

BILL NO. 23-27

ORDINANCE NO. 4.646

AN ORDINANCE APPROVING A ZONING CHANGE FOR 2320 NE 72ND STREET, GLADSTONE, MISSOURI.

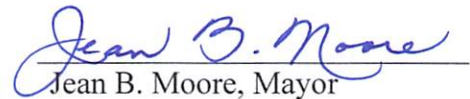
WHEREAS, pursuant to applicable City ordinances, a Petition has been submitted to the Gladstone City Council to rezone the following described property from R-1 Single Family Dwelling District to RP-1 Planned District, Single Family Dwelling: This property is described as 2320 NE 72nd Street, in the City of Gladstone, Clay County, Missouri;

WHEREAS, public hearings have been held after the publishing of the required notices;


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

THAT, the aforesaid land be rezoned from R-1 to RP-1.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14TH DAY OF AUGUST 2023.


Jean B. Moore, Mayor

ATTEST:


Kris Keller, City Clerk

1st Reading: August 14, 2023

2nd Reading: August 14, 2023

File #REZON23-00001



Request for Council Action

RES # City Clerk Only

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Date: 8/1/2023

Department: Community Development

Meeting Date Requested: 8/14/2023

Public Hearing: Yes Date: 8/14/2023 for the Re-Zoning only

Subject: Re-Plat and Re-Zone – 2320 NE 72nd Street, Gladstone, MO. 64118

Background: The owner/applicant is requesting that the city approve a re-plat of 2320 NE 72nd St. in order to build two (2) single-family homes on two (2) separate lots. Currently, the piece of property is one large lot. In addition, the owner/applicant is requesting a zoning change from R-1 to RP-1 to reduce the side yard setback to five (5) feet. A “planned district” allows for flexibility in city standards and in this particular project minimum lot standards and setbacks.

Proposed Size of Lots:

- Lot 3 – 61.05 ft. wide by 125 ft. long
- Lot 4 – 61.05 ft. wide by 125 ft. long

In Gladstone, on average, you will see lot sizes between 65 – 80 ft. wide by 125 ft. long.

These proposed lot sizes do not meet city standards.

- Minimum single-family lot standards are no less than 8,400 square feet and each replated lot will be 7,631.25 square feet.
- Minimum single-family side yard setbacks are no less than nine (9) feet and each replated lot will be five (5) feet.

During the most recent Comprehensive Plan update, there were many discussions about Gladstone’s ability to grow and the need for housing density. This project is an example of new quality housing that increases density by allowing flexibility with current code standards by using a “planned zoning district.”

Budget Discussion: N/A

Public/Board/Staff Input:

Public: Mr. George Wages was in attendance and spoke in opposition to this project at the Planning Commission.

Board: The motion for the Re-Plat and Re-Zone carried 9 Yes – 1 No.

Staff Input: City Staff recommends approval.

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

Austin Greer
Department Director/Administrator

JM
City Attorney

BB
City Manager