

BILL NO. 20-33

ORDINANCE NO. 4.533


AN ORDINANCE APPROVING THE REPLAT OF LOTS 162 AND 161, ROSEWOOD, ALSO KNOWN AS 1608 & 1700 NORTHEAST 73RD TERRACE, 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 "Replat of Lots 162 and 161, Rosewood, also known as 1608 and 1700 NE 73rd TER" 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, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 26TH DAY OF OCTOBER, 2020.


Jean B. Moore, Mayor

ATTEST:


Ruth Bocchino, City Clerk

1st Reading: October 26, 2020

2nd Reading: October 26, 2020



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 20-33

ORD # 4.533

Date: 10/19/2020

Department: Community Development

Meeting Date Requested: 10/26/2020

Public Hearing: Yes ☐ Date:

Subject: Re-Plat – 1608 NE 73rd Terrace, Gladstone, MO

Background: The applicant and property owners are requesting that the city approve a re-plat that would enable the builder to construct an addition to the residential home. This re-plat will assist the builder and property owners to meet setback requirements. In addition, this re-plat will not adversely affect neighboring properties.

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: City Staff recommends the City Council approve the final plat as submitted. The Planning Commission approved the re-plat unanimously on October 5, 2020.

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

Austin Greer, Assistant to the City Manager/Planning Administrator

City Attorney

City Manager

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, October 5th, 2020
7:00 pm

DRAFT

Item 1 on the Agenda: Roll Call.

Present: Chase Cookson
Mike Ebenroth
Alicia Hommon
Brenda Lowe
Gary Markenson
Katie Middleton, Vice-Chair
James New
Bill Turnage
Jennifer McGee, Chair

Absent: JN Hernandez
Larry Whitton
Kim Murch

Council & Staff Present:
Mayor Pro Tem RD Mallams
Bob Baer, Asst. City Manager
Austin Greer, Planning Administrator
Angie Daugherty, 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 July 20, 2020 minutes.

MOTION: By Mr Turner, second by Mr. Markenson to approve the July 20, 2020 meeting minutes. All said Aye. The motion carried. (9 Yes- 0 No)

Item 4 on the Agenda: Consideration: of a request for a Final Plat at 1608 NE 73rd Terr

Mr. Greer read the staff report. The applicant is proposing the city approves a replat that will enable the builder to construct an addition to a residential home. This replat will assist the builder and property owners to meet setback requirements. In addition, this replat will not adversely affect neighboring properties.

Chairperson McGee asked if the applicant was present and would like to speak.

DRAFT

The applicant did not have anything to add.

Chairperson McGee asked for discussion from the Planning Commission. Ms. Middleton asked what the setbacks are. Mr Greer said with this particular project tonight they only had to purchase a couple of feet to meet that setback requirement. Between residential properties it is usually 35 feet.

MOTION: By Mr. Markenson, second by Mr. Cookson to approve Final Plat 1608 NE 73rd Terrace.

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

All said Aye. The motion carried. (9-Yes, 0-No)

Item 5 on the Agenda: Consideration: of a request for a Final Plat at 6312 Normandy Dr.

Mr. Greer read the staff report. The applicant is to requesting that the city approve a replat that will enable the owner to build a detached garage on the Southwest corner of the property. In addition, this replat will not affect the neighboring properties.

Chairperson McGee asked if the applicant was present and wanted to speak.

The applicant did not have anything to add.

Chairperson McGee asked for discussion from the Planning Commission. Ms. Middleton ask how much of a different zone will it have. Mr. Greer said this replat is a little bit different then what we usually see. Mr. Philpott owns two parcels pretty much right next to each other. They were two separate parcels and the way that we calculate square footage on a detached garage determines the size of their property. And so with a detached garage that Mr. Philpott wants to build it was better for him to combine both properties. That is what is happening in this case.

MOTION: By Mr. Cookson, second by Mr. New to approve the Final Plat at 6312 Normandy Dr.

Vote: Mr. Cookson	Yes
Mr. Ebenroth	Yes
Ms. Hommon	Yes
Ms. Lowe	Yes

Mr. Markenson	Yes
Ms. Middleton	Yes
Mr. New	Yes
Mr Turnage	Yes
Chairperson McGee	Yes

DRAFT

All said Aye. The motion carried. (9-Yes, 0-No)

Item 6 on the Agenda: Other Business.

None.

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

No communications from the City Council.

Item 8 on the Agenda: Communications from City Staff.

Mr. Greer said we have a couple of Board and Commission openings, if you know of anybody that might be interested you can apply online or get in contact with me or Becky or Angie we can assist you.

Mr. Greer said the Gladstone Magazine recently went out, infrastructure addition.

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

Mr. Markenson recommended to everyone that the Atkins Johnson Farm is selling pumpkins Friday and Saturday from 10:00 to 4:00. You can pick your own or we can help you pick them. So please come out and get your pumpkins.

Item 10 on the Agenda: Adjournment

Chairperson McGee adjourned the meeting at 7:07 pm.

Respectfully submitted:

Jennifer McGee, Chairperson

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____



Community Development Department

Staff Report

Date: September 28, 2020

File #:

Requested Action: Re-Plat

Date of PC Consideration: October 5, 2020

Date of Council Consideration: October 26, 2020

Applicant: Keith McConnel, MBW Construction Inc.

Owner: Charles and Joyce Barnes

Architect/
Engineer: Ken Sidorowicz

Address of Property: 1608 NE 73rd Terrace, Gladstone, MO

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
- Traffic Impacts: None

Analysis

The applicant and property owners are requesting that the city approve a replat that would enable the builder to construct an addition to the residential home. This replat will assist the builder and property owners to meet setback requirements.

In addition, this replat will not adversely affect neighboring properties.

Recommendation

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

