

BILL NO. 22-34

ORDINANCE NO. 4.611

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 7510 N. OAK TRAFFICWAY.

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 7510 N. Oak Trafficway; 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 7510 N. Oak Trafficway is hereby approved subject to the terms and conditions set forth herein;

1. All development signage shall comply with approved City standards.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. 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.
4. Disabled vehicles shall not be stored on site.
5. No items shall be stored on resident balconies.
6. Residents of the development shall not store personal or company trailers on the development site.
7. Provide outdoor bike racks within the development area to serve residents of the development.
8. Entry points of buildings shall be secured twenty-four hours/seven days of the week year round.
9. Dumpster/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 7:00 a.m. to 10:00 p.m.

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10. A fire sprinkler system shall be installed and comply with the 2018 International Fire Code standards.

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 26TH DAY OF SEPTEMBER, 2022.



Bill Garnos, Mayor

ATTEST:



Kris Keller, City Clerk

First Reading: September 26, 2022

Second Reading: September 26, 2022

File # SITE22-00006



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 22-34 City Clerk Only

ORD ☒ # 4.611

Date: 9/21/2022

Department: Community Development

Meeting Date Requested: 9/26/2022

Public Hearing: Yes ☒ Date: 9/26/2022

Subject: Site Plan Revision – Adding Parking Garages

Background:

The Applicant, Cardinal Crest KC is proposing to add 28 new parking garages as an additional amenity to their mixed-use development that was initially approved last year.

These parking garages will be located on two locations on the property. As indicated on the site plan, the locations of the parking garages on the property are on the northeast and southwest side of the property.

The exterior building materials being used for the parking garages are consistent with the building materials being used on the primary building. The building materials being used are brick, hardie board, and architectural shingles.

There are no additional changes to the approved site plan from last year except the addition of the new parking garages. Since parking garages are a substantial change in the initial site plan, a new site plan must be considered by the Planning Commission and approved by the City Council.

The final approval for this site plan with the additional parking garages will be heard by the City Council on Monday, September 26th at 7:30 p.m. in the City Council Chambers inside 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: Voted unanimously in favor of the parking garages being added to the project.

Staff: Recommends approval of the 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: August 9, 2022

File #: #

Requested Action: Site Plan Revision – Adding Parking Garages

Date of PC Consideration: Monday, August 15, 2022

Date of Council Consideration: Monday, September 26, 2022

Applicant: Jin Tang, ACI Boland Architects
1710 Wyandotte, Kansas City, MO
jtang@aciboland.com

Property Owners: Joe Christensen, Parkside Investors, LLC.
joe@cardinalcrestkc.com

Architect: Same as Applicant

Planning Information

- Current Zoning: Mixed-Use (MXD)
- Planned Land Use: The Comprehensive Plan identifies this area as a location for redevelopment into mixed-use. This proposed mixed-use project complies and aligns with our current comprehensive plan for development.
- Surrounding Uses: South West - R-1 Single Family Dwelling Unit; South – Commercial; North – Commercial; East – N. Oak Trafficway/Commercial; West – Residential (Undeveloped)
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Traffic Division Comments: None
- Parking Required: 320 stalls (8 ADA Stalls)
- Parking Provided: 325 stalls (14 ADA stalls)
- Proposed Parking Garages: 28 stalls
- Site Area: 7.53 acres

Analysis

The Applicant, Cardinal Crest KC is proposing to add 28 new parking garages as an additional amenity to their mixed-use development that was initially approved last year.

These parking garages will be located on two locations on the property. As indicated on the site plan, the locations of the parking garages on the property are on the northeast and southwest side of the property.

The exterior building materials being used for the parking garages are consistent with the building materials being used on the primary building. The building materials being used are brick, hardie board, and architectural shingles.

There are no additional changes to the approved site plan from last year except the addition of the new parking garages. Since parking garages are a substantial change in the initial site plan, a new site plan must be considered by the Planning Commission and approved by the City Council.

The final approval for this site plan with the additional parking garages will be heard by the City Council on Monday, September 26th at 7:30 p.m. in the City Council Chambers inside 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. All development signage shall comply with approved City standards.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. 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.
4. Disabled vehicles shall not be stored on site.
5. No items shall be stored on resident balconies.
6. Residents of the development shall not store personal or company trailers on the development site.
7. Provide outdoor bike racks within the development area to serve residents of the development.
8. Entry points of buildings shall be secured twenty-four hours/seven days of the week year round.
9. Dumpster/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 7:00 a.m. to 10:00 p.m.
10. A fire sprinkler system shall be installed and comply with the 2018 International Fire Code standards.

Recommendation

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

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, August 15th, 2022
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Gary Markenson
Kate Middleton
Bill Turnage
Mike Ebenroth, Chair
Alicia Hommon
Jennifer McGee
Kim Murch
James New
Chase Cookson, Vice Chair
Brenda Lowe, Secretary
Larry Whitton
Spencer Davis

Absent:

Council & Staff Present:

Austin Greer, Community Development Director
Alan Napoli CD Administrator/Building Official
Angie Daugherty, Admin. Assistant
Jean B. Moore, Council Member
R.D. Mallams, Council Member

Item 2 on the Agenda: Pledge of Allegiance.

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 May 16th, 2022 Minutes. Chair Ebenroth asked if there was a motion to approve the minutes from the August 1st meeting.

Mr. Cookson moved to approve the minutes; Ms. Hommon seconded. The minutes were approved, 12-0.

Item 4 on the Agenda: Consideration: On a Site Plan Revision for property located at 7510 N Oak Trafficway. Applicant: Jin Tang, ACI Boland Architects. Owner: Joe Christensen, Parkside Investors, LLC. *The City Council Public Hearing is scheduled for Monday, September 12, 2022.*

Mr. Greer read from the staff report.

The Applicant, Cardinal Crest KC is proposing to add 28 new parking garages as an additional amenity to their mixed-use development that was initially approved last year.

These parking garages will be located on two locations on the property. As indicated on the site plan, the locations of the parking garages on the property are on the northeast and southwest side of the property.

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There are no additional changes to the approved site plan from last year except the addition of the new parking garages. Since parking garages are a substantial change in the initial site plan, a new site plan must be considered by the Planning Commission and approved by the City Council.

The final approval for this site plan with the additional parking garages will be heard by the City Council on Monday, September 12th at 7:30 p.m. in the City Council Chambers inside City Hall.

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

1. All development signage shall comply with approved City standards.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
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10. A fire sprinkler system shall be installed and comply with the 2018 International Fire Code standards.

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

Mr. Markenson asked if these garages were going to be placed on land that was going to be sodded previously.

Mr. John Hlade stated that it was slated as parking stalls.

Mr. Markenson asked if apartments in Gladstone prohibit barbequing on decks.

Mr. Greer stated that the city does not but most apartments do from an insurance prospective.

Mr. Napoli stated that by fire code it is illegal to grill or store gas grills on decks in apartment complexes.

Mr. Ebenroth asked if there was a setback for the garages.

Mr. Greer stated the garages does not affect the setback requirements considering parking stalls were already in place.

Mr. New asked what made this decision on garages.

Mr. Hlade stated it is an amenity that has been offered to the residents. The research that was done indicates that garages are desirable by a certain amount of people living in apartment complexes.

Mr. Murch asked if the city staff recommendation the 9 points that you have for the city recommendation is the same as the first go around.

Mr. Greer stated yes.

Mr. Murch asked with the exception of the bike racks.

Mr. Greer stated that he believed that was put in place before. That was the very first time that he introduced bike racks.

Mr. Ebenroth closed the public hearing.

MOTION: By Mr. Markenson, second by Ms. Lowe to approve a Site Plan Revision for the property located at 7510 N Oak Trafficway.

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. Davis	Yes
Mr. Cookson	Yes
Ms. Lowe	Yes
Mr. Whitton	Yes

The motion carried. (12-0)

DEVELOPMENT APPLICATION



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

File #: _____

Date: _____

Application Type:

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

Address of Action: SW of intersection of N Oak Traffic way & NE 76th Street, Gladstone, MO

Legal Description:


Attach under separate cover if needed.

Proposed Change: Private parking garage addition (28 cars) on the Parkside at Hobby Hill site.

Applicant/Property Owner Information:

- ☐ Applicant(s) Jin Tang
Company ACI Boland Architects
Address 1710 Wyandotte, Kansas City, MO
Phone 816-763-9600 Fax: _____ E-Mail: jtang@aciboland.com
- ☐ Property Owner (if different than applicant) Joe Christensen
Company Parkside Investors, LLC.
Address 1539 Swift Street, North Kansas City, MO
Phone 816-499-3156 Fax: _____ E-Mail: Joe@CardinalCrestKc.com
- ☐ Architect/Engineer _____
Company ACI Boland Architects
Address 1710 Wyandotte, Kansas City, MO
Phone 816-763-9600 Fax: _____ E-Mail: jtang@aciboland.com

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

Applicant's Signature  Date 07/15/2022

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, Portside Investors, LLC (Owner's name), do hereby authorize Joe Christensen (Applicant's name)

to apply for the following action on my property at Adv Enclosed Garages

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

Date: 2-15-22 Owner's Signature: [Signature]

NOTARIZATION

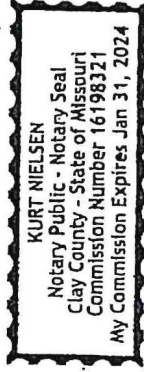
State of Missouri
County of Clay

Subscribed and sworn before me this 15th day of July, 2022.

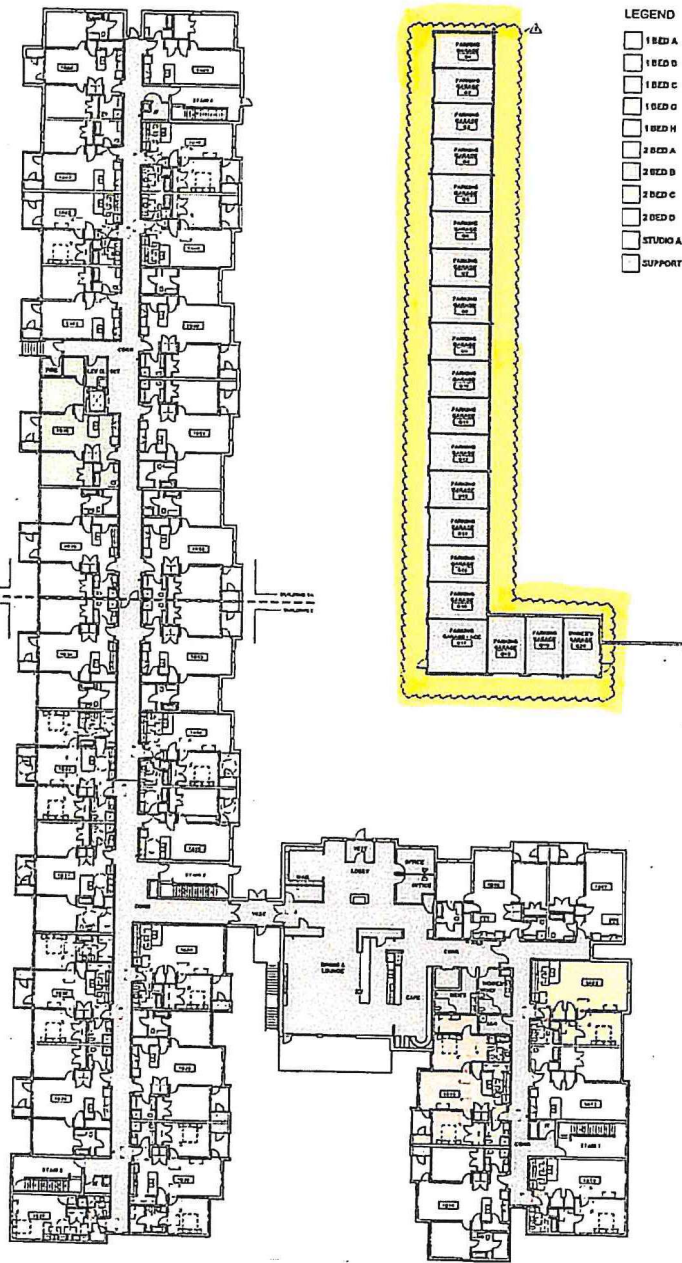
Notary's Signature: [Signature]

My Commission expires: 1/31/24

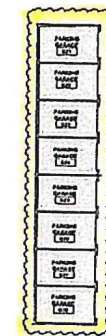
(seal)



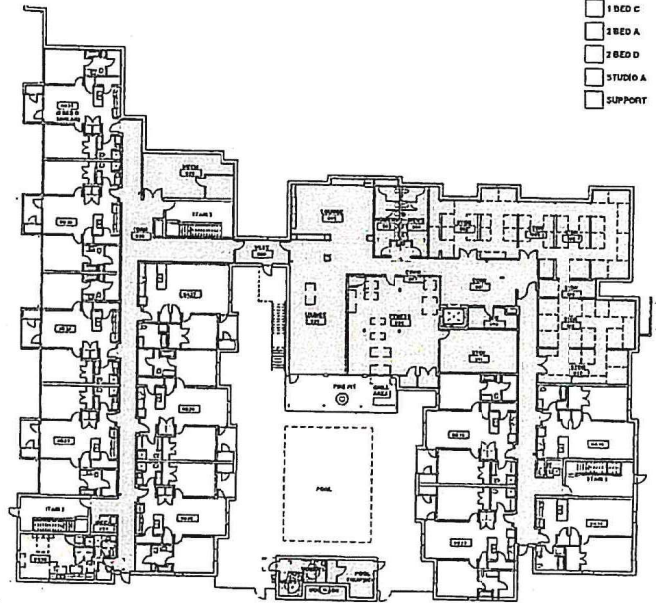
PARKSIDE AT HOBBY HILL



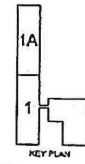
- LEGEND**
- ☐ 1 BED A
 - ☐ 1 BED B
 - ☐ 1 BED C
 - ☐ 1 BED D
 - ☐ 1 BED E
 - ☐ 1 BED F
 - ☐ 1 BED G
 - ☐ 1 BED H
 - ☐ 2 BED A
 - ☐ 2 BED B
 - ☐ 2 BED C
 - ☐ 2 BED D
 - ☐ 2 BED E
 - ☐ 2 BED F
 - ☐ 2 BED G
 - ☐ 2 BED H
 - ☐ STUDIO A
 - ☐ SUPPORT



A1-1ST FLOOR UNITS
1/16" = 1'-0"



- LEGEND**
- ☐ 1 BED B
 - ☐ 1 BED C
 - ☐ 2 BED A
 - ☐ 2 BED D
 - ☐ STUDIO A
 - ☐ SUPPORT



KEY PLAN



ACI BOLANI ARCHITECT

1110 Westwood
Kansas City, MO 64108
Tel: 816.763.2600
ACI Bolani, Inc.
Kansas City, MO 64108
Vince L. Bolani, Architect
Vince L. Bolani, Architect

STRUCTURAL CONSULTANT
BOB D. CAMPBELL & CO., INC.
4110 S. BELLVIEW
Kansas City, MO 64111

Chris Bohner
Phone Number: (816) 231-4111
Fax Number: (816) 231-4111
Email: chris@bohner.com

MEP CONSULTANT
LAWRENCE F. FRYER & ASSOCIATES
3130 W. 116TH STREET
Kansas City, MO 64116

Phone Number: (816) 231-4111
Fax Number: (816) 231-4111
Email: law@lawryer.com

CIVIL
ADDITIONAL ENGINEERING
311 W. 116TH STREET, Suite B
Kansas City, MO 64116

Phone Number: (816) 231-4111
Email: ad@adengineering.com

LANDSCAPE
LARRY J. JORDAN
311 W. 116TH STREET
Kansas City, MO 64116

Phone Number: (816) 231-4111

PARKSIDE AT HOBBY HILL
GLADSTONE, MISSOURI

Date: 01/11
Job Number: 3-21
Drawn By: AJ
Checked By: CJC

Revised:
Number: 6
Date: 7-8-22
Description: Revisor

1A

1

A2.0.

© 2021 A2.0.0 and its
BASIS FLOOR & ELEVATION



Parkside at Hobby Hill

Exterior Rendering
- Parking Garage 1

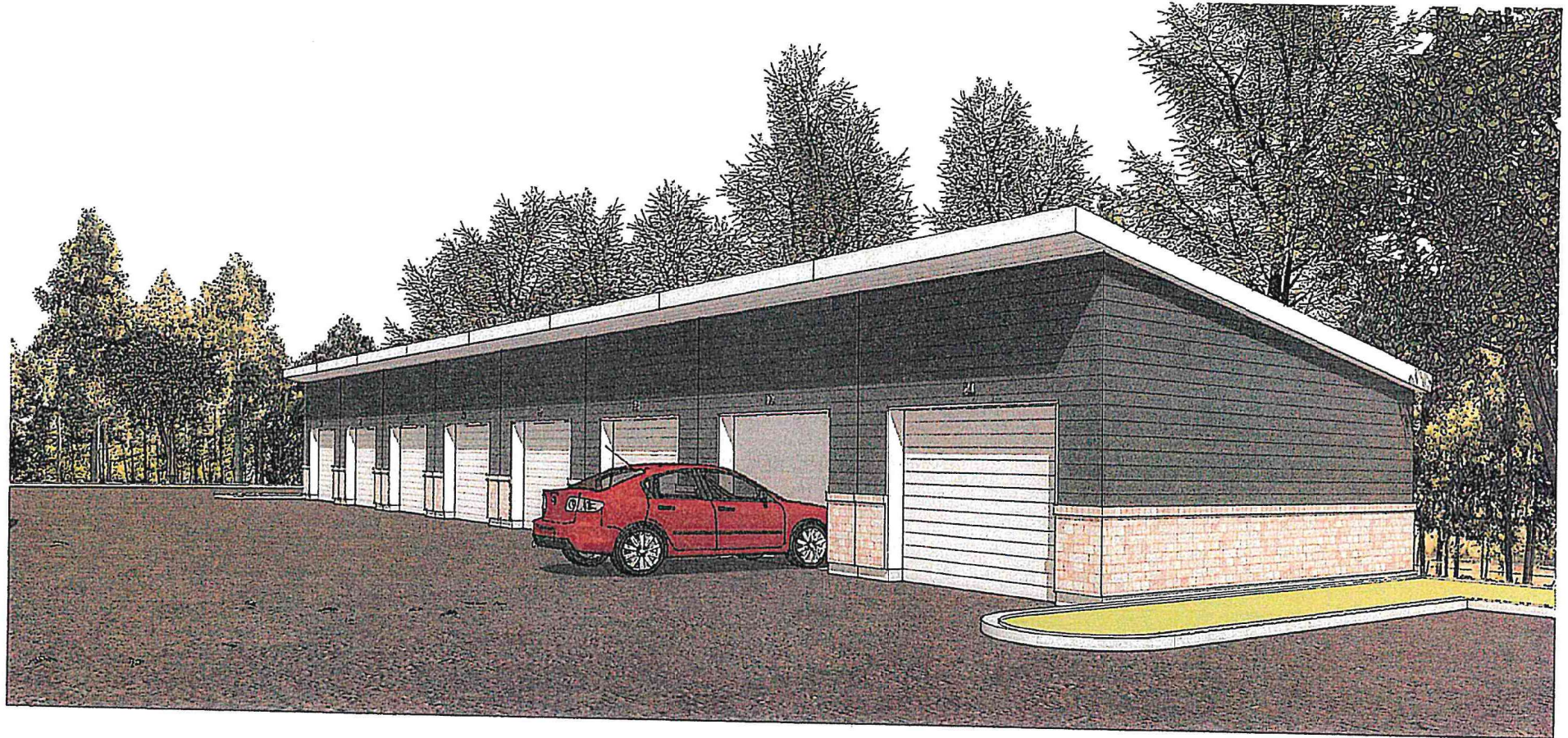
Option 1

DATE
07.18.2022

NO.



It's about the Journey.



Parkside at Hobby Hill

Exterior Rendering
- Parking Garage 2

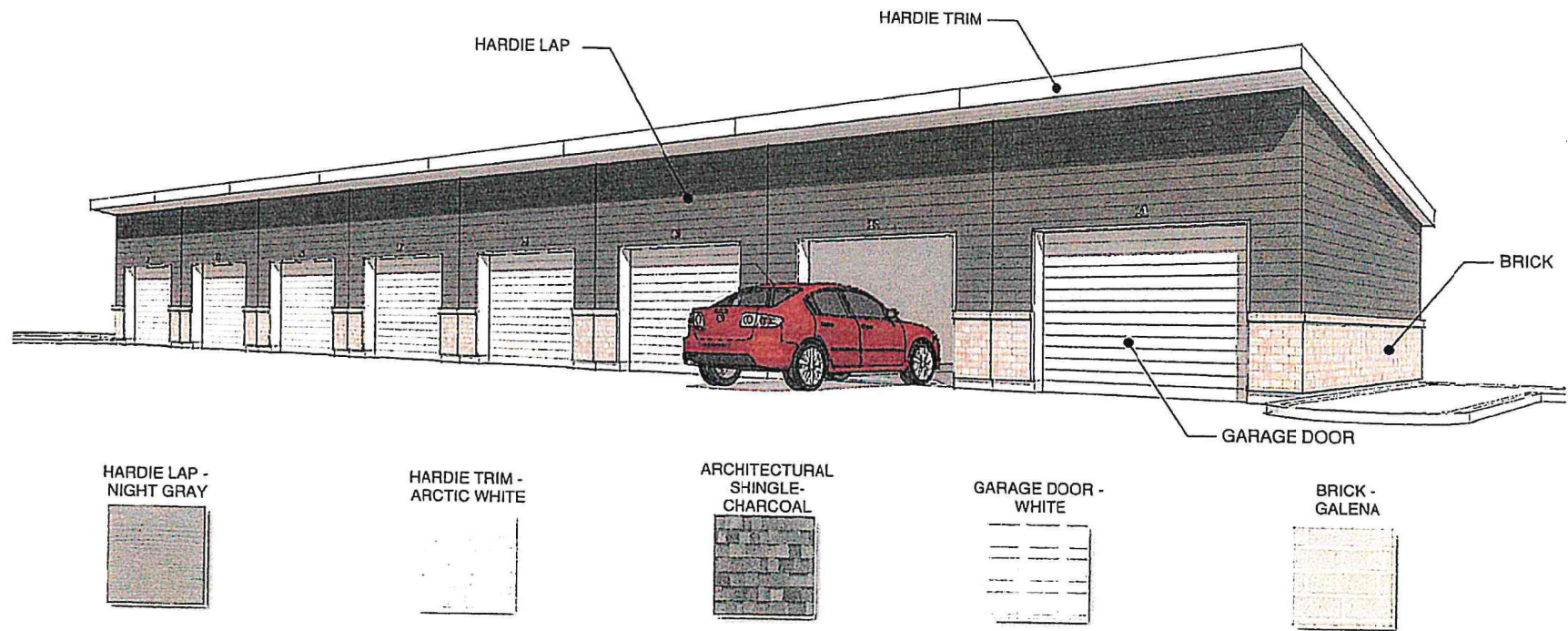
Option 2

DATE
07.18.2022

NO.



It's about the Journey.



Parkside at Hobby Hill

Parking Garage Exterior
Materials

DATE
07.18.2022

NO.



It's about the Journey.