.

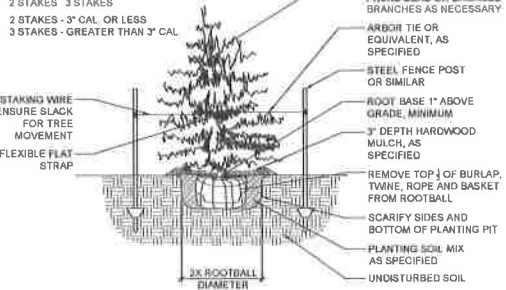


5 DECIDUOUS TREE PLANTING
1/2" = 1'-0"

STAKING ORIENTATION



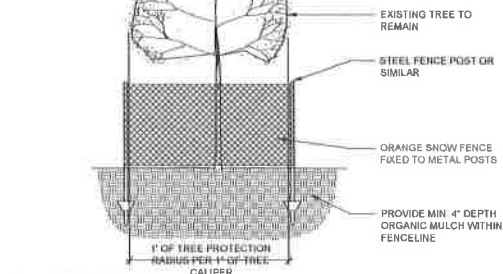
- 2 STAKES - 3 STAKES
- 2 STAKES - 3" CAL. OR LESS
- 3 STAKES - GREATER THAN 3" CAL.



6 CONIFEROUS TREE PLANTING
1/2" = 1'-0"

EVERGREEN TREE, DO NOT CUT OR DAMAGE LEADER; PRUNE DEAD OR DAMAGED BRANCHES AS NECESSARY

- ARBOR TIE OR EQUIVALENT, AS SPECIFIED
- STEEL FENCE POST OR SIMILAR
- ROOT BASE 1" ABOVE GRADE, MINIMUM
- 3" DEPTH HARDWOOD MULCH, AS SPECIFIED
- REMOVE TOP 1/4 OF BURLAP, TWINE, ROPE AND BASKET FROM ROOTBALL
- SCARIFY SIDES AND BOTTOM OF PLANTING PIT
- PLANTING SOIL MIX AS SPECIFIED
- UNDISTURBED SOIL



7 TREE PROTECTION
1/2" = 1'-0"

PLANT SCHEDULE

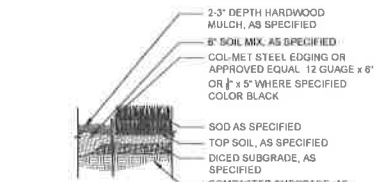
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL.	SIZE
	AT	8	Aucuba japonica 'Duke of Glou' / Duke of Glou Hollyhedge	8 & B	1.5" cal	
	AG	8	Amandancher grandiflora Autumn Brilliance / Autumn Brilliance Schneebirn	8 & B	1.5" cal	
	ER	8	Eringio to Roman			
	JT	8	Jaspena virginiana Taylor / Taylor's Eastern Redcedar	8 & B	1.5" cal	
	Bo	14	Buxus microphylla 'Spencer' / Spencer Boxwood	1 gal		
	CF	14	Cornus lincea 'Farrow' / Asian Fire Red Twig Dogwood	1 gal		
	HS	6	Hydrangea macrophylla 'SANNIUM' / Coral Sea Blue Hydrangea	1 gal		
	RK	10	Rosa 'Radburny' TM Sure Knock Out Yellow Rose	1 gal		
	EP	28	Echinacea purpurea 'PINK WATERS' TM Pink Waterlily Coneflower	1 gal		
	HV	8	Hemerocallis 'Happy Return' / Happy Return Daylily	1 gal		
	LV	8	Lilium 'Lionel Weinstock' / Lionel Weinstock Oriental Lily	1 gal		
	LB	14	Liriodendron 'Big Blue' / Big Blue Liriodendron	1 gal		
	RG2	28	Rubus chingii 'Guthrie' / Guthrie's Chinquapin	1 gal		
	FH2	11,884 sf	Fescue Sod / Heat Tolerant Fescue Sod			
	FH	16,271 sf	Fescue Sod / Heat Tolerant Fescue Sod			

1 PLANT SCHEDULE
1/16"

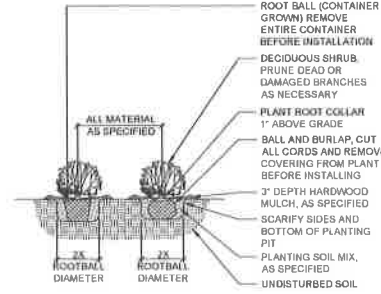
STANDARD LANDSCAPE PLAN NOTES

- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES, IRRIGATION PIPING AND ORNAMENTAL STRUCTURES BEFORE COMMENCING WORK. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY OF THE PREVIOUSLY LISTED ITEMS.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND INSTALLING THE QUANTITY OF PLANT MATERIALS SHOWN ON THE PLAN. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERSEDE SCHEDULED QUANTITIES.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND INSTALLING THE QUANTITY OF PLANT MATERIALS SHOWN ON THE PLAN. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE STAKED OR LAMP OUT IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NO SUBSTITUTION (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.
- ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHEDDLE DARK BROWN PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.
- TREE TRUNKS SHALL BE DEWITTED 24" STUMPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND BRANCHES SHALL BE STAKED, PRUNED AND TIED. TREE STAKES TO BE REMOVED WITHIN 6 MONTHS OF YEAR 2 AFTER INSTALLATION.
- CONTRACTOR SHALL THOROUGHLY WATER IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION.
- ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT REDESIGNATED AS BEING PLANTING AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
- ALL LANDSCAPED AND TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATED SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY RAINBOW OR ROLLER IRRIGATION PARTS & EQUIPMENT ARE TO BE USED. DRIP IS NOT PERMITTED. THE DESIGN SHALL PROVIDE ALL PIPES, HEADS, VALVES, CONTROLLER, WIRE, AND SLEEVES. SLEEVES SHALL BE OVERLAPPED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE IRRIGATION CONTRACTOR. 4" PVC SLEEVES RECOMMENDED. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE CITY/LOCAL PLUMBER. THE IRRIGATION DESIGN & SUBMITTALS SHALL BE SUBMITTED TO THE OWNER AND OWNER'S REPRESENTATIVE & LA FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GC SHALL MAKE SURE THAT THE METER & BACKFLOW ARE COVERED IN THE BID, AS THE IRRIGATION CONTRACTOR IS NOT TO INCLUDE THESE ITEMS FROM THE IRRIGATION BID. COORDINATE THESE ITEMS AND SLEEVES.
- NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO THESE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
- ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. PLANT MATERIALS WILL BE ONE FINAL REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE GLADSTONE UNIFIED DEVELOPMENT ORDINANCES. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF GLADSTONE, ANSHORS TO MAKE SURE FINAL DEVELOPMENT AND PAVING PLANS ARE IN CONFORMANCE WITH THIS CODE.

2 GENERAL LANDSCAPE NOTES
1/16"



4 METAL EDGING
1" = 1'-0"



3 SHRUB AND PERENNIAL PLANTING
1/2" = 1'-0"

P:\2001\04-000\04-000\Drawings\Landscapes\2001\04-000-000-LS.dwg
Mon, 09/20/2006 8:28am

02/11/2025 10:51 AM
 C:\Users\user\OneDrive\Documents\20250211_Park_Maps\Site Lighting\1001 - White Chapel Road.dwg

McGraw-Hill

McGraw-Hill Construction Information Group

DESCRIPTION

McGraw-Hill Construction Information Group

MANUFACTURER

McGraw-Hill Construction Information Group

DESCRIPTION

McGraw-Hill Construction Information Group

MANUFACTURER

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DESCRIPTION

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MANUFACTURER

McGraw-Hill Construction Information Group



GLEON GALLEON LED

1-10 Light Fixture
844 Series LED
NEMA 075-1000000

DESCRIPTION

McGraw-Hill Construction Information Group

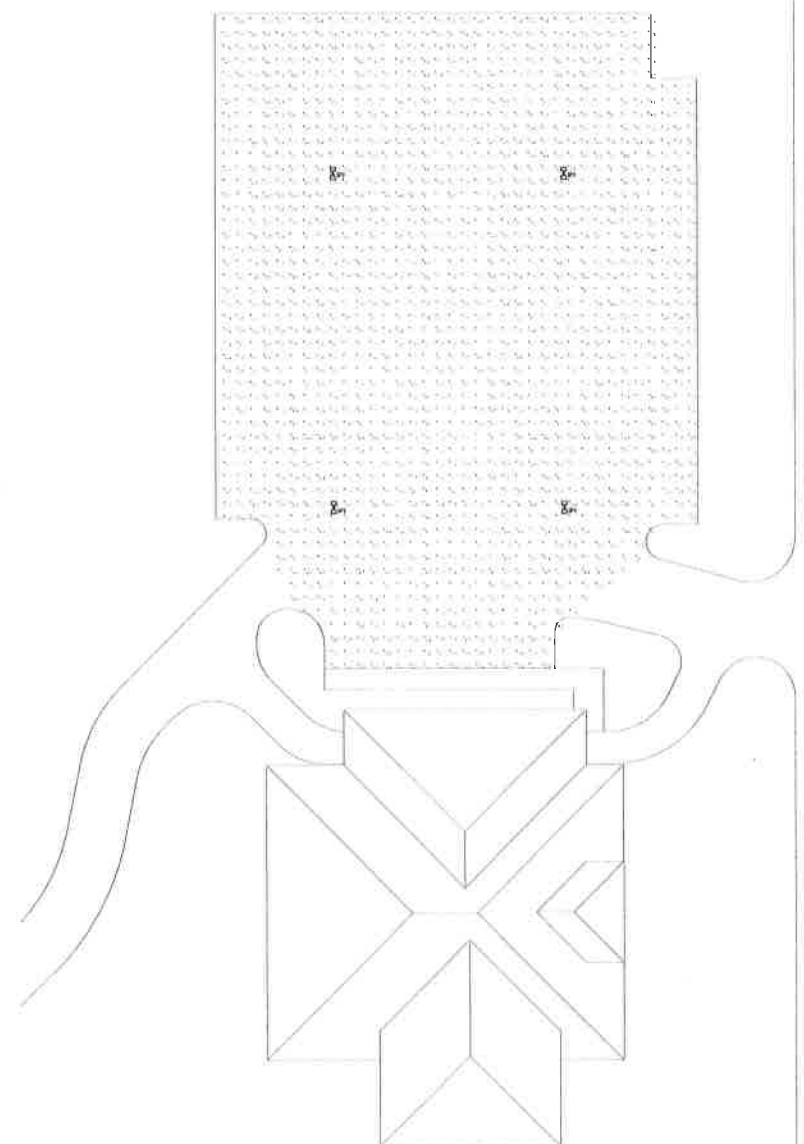
MANUFACTURER

McGraw-Hill Construction Information Group

PARKING LOT STATISTICS									
DESCRIPTION	SURFACE AREA (SQ FT)			TOTAL AREA (SQ FT)			PERCENTAGE		
	ASPH	CONC	GRASS	ASPH	CONC	GRASS	ASPH	CONC	GRASS
TOTAL LOT	18	87	57	163	144	207	307	290	397

NOTES:
 1. SURFACE AREA INDICATES FINISHED LEVELS AT GRADE.
 2. CALCULATIONS PERFORMED USING AREA 2.00.
 3. THERE SHALL BE NO DIRECT ILLUMINATION OF NEIGHBORING PROPERTIES ADJACENT TO THIS PROPERTY OR ADJACENT PUBLIC HIGHWAYS.

LIGHT FIXTURE SCHEDULE - SITE LIGHTING				
ITEM NO.	MANUFACTURER	QUANTITY	DESCRIPTION	REMARKS
001	McGraw-Hill	100	GLEON GALLEON LED	1-10 LIGHT FIXTURE, 844 SERIES LED, NEMA 075-1000000



A SITE PLAN - PHOTOMETRICS



White Chapel Road
 6600 NE ANTIPOCH ROAD
 GLADSTONE, MO 64119

JOB NUMBER 19091

WHITE CHAPEL
 6600 NE ANTIPOCH ROAD
 GLADSTONE, MO 64119

SITE PLAN - PHOTOMETRICS
 SL101

WSKF ARCHITECTS
 1100 Pennsylvania Avenue, Suite 4111, Northampton, MA 01060
 Tel: 413-253-1100 Fax: 413-253-1100



WSKF ARCHITECTS
 1100 Pennsylvania Avenue, Suite 4111, Northampton, MA 01060
 Tel: 413-253-1100 Fax: 413-253-1100
 www.wskf.com

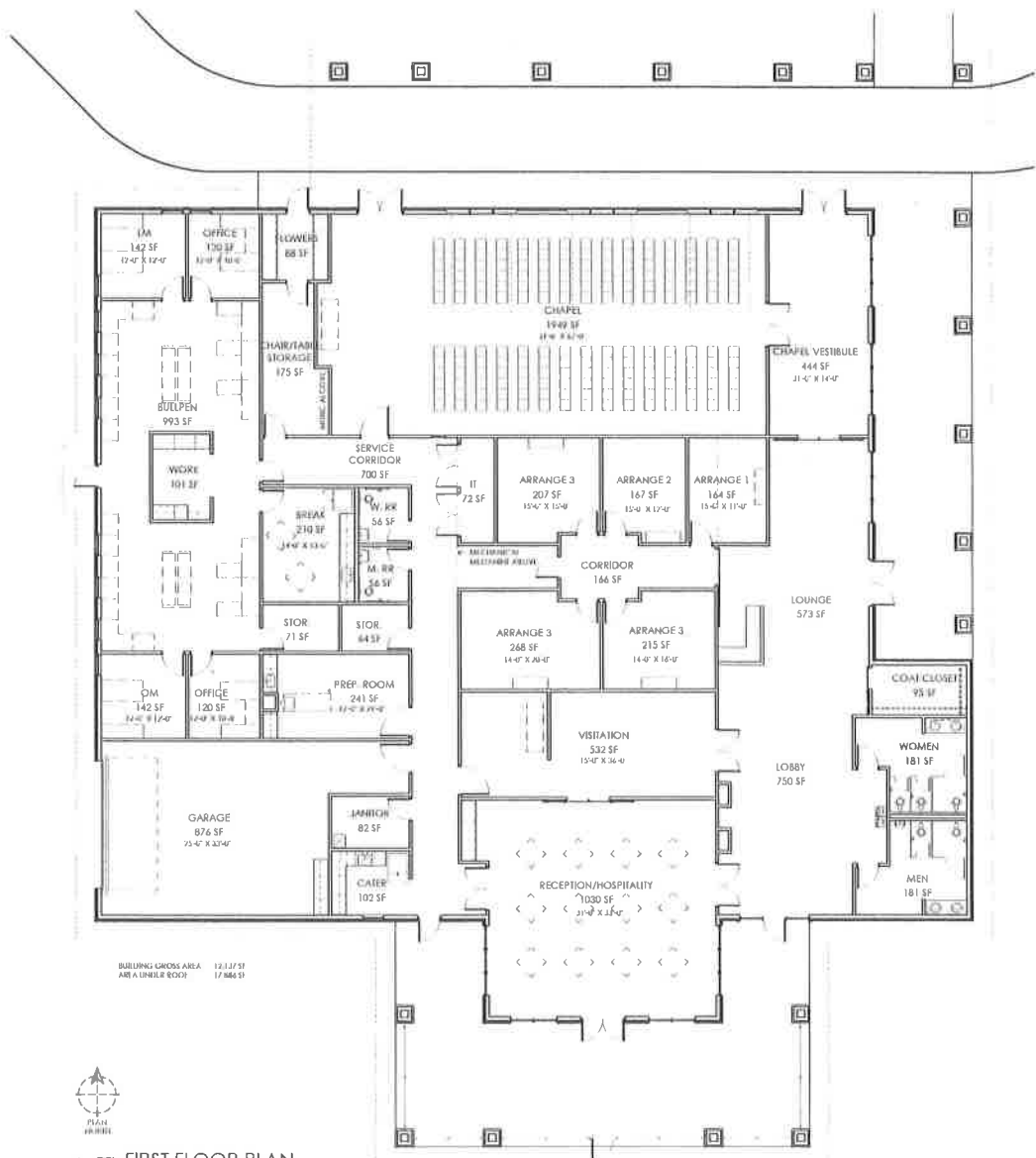
JOB NUMBER 19091

WHITE CHAPEL
 6600 NE ANTIOCH ROAD
 GLADSTONE, MO 64119
 ARCHITECT: WSKF ARCHITECTS, L.L.C.
 1100 Pennsylvania Avenue, Suite 4111, Northampton, MA 01060

NOT FOR CONSTRUCTION

WSKF ARCHITECTS
 1100 Pennsylvania Avenue, Suite 4111, Northampton, MA 01060
 Tel: 413-253-1100 Fax: 413-253-1100

WSKF ARCHITECTS
 1100 Pennsylvania Avenue, Suite 4111, Northampton, MA 01060
 Tel: 413-253-1100 Fax: 413-253-1100



BUILDING GROSS AREA 12,137 SF
 AREA UNDER ROOF 17,864 SF



A7 FIRST FLOOR PLAN
 1/8" = 1'-0"

FIRST FLOOR PLAN
A1.01



WSKF
 ARCHITECTS
 1000 N. GARDNER BLVD
 SUITE 100
 GARDNER, MO 64458
 PH: 660.223.2233
 FAX: 660.223.2234
 WWW.WSKFARCHITECTS.COM

JOB NUMBER 19091

WHITE CHAPEL
 6600 NE ANTOUCH ROAD
 GLADSTONE, MO 64119
 SCI SHARED RESOURCES, LLC

NOT FOR CONSTRUCTION

WSKF ARCHITECTS
 1000 N. GARDNER BLVD
 SUITE 100
 GARDNER, MO 64458

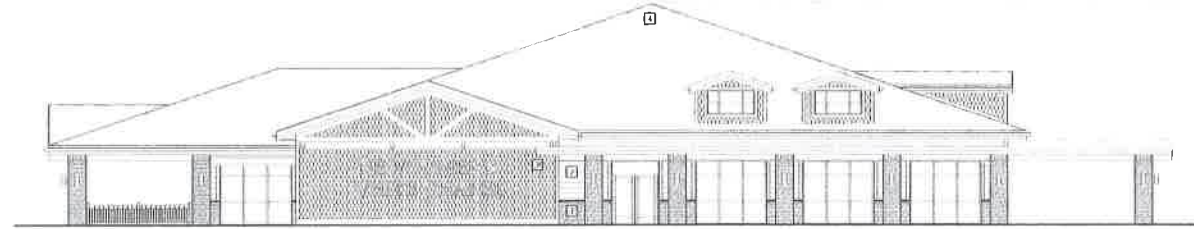
DATE: 08/20/2019

SCALE: 1/8" = 1'-0"

ELEVATIONS
 A2.01



G6 EAST CAMERA

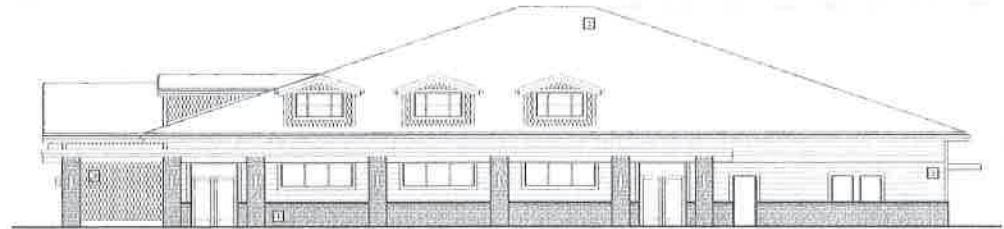


E7 EAST ELEVATION
116' x 116'

ROOF RIDGE 131'-0"
 PLATE HEIGHT 112'-0"
 FINISH FLOOR 100'-0"



C6 NORTH CAMERA

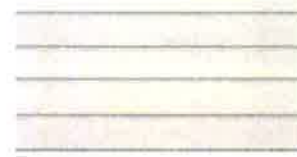


A6 NORTH ELEVATION
116' x 116'

ROOF RIDGE 131'-0"
 PLATE HEIGHT 112'-0"
 FINISH FLOOR 100'-0"



1 ADIRONDACK STONE
MANUFACTURER: LEONARDI STONE
STYLE: LEONARDI
COLOR: WHITE AT



2 FIBER CEMENT LAP SIDING
MANUFACTURER: JAMES HARDEN
STYLE: TIGER LAKE
COLOR: FIGUE SOUND GRAY



3 FIBER CEMENT LAP SIDING
MANUFACTURER: JAMES HARDEN
STYLE: TIGER LAKE
COLOR: SIKKON WHITE GRAY



4 HARDWOOD SIDING
MANUFACTURER: CLEARFIELD
STYLE: LAKEVIEW
COLOR: CUMBERLAND

PROPOSED MATERIALS
1/2" x 1/2"

SOURCE: 1/2" x 1/2"
 © 2019 WSKF ARCHITECTS

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone Community Center
Monday, June 15, 2020
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Chase Cookson
Mike Ebenroth
Alicia Hommon
Brenda Lowe
Katie Middleton, Vice-Chair
Kim Murch
James New
Jennifer McGee, Chair

Absent: JN Hernandez
Gary Markenson
Bill Turnage
Larry Whitton

Council & Staff Present:

Mayor Jean Moore
Mayor Pro Tem RD Mallams
Bob Baer, Asst. City Manager
Alan Napoli, Comm. Dev. Administrator
Austin Greer, Planning Administrator
Jenny Cisar, Admin. Assistant
Becky Jarrett, Exec. Assistant

Item 2 on the Agenda: Pledge of Allegiance.

Chairperson McGee led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of the February 3, 2020 minutes.

Chairperson McGee noted one correction that was made prior to the meeting- removing her from those in attendance at the February 3, 2020 meeting; she was absent that day.

MOTION: By Ms. Middleton, second by Mr. Cookson to approve the corrected February 3, 2020 meeting minutes. All said Aye. The motion carried. (8 Yes- 0 No)

Item 4 on the Agenda: PUBLIC HEARING: On a request for a Site Plan Revision at 6600 NE Antioch Road (White Chapel Funeral Home). Applicant: WSKF Architects. Owner: SCI

Shared Resources, Inc. File #2020-005. *The City Council Public Hearing is scheduled for Monday, July 13, 2020.*

Mr. Greer read the staff report. The applicant is proposing to demolish the existing White Chapel Funeral Home and construction a new 12,100 square foot funeral home in its place. The new building will be constructed using fiber cement lap siding, adhered stone, and architectural shingles in earth tone colors. There will be upgraded landscaping with irrigation systems throughout the new construction site. All exterior lighting will be LED. Mr. Greer explained that in regard to stormwater and the 10% Rule- the redeveloped area of this project is less than two acres and the increase in impervious area is less than 10%; therefore, this project does not require the new construction of stormwater detention and BMPs (Best Management Practices). With that being said, City Staff and the developers of this project agree that storm water management is important and that BMPs will be incorporated where they can be the most efficient and cost effective. He said it is also worth noting that there is an existing detention pond on the cemetery site and the performance of the pond will not be impacted by the proposed project.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. Keep an active business license in perpetuity.
2. Any and all disturbed areas shall be sodded.
3. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
4. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening will be reviewed via the building permit process.
5. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.
6. All exterior lighting shall be LED.
7. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.
8. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
9. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.

Mr. Greer concluded by saying that the developers of this project have agreed to all the conditions and City staff recommends this application be approved contingent upon the recommended conditions.

Chairperson McGee asked if the applicant was present.

Mr. Greer answered that the applicant is in the audience but does not wish to make a presentation. The applicant is available to answer any questions the Planning Commission may have.

Chairperson McGee opened the public hearing. There was no one to speak in favor or opposition of the application. Chairperson McGee asked for discussion from the Planning

Commission. The Planning Commission members did not have any comments. The public hearing was closed.

MOTION: By Mr. Cookson, second by Ms. Lowe to approve Site Plan Revision for White Chapel Funeral Home; 6600 NE Antioch Road.

Vote: Mr. Cookson	Yes
Mr. Ebenroth	Yes
Ms. Hommon	Yes
Ms. Lowe	Yes
Ms. Middleton	Yes
Mr. Murch	Yes
Mr. New	Yes
Chairperson McGee	Yes

All said Aye. The motion carried. (8-Yes, 0-No)

Item 5 on the Agenda: PUBLIC HEARING: On a request for a Site Plan Revision at 7117 N. Prospect Avenue (Hy-Vee Food Stores, Inc.). Applicant/Owner: Hy-Vee Food Stores, Inc. File #2020-006. *The City Council Public Hearing is scheduled for July 13, 2020.*

Mr. Greer read the staff report. Hy-Vee is proposing to relocate their Aisles Online services to the south side of the property into the 4,000 square foot addition approved last year (2019) by the Planning Commission and City Council. The original plan was to build an Aisles Online Kiosk on the north side of the Hy-Vee property, but given inside renovations, Hy-Vee has determined that moving the Aisles Online services to the south side expansion, logistically works better for them.

The building expansion footprint is the same as originally approved, except the canopy to cover the double drive thru is extended to the south approximately 20 feet – 10 feet per lane.

The Aisles Online pick-up will become two lanes, supervised by an employee at all times to greet and load orders. Orders are processed by time slot to control the number of orders coming in at any one time to regulate traffic.

In regard to the already approved 4,000 square foot building addition to the south side of the building located adjacent to their Wine & Spirits section of the store. City staff wants to reiterate and request that exterior lighting be no higher than 10 feet, angled downward and/or covered with light shields in an effort to preserve residential properties south of Hy-Vee. City Staff also requests that Hy-Vee extend their proposed tree line, within reason, to the southeast side of the property to cover the proposed addition and canopy.

The minimum setback requirement is 35 feet and this project meets that standard.

Linden Woods Village has submitted a letter of support for this project and it was included in the Planning Commission member's packets.