

AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO CASIE YATES FOR OPERATION OF A HOME HAIR SALON 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 NE 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; and

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 NE 68th Terrace, the effective date of which shall be the enactment date of this Ordinance and expiring **three** years from the date of passage of this ordinance, all subject to the following conditions:

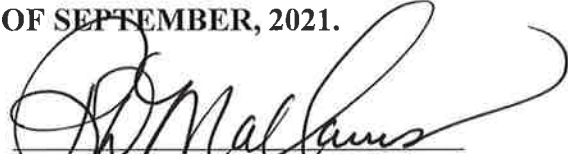
1. Casie Yates shall maintain a License as required by the State of Missouri. If for any reason the State of Missouri revokes or suspends the license of Casie Yates, the Special Use Permit shall also be automatically revoked or suspended.
2. This Special Use Permit is to be issued to Casie Yates to be 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 27TH DAY OF SEPTEMBER, 2021.


R.D. Mallams, Mayor

ATTEST:


Becky Jarrett, Deputy City Clerk

1st Reading: September 27, 2021

2nd Reading: September 27, 2021

File #SUP21-00002



Request for Council Action

RES # City Clerk Only

BILL # 21-28

ORD # City Clerk Only

Date: 9/22/2021

Department: Community Development

Meeting Date Requested: 9/27/2021

Public Hearing: Yes Date: 9/27/2021

Subject: Three (3) Year Special Use Permit for Home Hair Salon at 2700 NE 68th Terrace – Casie Yates

Background:

Last year, Mrs. Yates applied and received a one (1) year Special Use Permit. As of September 2021, the Community Development Department has not received any complaints regarding this business or address.

The applicant is requesting a three (3) year Special Use Permit for a home-based beauty salon at her 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 from 2020 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:

No Public Comments; City Staff recommends approval; Planning Commission unanimously approved the three (3) year SUP.

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

Austin Greer
Community Development Director

JM
City Attorney

SW
City Manager

RCA DUE TO CITY CLERK WEDNESDAY 12:00 PM



Community Development Department

Staff Report

Date: September 1st, 2021

File #: SUP21-00002

Requested Action: Special Use Permit (Home Hair Salon)

Date of PC Consideration: September 7, 2021

Date of Council Consideration: September 27, 2021

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

Last year, Mrs. Yates applied and received a one (1) year Special Use Permit. As of September 2021, the Community Development Department has not received any complaints regarding this business or address.

The applicant is requesting a three (3) year Special Use Permit for a home-based beauty salon at her 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.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council approve this three-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.

Recommendation

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

DEVELOPMENT APPLICATION



CITY OF GLADSTONE
7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118
PHONE: 436-4110 FAX: 436-2228

File #: Suppl-00002
Application Date: 7-28-21
PC Date: 9-7-21
CC Date: 9-27-21

Application Type:

- (PH) Special Use Permit (\$500)
- (PH) Zoning Change (\$500)
- (PH) Site Plan Revision (\$500)
- (PH) Right-of-Way Vacation (\$200)
- (PH) Variance - BZA (\$200)
- Final Plat/Replat (\$75)

Address of Action: 2700 NE 68TH TER, GLADSTONE, MO 64119

Legal Description:

Attach under separate cover if needed.

Proposed Change:

Applicant/Property Owner Information:

- Applicant(s) CASIE YATES
Company YELLOW HOUSE CUTS, LLC
Address 2700 NE 68TH TER, GLADSTONE, MO 64119
Phone 816-806-8038 Fax: _____ E-Mail: _____
- Property Owner (if different than applicant) _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____
- Architect/Engineer _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

Please indicate in one box above which person is to be the contact.

Applicant's Signature Casie Yates Date 7-28-21

July 24, 2021
2700 NE 68th Ter
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 5 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 separate entrance and restroom. There will be no more than 2 patrons in the salon at a time. Parking is easily accommodated with our driveway which leads to the separate entrance.

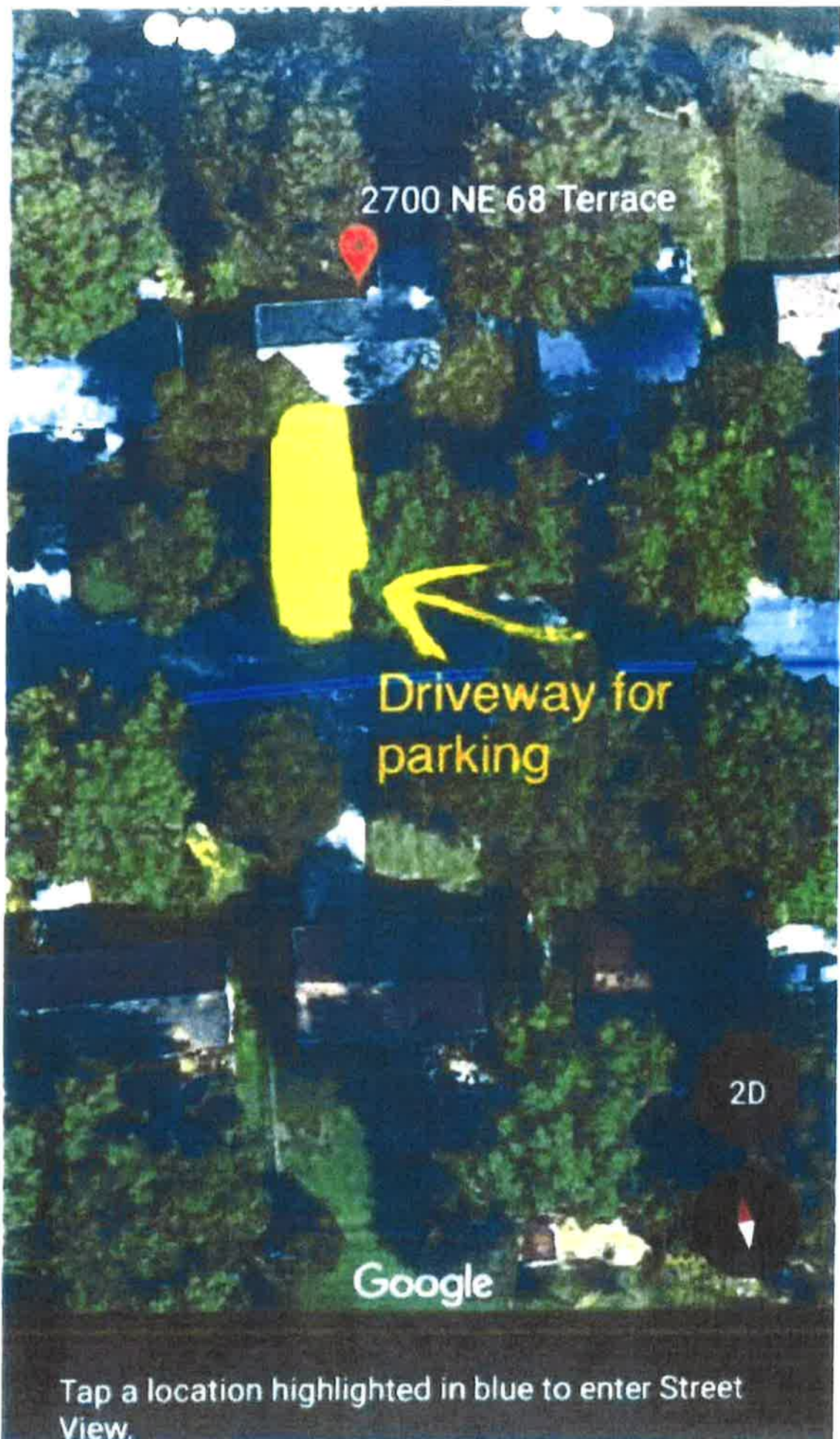
I have a small clientele of which I have known for many years. They are quiet and respectful. I do not wish to place signs or have any signs of my business on the outside of my property.

I would be happy to answer you or my neighbors may have.

My cell# 816-806-8038

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

Sincerely,
Casie Yates



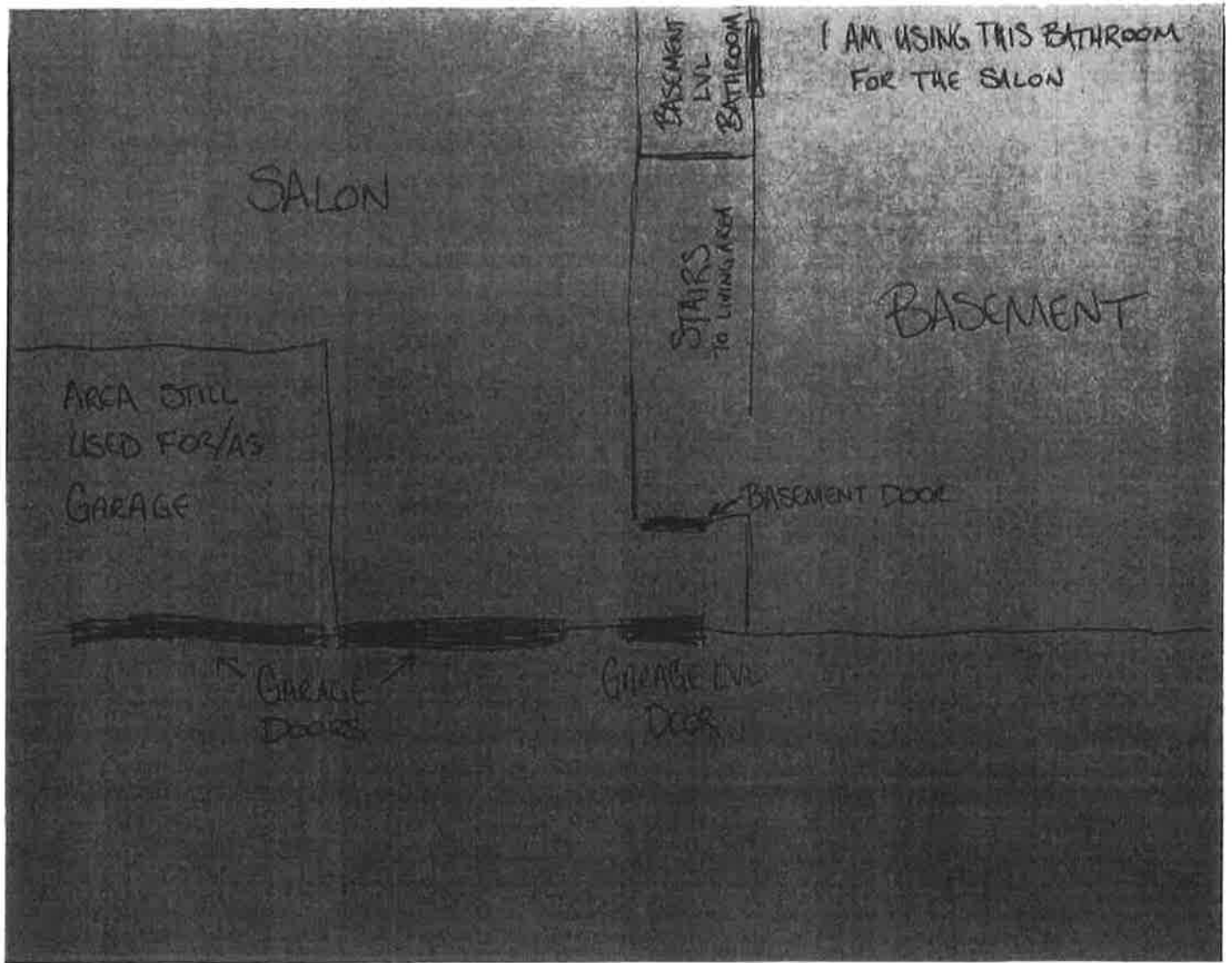
2700 NE 68 Terrace

Driveway for parking

Google

2D

Tap a location highlighted in blue to enter Street View.









TO: Property Owners Within 185' & Other Interested Parties
FROM: Community Development Department
DATE: August 13th, 2021
SUBJECT: Yellow House Cuts – In-Home Hair Cutting Business at 2700 NE 68th Terr

PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on September 7th, 2021 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a Special Use Permit at 2700 NE 68th Terr. legally described as 002700 NE 68TH TERR MEADOWBROOK NORTH 9TH PLAT LT 3 BLK 29

Applicant: Casie Yates

Owner: Same as above

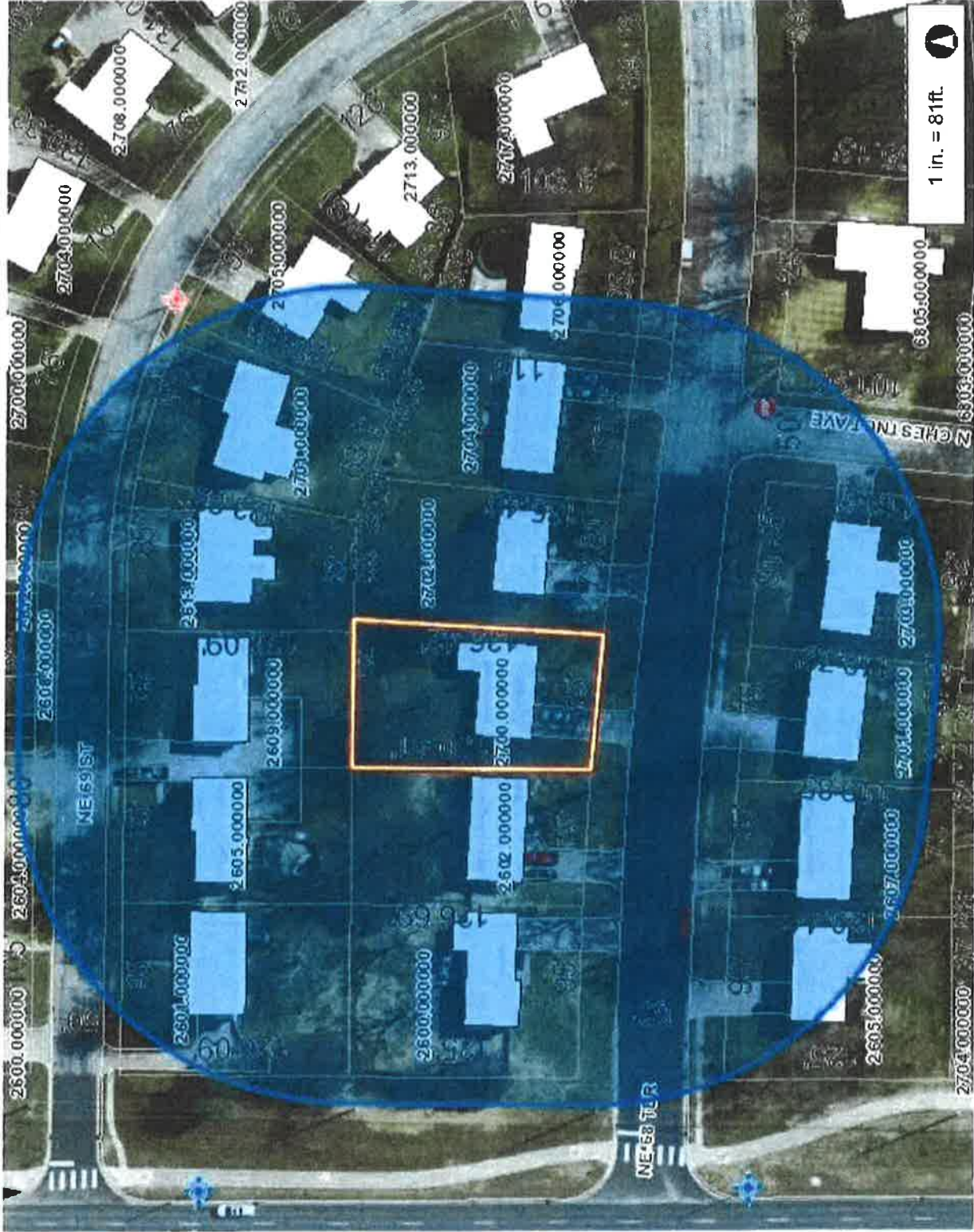
Subsequently, at its regular meeting of September 27th, 2021, at 7:30 PM, the City Council will conduct a public hearing on the same request.

Additional Information: This is a hearing on a Special Use Permit for Mrs. Yates to continue operating an in-home hair cutting business. Last year, Mrs. Yates was approved for a Special Use Permit at this location.

If you have any questions or concerns, please contact Austin Greer, Community Development Director & Assistant To the City Manager at austing@gladstone.mo.us and/or 816-423-4102.



Gladstone, MO

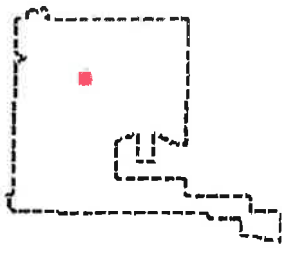


1 in. = 81ft.

162.9 0 81.45 162.9 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



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

Notes