

BILL NO. 22-32

ORDINANCE NO. 4.609

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 5705 NE ANTIOCH ROAD.

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 5705 NE Antioch Road; 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. SITE PLAN APPROVAL.

The Site Plan for 5705 NE Antioch Road is hereby approved subject to the terms and conditions set forth herein;

1. Keep an active business license in perpetuity.
2. All manicured grass and landscaped areas shall be sodded, irrigated, and maintained in perpetuity.
3. An enhanced and updated landscaping plan shall be submitted and approved as part of the building permit process.
4. 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.
5. Signage compliant with the sign code shall be used.
6. All exterior lighting shall be LED and comply with city code.
7. The dumpster enclosure shall be constructed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit process.
8. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.

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9. Tractor trailers, RV's, and other commercial vehicles shall not be parked or stored overnight on the premises.
10. Storage containers shall not be stored on-site unless as part of a valid building permit.
11. Two (2) commercial bike racks shall be installed on-site.
12. A vinyl or composite 6-foot privacy fence, earth tone in color, shall be installed along the entire east border of the property.
13. Curb, gutter, and sidewalk shall be installed per city standards and specifications on the south side of NE 57th Terrace and the east side of NE Antioch Road.

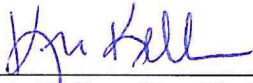
SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 22ND DAY OF AUGUST 2022.



Bill Garnos, Mayor

ATTEST:



Kris Keller, City Clerk

First Reading: August 22, 2022

Second Reading: August 22, 2022

File # SITE22-00004



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 22-32

ORD ☒ # 4.609

Date: 8/22/2022

Department: Community Development

Meeting Date Requested: 8/22/2022

Public Hearing: Yes ☒ Date: 8/22/2022

Subject: 5705 NE Antioch Rd. – Eye Center of Gladstone – Site Plan Revision

Background:

The Applicant and Owner are proposing to build a brand new 20,584 square foot building at 5705 NE Antioch Road. Doctors Anthony Verachtart and Scott Staatz plan to move their Eye Center of Gladstone practice to this location and provide other retail and office opportunities in the building.

The exterior building materials being used are the following:

- Brick - Siding Panels (wood and aluminum)
- EIFS - Glass

Tim Nebergall, City Engineer & Director of Public Works has been working with the engineering team to address storm water for this site. This project will incorporate BMPs and underground filtration systems for storm water. At this time, City Staff is comfortable with the plan to address storm water on this site.

The Owners have agreed to install a 6-foot privacy fence, earth tone in color, along the entire east border of the property to help provide a buffer for the single-family homeowner to the east.

Also, the Owners have agreed to install curb, gutter, and sidewalk on the south side of NE 57th Terrace.

The final approval for the rezoning and site plan will be heard by the City Council on Monday, August 22nd at 7:30 p.m. in the City Council Chambers in City Hall.

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: No Comments

Board: The Planning Commission unanimously voted in favor of approving this project 12-0.

Staff: City Staff recommends approval of this project request.

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

Austin Greer, Community Development Director

JM
City Attorney

SW
City Manager



Community Development Department

Staff Report

Date: 7/26/2022

File #:

Requested Action: Site Plan Revision

Date of PC Consideration: 8/1/2022

Date of Council Consideration: 8/22/2022

Applicant: Dev Anand, President & CEO of Dev Inc. (Architect)

Owner: Anthony Verachtart, OD

Address of Property: 5705 NE Antioch Road, Gladstone, MO, 64119

Planning Information

- Current Zoning: CP-3 Planned Dist, Commercial
- Planned Land Use: Commercial
- Surrounding Uses: North, South, and West: Commercial; East: Residential; Antioch Road is to the West
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: NE Antioch Road (1 location) & NE 57th Terrace (2 locations)
- Traffic Impacts: None – Police
- Parking Provided: Standard Stalls: 65 Accessible Stalls: 3
- Proposed Signage: Monument sign and signage on building.

Analysis

The Applicant and Owner are proposing to build a brand new 20,584 square foot building at 5705 NE Antioch Road. Doctors Anthony Verachtart and Scott Staatz plan to move their Eye Center of Gladstone practice to this location and provide other retail and office opportunities in the building.

The exterior building materials being used are the following:

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Also, the Owners have agreed to install curb, gutter, and sidewalk on the south side of NE 57th Terrace.

The final approval for the rezoning and site plan will be heard by the City Council on Monday, August 22nd at 7:30 p.m. in the City Council Chambers in City Hall.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

- 1) Keep an active business license in perpetuity.
- 2) All manicured grass and landscaped areas shall be sodded, irrigated, and maintained in perpetuity.
- 3) An enhanced and updated landscaping plan shall be submitted and approved as part of the building permit process.
- 4) 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.
- 5) Signage compliant with the sign code shall be used.
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- 7) The dumpster enclosure shall be constructed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit process.
- 8) Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
- 9) Tractor trailers, RV's, and other commercial vehicles shall not be parked or stored overnight on the premises.
- 10) Storage containers shall not be stored on-site unless as part of a valid building permit.
- 11) Two (2) commercial bike racks shall be installed on-site.
- 12) A vinyl or composite 6-foot privacy fence, earth tone in color, shall be installed along the entire east border of the property.
- 13) Curb, gutter, and sidewalk shall be installed per city standards and specifications on the south side of NE 57th Terrace and the east side of NE Antioch Road.

Recommendation

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

Mr. Greer stated yes, and the Community Development Department has not heard from any neighbors for this project.

Mr. Markenson asked if we have a noise disturbance ordinance.

Mr. Greer stated yes sir, 10:00 p.m. to 7:00 a.m. He will work with Mr. Gordon before City Council to see about the decibels of the bell noise.

MOTION: By Ms. Lowe, second by Mr. Cookson to approve a Zoning Change and Site Plan Revision for the property located at 6415 NE Antioch Rd.

Vote:	Mr. Murch	Yes
	Mr. Markenson	Yes
	Mr. New	Yes
	Mr. Turnage	Yes
	Ms. Middleton	No
	Chair Ebenroth	Yes
	Ms. McGee	Yes
	Ms. Hommon	Yes
	Mr. Davis	Yes
	Mr. Cookson	Yes
	Ms. Lowe	Yes
	Mr. Whitton	Yes

The motion carried. (11-1)

Item 5 on the Agenda: Consideration: On a Site Plan Revision for property located at 5705 NE Antioch Rd. Applicant: Dev Anand President CEO, Dev Inc. Owner: Anthony Verachtart, Bold Holdings, LLC.. *The City Council Public Hearing is scheduled for Monday, August 22, 2022.*

Mr. Greer read from the staff report.

The Applicant and Owner are proposing to build a brand new 20,584 square foot building at 5705 NE Antioch Road. Doctors Anthony Verachtart and Scott Staatz plan to move their Eye Center of Gladstone practice to this location and provide other retail and office opportunities in the building.

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Also, the Owners have agreed to install curb, gutter, and sidewalk on the south side of NE 57th Terrace.

The final approval for the rezoning and site plan will be heard by the City Council on Monday, August 22nd at 7:30 p.m. in the City Council Chambers in City Hall.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

- 9) Keep an active business license in perpetuity.
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- 15) The dumpster enclosure shall be constructed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit process.
- 16) Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
- 17) Tractor trailers, RV's, and other commercial vehicles shall not be parked or stored overnight on the premises.
- 18) Storage containers shall not be stored on-site unless as part of a valid building permit.
- 19) Two (2) commercial bike racks shall be installed on-site.
- 20) A vinyl or composite 6-foot privacy fence, earth tone in color, shall be installed along the entire east border of the property.
- 21) Curb, gutter, and sidewalk shall be installed per city standards and specifications on the south side of NE 57th Terrace and the east side of NE Antioch Road.

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

Mr. Staatz stated that he is an optometrist here in the Gladstone area. In 2019, they purchased an existing practice in the Gladstone area off of Antioch located in Plaza 57. As they continue to grow they are needing more space. They would like to build this new building for their practice and also to lease out part of the space to others as well. They are thinking about a restaurant in the lower level.

Mr. Verachtert stated that the piece of land has been empty for 20 or 30 years. It is not bringing in property taxes or sales tax here in Gladstone and they think it will be a good opportunity to build here.

Mr. Clare is the architect. The elevation that they are looking at is the West elevation. This building will be two levels. The lower level would be intended for retail. The East side is also intended for retail. The owners will be occupying about 4,200 square feet of the upper level.

Mr. Turnage asked how long will this take to build.

Mr. Clare stated that they would like to start the foundation this fall.

Mr. New asked where their office is located now.

Mr. Staatz stated 5769 NE Antioch Rd. in Plaza 57.

Mr. Markenson asked about the trees located on the eastern edge of the property. He was wandering if they are going to have to cut these trees down. How many trees will have to come down?

Mr. Greer stated that he believes the mature trees that Mr. Markenson is referencing is located on a different parcel behind the property that is owned by these gentlemen. There is a grading plan that was submitted. He does not recall how many trees are coming down. He will look into this before we take this to City Council.

Mr. Clare stated that they are all about keeping as many trees has they can. They are also going to plant more trees.

Ms. Hommon asked if they have a plan to bring in commercial businesses.

Mr. Staatz stated they have not decided on any business yet. They have been interviewing some options at this time.

Ms. Hommon asked about hearing something a little bit different then what they usually do. Can you elaborate regarding the bike racks and what that looks like and why it is in the contingencies.

Mr. Greer stated that this requirement is a bit of a new thing that he is trying to work into projects to make the community more walkable and bikable. It's likely that the Planning Commission will start to see more conditions like this moving forward depending on the development proposed.

Mr. Murch asked if there will be a sidewalk in front of the building and how many entrances will there be.

Mr. Greer stated yes, currently there is sidewalk on Antioch Rd. and sidewalk will be installed along 57th Terrace as a part of this project. Also, there will be one entrance off of Antioch Rd. and there will be two entrances off of 57th Ter.

MOTION: By Mr. Markenson, second by Ms. Hommon to move forward with Chapter 3000 Mobile Food Establishment Regulations. (Voice Vote)

Vote: Mr. Murch	Yes
Mr. Markenson	Yes
Mr. New	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Ebenroth	Yes
Ms. McGee	Yes
Ms. Hommon	Yes
Mr. Cookson	Yes
Ms. Lowe	Yes
Mr. Whitton	Yes
Mr. Davis	Yes

The motion carried. (12-0)

Item 6 on the Agenda: Communication from the Public
No Communication

Item 7 on the Agenda: Communication from the City Council

Council Member Moore stated that she wanted to thank everyone for their patience on the infrastructure work taking place on N. Oak Trafficway. This work is curb, gutter, and sidewalk changes and repairs. The city's Police Department has moved to Prospect Plaza. We have use of that building with partnership with the North Kansas City School District that does save the city a lot of money. She had the opportunity to tour the space with the Mayor and everybody is super pleased with their new temporary space. Even though it is temporary, it is far better than trailers. Also, please vote tomorrow. This is an opportunity for Federal and State candidates. This is the first time in Clay County the number of commissioners moves from three to seven. Thank you.

Item 8 on the Agenda: Communications from the City Staff

Mr. Greer stated that he only has one thing and that is to welcome Spencer Davis to the team.

Item 9 on the Agenda: Communications from the Planning Commission Members

Chairman Ebenroth wanted to welcome Spencer Davis to the team.

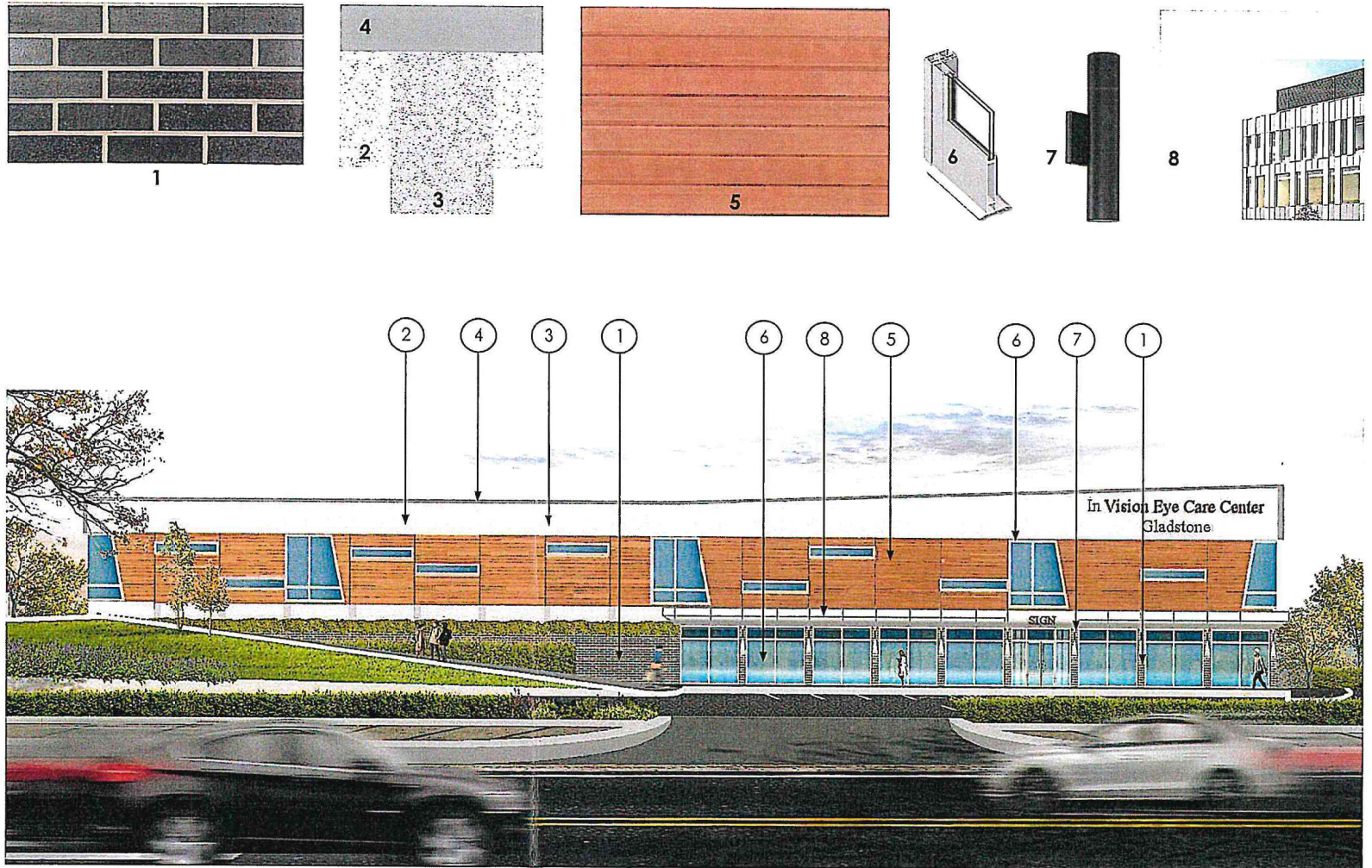
Mr. Murch stated that he had an unfortunate situation over the last few days. He has gotten to know the Public Works and water department on a personal basis. They had a major water main break at the bottom of his street. That department is a hidden department within the city and they do a great job. Tim Nebergall runs a top notch department. Those workers are truly dedicated. They were working yesterday and today in the heat. This was not for the overtime but because they feel a responsibility for their community. Thank you.

Mr. Davis stated that he was born and raised in Kansas City. He went to St. Pius School. Then went to Kansas University. He has been in the family business for as long as he can remember. They own a couple of Real Estate organizations that operate on a national scale. They have

MATERIAL SELECTIONS

- 1 BRICK:
ENDICOTT
MANGANESE IRONSPOT
SMOOTH MODULAR
- 2 FIELD EIFS:
DRYVIT
CLOUDY DAY 626A
- 3 PILASTER EIFS:
DRYVIT
SILVER 631A
- 4 METAL CAP FLASHING:
BERRIDGE
LEAD-COTE
- 5 SIDING PANELS:
NICHHA
VINTAGE WOOD
ROUGH SAWN
CEDAR COLOR
- 6 ALUMINUM STOREFRONT:
KAWNEER
CLEAR ANODIZED FRAME
WITH CLEAR INSULATED
GLASS
- 7 WALL SCONCE:
PROGRESS LIGHTING
UP/DOWN CYLINDER
P5642-31 BLACK
- 8 METAL CANOPY:
ALUCOBOND
CLEAR ANODIZED

NOTE
MATERIAL SELECTIONS ARE
THE BASIS OF DESIGN AND ARE
SUBJECT TO ALTERNATES OF
SIMILAR MATERIAL, COLOR,
AND FINISH

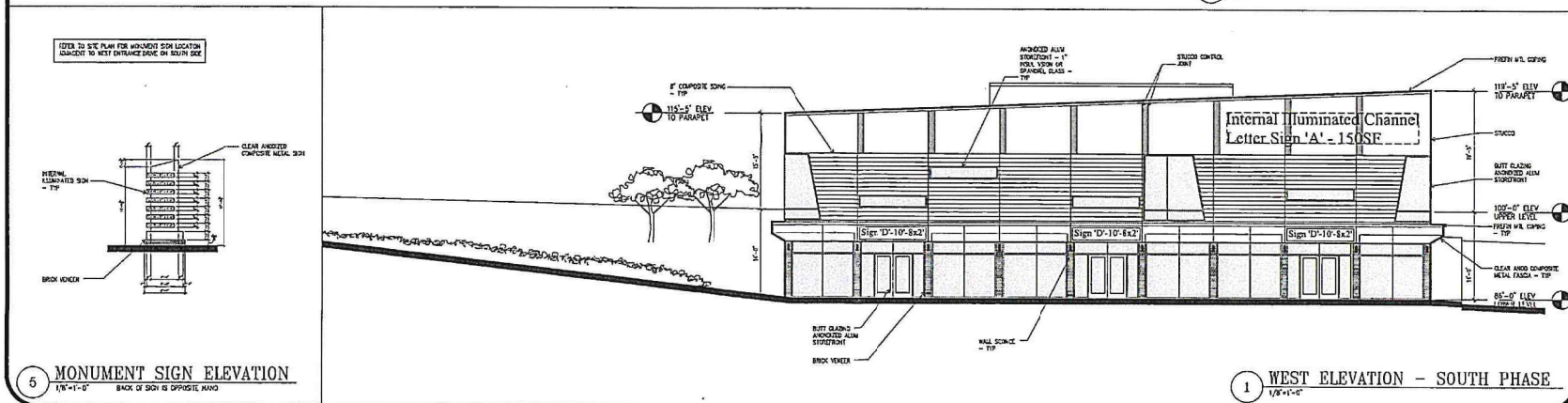
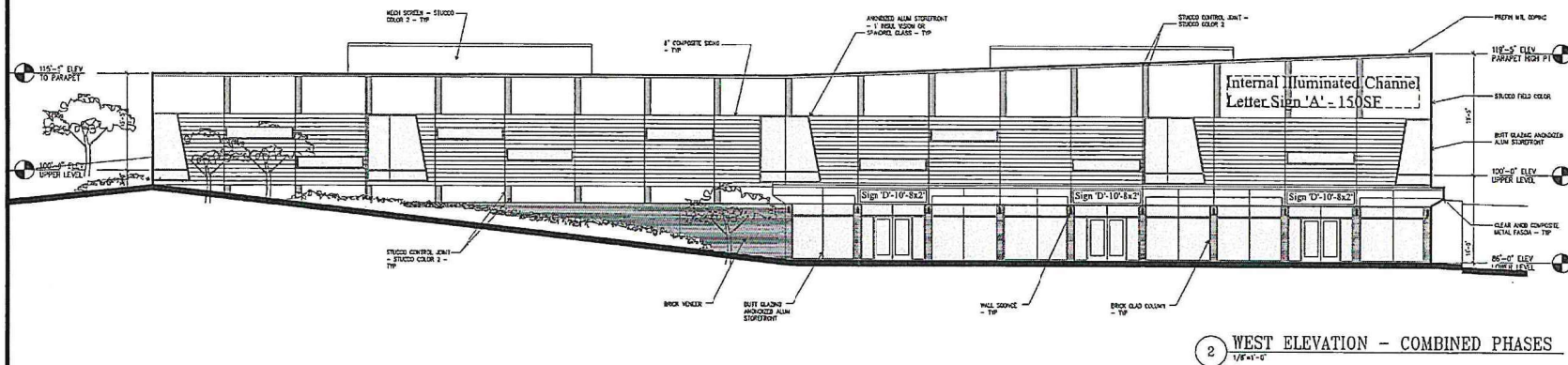
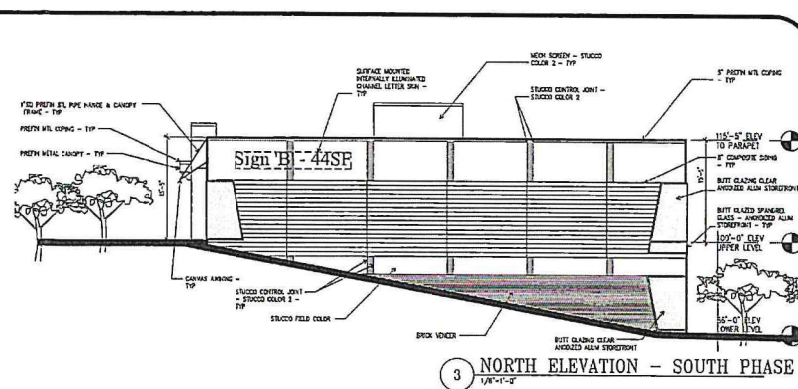
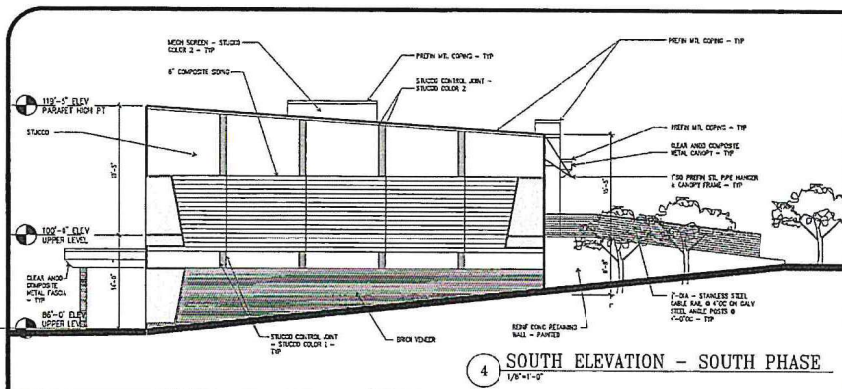


WEST ELEVATION



MATERIAL BOARD
VERSION 02 05/23/2022

EYE CENTER of GLADSTONE
5705 NE ANTIOCH
GLADSTONE, MO



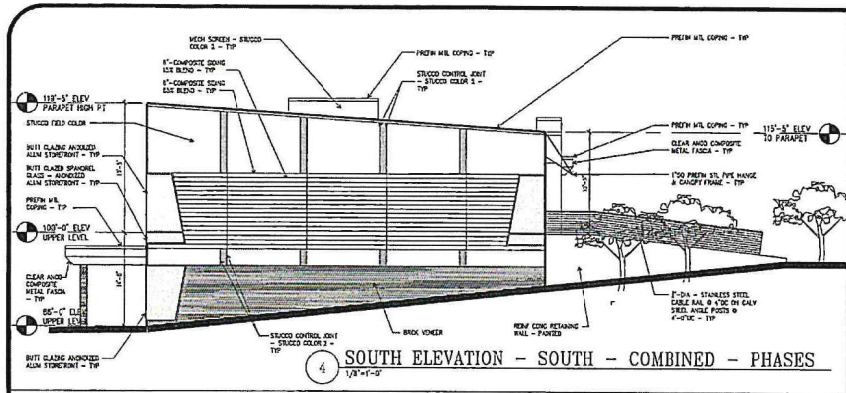
DEV INC
 Dev Anand
 President & CEO
 Roger Clear, Architect
 Vice-President
 8807 Monrovia Street
 Lenexa, KS 66215
 Phone: 913.322.8882
 Fax: 913.322.8886
 roger@dev-inc.com

THIS DESIGN has been prepared by the Architect, as presented under his direct supervision or on his behalf, and is intended to be used as the basis for the construction of the building. It is the responsibility of the Architect to ensure that the design is in accordance with the applicable building codes and regulations. The Architect does not warrant the accuracy or completeness of the information provided, and the user assumes all liability for the use of the design. The Architect is not responsible for any errors or omissions in the design, and the user assumes all liability for the use of the design.

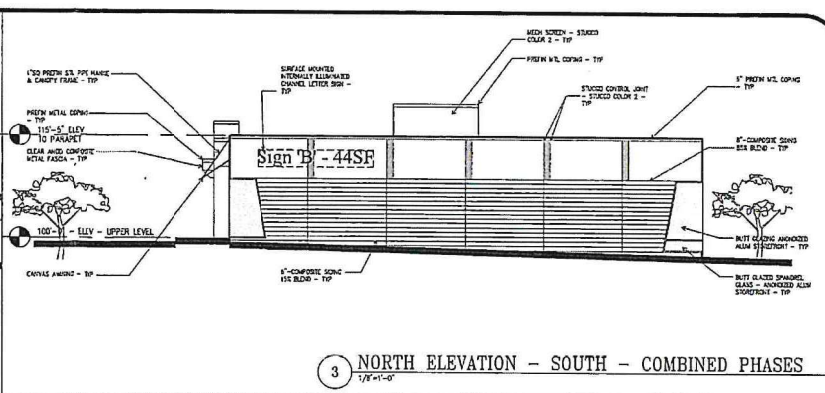
**Eye Center
 of Gladstone**
 5705 NE Antioch
 Gladstone, Missouri

Project No. 210223
 Drawing Issuance
 5.23.21

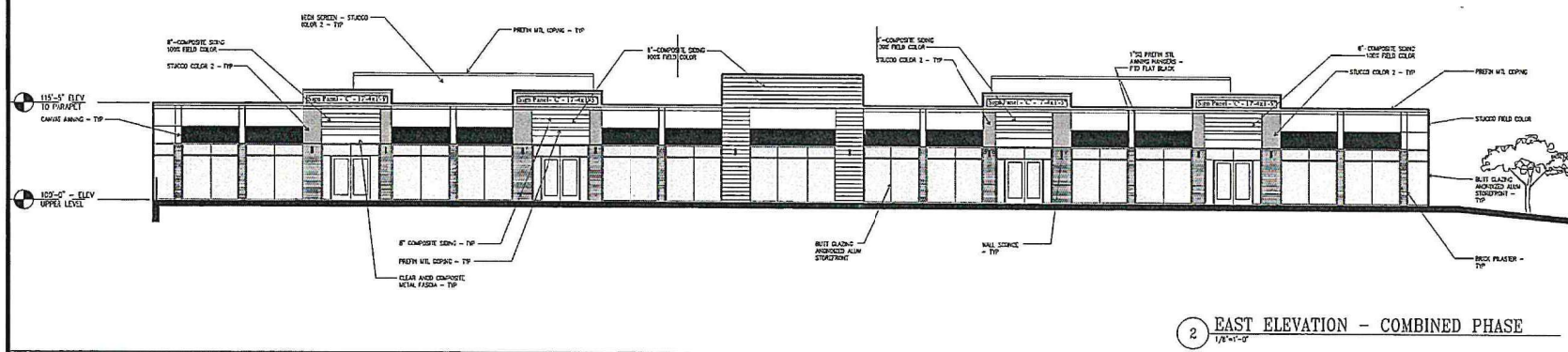
Sheet Number
A5.1
 Exterior Elevations



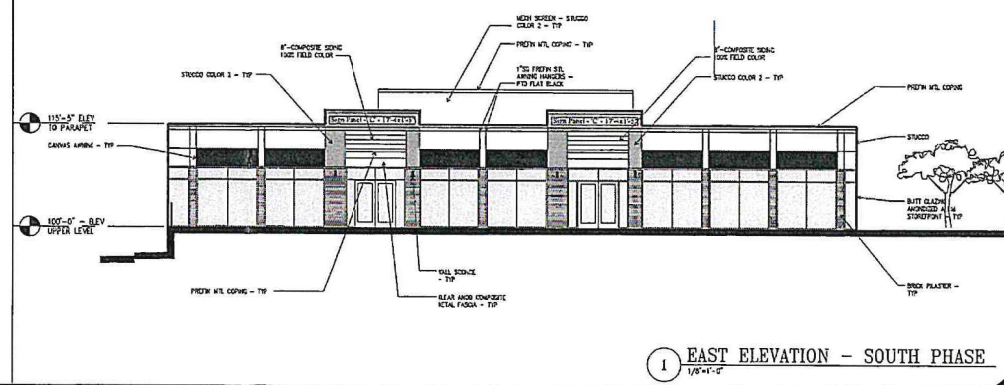
4 SOUTH ELEVATION - SOUTH - COMBINED - PHASES
1/8"=1'-0"



3 NORTH ELEVATION - SOUTH - COMBINED PHASES
1/8"=1'-0"



2 EAST ELEVATION - COMBINED PHASE
1/8"=1'-0"



1 EAST ELEVATION - SOUTH PHASE
1/8"=1'-0"

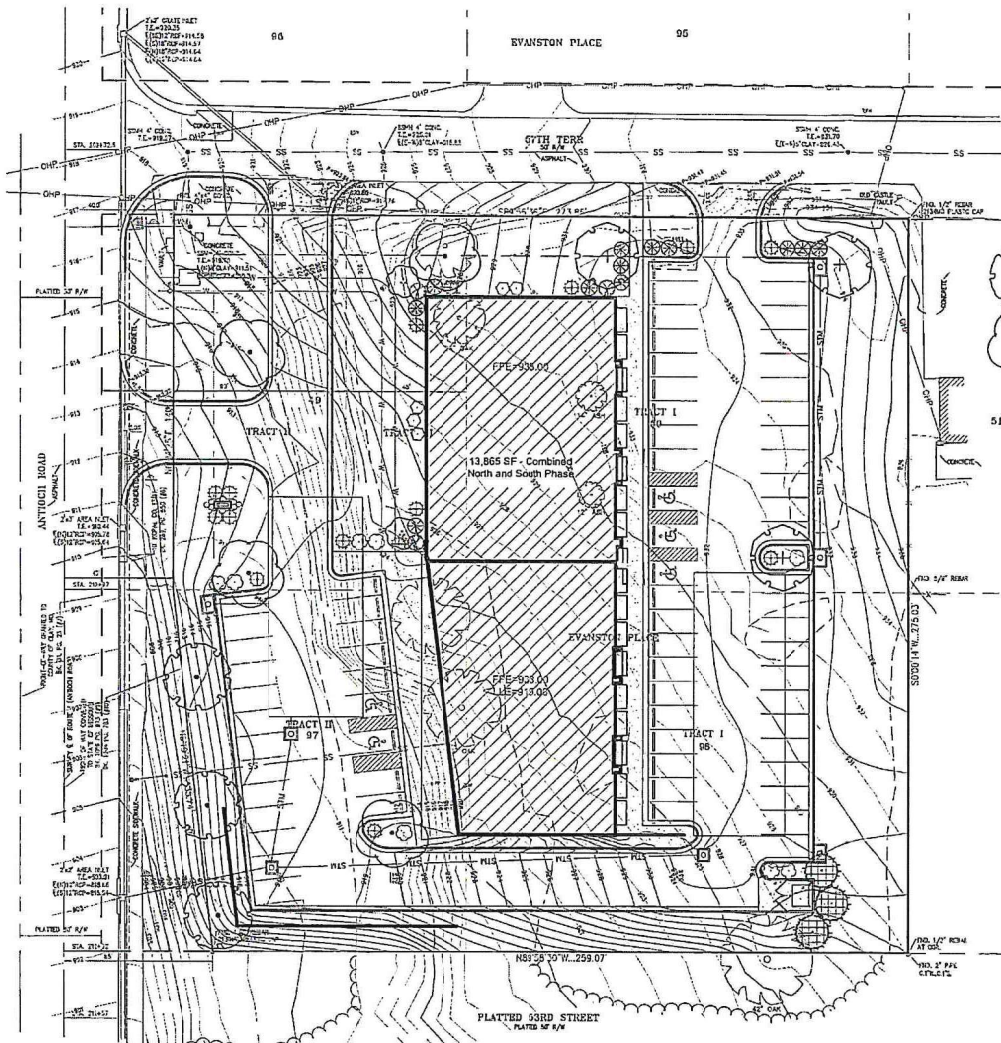
DEV INC
Dev Anand
President & CEO
Roger Cline, Architect
Vice-President
6607 Menrovia Street
Lincoln, KS 66215
Phone: 913.322.8862
Fax: 913.322.8866
roger@dev-inc.com

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT, OR PREPARED UNDER HIS DIRECT SUPERVISION, IN AN INDIVIDUAL OR JOINT CAPACITY, AND IS NOT A REPRODUCTION OF AN EXISTING DRAWING. IT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THIS NOTICE IS A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND MAY BE SUBJECT TO DISCIPLINARY ACTION BY THE BOARD OF ARCHITECTS OF THE STATE OF KANSAS.

**Eye Center
of Gladstone**
5705 NE Antioch
Gladstone, Missouri

Product No. 510233
Drawing Issuance
5.21.21

Sheet Number
A5.2
East Elevations - South & Combined Phases



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	3	Acer campestre / Hedge Maple	B & B	2"	cal.
	3	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2"	cal.
	2	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B		6' hgt.
	4	Gymnocladus dioica 'espresso' / Kentucky Coffee Tree	B & B	2"	cal.
	3	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		6' hgt.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		
	12	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal		
	16	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	3 gal		
	3	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	3 gal		
	8	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal		
	5	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac	5 gal		
GRASSES	QTY	BOTANICAL / COMMON NAME	CONT		
	6	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal		

NOTE:
Details and specifications to be provided
in construction documents.



Landscape Plan

Oppermann LandDesign, LLC
Land Planning • Landscape Architecture
2000 New York Avenue, Suite 1000
New York, NY 10003
917.392.5599

05/23/2022

SCALE 1" = 20'

Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction
call appropriate listing service. In Missouri call 1-800-DIG-RITE (344-7463) to have utilities located.



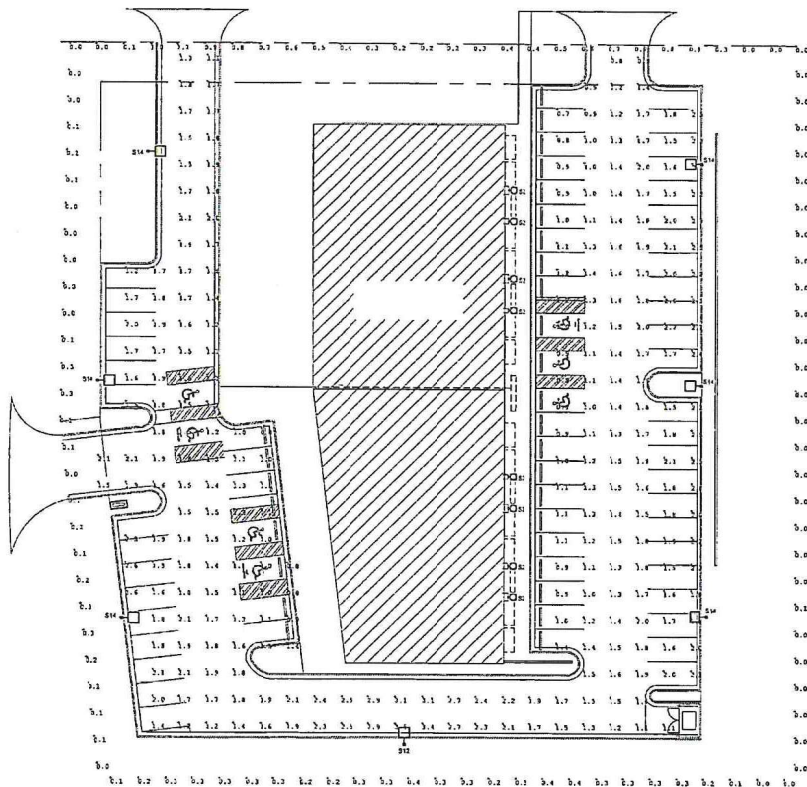
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Phone: 913.322.8862
Fax: 913.322.8866
roger@dev-inc.com

THIS DOCUMENT has been prepared by the architect, or
engineer or landscape architect, or other professional,
and is to be used only for the project, at
the location, and for the purpose, stated on the title
block. It is not to be used for any other project,
location, or purpose, without the written consent
of the architect, engineer, or other professional.
COPY: 100% of this plan, or portion thereof, shall be
submitted to the architect, engineer, or other professional,
for review and approval, prior to construction. It is
not to be used for any other project, location, or
purpose, without the written consent of the architect,
engineer, or other professional.

Eye Center of Gladstone 5705 NE Antioch Gladstone, Missouri

Project No. 210222
Drawing Issuance
6.23.22

Sheet Number
LS1



SITE PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"

Symbol	Tag	Qty	Label	Description	Luminaire Watts	Total Luminaire Watts	LLF
Q	S2	1	LUMINIS SYBIO SERIES	4" WALL UP OR DOWN LIGHT	76	252	0.855
□	S12	1	MCGRATH-EDISON GLENN-GALLEON	AREASITE LUMINAIRE	24,842	4700- 8060	0.855
□	S14	1	MCGRATH-EDISON GLENN-GALLEON	AREASITE LUMINAIRE	24,842	4700- 8060	0.855

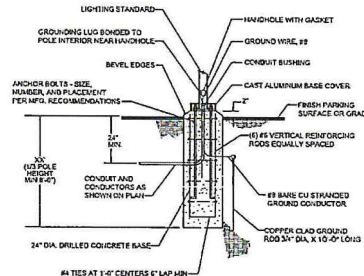
Label	Calc Type	Units	Avg	Max	Min	AvgMin	MaxMin
Footcandle	Footcandle	FC	1.63	3.5	0.7	2.33	5.09
Footcandle	Footcandle	FC	0.20	1.1	0.0	N/A	N/A

SELECT POLE BASED ON MAXIMUM EPA
LISTED IN MANUFACTURER'S CATALOG.
IN ANY CASE MIN. POLE BASE DEPTH
SHALL BE 41". FINAL DEPTH OF POLE BASE
SHALL BE VERIFIED WITH STRUCTURAL
ENGINEER PRIOR TO PLACEMENT.

*POLE BASE SHALL BE CALCULATED USING
THE FOLLOWING CRITERIA:

WIND LOADING
BOMPS (124 CLUST)

TOTAL EPA OF LUMINAIRES
TOTAL EPA OF BRACKETS
TOTAL EPA OF LUMINAIRES/BRACKETS



LIGHTING POLE BASE DETAIL
NO SCALE



Dev Anand
President & CEO

Roger Clear, Architect
Vice-President

6607 Monrovia Street
Lenexa, KS 66215

Phone: 913.322.6602
Fax: 913.322.6666
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1234 East Street, Suite 100, Lenexa, KS 66215
Phone: 913.322.6602 | Fax: 913.322.6666
www.lankford-fendler.com | Email: info@lankford-fendler.com

Eye Center
of Gladstone
5705 NE Antioch
Gladstone, Missouri

Project No. 210223
Drawing Issuance
REVIEW 6.22

Sheet Number
E.01

