

AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO CASIE YATES FOR OPERATION OF A HOME HAIR SALON OPERATION ON PROPERTY LOCATED AT 2700 NORTHEAST 68TH TERRACE.

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 2700 Northeast 68th Terrace; 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: That Casie Yates are hereby granted a one-year Special Use Permit for operation of a Home Hair Salon on property located at 2700 Northeast 68th Terrace, the effective date of which shall be the enactment date of this Ordinance and expiring one year from the date of passage of this ordinance, all subject to the following conditions:

1. Casie Yates shall maintain a License as required by the State of Missouri. If for any reason the State of Missouri revokes or suspends the license of Casie Yates, the Special Use Permit shall also be automatically revoked or suspended.
2. This Special Use Permit is to be issued to Casie Yates to be used at this residence only. If she relocates to another residence, she must reapply for another permit. This Special Use Permit is to be non-transferable to another person either living at this residence or at any other location.
3. No person other than Casie Yates shall be employed at this location or any other address in association with the beauty salon operated by Casie Yates.
4. Hours of operation shall not exceed 30 hours per week, and shall not begin earlier than 8:00 a.m. nor end later than 7:00 p.m. on any day.
5. Casie Yates shall reside at this address for this permit to be valid.
6. Casie Yates shall apply for and maintain all applicable State and City business and occupational licenses.
7. All fire safety requirements made by the City of Gladstone Fire Inspector in addition to all fire and other safety requirements for such State License shall be complied with and maintained as required.
8. No structural changes shall be made to the house or property for the purpose of operating the beauty salon. The intent of this requirement is to ensure that the premises shall maintain its residential character throughout the term of the Special Use Permit.

9. This permit is issued in accordance with the submitted site plan of the house provided by Casie Yates in her application for the Special Use Permit. Any false statements in the application or violation of these conditions or other City Code requirements may result in the revocation of this Special Use Permit.
10. No outside storage or signage shall be placed on the property.

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 10TH DAY OF AUGUST, 2020


Jean B. Moore, Mayor

ATTEST:


Ruth E. Bocchino, City Clerk

1st Reading: August 10, 2020

2nd Reading: August 10, 2020

File #2018-015



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 20-26

ORD # 4.526

Date: 7/29/2020

Department: Community Development

Meeting Date Requested: 8/10/2020

Public Hearing: Yes ☒ Date: 8/10/2020

Subject: Yellow House Cuts - Special Use Permit

Background:

The applicant is requesting a One-Year Special Use Permit for a home-based beauty salon at a residential home located at 2700 NE 68th Terrace.

The home based beauty salon will operate on a part-time basis, including the following schedule: Monday, Wednesday, and Friday from 10:00 a.m. to 1:00 p.m.; Tuesday and Thursday from 4:00 p.m. to 7:00 p.m. The salon will have a separate entrance and restroom and there will be no more than two patrons in the salon at one time.

A letter written by Casie Yates detailing her intentions and operations is included in your packet.

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: Public Comments – None; Staff Comments – City Staff recommends that the request be approved contingent upon the conditions listed in the staff report; Commissioner Comments – A commissioner asked if we had received any calls or complaints about the proposed special use permit. We did receive a couple of phone calls but once City Staff explained to the residents what the project was, there were no concerns.

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

Austin Greer, Assistant to the City Manager/Planning Administrator

PC

BB

City Attorney

Asst. City Manager

June 6, 2020
2700 NE 68th Terr.
Gladstone, MO 64119

City of Gladstone, Community Development
7010 N Holmes
Gladstone, MO 64118

Re: Home Based Beauty Salon Special Use Permit

Dear Sir or Madam:

The purpose of this letter is to request a Special Use Permit for a home based beauty salon and to describe the property and operation of said salon.

My request is that the salon operate on a part-time basis, including the following schedule: Monday Wednesday Friday 10:00 AM to 1:00 PM, Tuesday Thursday 4:00 PM to 7:00 PM.

I work five part-time days per week. I alternate Wednesday mornings and Saturday mornings weekly to accommodate customers. I will be the only stylist working in my salon and it will be located in an area separate from our living quarters.

The Salon will have a separate entrance and restroom. There will be no more than two patrons in salon at a time. Parking is easily accommodated with our driveway which leads to the separate entrance.

I have a small clientele of which I have known for many years. They are quiet and respectful. I do not wish to place signs or have any sign of my business on the outside of my property.

I would be happy to answer any questions you may have or my neighbors may have. My Cell number is 816-806-8038.

Thank you in advance for your consideration. I look forward to hearing from you regarding this matter.

Sincerely,

Casie Yates

STATEMENT OF COMPLIANCE

FOR

HOME OCCUPATION

Legal operation of a home occupation from or within a residence requires strict adherence to the following regulations:

1. No outdoor storage of materials;
2. No parking of commercial vehicles or commercial ~~delve~~;
3. No patrons or any other evidence of the occupation will be discernible at the perimeter of the property;
4. The occupation will not produce any obnoxious or offensive vibration, noise, odor, dust, smoke or fumes;
5. No signs advertising the occupation ~~may~~ erected on the property;
6. The residential appearance of the dwelling shall not be changed by alterations or additions for business or commercial uses and the business shall not occupy more than twentyfive (25) percent of the total floor area;
7. Such home occupation shall be carried on exclusively by members of the family actually residing in the dwelling, and no persons not residing in such dwelling shall be employed in or assist in such home occupation;
8. The person proposing to conduct a home occupation ~~is~~ applied for an occupation license as required for the business to be conducted;
9. Description of Home Occupation: SALON

I have read and understand the above restrictions and agree to abide by ~~them~~ I understand that violation of these regulations would result in revocation of my license and, therefore, the right to continue a home occupation.

Signed: Carly A Date: 5-26-20
Name of business: YELLOW HOUSE CUTS
Address: 2700 NE 68TH TER GLADSTONE, MO 64119
Telephone number: 816-806-8038 License Number: _____
Witnessed: _____

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Council Chambers
Monday, July 20, 2020
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Mike Ebenroth
JN Hernandez
Alicia Hommon
Gary Markenson
Jennifer McGee, Chair
Katie Middleton, Vice-Chair
Kim Murch
Bill Turnage

Absent: Chase Cookson
Brenda Lowe
James New
Larry Whitton

Council & Staff Present:
Mayor Jean Moore
Bob Baer, Asst. City Manager
Austin Greer, Planning Administrator
Jenny Cisar, Admin. 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 June 15, 2020 minutes.

Chairperson McGee asked if there was a motion to approve the minutes from the June 15, 2020 meeting.

MOTION: By Ms. Hommon, second by Ms. Middleton to approve the June 15, 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 Special Use Permit at 2700 NE 68th Terrace. Applicant: Casie Yates. Owner: Matt Yates. File #2020-007. *The City Council Public Hearing is scheduled for Monday, August 10, 2020.*

Mr. Greer read the staff report. The applicant is requesting a Special Use Permit for a home-based beauty salon at a residential home located at 2700 NE 68th Terrace.

The home based beauty salon will operate on a part-time basis, including the following schedule: Monday, Wednesday, and Friday from 10:00 a.m. to 1:00 p.m.; Tuesday and Thursday from 4:00 p.m. to 7:00 p.m. The salon will have a separate entrance and restroom and there will be no more than two patrons in the salon at one time.

A letter written by Mrs. Casie Yates detailing her intentions and operations is included in your packet.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council approve this one-year Special Use Permit.

1. Casie Yates shall maintain a License as required by the State of Missouri. If for any reason the State of Missouri revokes or suspends the license of Casie Yates, the Special Use Permit shall also be automatically revoked or suspended.
2. This Special Use Permit is to be issued to Casie Yates to be used at this residence only. If she relocates to another residence, she must reapply for another permit. This Special Use Permit is to be non-transferable to another person either living at this residence or at any other location.
3. No person other than Casie Yates shall be employed at this location or any other address in association with the beauty salon operated by Casie Yates.
4. Hours of operation shall not exceed 30 hours per week, and shall not begin earlier than 8:00 a.m. nor end later than 7:00 p.m. on any day.
5. Casie Yates shall reside at this address for this permit to be valid.
6. Casie Yates shall apply for and maintain all applicable State and City business and occupational licenses.
7. All fire safety requirements made by the City of Gladstone Fire Inspector in addition to all fire and other safety requirements for such State License shall be complied with and maintained as required.
8. No structural changes shall be made to the house or property for the purpose of operating the beauty salon. The intent of this requirement is to ensure that the premises shall maintain its residential character throughout the term of the Special Use Permit.
9. This permit is issued in accordance with the submitted site plan of the house provided by Casie Yates in her application for the Special Use Permit. Any false statements in the application or violation of these conditions or other City Code requirements may result in the revocation of this Special Use Permit.
10. No outside storage or signage shall be placed on the property.

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

Chairperson McGee asked if the applicant wished to make a presentation.

Applicant, Mrs. Cassie Yates said she did.

Mrs. Yates stated she is a stylist and that she wanted to open the salon in her house so that it would be more sanitary and a smaller space to allow for fewer people to be in a location at one time. Mrs. Yates also stated that she has a small clientele and will be operating part-time. She

will occasionally need to switch out Wednesdays and Saturdays to accommodate client's scheduling needs. There would never be more than two clients in the salon at one time and that it will be a quiet operation. Mrs. Yates said her clients are quiet and wouldn't be a nuisance to anyone in the neighborhood.

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.

Mr. Markenson: Mr. Greer, have there had been any questions from the neighbors?

Mr. Greer: We've received a few calls asking about the sign but once it was explained to them they didn't have any complaints or further questions.

Mr. Turnage: I live in that neighborhood and there is plenty of parking space there.

The Planning Commission members had no further questions or comments. The public hearing was closed.

MOTION: By Mr. Markenson, second by Ms. Hommon to approve Special Use Permit at 2700 NE 68th Terrace.

Vote:

Mr. Ebenroth	Yes
Mix. Hernandez	Yes
Ms. Hommon	Yes
Mr. Markenson	Yes
Ms. Middleton	Yes
Mr. Murch	Yes
Mr. Turnage	Yes
Chairperson McGee	Yes

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

Item 6 on the Agenda: Other Business.

None

Item 7 on the Agenda: Communications from the City Council.

Mayor Moore reported that City Council has heard from the architects regarding the improvements to fire station number two. City Council viewed the plans for the restrooms and concessions at Oak Grove Park. This is a partnership between the City of Gladstone and the North Kansas City School District. When the City first got bids for this project it was far more expensive than anticipated. However, since the school bonds passed and with the North Kansas City Schools partnership the project is now feasible. The Council also approved the site plan for White Chapel Funeral Home and the site plan revision for Hy-Vee Aisles Online.

Due to covid-19 most events at Linden Square have been canceled for the year. Gladfest is also canceled. The community center is open for members to use and the outdoor pool is open by reservation only.

The Atkins Johnson Farm is selling sweet corn and it is available from 11:00 a.m. to 4:00 p.m. Monday through Friday at the Ace Hardware on Antioch Road or the parking lot of Atkins Johnson Farm.

Ms. Middleton asked if the drive-in movies being advertised at Linden Square been cancelled too?

Mayor Moore answered no, City Council decided those would be allowed to continue because fewer people attend those events.

Item 8 on the Agenda: Communications from City Staff.

None

Item 9 on the Agenda: Communications from the Planning Commission Members.

None

Item 10 on the Agenda: Adjournment

Chairperson McGee adjourned the meeting at 7:12 pm.

Respectfully submitted:

Jennifer McGee, Chairperson

Approved as submitted _____

Jenny Cisar, Recording Secretary

Approved as submitted _____



Community Development Department

Staff Report

Date: July 14, 2020

File #:

Requested Action: Special Use Permit (Home Hair Salon)

Date of PC Consideration: July 20, 2020

Date of Council Consideration: August 10, 2020

Applicant: Casie Yates

Owner: Casie Yates

Architect/
Engineer: N/A

Address of Property: 2700 NE 68th Terrace. Gladstone, Missouri

Planning Information

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Standard Driveway on 68th Terrace
- Traffic Impacts: None
- Parking Provided: 2 car garage; 4-6 vehicles can park in the driveway
- Proposed Signage: None

Analysis

The applicant is requesting a Special Use Permit for a home-based beauty salon at a residential home located at 2700 NE 68th Terrace.

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The salon will have a separate entrance and restroom and there will be no more than two patrons in the salon at one time

A letter written by Casie Yates detailing her intentions and operations is included in your packet.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council approve this one-year Special Use Permit.

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10. No outside storage or signage shall be placed on the property.

Recommendation

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



Tap a location highlighted in blue to enter Street View.



Gladstone, MO



Legend

- Stop Sign
- 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. = 125 ft.



Notes

Special Use Permit for 2700 NE
68th Ter
July 2020

249.7 0 124.83 249.7 Feet

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





