

**BILL NO. 20-34**

**ORDINANCE NO. 4.534**

**AN ORDINANCE APPROVING THE REPLAT OF LOT 37 NORMANDY NORTH SECOND PLAT, AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 33 WEST, ALSO KNOWN AS 6312 NORTHEAST NORMANDY DRIVE 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 Lot 37 Normandy North Second Plat, and part of the Northwest Quarter of Section 25, Township 51 North, Range 33 West, also known as 6312 NE Normandy Drive" 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 26<sup>TH</sup> DAY OF OCTOBER, 2020.**

  
Jean B. Moore, Mayor

ATTEST:

  
Ruth Bocchino, City Clerk

1<sup>st</sup> Reading: October 26, 2020

2<sup>nd</sup> Reading: October 26, 2020



## *Request for Council Action*

RES  # City Clerk Only

BILL  # 20-34

ORD # 4.534

Date: 10/19/2020

Department: Community Development

Meeting Date Requested: 10/26/2020

Public Hearing: Yes  Date:

Subject: Re-Plat – 6312 N Normandy Drive, Gladstone, MO

Background: The applicant is requesting that the city approve a re-plat that would enable the owner to build a detached garage on the southwest corner of the property. 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 unanimously approved the re-plat 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 73<sup>rd</sup> Terrace.**

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

**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.**

<b>Vote:</b>	<b>Mr. Cookson</b>	<b>Yes</b>
	<b>Mr. Ebenroth</b>	<b>Yes</b>
	<b>Ms. Hommon</b>	<b>Yes</b>
	<b>Ms. Lowe</b>	<b>Yes</b>

DRAFT

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 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:

\_\_\_\_\_ Approved as submitted \_\_\_\_\_  
 Jennifer McGee, Chairperson

\_\_\_\_\_ Approved as corrected \_\_\_\_\_  
 Angie Daugherty, Recording Secretary



## 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

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Applicant: David Philpott

Owner: David Philpott

Architect/

Engineer: Robert Young, R.L. Buford & Associates, LLC

Address of Property: 6312 N Normandy Drive, Gladstone, MO

### Planning Information

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- 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

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- Public Utility Availability: Existing
- Traffic Impacts: None

### Analysis

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The applicant is requesting that the city approve a replat that would enable the owner to build a detached garage on the southwest corner of the property.

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

### Recommendation

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

