

**BILL NO. 21-04**

**ORDINANCE NO. 4.542**

**AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 6221 NORTH CHESTNUT AVENUE, GLADSTONE, MISSOURI.**

**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 6221 North Chestnut Avenue; 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.**

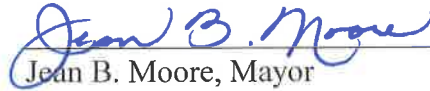
The Site Plan for 6221 North Chestnut Avenue is hereby approved subject to the terms and conditions set forth herein:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
4. Relocate the trash dumpster to the NW corner of the parking lot away from adjacent residential properties to the east.
5. The trash dumpster shall be enclosed with materials consistent with the primary building. Specific construction materials and colors shall be submitted and approved as part of the building permit.
6. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining residential properties.
7. Trash service and medical clinic deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.

8. Tractor trailers, RV's, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
9. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

**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.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 25th DAY OF JANUARY, 2021.**

  
\_\_\_\_\_  
Jean B. Moore, Mayor

ATTEST:

  
\_\_\_\_\_  
Ruth E. Bocchino, City Clerk

First Reading: January 25, 2021

Second Reading: January 25, 2021

File # 2020-014



## *Request for Council Action*

RES  # City Clerk Only

BILL  # 21-04

ORD # 4.542

Date: 1/19/2021

Department: Community Development

Meeting Date Requested: 1/25/2021

Public Hearing: Yes  Date: 1/25/2021

Subject: Site Plan Revision, 6221 North Chestnut Avenue – DaVita Dialysis Medical Clinic

Background: Mr. Mark Kinney, the applicant, is seeking site plan approval for the purpose of renovating the building located at 6221 North Chestnut Avenue in order to operate a DaVita Kidney Dialysis Medical Clinic. Their plan is to significantly remodel the interior and exterior of the building, replace the pavement on the property and improve the landscaping. The construction material being used on the exterior of the building will be brick and EIFS.

The Applicant is proposing two additions to the existing building:

- 351 SQ. FT. to the North East side of the building.
- 1,871 SQ. FT. to the West side of the building.

In the BMP analysis conducted by Kaw Valley Engineering, impervious surface will be reduced by 2,760 SQ. FT. and therefore BMPs and detention are not required per APWA standards. However, the developer has agreed to provide BMPs via increased landscaping. Also, the analysis indicates that runoff drains towards the southwest corner of the property. The landscape plan shows additional trees and landscaping being planted on the western side of the property along North Chestnut Avenue.

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: Members of the public did not attend the Planning Commission public hearing and therefore no comments were made. Staff: City Staff recommends approval of this proposed project. Planning Commission: The Planning Commission unanimously approved this proposed project at the January 4<sup>th</sup> Planning Commission meeting.

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

Austin Greer, Assistant To the City Manager & Planning Administrator

City Attorney JM City Manager SW



## Community Development Department

### Staff Report

Date: December 31, 2020

File #: 2020-014

Requested Action: Site Plan Revision, 6221 N. Chestnut Avenue

Date of PC Consideration: January 4, 2021

Date of Council Consideration: January 25, 2021

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Applicant: Mark Kinney  
Genesis KC Development, LLC  
2000 16<sup>th</sup> Street, Denver, CO 80202

Owner: Cascone Land Co.  
3737 N Oak Trfwy  
Gladstone, MO 64116

Architect/ Engineer: Tom Watson  
Kaw Valley Engineering, Inc.  
8040 N. Oak Trafficway, Kansas City, MO 64118

Address of Property: 6221 N. Chestnut Avenue

### Planning Information

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- Current Zoning: CP – 3; Planned District, Commercial
- Zoning History: CP – 3; Planned District, Commercial
- Planned Land Use: Commercial (Comprehensive Plan)
- Surrounding Uses: North – Commercial; South – Commercial; East – Residential (Woodlands Community); West - Commercial/N. Antioch Rd.
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing
- Ingress/Egress: Adequate traffic movement is provided via two existing access points on N. Chestnut Ave.
- Traffic Impacts: None
- Total Parking Spaces Provided: 73
- Proposed On-Site Improvements: See site plan
- Proposed Landscaping: See landscape plan

## **Analysis**

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Mr. Mark Kinney, the Applicant, is seeking site plan approval for the purpose of renovating the building located at 6221 N. Chestnut Avenue in order to operate a DaVita Kidney Dialysis Medical Clinic. Their plan is to significantly remodel the interior and exterior of the building, replace the pavement on the property and improve the landscaping. The construction material being used on the exterior of the building will be brick and EIFS.

The Applicant is proposing two additions to the existing building:

- 351 SQ. FT. to the North East side of the building.
- 1,871 SQ. FT. to the West side of the building.

In the BMP analysis conducted by Kaw Valley Engineering, impervious surface will be reduced by 2,760 SQ. FT. and therefore BMPs and detention are not required per APWA standards. However, the developer has agreed to provide BMPs via increased landscaping. Also, the analysis indicates that runoff drains towards the southwest corner of the property.

The landscape plan shows additional trees and landscaping being planted on the western side of the property along N. Chestnut Avenue.

## **Recommended Conditions**

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

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
4. Relocate the trash dumpster to the NW corner of the parking lot away from adjacent residential properties to the east.
5. The trash dumpster shall be enclosed with materials consistent with the primary building. Specific construction materials and colors shall be submitted and approved as part of the building permit.
6. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining residential properties.
7. Trash service and medical clinic deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
8. Tractor trailers, RV's, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
9. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

## **Recommendation**

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

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
*Commission members joined via Zoom*  
Monday, January 4th, 2021  
7:00 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Chase Cookson  
Mike Ebenroth  
JN Hernandez  
Alicia Hommon  
Brenda Lowe  
Kim Murch  
James New  
Bill Turnage  
Jennifer McGee, Chair

**Absent:** Gary Markenson  
Katie Middleton, Vice-Chair\*  
Larry Whitton  
\*entered after roll call

**Council & Staff Present:**

Bob Baer, Asst. City Manager (via Zoom)  
Alan Napoli CD Administrator/Building Official (via Zoom)  
Austin Greer, Planning Administrator  
Angie Daugherty, 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 December 7th, 2020 minutes.**

**MOTION:** By Ms. Lowe, second by Ms. Hommon to approve the December 7<sup>th</sup>, 2020 meeting minutes. All said Aye. The motion carried. (9 Yes- 0 No)

**Item 4 on the Agenda:** Public Hearing: on a request for a Site Plan Revision at 6221 N Chestnut Ave. Applicant/Owner DaVita Kidney Dialysis Medical Clinic #2020-014

Mr. Greer read the staff report. The applicant Mark Kinney is seeking site plan approval for the purpose of renovating the building located at 6221 N Chestnut Avenue in order to operate a DaVita Kidney Dialysis Medical Clinic. Their plan is to significantly remodel the interior and exterior of the building, replace the pavement on the property and improve the landscaping. The construction material being used on the exterior of the building will be brick and EFIS.

The applicant is proposing two additions to the existing building.  
351 square feet to the Northeast side of the building  
1,871 square feet to the Westside of the building.

In the BMP analysis conducted by Kaw Valley Engineering impervious surface will be reduced by 2,760 square feet. and therefore BMP and detention are not required per APWA standards. The developer has agreed to provide BMP's via increased landscaping. The analysis indicates that runoff drains toward the southwest corner of the property.

The landscape plan shows additional trees and landscaping being planted on the western side of the property along N. Chestnut Avenue.

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

- 1) Any and all disturbed areas shall be sodded.
- 2) All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
- 3) All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
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- 7) Trash service and medical clinic deliveries shall occur between the hours of 7 a.m. to 10 p.m.
- 8) Tractor trailers, RV's storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
- 9) Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

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

Mr. Greer stated that Mr. Mark Kinney and Mr. Tom Watson are here at City Hall if any Planning Commissioners have questions for them.

Chairperson McGee asked if the applicant would like to speak.

The applicant did not have anything to add.

Chairperson McGee asked if there were any members in the audience that wish to speak in favor of this application.

Mr. Greer stated that no members of the public are in the audience tonight or via Zoom.



Chairperson McGee asked for discussion from the Planning Commission.

Mr. Turnage asked if this property used to be Tommy's or Tanners.

Mr. Greer answered yes.

Mr. New asked what the estimated time of construction is.

Mr. Mark Kinney stated that if they can obtain their building permit by this February, then they could be open for business by this Fall.

Mr. Ebenroth asked if the neighboring property owners were notified via letters.

Mr. Greer stated yes. Staff has not received any communication from the Woodlands Neighborhood regarding this proposed project.

Mr. Mark Kinney also stated that he tried to contact the Woodlands Home Association; however, he did not receive any communications back.

Mr. Murch asked what the hours of operation would be.

Mr. Mark Kinney answered that the hours would likely be 7:00 a.m. to 7:00 p.m.

Mr. Murch asked about patients receiving dialysis overnight.

Mr. Mark Kinney stated that there are not overnight services at this location.

Ms. Lowe stated that she thought this project is certainly a good thing for Northland residents to have additional access to medical care. Kidney dialysis is one of those services that is really hitting a large segment of the population. They have medical centers all over the metro and although we have good medical facilities up North, this will be a great addition for our residents. She is happy that this project is being proposed.

Chairperson McGee closed the public hearing.

**MOTION: By Ms. Hommon, second by Mr. Ebenroth to approve Site Plan Revision at 6221 N Chestnt Avenue.**

<b>Vote: Mr. Cookson</b>	<b>Yes</b>
<b>Mr. Ebenroth</b>	<b>Yes</b>
<b>Mix Hernandez</b>	<b>Yes</b>
<b>Ms. Hommon</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Mr. New</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>

**Chairperson McGee            Yes**

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

**Item 5 on the Agenda: Election of Officers.**

Mr. Chase nominated Ms. McGee as Chair. All said aye, the motion carried.

Mx. Hernandez nominated Mike Ebenroth as Vice Chair. All said aye, the motion carried.

Mr. New nominated Mr. Cookson as Secretary. All said aye, the motion carried.

**Capital Improvements Appointments**-Mr. Greer stated that Chase Cookson, Katie Middleton and Bill Turnage are currently serving on the Capital Improvements Committee as the Planning Commission's representatives.

\*Ms. Middleton entered the meeting.

Discussion ensued regarding the representatives to the Capital Improvements Committee. It was agreed upon that Ms. Hommon, Ms. Lowe and Ms. Middleton would serve for the 2021 year.

**Item 6 on the Agenda: Communications from the City Council.**

Mayor Pro Tem Mallams said he agreed with Ms. Lowe regarding the Dialysis Center. It is definitely a need for our older population here in Gladstone. He congratulated the new officers and thanked everyone for their service to the community.

**Item 7 on the Agenda: Communications from City Staff.**

Mr. Greer thanked the Commissioners for their willingness to adapt and try new things with the Planning Commission Zoom meetings.

**Item 8 on the Agenda: Communications from the Planning Commission Members.**

Ms. Middleton apologized for missing a part of the Planning Commission meeting.

Mr. Turnage commented on the most recent snow removal and how great of a job Public Works continues to do on the streets.

Mr. Ebenroth commented that he was very glad to see that we have a proposed project for a vacant building, which has been vacant for quite some time now. We have had issues with this property in the past. He is really happy to see things are progressing in our community.

Ms. Lowe stated that she is excited about these next four years. She thinks it will be transformational not just for Gladstone but for the State and Country. It certainly is her pleasure to serve on the Planning Commission with this group of people and with the Capital Improvements Committee. She appreciates the work Mr. Greer and his staff puts into each

**CITY OF GLADSTONE  
COMMUNITY DEVELOPMENT DEPARTMENT  
7010 N. HOLMES  
GLADSTONE, MO 64118-2646**

**RE: HAPPY ROCK DIALYSIS  
STORMWATER LETTER  
6221 N CHESTNUT AVENUE  
GLADSTONE, MISSOURI**

At the request of Genesis KC Development, LLC, Kaw Valley Engineering has reviewed the proposed site improvements associated with construction of the dialysis clinic at the 6221 N Chestnut Avenue in Gladstone, Missouri and determined that the site will be exempt of stormwater detention and treatment requirements outlined in the KC Metro APWA Section 5600. This letter will summarize existing and proposed conditions and provide calculations that support the site's exemption in accordance with APWA standards.

The existing site is 1.25 acres and consists of a building and associated parking. In total, approximately 50,780 square feet of the project site can be classified as impervious area. The existing downspouts direct roof drainage onto the parking lot. Stormwater runoff discharges by overland flow to the southwest. A vicinity map and existing site conditions drawing are provided as attachments to this letter.

Site improvements will include a building addition, a porte cochere and removal of some asphalt to allow for the installation of landscaping. Most of the remaining pavement will be removed and replaced. After construction, the amount of impervious area will be reduced to 48,020 square feet.

Per APWA Section 5601.3(A)2 states "*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*" are exempt from stormwater detention and treatment requirements. The impervious area of the site will decrease from the existing condition by 2,760 square feet. Therefore, detention and BMPs are not required per APWA. However, as discussed with city staff, the developer has agreed to make a good faith effort to provide some measure of storm water treatment by utilizing BMPs.

Drainage patterns within the project area will generally remain the same except for the roof drainage. Roof drains are planned to be collected on the northwest and southeast sides of the building in separate headers directed to an area landscaped with native vegetation. Outflow from the headers and a small area of pavement will be directed via overland flow to N. Chestnut Avenue together with the rest of the site drainage. Per the APWA/MARC BMP Manual, Table 4.4, native vegetation provides a value rating of 9.25. The treatment area is equal to the roof area which is 8,437 square feet (0.19 acres). Therefore, the weighted value rating is 1.8. Proposed improvements and site grading drawings are provided as attachments to this letter.

In conclusion, it is in the opinion of Kaw Valley Engineering that the proposed Happy Rock Dialysis clinic site will not require stormwater detention or treatment facilities as indicated by APWA Section 5601.3(A)2 because the impervious area on the site will be decreased. However, the addition of native vegetation to treat the runoff for the roof will improve the quality of the storm water leaving the site.

This letter and attached exhibits are the "Stormwater - Additional Required Document" to support the submitted "Site Plan Revision" for the Happy Rock Dialysis clinic project.

Respectfully submitted,  
**Kaw Valley Engineering, Inc.**

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Martin T. Arling, P.E.  
Project Manager

MA/tw





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1 EXTERIOR 1  
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2 EXTERIOR 2  
12' x 14'

**Davita**  
 Davita Healthcare Partners Inc.  
 2000 9th Street  
 Denver, CO 80202

**inFORM**

3750 S. University Blvd.  
 Suite 1000  
 Denver, CO 80202  
 Phone: 303.733.8800  
 Fax: 303.733.8804

CLIENT NAME  
 Davita Healthcare Partners, Inc.  
 2000 9th Street  
 Denver, CO 80202

**Davita Dialysis  
 HAPPY ROCK (GLADSTONE)  
 (FACILITY #02204)**  
 8221 N. CASSELL AVENUE  
 GARDEN CITY, CO 80138

**NOT FOR CONSTRUCTION**

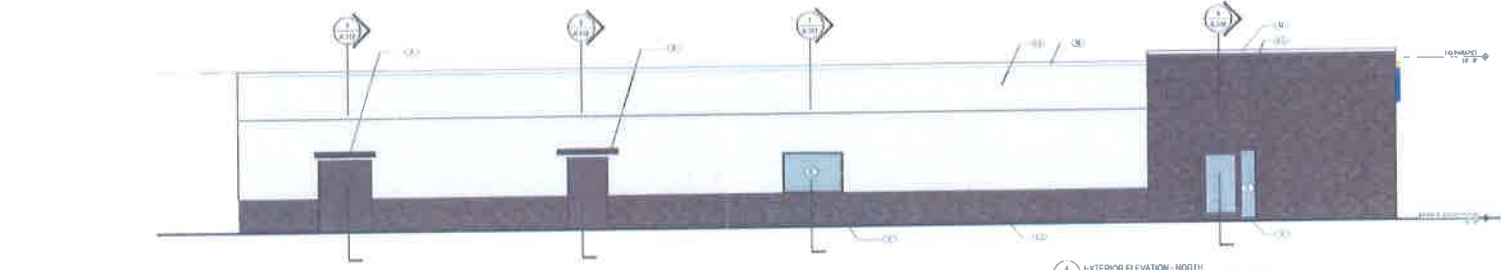
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 RENDERINGS**

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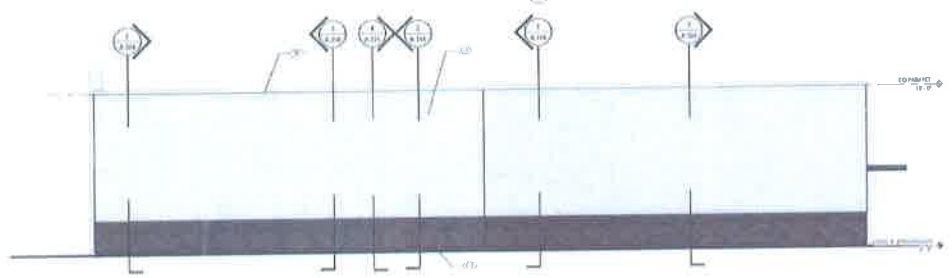
HARRIS ENGINEERING ARCHITECTURE, INC.

EXTERIOR ELEVATION WEST (GLAUSTONE) REF: 04 101

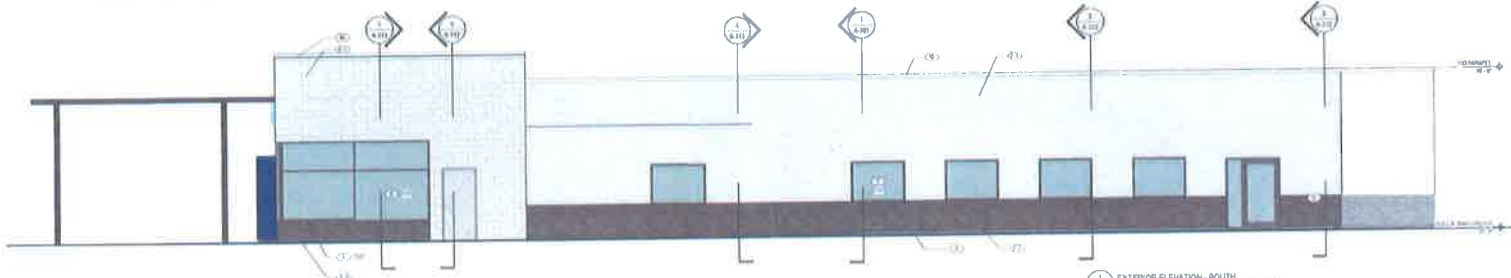


EXTERIOR ELEVATION - NORTH  
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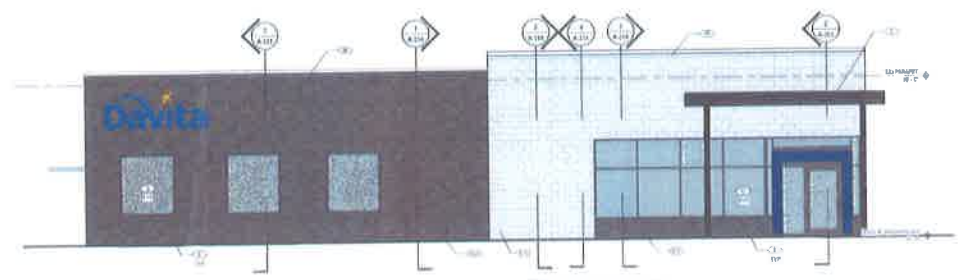
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1 A 202	WALL	BRICK	1 A 202	1 A 202
1 A 203	WALL	GLASS	1 A 203	1 A 203
1 A 204	WALL	GLASS	1 A 204	1 A 204



EXTERIOR ELEVATION - EAST  
3/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH  
3/8" = 1'-0"



EXTERIOR ELEVATION - WEST  
3/8" = 1'-0"



**Davita**  
 221 A North Main  
 Suite 200  
 Kansas City, MO 64101  
 Tel: 816.254.1234

CLIENT NAME  
 Davita Dialysis  
 HAPPY ROCK (GLAUSTONE)  
 FACILITY #02204  
 822 N CRESTVIEW AVE  
 KANSAS CITY, MO 64115

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS