

BILL NO. 22-07

ORDINANCE NO. 4.584

AN ORDINANCE APPROVING THE RE-PLAT OF 2312 NE 72nd STREET, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" the Replat of address 2312 NE 72nd Street is hereby accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 24th DAY OF JANUARY, 2022.


R. D. Mallams, Mayor

ATTEST:


Becky Jarrett, Deputy City Clerk

1st Reading: January 24, 2022

2nd Reading: January 24, 2022

File #Plat21-00011



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 22-07

ORD # 4.584

Date: 1/19/2022

Department: Community Development

Meeting Date Requested: 1/24/2022

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Re-Plat – 2312 NE 72nd St, Gladstone, MO

Background:

The owner/applicant is requesting that the city approve a re-plat of 2312 NE 72nd St. in order to build three (3) single-family homes on three (3) separate lots. Currently, the piece of property is one large lot.

Proposed Size of Lots:

- Lot 1 – 73 ft. wide by 125 ft. long
- Lot 2 – 73 ft. wide by 125 ft. long
- Lot 3 – 122 ft. wide by 125 ft. long

These proposed lot sizes do meet city standards.

- Minimum single-family lot standards are no less than 8,400 square feet.

Budget Discussion: Funds are budgeted in the amount of \$0 from the N/A Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$

Public/Board/Staff Input:

Public – None

Board – Voted unanimously in support of the proposed re-plat.

Staff – City Staff recommends approval of the final plat as submitted.

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

Austin Greer
Comm. Dev. Director

JM
City Attorney

SW
City Manager



Community Development Department Staff Report

Date: December 30, 2021

File #:

Requested Action: Re-Plat

Date of PC Consideration: January 3, 2022

Date of Council Consideration: January 24, 2022

Applicant/Owner: Jonathan Mirfasihi

Architect/

Engineer/Surveyor: Aylett Survey Co. – Jason Robbins

Address of Property: 2312 NE 72nd Street, Gladstone, MO

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

Analysis

The owner/applicant is requesting that the city approve a re-plat of 2312 NE 72nd St. in order to build three (3) single-family homes on three (3) separate lots. Currently, the piece of property is one large lot.

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Recommendation

City Staff recommends that the Planning Commission approve the final plat as submitted.

DEVELOPMENT APPLICATION



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

File #: Plat 21-00011
Application Date: NOV 15th 2021
PC Date: 11-3-22
CC Date: 1-24-22

Application Type:

- | | |
|--|--|
| <input type="checkbox"/> (PH) Special Use Permit (\$500) | <input type="checkbox"/> (PH) Right-of-Way Vacation (\$200) |
| <input type="checkbox"/> (PH) Zoning Change (\$500) | <input type="checkbox"/> (PH) Variance - BZA (\$200) |
| <input type="checkbox"/> (PH) Site Plan Revision (\$500) | <input checked="" type="checkbox"/> Final Plat/Replat (\$75) |

Address of Action: 2312 NE 72nd St.

Legal Description:

Attach under separate cover if needed.

SEE ATTACHED

Proposed Change:

Applicant/Property Owner Information:

☒ Applicant(s) JONATHAN MIRFASIHI
Company PARS PROPERTIES, LLC
Address _____
Phone 913-645-6357 Fax: _____ E-Mail: jhmirfasihi@yahoo.com

☐ Property Owner (If different than applicant) _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

☒ Architect/Engineer AYLETT SURVEY CO. / JASON ROBBINS
Company _____
Address 201 NW 72nd St. GLADSTONE MO 64118
Phone 816-436-0732 Fax: 816-436-0763 Mail: jason@aylett-survey.com

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

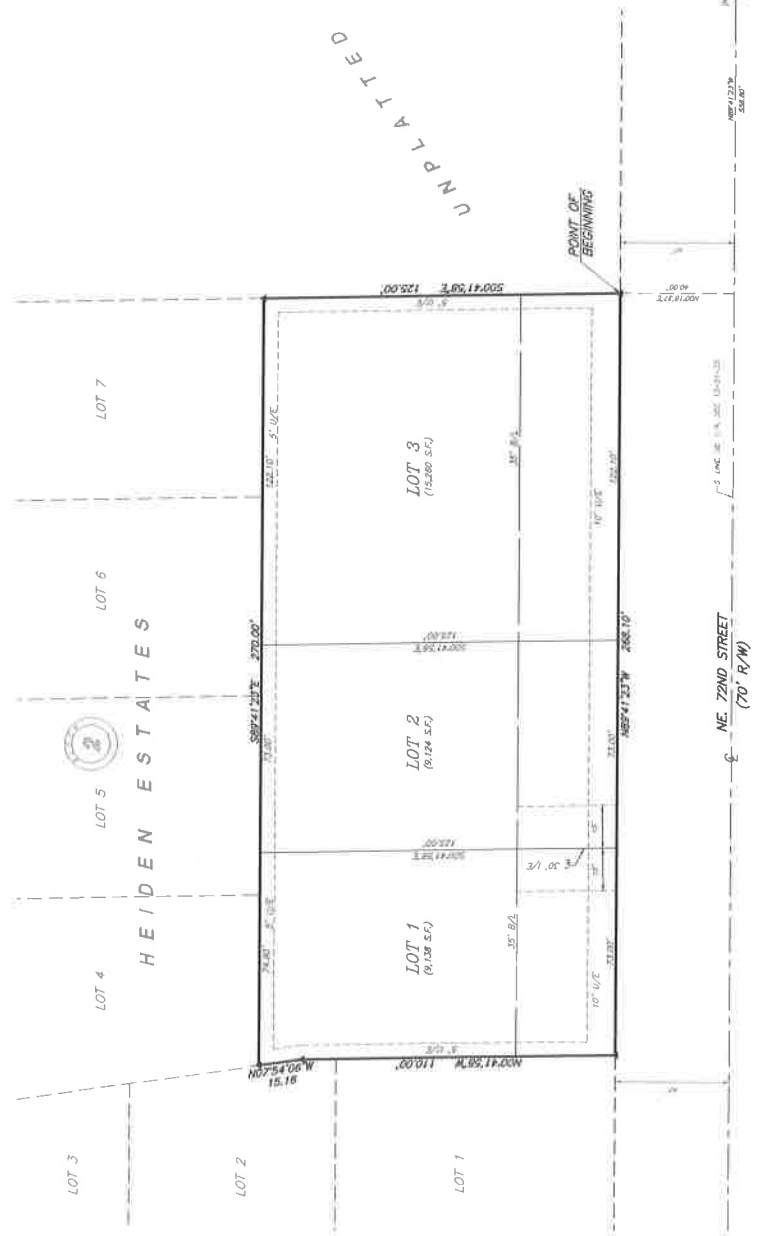
Applicant's Signature Jonathan Mirfasihi Date 11/1/2021

PARSIAN RIDGE

A SUBDIVISION IN GLADSTONE
Clay County, Missouri



SE 1/4 Sec. 13-51-33
Location Map
NOT TO SCALE



UNPLATTED

DESCRIPTION:

At the part of the Subdivision plat of Section 13, Township 21 N., Range 21 E., 3rd Meridian, Clay County, Missouri, recorded at Record 13-51-33, the following description of the land is given: The land is situated in the Southeast Quarter of Section 13, Township 21 N., Range 21 E., 3rd Meridian, Clay County, Missouri, and is divided into seven (7) lots, to-wit: Lot 1, 9.128 AC; Lot 2, 9.124 AC; Lot 3, 15.280 AC; Lot 4, 9.124 AC; Lot 5, 9.124 AC; Lot 6, 9.124 AC; and Lot 7, 9.124 AC. The land is situated in the Southeast Quarter of Section 13, Township 21 N., Range 21 E., 3rd Meridian, Clay County, Missouri, and is divided into seven (7) lots, to-wit: Lot 1, 9.128 AC; Lot 2, 9.124 AC; Lot 3, 15.280 AC; Lot 4, 9.124 AC; Lot 5, 9.124 AC; Lot 6, 9.124 AC; and Lot 7, 9.124 AC.

DEDICATIONS:

The undersigned, Parsian Ridge, LLC, of the first of land described herein, have caused the same to be dedicated to the use of the public as shown on the accompanying plat, which dedication is subject to the approval of the Board of Supervisors of the City of Gladstone, Missouri, and the Board of Supervisors of the County of Clay, Missouri, and the Board of Supervisors of the State of Missouri.

ACKNOWLEDGMENTS:

I, the undersigned, Parsian Ridge, LLC, of the first of land described herein, have caused the same to be dedicated to the use of the public as shown on the accompanying plat, which dedication is subject to the approval of the Board of Supervisors of the City of Gladstone, Missouri, and the Board of Supervisors of the County of Clay, Missouri, and the Board of Supervisors of the State of Missouri.

PARSIAN RIDGE, LLC

Parishan Ridge, LLC

STATE OF MISSOURI,) COUNTY OF)

I, the undersigned, Parsian Ridge, LLC, of the first of land described herein, have caused the same to be dedicated to the use of the public as shown on the accompanying plat, which dedication is subject to the approval of the Board of Supervisors of the City of Gladstone, Missouri, and the Board of Supervisors of the County of Clay, Missouri, and the Board of Supervisors of the State of Missouri.

My Commission Expires: _____

CITY CERTIFICATIONS

This plat of Parsian Ridge, LLC, of the first of land described herein, has been approved by the City of Gladstone, Missouri, and the Board of Supervisors of the County of Clay, Missouri, and the Board of Supervisors of the State of Missouri.

Parishan Ridge, LLC, Planning Commission Chair

Parishan Ridge, LLC

Parishan Ridge, LLC

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Parishan Ridge, LLC

Parishan Ridge, LLC

I hereby certify that the plat of Parsian Ridge, LLC, of the first of land described herein, has been approved by the City of Gladstone, Missouri, and the Board of Supervisors of the County of Clay, Missouri, and the Board of Supervisors of the State of Missouri.

DATE: _____

PARSIAN RIDGE
GLADSTONE, CLAY COUNTY, MISSOURI
FINAL PLAT

PARSIAN RIDGE, LLC
600 ADAMSON BLVD. APT. 1303
KANSAS CITY, MO 64108

AVIETT SURVEY COMPANY
LAW OFFICES
200 W. 12TH ST. - 1ST FLOOR
KANSAS CITY, MO 64108



LEGEND:
B/C = Building Line
W/L = Well Line
M/S = Not to Scale
○ = Delineated Easement
○ = Delineated Easement
▲ = 5/8" Meter w/ Cop No. 2014

RECORD YOUR
DIP
1-800-344-7463
(MISSOURI)

GENERAL NOTES:
1. The plat is provided for this survey. Therefore, all measurements of record may not be accurate.
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PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, January 3rd, 2022
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Gary Markenson
Kate Middleton
Kim Murch
Bill Turnage
Brenda Lowe
Chase Cookson, Secretary
Mike Ebenroth, Vice Chair
Alicia Hommon

Absent: James New
Jennifer McGee, Chair
JN Hernandez
Larry Whitton

Council & Staff Present:

Austin Greer, Community Development Director
Angie Daugherty, Admin. Assistant
Jean B. Moore, Council Member
R.D. Mallams, Mayor

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the November 1st, 2021 Minutes. Vice Chair Ebenroth asked if there was a motion to approve the minutes from the November 1st meeting.

Mr. Cookson moved to approve the minutes; Ms. Middleton seconded. The minutes were approved, 8-0.

Item 4 on the Agenda: Consideration: On a Final Plat for property located at 2312 NE 72nd St. Applicant/Owner: Jonathan Mirfasihi Pars Properties, LLC. *The City Council Public Hearing is scheduled for Monday, January 24th, 2022.*

Mr. Greer read from the staff report.

The owner/applicant is requesting that the city approve a re-plat of 2312 NE 72nd St. in order to build three (3) single-family homes on three (3) separate lots. Currently, the piece of property is one large lot.

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- Minimum single-family lot standards are no less than 8,400 square feet.

City Staff recommends that the request be **APPROVED**.

Ms. Middleton asked if there was a reason the third lot is a different size.

Mr. Greer stated the original plan that was submitted was four lots. With a fourth lot being added the lot wasn't going to meet city standards for the minimum lot size. He told the owners that instead of four lots they would only be able to do three lots.

MOTION: By Mr. Markenson, second by Ms. Hommon to approve a Final Plat for the property located at 2312 NE 72nd St.

Vote: Ms. Lowe	Yes
Mr. Markenson	Yes
Mr. Murch	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
V-Chair Ebenroth	Yes
Mr. Cookson	Yes
Ms. Hommon	Yes

The motion carried. (8-0)

Item 5 on the Agenda: Communications from City Staff & Other Business:

Mr. Wingerson stated, welcome Commissioners, he would like to talk a little about the short term stay ordinance that was discussed a few months ago. He wanted to thank them for their time tonight and for their spirited discussion regarding this topic. He thought they had some great questions related to the hotel/motel extended stay and some really great questions related to the homeless shelter, transitional housing, and mental health facilities. He wanted to come and hear what they thought on how we can improve our ordinance and make it better for the community and form a solid quality recommendation for the City Council in the next couple of months. There are three parts to the ordinance. The first has to do with hotel/motel and extended stays. The city has a brand new Fairfield Inn and Suites by Marriott as part of the downtown. What they would like to do is pass regulations to keep it nice for a long time. If it can't be exactly what it is now (a short term stay facility) the city will have a chance to provide input on that. We have researched a couple of other cities and their ordinances to come up with the draft proposed to the Planning Commission. The proposed amendment defines terms and prohibits extended stay hotels and hourly rate hotels. The main question from the Planning Commission at the first meeting had to do with the city getting into the hotel's business. Certainly this ordinance doesn't