

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY LOCATED AT 605 AND 607 NORTHEAST 69th STREET 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 605 & 607 NE 69th Street, Gladstone, Missouri;

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. FINAL DEVELOPMENT PLAN APPROVAL.

The Final Development Plan for the above described property is hereby approved subject to the terms and conditions set forth herein:

1. All exterior existing lighting shall be converted to LED.
2. The dumpster enclosure shall be constructed with materials and colors consistent with the primary building.
3. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
4. Any and all disturbed areas shall be sodded.
5. All landscaped areas shall be maintained in perpetuity.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.
7. Curb, gutter, and sidewalk shall be installed to match existing public improvements at 605 NE 69th Street at the closure of the driveway approach.

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

FIRST READING: September 27, 2021

SECOND READING: September 27, 2021

File #SITE21-00065



Community Development Department

Staff Report

Date: September 1, 2021

File #: Rezon21-00003 plat21-00008 site21-00006

Requested Action: Re-Plat, Re-Zone & Site Plan Revision; 605 & 607 NE 69th Street

Date of PC Consideration: Tuesday, September 7, 2021

Date of Council Consideration: Monday, September 27, 2021

Applicant: Kim Catalano
Owner: Gladstone Food Products
607 NE 69th Street
Gladstone, MO 64118

Attorney: J. Brian Hill
Sexton, Bender, Hill, & Steinman, P.C.

Architect/ Engineer: HJM Architects
Michael Laird
7520 Washington Street
Kansas City, Missouri 64114

Address of Property: 605 & 607 NE 69th Street

Planning Information

- Current Zoning: 607 NE 69th St. - CP3 Planned Commercial District; 605 NE 69th St. - R1 Single Family
- Planned Land Use: Mixed-Use/Commercial – Comprehensive Plan
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Adequate traffic movement is provided via existing access on 69th St.
- Traffic Impacts: None
- Parking Provided: 18 spaces currently + 12 proposed new spaces
- Proposed On-Site Improvements: See Plans
- Proposed Signage: None

Analysis

The applicant, is requesting a re-plat, re-zone, and site plan revision to expand their operation by adding one additional loading dock and approximately twelve (12) parking spaces to accommodate employees. The applicant owns the single-family home located at 605 NE 69th Street and plans to demolish the structure in order to achieve adding the loading dock and parking spaces.

The applicant is requesting a re-plat to combine the properties at 605 and 607 NE 69th Street into one property.

The applicant is requesting a re-zone at 605 NE 69th Street from R-1 Single Family to CP-3 Planned District Commercial to match the commercial zoning of 607 NE 69th Street.

The applicant plans to close the driveway that leads to the single-family home and add curb, gutter, and level out the sidewalk to match existing public improvements on 69th Street.

In the winter of 2018, the Planning Commission and City Council approved the initial site plan revision that is currently under construction.

The site plans and renderings can be found in the Planning Commission packet.

Recommended Conditions

1. All exterior existing lighting shall be converted to LED
2. The dumpster enclosure shall be constructed with materials and colors consistent with the primary building.
3. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
4. Any and all disturbed areas shall be sodded.
5. All landscaped areas shall be maintained in perpetuity.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.
7. Curb, gutter, and sidewalk shall be installed to match existing public improvements at 605 NE 69th Street at the closure of the driveway approach.

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

Site 2100006

File #: 2020021-00003
Application Date: 7-30-21 Plat 2100006
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: 605 & 607 NE 69th St.

Legal Description: See attached
Attach under separate cover if needed.

Proposed Change: Rezone 605 NE 69th St. to CP3; replat 605 and 607 NE 69th St. into one tract; new site plan for combined tracts

Applicant/Property Owner Information:

- Applicant(s) Kim Catalano
Company Gladstone Food Products Company, Inc.
Address 607 NE 69th St.
Phone 816-769-5330 Fax: E-Mail: kim@latiara.com
- ~~Property Owner~~ (if different than applicant) J. Brian Hill
Company Sexton, Bender, Hill & Steinman, P.C.
Address 2900 Brooktree Lane, Suite 100, Gladstone, MO 64119
Phone 816-455-2700 Fax: 816-455-2775 E-Mail: jbhill@sextonbender.com

- Architect/Engineer Patrick Joyce
Company Anderson Engineering Inc.
Address 941 W. 141st Terr, Suite A, KCMO 64145
Phone 816-777-0400 Fax: E-Mail: pjoyce@andersonengineeringinc.com

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

Applicant's Signature Kim B Catalano Date 7/12/21



TO: Property Owners Within 185' & Other Interested Parties

FROM: Community Development Department

DATE: August 13th, 2021

SUBJECT: Gladstone Foods – Rezone 605 NE 69th st. to CP3; Replat 605 and 607 NE 69th St. into one tract; new Site Plan for combined tracts.

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 Zoning Change and Site Plan revision at 605 & 607 NE 69th St. legally described as 000605 NE 69TH ST LINDEN BLK 36 EXC E65' OF N256 .79 & E1/2 VAC ST ADJ WEST, N1 /2 VACST ADJ SOUTH, & W1/2 VAC ST ADJ EAST and 000607 NE 69TH ST GLADSTONE FOOD PRODUCTS TR A.

Applicant: Sexton, Bender, Hill & Steinman

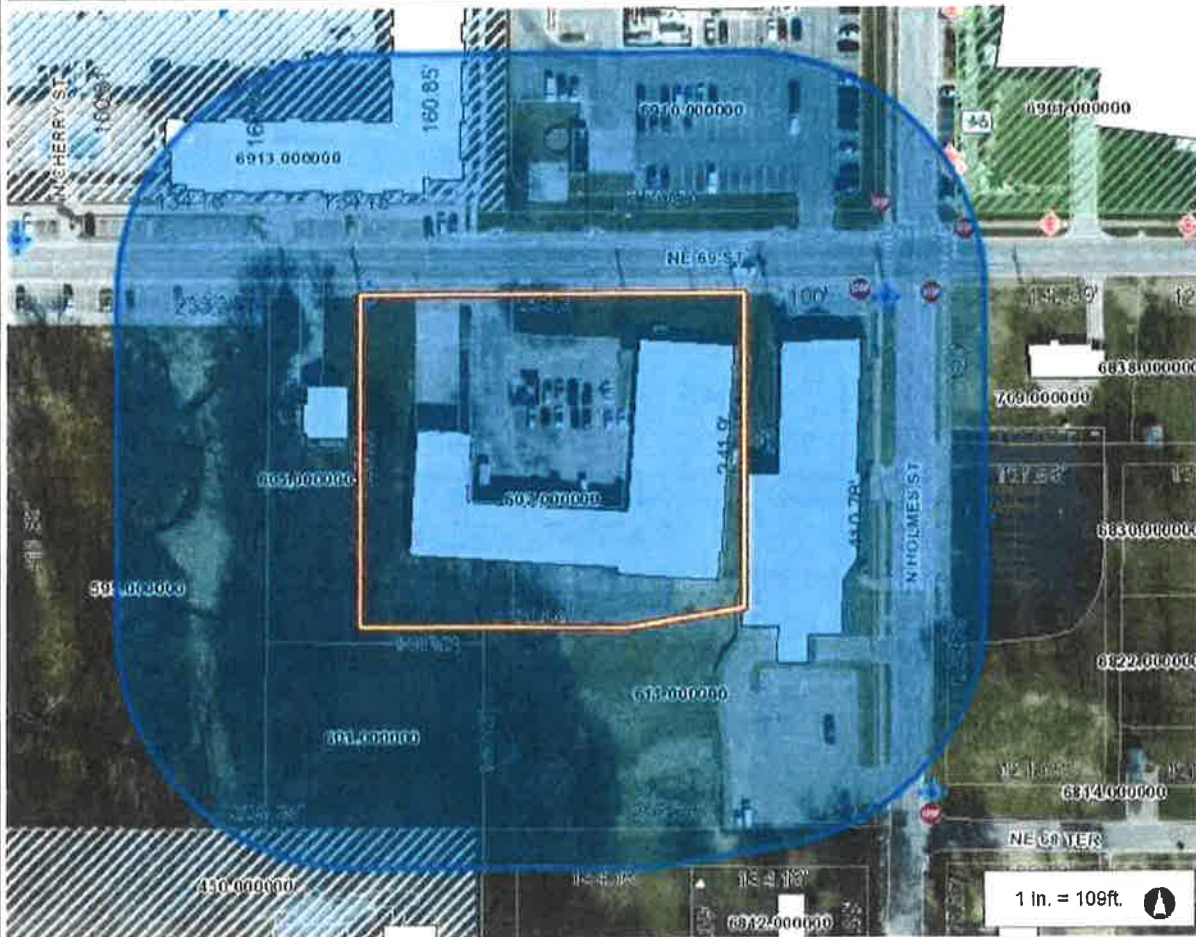
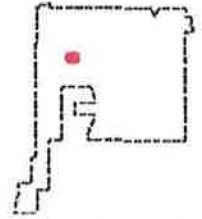
Owner: Kim Catalano

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.

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



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

1 in. = 109ft.

217.8 0 108.89 217.8 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

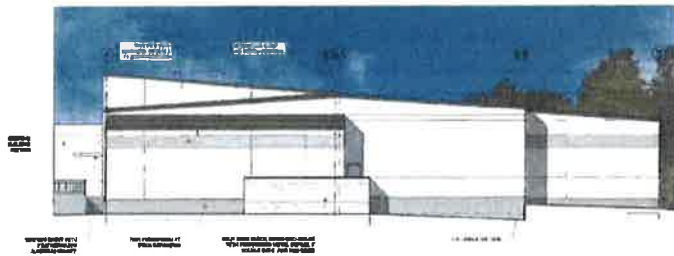


- Level the sidewalk to match what is existing
- Install curb/gutter to match what is existing

* My goal is to have this section match the rest of the sidewalk and roadway so it doesn't stick out.



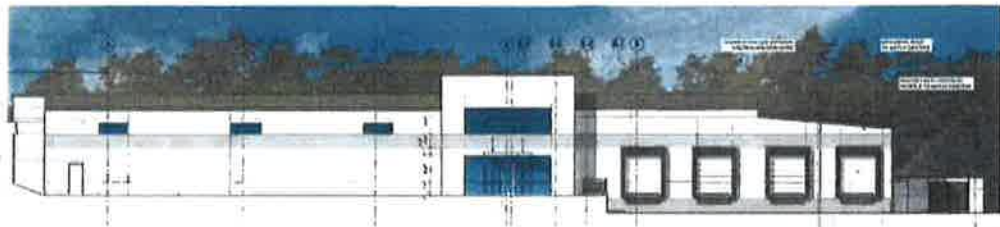
HJM
ARCHITECTS



NOT TO SCALE
NOT TO SCALE
NOT TO SCALE
NOT TO SCALE



2 EXTERIOR ELEVATION-WEST
SCALE: 1/8" = 1'-0"



NOT TO SCALE
NOT TO SCALE
NOT TO SCALE
NOT TO SCALE



1 EXTERIOR ELEVATION-NORTH
SCALE: 1/8" = 1'-0"

GLADSTONE FOOD PRODUCTS
REPLAT AND MASTERPLAN
807 N. BETH STREET
GLADSTONE, MO 64119

CITY REVIEW

PROJECT NO. 214

EXTERIOR ELEVATIONS

A200

