

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY LOCATED AT 90 NORTHWEST VIVION ROAD GLADSTONE, MISSOURI, ALSO KNOWN AS VAN SUBARU.

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 90 NW Vivion Rd, 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:

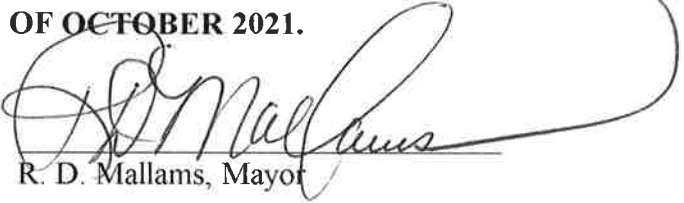
SECTION 1. SITE PLAN REVISION APPROVAL.

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

1. All exterior existing lighting within the scope of this project shall be converted to LED.
2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
3. Any and all disturbed areas shall be sodded.
4. All landscaped areas shall be maintained in perpetuity.
5. Add trees to the east side of the property to adequately shield the view of additional service bays from NW Old Pike Rd.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.

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 11th DAY OF OCTOBER 2021.**



R. D. Mallams, Mayor

ATTEST:



Becky Jarrett, Deputy City Clerk

FIRST READING: October 11, 2021
2021

SECOND READING: October 11,

File # SITE21-00007



Community Development Department

Staff Report

Date: September 15, 2021

File #: SITE21-00007

Requested Action: Site Plan Revision

Date of PC Consideration: Monday, September 20, 2021

Date of Council Consideration: Monday, October 11, 2021

Applicant: James R. Marshall, JRMA Architects, Inc.

Owners: Aaron Davis, Berkshire Hathaway Automotive
Agent:

Architect/ James R. Marshall, JRMA Architects, Inc.

Engineer: Cook, Flatt and Strobel Engineers, PA.

Address of Property: 90 NW Vivion Rd, Gladstone, MO 64118

Planning Information

- Current Zoning: CP3 Planned Commercial District;
- Planned Land Use: Commercial
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: One (1) location on Old Pike Rd.
- Traffic Impacts: None
- Proposed On-Site Improvements: See Plans
- Proposed Signage: On the building and refurbishing existing pylon signage

Analysis

The applicant, is requesting a site plan revision to expand their operation to add an additional customer service reception area and vehicle service bays to the north side of the Subaru facility. The service reception area is an additional 705 sq. ft. and the additional vehicle service bay area is an additional 13,690 sq. ft.

The existing 2,630 sq. ft. certified pre-owned office building located just south of the Van Subaru facility will be demolished.

According to engineers for this project, there will be a decrease in impervious area and will not generate additional storm water runoff with the proposed building additions.

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

Recommended Conditions

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

1. All exterior existing lighting within the scope of this project shall be converted to LED.
2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
3. Any and all disturbed areas shall be sodded.
4. All landscaped areas shall be maintained in perpetuity.
5. Add trees to the east side of the property to adequately shield the view of additional service bays from NW Old Pike Rd.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.

The owner of this property has agreed to all conditions.

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 #: Site 21-0007

Application Date: August 26th 2021

PC Date: 9-20-21

CC Date: 10-11-21

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: Amendment to Previously Approved Plan

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

Proposed Change: Adding (1) additional Customer Reception Bay
Adding Service Bays to the North end of the building.

Applicant/Property Owner Information:

- Applicant(s) James R. Marshall, Architect
Company Jrma Architects, Inc.
Address 12200 N Ambassador Dr, KC, Mo 64163
Phone 818-505-3700 Fax: _____ E-Mail: jmarshall@jrmaonline.com
- Property Owner (if different than applicant) Aaron Davis, Owner's Agent
Company Berkshire Hathaway Automotive
Address 833 Royal Ridge Parkway, Suite 100 Irving, TX 75063
Phone .469.242.5768 Fax: _____ E-Mail: adavis01@Berkshirehathawayautomotive.com
- Architect/Engineer James R. Marshall, Architect
Company Jrma Architects, Inc.
Address 12200 N Ambassador Dr. Kansas City, Mo 64163
Phone 816-505-3700 Fax: _____ E-Mail: jmarshall@jrmaonline.com

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

Applicant's Signature James R. Marshall Date 7-13-2021

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, Aaron Davis
Berkshire Hathaway Automotive, do hereby authorize James R. Marshall
(Owner's name) (Applicant's name)

to apply for the following action on my property at 90 NW Vivion Road
Gladstone, Mo

- a. Rezone from _____ to _____
- b. Site Plan Revision Yes
- c. Special Use Permit _____
- d. Variance _____
- e. Plat/Replat _____

Date: 7/15/21 Owner's Signature: [Signature]

NOTARIZATION

State of TEXAS
County of DALLAS

Subscribed and sworn before me this 15 day of July, 2021.

Notary's Signature:

Shannon Kay Tuggle

My Commission expires: 6/10/2024

(seal)





TO: Property Owners Within 185' & Other Interested Parties
FROM: Community Development Department
DATE: September 20th, 2021
SUBJECT: Van Subaru – Remodel at 90 NW Vivion Rd

PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on September 20th, 2021 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a Site Plan Revision at 90 NW Vivion Rd. Legally described as 000100 NW VIVION RD BEG NW COR INTERS VIVION/OLD P IKE RDS, WLY ALNG ROW TO WL SE C, N TO SW COR LT3 TAYLORS SUB D, E TO WL OLD PIKE RD, SE

Applicant: James R Marshall with JRMA Architects

Owner: Berkshire Hathaway Automotive

Subsequently, at its regular meeting of October 11th, 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 Site Plan Revision for Berkshire Hathaway Automotive to remodel and expand service bays at Van Subaru.

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.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, September 20th, 2021
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Mike Ebenroth, V-Chair
Gary Markenson
Kate Middleton
Kim Murch
Bill Turnage
Alicia Hommon
Brenda Lowe
Jennifer McGee, Chair
JN Hernandez
Chase Cookson

Absent: Larry Whitton
James New

Council & Staff Present:

Austin Greer, Community Development Director
Angie Daugherty, Admin. Assistant
Jean B. Moore, Council Member
Tom Frisby, Councilman

Item 2 on the Agenda: Pledge of Allegiance.

Chair McGee led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the September 7th, 2021. Chair McGee asked if there was a motion to approve the minutes from the September 7th meeting minutes.

Ms. Lowe moved to approve the minutes; Mr. Turnage seconded. The minutes were approved, 10-0.

Item 4 on the Agenda: Public Hearing: On a Site Plan Revision for property located at 90 NW Vivion Rd. Applicant: James R Marshall, Architect Owner: Aaron Davis, Berkshire Hathaway Automotive. *The City Council Public Hearing is scheduled for Monday, October 11, 2021.*

Mr. Greer read from the staff report.

The applicant, is requesting a site plan revision to expand their operation to add an additional customer service reception area and vehicle service bays to the north side of the Subaru facility.

The service reception area is an additional 705 sq. ft. and the additional vehicle service bay area is an additional 13,690 sq. ft. The existing 2,630 sq. ft. certified pre-owned office building located just south of the Van Subaru facility will be demolished.

According to engineers for this project, there will be a decrease in impervious area and will not generate additional storm water runoff with the proposed building additions.

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

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

1. All exterior existing lighting shall be converted to LED
2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
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5. Add trees to the east side of the property to adequately shield the view of additional service bays from NW Old Pike Rd.
6. All mechanical equipment on the roof and/or ground shall be screened from public view.

The Owners of this property have agreed to all conditions.

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

Mr. Greer stated that Mr. James Marshall is in the audience tonight. He is the applicant and the architect for this project and that he would like to introduce himself and answer any questions you all may have.

Mr. Marshall stated that his office is located at 12200 N. Ambassador Dr. Kansas City, MO. If anyone has any questions for him he would be more than happy to answer them.

Ms. Middleton asked if they are eliminating the surface area that is covered by any asphalt or concrete type of material.

Mr. Marshall stated he doesn't know the square footage area that they are eliminating but they are replacing hard surfaces with hard surfaces. On the west side of the building where they see the dark rectangle they actually reduced the parking and are adding landscaping. No additional concrete or asphalt is being added. The project simply calls for a building addition with a roof on already paved surfaces.

Ms. Middleton asked if this is a large portion of land they are discussing tonight.

Mr. Marshall stated no. They are getting rid of the certified pre-owned building and replacing it with grass and landscaping.

Chairperson McGee closed the public hearing.

MOTION: By Mr. Cookson, second by Ms. Hommon to approve a Site Plan Revision for the property located at 90 NW Vivion Rd.

| | |
|---------------------------|------------|
| Vote: Mr. Ebenroth | Yes |
| Ms. Lowe | Yes |
| Ms. Hommon | Yes |
| Mr. Markenson | Yes |
| Mr. Murch | Yes |
| Mr. Turnage | Yes |
| Ms. Middleton | Yes |
| Chair McGee | Yes |
| Mx. Hernandez | Yes |
| Mr. Cookson | Yes |

The motion carried. (10-0)

Item 5 on the Agenda: Communication from the City Council

Council Member Moore stated that she hopes everyone takes advantage of all the festivals and events we have going on in the city. This past weekend was a big one for us. We had a Friday night concert at Linden Square followed by Fiesta on the Square Saturday night. On Saturday the Atkins-Johnson Farm hosted the Big Shoal Country Fair. Also, Gladfest is coming up October 1st, 2nd and 3rd. It takes a lot of volunteers and a lot of effort to put these events on. I really appreciate all of the volunteers that make these events happen.

Item 6 on the Agenda: Communication from the City Staff

Mr. Greer stated that he has no communications tonight but there is a lot going on around town regarding construction, so if they have any questions for him he would be happy to answer them.

Mr. Markenson asked what they are doing on 72nd street and how long are they going to be doing it.

Mr. Greer stated that Evergy is doing the work. I spoke with Mr. Nebergall about this today and he said they think they will be finished towards the end of October.

Mr. Turnage asked about the Rock Creek Trail behind Fire Station two. Is that on schedule?

Mr. Greer stated yes it is on schedule.

Ms. Middleton asked when is the hotel going to be finished and are they going to be able to have a tour.

Mr. Greer stated that he believes they are going to be finished by the end of October. They are running into some supply issues but are working through that. He does believe they are going to have a bigger event for the community when they open.

Item 7 on the Agenda: Communications from the Planning Commission Members

Mr. Markenson stated that he recently toured the pre-kindergarten complex on Antioch and it is the most amazing facility he has ever seen. It is state of the art, huge, and well decorated. It is staffed with professional teachers. It is truly amazing that we can have something like that in our community.

Ms. Hommon stated that as a business they were able to be a part of both the Fiesta on the Square and Big Shoal County Fair at Atkins-Johnson Farm over the weekend. She wants to commend the Atkins-Johnson Farm & Museum staff as well as Parks and Recreation staff because both of the events were tremendous. She knows how hard it is right now to plan things with COVID-19, so she was impressed with both the events.

Mx. Hernandez stated that he is excited to inform the Planning Commissioners and City Staff about the third annual Northland Pride event happening this weekend. Northland Pride is an organization dedicated to united uplifting. It creates a safer place for the queer community north of the Missouri river. This year Northland Pride's annual pride event is going virtual again. Attendees can tune in on Sunday September 26th from 3:00 pm to 6:00 pm central time at twitch.tv-northlandpridekc. To celebrate the local LGBTQIA plus community from the comfort and safety of your own home. He hopes you will be able to join them for a fabulous three-hour event filled with local music, art, poetry, queer history, and more.

Item 8 on the Agenda: Adjournment

Chair McGee adjourned the meeting at 7:13 pm.

Respectfully submitted:

Jennifer McGee, Chair

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____



Gladstone, MO

