

BILL NO. 22-12

ORDINANCE NO. 4.589

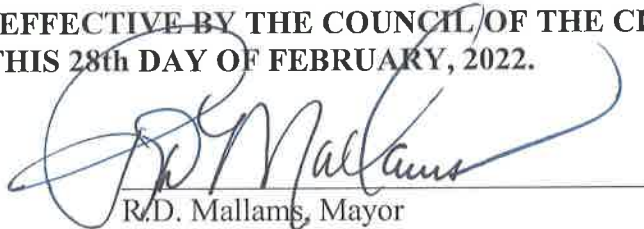
AN ORDINANCE APPROVING THE FINAL PLAT OF PARKSIDE AT HOBBY HILL AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

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" as "Parkside at Hobby Hill, Section 14, Township 51 North, Range 33 West, Section 14, Township 51, Range 33" 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.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28th DAY OF FEBRUARY, 2022.



R.D. Mallams, Mayor

ATTEST:



Becky Jarrett, Deputy City Clerk

1st Reading: February 28, 2022

2nd Reading: February 28, 2022



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 22-12

ORD # 4.589

Date: 2/17/2022

Department: Community Development

Meeting Date Requested: 2/28/2022

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

Subject: Final Plat/Re-Plat – Parkside at Hobby Hill

Background:

The Applicant, Cardinal Crest KC is proposing to re-plat 7506, 7508, 7510 N. Oak Trafficway and an undeveloped parcel 13609000102200 into two parcels instead of four. This location is approximately at the block of 76th St. to the south and west of N. Oak Trafficway and is the development called Parkside at Hobby Hill. This mixed-use project was approved by Planning Commission and City Council earlier this year.

All of the parcels are now owned by Cardinal Crest KC.

- Lot 1 is 3.99 acres
- Lot 2 is 2.46 acres
- Tract A (Detention) is 0.84 acres

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

PC: Unanimously support the plat

Staff: Recommends approval

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: October 28, 2021

File #:

Requested Action: Final Plat/Re-Plat

Date of PC Consideration: Monday, November 1, 2021

Date of Council Consideration: Monday, February 28, 2022 (Rescheduled from canceled November 22, 2021 meeting)

Applicant: Matt Hendrickson & Joe Christensen
Cardinal Crest KC
1539 Swift Street, North Kansas City, MO

Property
Owners: Cardinal Crest KC

Architect/
Engineer: Patrick Joyce, PE
Anderson Engineering, Inc.

Address of Properties: 7506 N. Oak Trfy, 7508 N. Oak Trfy, 7510 N. Oak Trfy and parcel number 13609000102200. (Four separate parcels)

Planning Information

- Planned Land Use (Future): Mixed-Use Development called Parkside at Hobby Hill
 - Rezone and Site Plan approved for Parkside at Hobby Hill in 2021
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan
- Site Area: Lot 1 – 3.99 acres; Lot 2 – 2.46 acres; Tract A (Detention) – 0.84 acres

Analysis

The Applicant, Cardinal Crest KC is proposing to re-plat 7506, 7508, 7510 N. Oak Trafficway and an undeveloped parcel 13609000102200 into two parcels instead of four. This location is approximately at the block of 76th St. to the south and west of N. Oak Trafficway and is the development called Parkside at Hobby Hill. This mixed-use project was approved by Planning Commission and City Council earlier this year.

All of the parcels are now owned by Cardinal Crest KC.

- Lot 1 is 3.99 acres
- Lot 2 is 2.46 acres

- Tract A (Detention) is 0.84 acres

The final approval for the re-plat will be heard by the City Council on Monday, February 22, 2022 at 7:30 p.m. in the City Council Chambers inside City Hall.

Recommended Conditions

N/A

Recommendation

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

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, November 1st, 2021
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Gary Markenson
Kate Middleton
Kim Murch
Bill Turnage
Brenda Lowe
Jennifer McGee, Chair
Chase Cookson
Larry Whitton

Absent: James New
Mike Ebenroth, V-Chair
JN Hernandez
Alicia Hommon

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.

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 20th, 2021. Chair McGee asked if there was a motion to approve the minutes from the September 20th meeting.

Ms. Lowe 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 7506 N Oak Trafficway, 7508 N Oak Trafficway, 7510 N Oak Trafficway and Parcel #13609000102200. Applicant/Owner: Cardinal Crest. *The City Council Public Hearing is scheduled for Monday, November 22nd, 2021.*

Mr. Greer read from the staff report.

The Applicant, Cardinal Crest KC is proposing to re-plat 7506, 7508, 7510 N. Oak Trafficway and an undeveloped parcel ending in 2200 (13609000102200) into two parcels instead of four. This location is approximately at the block of 76th St. to the south and west of N. Oak Trafficway

and is the development called Parkside at Hobby Hill. This mixed-use project was approved by Planning Commission and City Council earlier this year.

All of the parcels are now owned by Cardinal Crest KC.

- Lot 1 is 3.99 acres
- Lot 2 is 2.46 acres
- Tract A (Detention) is 0.84 acres

The final approval for the re-plat will be heard by the City Council on Monday, November 22nd at 7:30 p.m. in the City Council Chambers inside City Hall.

City Staff recommends that the request be APPROVED.

Chairperson McGee closed the public hearing.

Ms. Middleton asked if this is the land by Aldi's

Mr. Greer stated yes, roughly 35-million-dollar investment. This used to be four (4) parcels and are trying to take it down to two (2).

Ms. Middleton asked will this make it easier for tax document purposes.

Mr. Greer stated probably from an investment side. And then they have broken it up into phase one and phase two and that is why they want two parcels.

MOTION: By Mr. Cookson, second by Ms. Middleton to approve a Final Plat for the property located at 7506 N Oak Trafficway, 7508 N Oak Trafficway, 7510 N Oak Trafficway and Parcel #13609000102200.

Vote: Ms. Lowe	Yes
Mr. Markenson	Yes
Mr. Murch	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair McGee	Yes
Mr. Cookson	Yes
Mr. Whitton	Yes

The motion carried. (8-0)

Item 5 on the Agenda: Public Hearing: On Adopting regulations concerning short-term stay facilities for the City of Gladstone.

Mr. Greer read from the staff report.

City Staff is proposing to add Chapter 200 – Short Term Stay to the City Code to comprehensively address Hotel, Motel, Extended Stay Hotel/Motel, Residential Housing and

[illegible][illegible]

PLATIFICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat and shall hereafter be taken on "PARKSIDE AT HOGGY HILL."

[illegible]

Streets shown hereon and not hereinafter dedicated for public use as street right-of-way are hereby dedicated.

The subject property lies in Zone X, Other Flood Areas, as shown on Flood Insurance Rate Map 28047C0202E effective 8/3/2015

[illegible]

Cross access over all drawings and all pending areas within this plot are permitted and will be further defined in a Cross Access Agreement to be released with this plot.

Tract A shall be used as a storm water detention area and shall be owned and maintained by the owners of the lots in this

The basis of bargaining for the submission of a Minecart to State Plans, West Zone, NAD 83

is hereby shown, the foregoing notice has herewith set forth the _____ day of _____

Joe Chittelman, Owner,
Continental Street W.C.

State of _____
County of _____
I, _____, being of the age of _____ years, do hereby certify that the foregoing is a true and correct copy of the original as the same is in the possession of the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free will and deed.
In witness whereof, I have hereunto set my hand and affixed my official seal of my office in said county and state this _____ day of _____, 1924.

Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ E-mail: _____	MY Commission Expires: _____
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This plan is Part 500 AT HOBBY HILL has been submitted to and approved by the City Planning Commission this day of _____, 2021 and by the City Council this _____ day of _____, 2021.

City Plan Commission Chairman

Mayer - A.D. Notice

City Clerk

I hereby certify that this award nomination and is based upon an actual survey performed by me or under my direct supervision and that said survey meets all Assembly Bill 2200's Manual Standards for Property Boundary Surveys, jointly established by the National Board for Architect, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Manual Department of Agriculture, and Survey Division is the best.

The field work was completed on March 6, 2021.

¹ <http://www.fishbase.org>. Accessed 14 July 2013.

AE **ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LANDSCAPERS • DRILLING
8419 West Broadway, Ste. 400, Denver, CO 80202 • (303) 733-1040
(140)

[illegible]

FINAL PLAT
PARKSIDE AT HOBBY HILL



500 J. L. FONSECA ET AL.

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