

FAILED

BILL NO. 21-33

ORDINANCE NO.

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 2610 NORTHEAST 60TH 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 2610 NE 60th Street, Gladstone, Missouri; 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. 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. Keep an active Gladstone business license in perpetuity.
2. The facility and individual storage units shall not be used for temporary or permanent human occupancy.
3. All development signage shall comply with approved City standards.
4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
5. Tractor trailers shall not be parked or stored overnight. Storage containers shall not be stored on site unless as part of a valid building permit.
6. Disabled or unlicensed vehicles shall not be stored on site.
7. Entry points of the facility shall be secured twenty-four hours/seven days of the week year round.
8. Dumpster and storage areas shall be enclosed on four (4) sides with materials consistent with the primary building and adequately screened from public view. Trash service shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
9. All exterior fencing shall be aluminum.

10. Any and all exterior windows attached to a storage unit must be faux windows.
11. Hours of operation and access to the facility shall be between the hours of 6:00 a.m. and 10:00 p.m.
12. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening will be reviewed via the building permit process.
13. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.
14. Tenants of the storage facility shall not conduct a private business from their individual storage unit(s).
15. Enhance landscaping on the north and east sides of the property and submit the revised landscaping plan as part of the building permit.
16. A brick monument sign shall serve the development in accordance with city code.

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 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 #SITE21-00005 and REZON21-00002