

**AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 2610 NE 60TH STREET.**

**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 2610 NE 60<sup>th</sup> Street; 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 2610 NE 60<sup>th</sup> Street is hereby approved subject to the terms and conditions set forth herein;

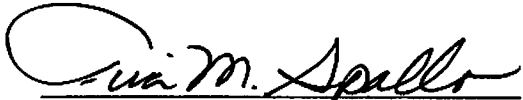
1. Keep an active business license in perpetuity.
2. Any and all disturbed areas shall be sodded.
3. All new manicured grass and new landscaped areas shall be irrigated and maintained in perpetuity.
4. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
5. All exterior lighting shall be LED and comply with city code.
6. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
7. Tractor trailers, RV's, and other commercial vehicles shall not be parked or stored overnight on the premises.
8. Install one (1) commercial bike rack on-site.
9. 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.
10. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
11. Incorporate storm water best management practices (BMPs).
12. Complete a Post-Construction Maintenance Agreement for storm water facilities.

**BILL NO. 24- 14**

**ORDINANCE NO. 4.669**

**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 22ND DAY OF APRIL 2024.**

  
Tina M. Spallo, Mayor

ATTEST:

  
Kris Keller, City Clerk

First Reading: April 22, 2024

Second Reading: April 22, 2024

File #Site 24-00001



## *Request for Council Action*

RES  # City Clerk Only

BILL  # 24-14

ORD  # 4.669

Date: 4/15/2024

Department: Community Development

Meeting Date Requested: 4/22/2024

Public Hearing: Yes  Date: 4/22/2024

Subject: Site Plan Revision- 2610 NE 60<sup>th</sup> Street/Animal Clinic of the Woodlands

Background:

The applicant is requesting a Site Plan Revision for property located at 2610 NE 60<sup>th</sup> Street to build a veterinary clinic. This is a brand new facility for the Animal Clinic of the Woodlands and will be adjacent to the clinic they own at 2770 NE 60<sup>th</sup> Street.

Previously, this property was a dilapidated car wash that has been demolished in recent years. Currently, this property is vacant and zoned appropriately for this type of clinic.

In the past, City Staff has been made aware that storm water from this site has caused some issues for the Mid Continent Public Library that is adjacent and sits below this site. Staff is working with Ms. Bardon's team to address these issues for both locations.

The primary exterior building materials being used for construction are the following:

- Hardie board siding
- Faux stone veneer
- Architectural shingles

During the Planning Commission meeting on April 1, 2024, Planning Commissioners discussed and unanimously voted in favor of this application. Staff has discussed the recommended conditions with the applicant and they are agreeable to all of the conditions noted on the proposed ordinance.

Budget Discussion: N/A.

Public/Board/Staff Input:

Public: No comments.

Board: Unanimously approved the Site Plan Revision on April 1, 2024. (10 Yes – 0 No)

Staff: 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



## Community Development Department

### Staff Report

Date: March 26, 2024

File #:

Requested Action: Site Plan Revision

Date of PC Consideration: April 1, 2024

Date of Council Consideration: April 22, 2024

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Applicant: Erin Bardon, RA

Owner: Chuck Properties LLC

Architect: Erin Bardon, RA  
BNB Design, LLC  
115 N. Nettleton, Bonner Springs, KS 66012

Address of Property: 2610 NE 60<sup>th</sup> St. Gladstone, MO

### Planning Information

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- Current Zoning: CP-3 Planned Commercial District
- Zoning History: CP-3 Planned Commercial District
- Surrounding Uses: All surrounding zoning districts are CP-3 Planned District Commercial. Surrounding business are the following: Burger King, Midas, Mid-Continent Public Library, Animal Clinic of the Woodlands, and a shopping center where Applebee's is the primary tenant.
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing
- Ingress/Egress: Two access points on NE 60<sup>th</sup> Street
- Traffic Impacts: N/A
- Parking Provided: 45 spaces (2 ADA)
- Proposed Signage: Located on the building

### Analysis

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The Applicant is requesting a site plan revision for property located at 2610 NE 60<sup>th</sup> Street to build a veterinary clinic. This is a brand new facility for the Animal Clinic of the Woodlands and will be adjacent to the clinic they own at 2770 NE 60<sup>th</sup> Street.

Previously, this property was a dilapidated car wash that has been demolished in recent years. Currently, this property is vacant and zoned appropriately for this type of clinic.

In the past, City Staff has been made aware that storm water from this site has caused some issues for the Mid Continent Public Library that is adjacent and sits below this site. Staff is working with Ms. Bardon's team to address these issues for both locations.

The primary exterior building materials being used for construction are the following:

- Hardie board siding
- Faux stone veneer
- Architectural shingles

The final approval for the site-plan revision will be considered by the City Council on Monday, April 22<sup>nd</sup> at 7:30 p.m. in the City Council Chambers of City Hall.

## **Recommended Conditions**

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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. Any and all disturbed areas shall be sodded.
3. All new manicured grass and new landscaped areas shall be irrigated and maintained in perpetuity.
4. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
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8. Install one (1) commercial bike rack on-site.
9. 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.
10. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
11. Incorporate storm water best management practices (BMPs).
12. Complete a Post-Construction Maintenance Agreement for storm water facilities.

The property owner has agreed to all conditions.

## **Recommendation**

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

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone Community Center*  
Monday, April 1<sup>st</sup>, 2024  
7:00 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Gary Markenson  
Kate Middleton  
Bill Turnage  
Jennifer McGee  
Brenda Lowe, V-Chair  
Cameron Nave, Secretary  
Kim Murch  
Spencer Davis  
Steve Beamer, Chair  
Mike Ebenroth

**Absent:** Chase Cookson  
Joseph Brancato

**Council & Staff Present:**

Austin Greer, Assistant City Manager | Community Development Director  
Alan Napoli, Community Development Administrative & Building Official  
Angie Daugherty, Admin. Assistant  
Jean B. Moore, Mayor

**Item 2 on the Agenda: Pledge of Allegiance.**

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

**Item 3 on the Agenda: Approval of the January 16<sup>th</sup>, 2024 Minutes.** Chair Beamer asked if there was a motion to approve the minutes from the January 16<sup>th</sup> meeting.

**Mr. Turnage moved to approve the minutes; Mr. Davis seconded. The minutes were approved, 10-0.**

**Item 4 on the Agenda: Consideration: On a Site Plan Revision on property located at 2610 NE 60<sup>th</sup> St.**

Applicant/Architect: Erin Bardon, RA/BNB Design, LLC

Owner: Chuck Properties

City Council consideration for this project is scheduled for Monday, April 22, 2024.

Mr. Greer read from the staff report:

The Applicant is requesting a site plan revision for property located at 2610 NE 60<sup>th</sup> Street to build a veterinarian clinic. This is a brand new facility for the Animal Clinic of the Woodlands and will be adjacent to the clinic they own at 2770 NE 60<sup>th</sup> Street.

Previously, this property was a dilapidated car wash that has been demolished in recent years. Currently, this property is vacant and zoned appropriately for this type of clinic.

In the past, City Staff has been made aware that stormwater from this site has caused some issues for the Mid Continent Public Library that is adjacent and sits below this site. Staff is working with Ms. Bardon's team to address these issues for both locations.

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12. Complete a Post-Construction Maintenance Agreement for stormwater facilities.

The property owner has agreed to all conditions.

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

Mr. Greer stated that the applicant and the owners are here tonight and invited them to the podium to introduce themselves and the project.

Ms. Erin Bardon stated the 10,000 square foot building will be one-story with 10 exam rooms, two surgery suites, a dental suite, a physical therapy room and support spaces. The building is a rustic modern design.

Ms. Middleton asked about the parking spaces and runoff. If we had fewer parking spaces would that help with stormwater runoff?

Mr. Greer stated that is an excellent question. With the way that the design team has engineered their storm water on-site, the property should have no issues handling the stormwater. It is quite a large site with a significant amount of grassy area. Less impervious surface certainly helps, but in this case City Staff is more than comfortable with what they are proposing in relation to parking spaces for the site.

Ms. Bardon stated that they really worked to orient the building and the parking spaces to help with the potential water issues.

Ms. Middleton stated that less pavement likely results in less issues.

Mr. Greer stated that the city has parking requirements that they have to abide by. He agrees with her that on certain projects sometimes less is better and a sea of concrete isn't always the best answer.

Mr. Nave stated he drove by the adjacent property that morning and is curious if they are keeping both buildings.

Ms. Bardon stated that they are both going to remain and they plan to utilize both properties moving forward.

Mr. Nave asked what the purpose is of the existing building?

Ms. Bardon stated it will continue to serve as boarding and grooming and other veterinarian needs.

Mr. Turnage asked about the commercial bike rack at this clinic.

Mr. Greer stated that staff is trying to find low-cost measures to incorporate into new projects for transportation mobility. Staff understands that someone isn't likely to bike with their pets to the property but current and future employees may decide to bike to work.

Mr. Murch asked about the bike rack and encouraging bike traffic in an area where there are no sidewalks and in an area where it is kind of sketchy.

Mr. Greer stated that there are sidewalks that lead to the veterinarian clinic from NE Antioch Road to the west and the Kendallwood Parkway and Brooketree area to the east. Staff thinks that if there is an opportunity to incorporate a low-cost measure to promote multiple modes of



transportation for a couple of hundred dollars, then we should try.

Ms. McGee stated that legally if you are over a certain age you have to bike on the street, not the sidewalk. She thinks the age is around 10 or 12. Most people who are taking an animal to a clinic will have to bike in the street.

Mr. Murch stated that the minimal cost to him may not be a minimal cost to the owners.

Mr. Greer stated that the entire project is a multimillion-dollar investment by the owners and commercial bike racks generally cost between \$200 - \$400.

Mr. Beamer stated that it is his understanding that most new developments taking place throughout the country are trying to find ways to incorporate multiple modes of transportation.

Mr. Davis asked about the materials being used on the front of the building facing the street.

Ms. Bardon stated that the front of the building is where most of the stone is going and hardie board will be used on the sides and back of the building.

**MOTION: By Mr. Ebenroth, second by Ms. Lowe to approve a Site Plan Revision located at 2610 NE 60<sup>th</sup> St.**

<b>Vote: Mr. Murch</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Chair Beamer</b>	<b>Yes</b>
<b>Ms. McGee</b>	<b>Yes</b>
<b>Mr. Davis</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Nave</b>	<b>Yes</b>
<b>Mr. Ebenroth</b>	<b>Yes</b>

**The motion carried. (10-0)**

**Item 5 on the Agenda: Communications from the City Council**

Mayor Moore stated that she wanted to remind everyone that there is an election coming up tomorrow for the Gladstone City Council, Clay County Public Health Board of Trustees, and the School Board for the North Kansas City School District.

On April 8<sup>th</sup>, we will have our first City Council Meeting at the newly renovated City Hall. I am very anxious and excited for everyone to tour the new space. This meeting will also be very important as there will be new council people and the swearing-in of a new Mayor.

**Item 6 on the Agenda: Communications from the City Staff**

Mr. Greer stated that this will be our last meeting at the Community Center. The big move back to City Hall is actually happening tomorrow and our hope is to be operational by tomorrow afternoon and fully functioning by the end of the week.

**Item 7 on the Agenda: Communications from the Planning Commission Members**

Ms. Middleton asked when they will be able to see the renovation of City Hall.

Mayor Moore stated that they are having a ribbon cutting ceremony on Friday, April 26<sup>th</sup> at 10:00 a.m.

Ms. Lowe stated that she really appreciated the Planning Commission training conducted by legal counsel. It was very helpful and beneficial to the entire commission.

Mr. Ebenroth stated that he is glad that something is finally being built on that property because it has been an eyesore for a long time.

Mr. Beamer stated that he is happy that someone is building on that site as well. To have a business reinvest in the community is a great thing. He hopes the construction goes smoothly and the new space is everything they want it to be. Thank you.

**Item 8 on the Agenda: Adjournment**

Chair Beamer adjourned the meeting at 7:16 pm.

Respectfully submitted:

\_\_\_\_\_  
Steve Beamer, Chair

Approved as submitted \_\_\_\_\_

\_\_\_\_\_  
Angie Daugherty, Recording Secretary

Approved as corrected \_\_\_\_\_



TO: Property Owners Within 185' & Other Interested Parties  
FROM: Community Development Department  
DATE: March 15<sup>th</sup>, 2024  
SUBJECT: 2610 NE 60<sup>th</sup> Street– Site Plan Revision

#### PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on Monday, April 1, 2024 at 7:00 PM in the Gladstone Community Center on a request for a Site Plan Revision at 2610 NE 60<sup>th</sup> St. Legally described as 002610 NE 60TH ST KENDALLWOOD COMMERCIAL CENTER, PLAT OF LANDS TR 7.

Applicant/Architect: Erin Bardon, RA BNB Design, LLC

Owner: Chuck Properties

Subsequently, at its regular meeting of April 22<sup>nd</sup>, 2024, at 7:30 PM, the City Council will conduct a public hearing on the same request.

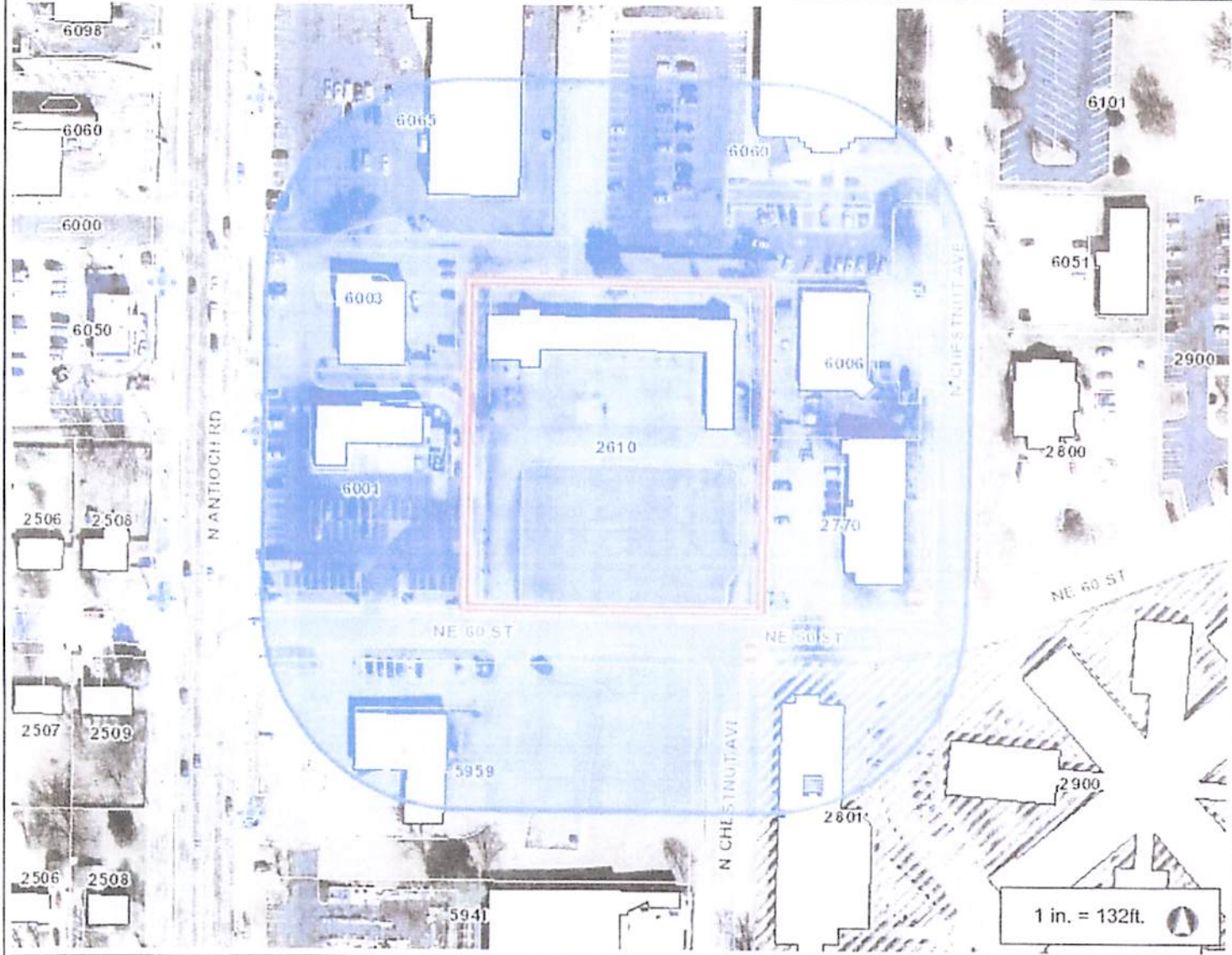
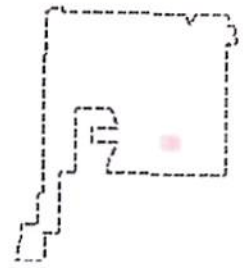
#### Project Summary:

The Animal Clinic of the Woodlands plans to build a new facility adjacent to their current facility located at 2770 NE 60<sup>th</sup> Street. This new facility will incorporate a surgery center and allow them to expand veterinarian services.

If you have any questions or concerns, please contact Austin Greer, Community Development Director & Assistant City Manager at [austing@gladstone.mo.us](mailto:austing@gladstone.mo.us) and/or 816-423-4102.



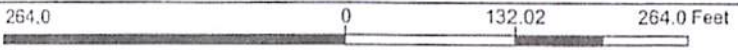
# Gladstone, MO



### Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Building Footprint
- School Polygon
- City Park
- Villages
- Apartment Polygon

### Notes



1 in. = 132ft.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



**DEVELOPMENT APPLICATION**

**Office Use Only:**

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**Publication Dates:**  
 Planning Commission Feb 28<sup>th</sup>  
 City Council \_\_\_\_\_  
 BZA \_\_\_\_\_

**Public Hearing Dates:**  
 Planning Commission March 18 24  
 City Council April 8<sup>th</sup>  
 BZA \_\_\_\_\_

**Planning Commission** **Date**  
 Approval \_\_\_\_\_  
 Denial \_\_\_\_\_  
 Withdrawn \_\_\_\_\_

**City Council** **Date**  
 Approval \_\_\_\_\_  
 Denial \_\_\_\_\_  
 Withdrawn \_\_\_\_\_

**BZA** **Date**  
 Approval \_\_\_\_\_  
 Denial \_\_\_\_\_  
 Withdrawn \_\_\_\_\_

**Deposit:** \$ 500.00

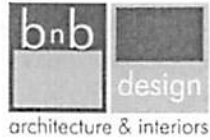
**Charges:**

Office Fee	\$ <u>75.00</u>
Certified Mail ( _____ @ _____ )	\$ _____
PC Legal Notice	\$ _____
CC Legal Notice	\$ _____
Other	\$ _____
<b>Sub-total</b>	\$ _____
<b>Balance</b>	\$ _____

Amount Overpaid \$ \_\_\_\_\_ Check Requested \_\_\_\_\_

Amount Underpaid \$ \_\_\_\_\_ Invoice Requested \_\_\_\_\_





DATE: 19 February 2024

RE: Animal Clinic of the Woodlands

Address of project: 2610 NE 60<sup>th</sup> St Gladstone

Attached, materials samples, drawings 24 x36 mylar, 3 24 x 36 bond, 1 11 x 17, one usb drive, storm report, application.

Please let me know if you need any additional information to process the planning review

Thank you

Erin Bardon, RA  
2001004065 Missouri Registered Architect



**FLOODPLAIN NOTE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 29047C0208E, EFFECTIVE DATE: AUGUST 3RD, 2015 THE SUBJECT PROPERTY LIES WITHIN ZONE X - AREA OF MINIMAL FLOOD HAZARD.

**HORIZONTAL CONTROL**

MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE (USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT CL-19 RESET WITH A GRID FACTOR OF .999040.

# WOODLANDS CLINIC

2610 NE 60TH STREET

NW  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 51N, RANGE 32W IN  
GLADSTONE, CLAY COUNTY, MISSOURI

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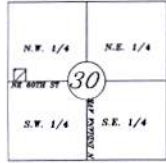
## PRIVATE PRELIMINARY DEVELOPMENT PLANS

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TOTAL SITE AREA: 1.90 ACRES

**INDEX OF SHEETS**

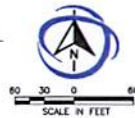
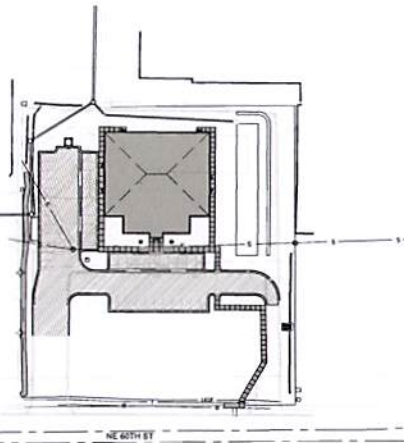
- C-100 COVER SHEET
- C-110 DEMO & E.C. PLAN
- C-201 DIMENSION PLAN
- C-301 GRADING PLAN
- C-401 UTILITY PLAN



T 51 N, R 32 W  
Location Map



VICINITY MAP  
N.T.S.

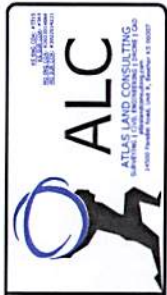


**UTILITY CONTACTS**

- WATER  
816-436-2200
- PUBLIC WORKS  
816-438-5442
- DIG RTE  
1-800-DIG-RTE



THE UTILITIES AS SHOWN IN THESE DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. IT IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.



TIMOTHY A. ELLIOTT, PE

**ANIMAL CLINIC OF  
WOODLANDS  
DEVELOPMENT PLAN**

2610 NE 60TH STREET  
GLADSTONE, MO 64119

FOR PERMIT ONLY	NOT FOR CONSTRUCTION
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PREPARED FOR:  
MARK DOOLITTLE

PROJECT # 23-306  
ISSUE DATE: 02/09/2024

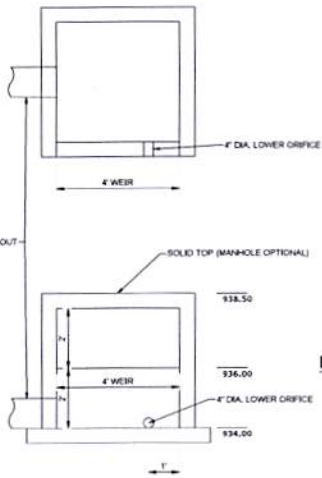
COVER SHEET

C-100





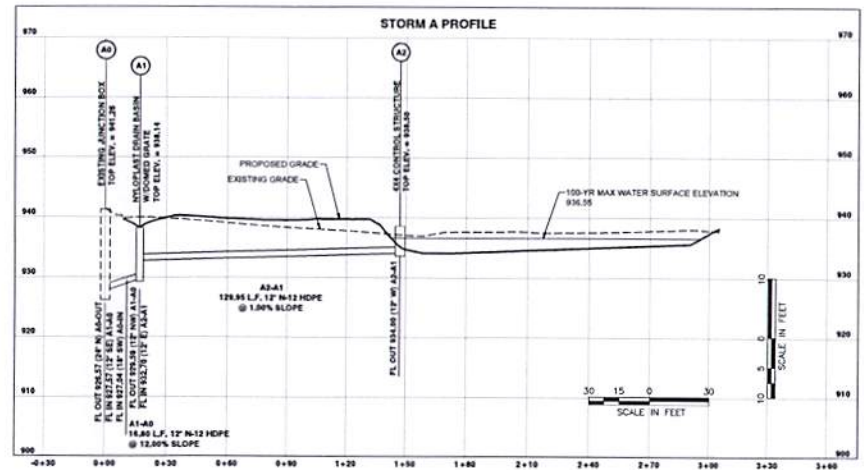
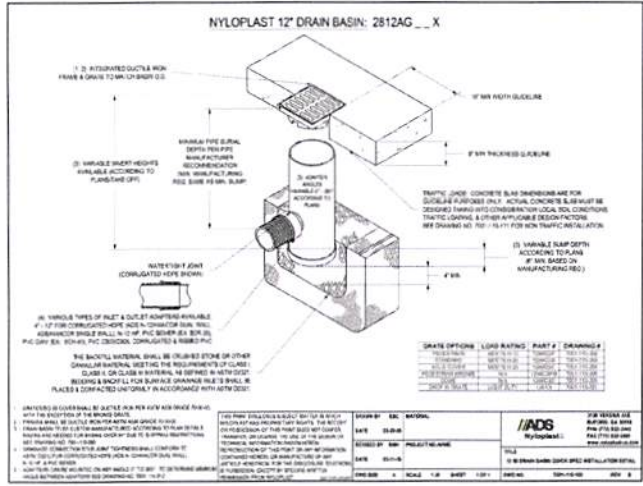
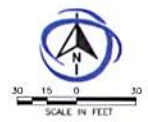
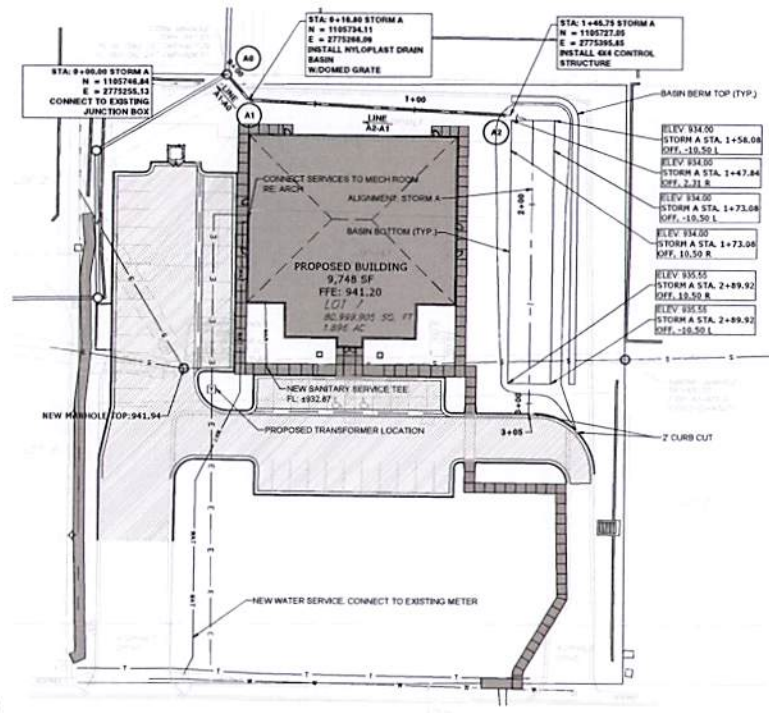




TOP VIEW

FRONT VIEW

CONTROL STRUCTURE DETAIL  
SCALE: 1"=2'



TIMOTHY A. ELLIOTT, FE

ANIMAL CLINIC OF  
WOODLANDS  
DEVELOPMENT PLAN

2610 NE 60TH STREET  
GLADSTONE, MO 64119

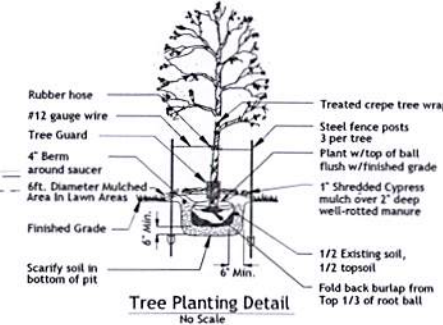
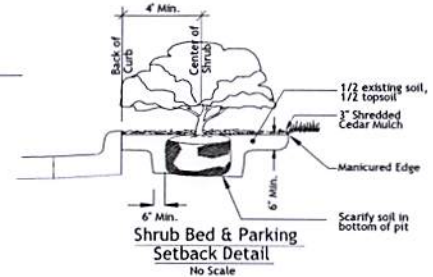
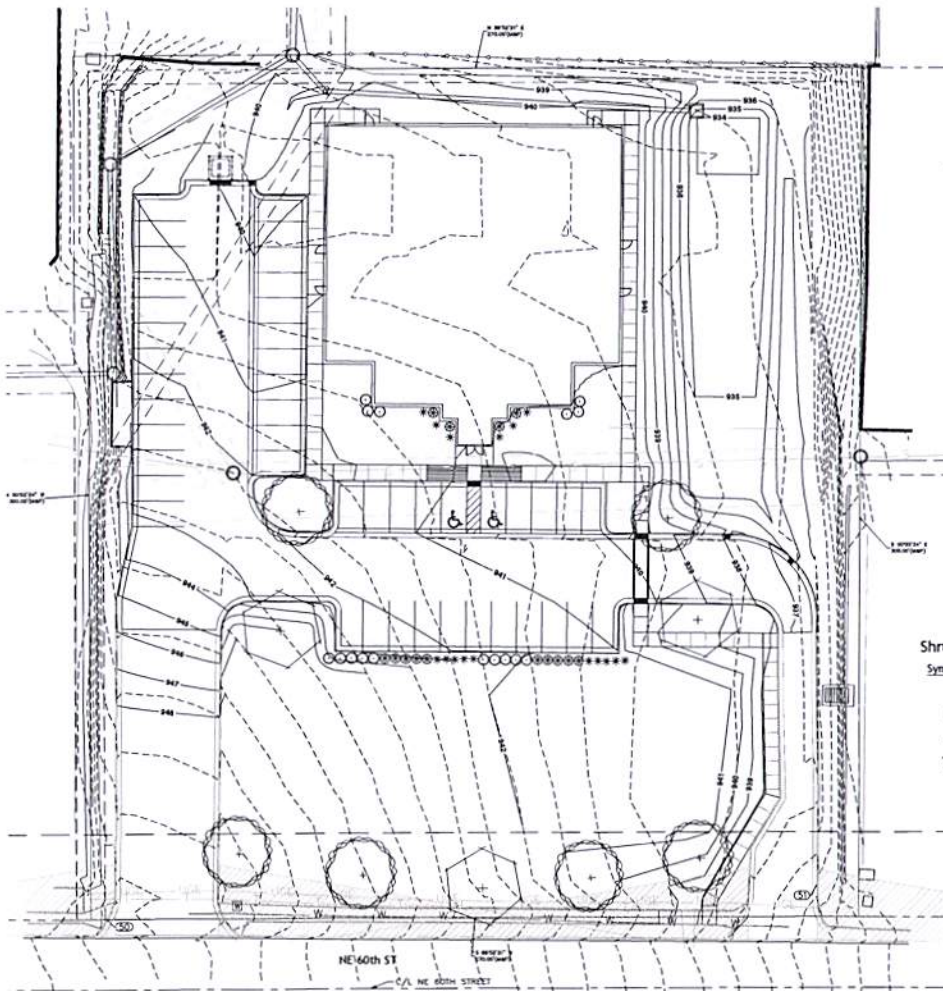
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PREPARED FOR:  
MARK DOOLITTLE

PROJECT # 23-306  
ISSUE DATE: 02/09/2024

UTILITY PLAN

C-401



**LANDSCAPE NOTES**

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurserymen, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

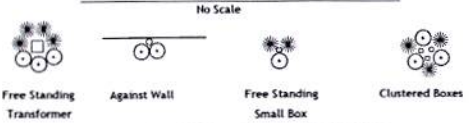
**Shrub List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
○	16	Seagreen Juniper	Aniperus Chinenis 'Seagreen'	18"-24"sp.	Cont.	4' o. c.
*	16	Snowmound Spirea	Spiraea Nipponica 'Snowmound'	18"-24"sp.	Cont.	4' o. c.
⊗	14	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4' o. c.

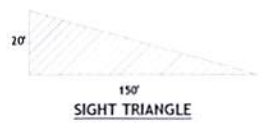
**Tree List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
○	6	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
○	3	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown

**Typical Utility Box Screening Details**



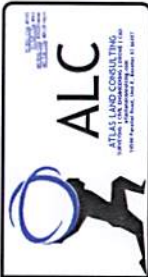
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



**LANDSCAPE DATA**

NE 60th ST 270'  
REQUIRED 1 TREE / 50' = 5  
PROVIDED = 5

PARKING LOT SCREENING  
REQUIRED 100%  
PROVIDED 60 SHRUBS



*Handwritten signature and date: 2-7-24*

**ANIMAL CLINIC OF WOODLANDS**

2610 NE 60TH STREET  
GLADSTONE, MD 04119

FOR PERMIT ONLY  
NOT FOR CONSTRUCTION

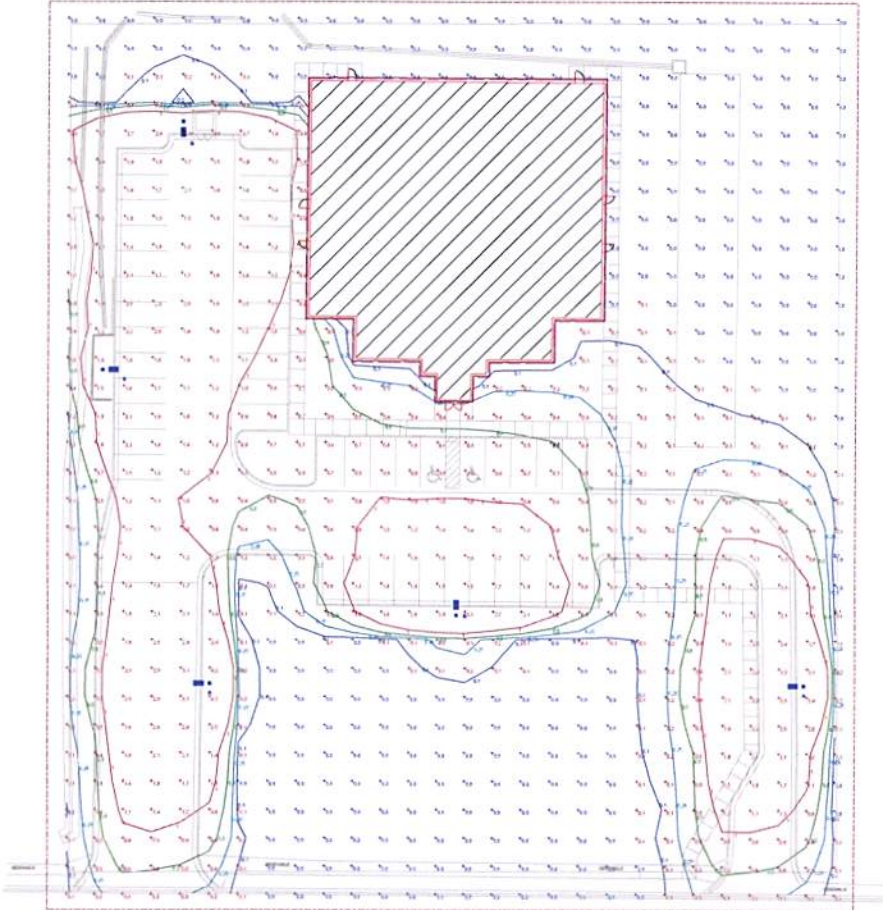
PREPARED FOR:  
MARK DOOLITTLE

PROJECT #: 23-306  
ISSUE DATE: 2-15-24

LANDSCAPE PLAN

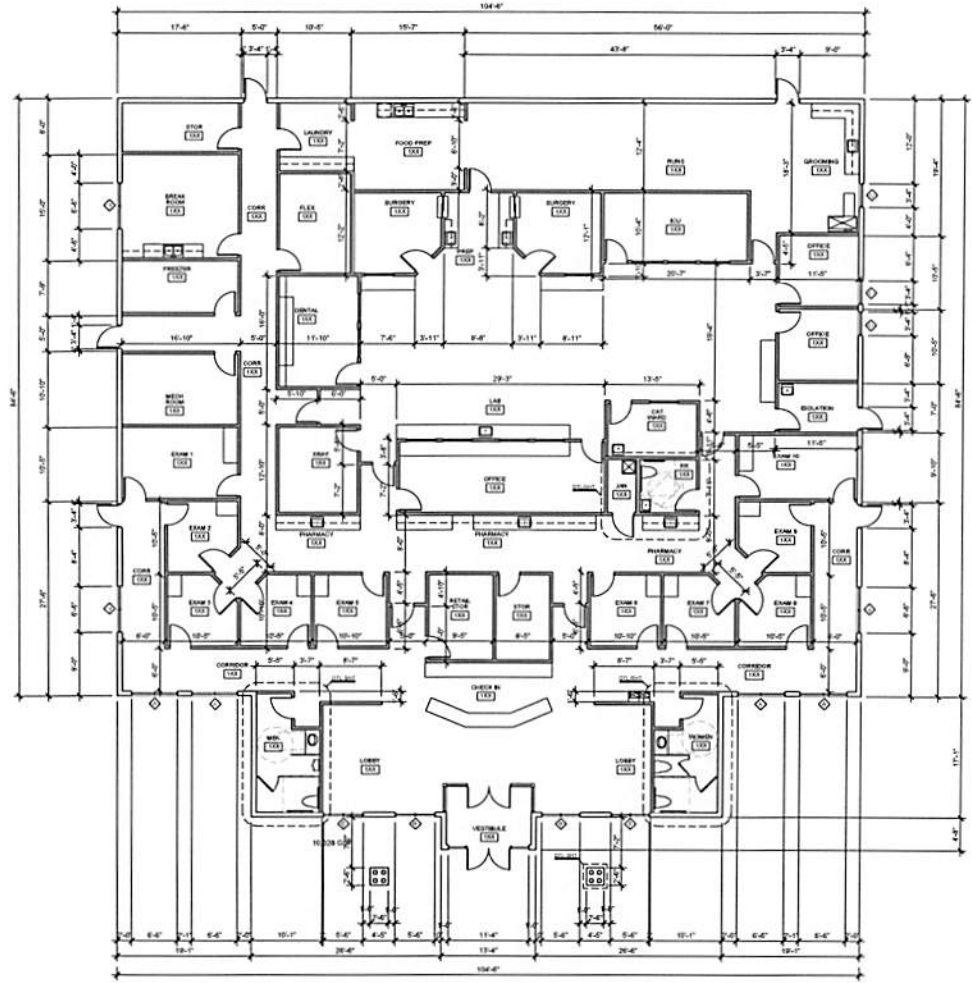
**L1**

Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A		2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SAJC-740-U-16L-4HS	GALLERY AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1850lm LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	22	374	0.9	113
	B		3	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SAJC-740-U-14FT-4HS	GALLERY AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1850lm LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS WITH HOUSE SIDE SHIELD	32	311	0.9	113



1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

A  
-  
B  
-  
C  
-  
D  
-  
E  
-  
F



F1 first floor plan

scale: 1/8" = 1'-0"



**bnb design**  
architecture & interiors  
115 n. nettleton  
bonner springs, ks  
913.422.5762 ph

L. Erin Barton, a Missouri registered Architect  
#00100481 has prepared the drawings and  
assumes responsibility for the sheets numbered  
0100A001 for the project: Animal Clinic of the  
Woodlands.

Other drawings and specifications attached for  
the architectural project have been seen by and  
are the responsibility of the licensed engineer  
whose stamp and firm appear on that sheet.

The architect is not responsible for the design of  
the structural, plumbing, and engineering  
workings, structural, signage not specified  
and the sprinkling or the suppression systems  
and does not take responsibility for the  
compliance of these areas with the laws of the  
above governmental entities. The architect is not  
responsible for materials, components, and  
equipment, as well as the method in which they  
are installed on the project by others. The  
architect is not held or responsible for  
verification, during construction or upon  
completion of construction. The architect is not  
responsible for improper operation due to faulty  
installation or product failure during construction  
or after completion of construction when  
operation has begun by the landlord or tenant.

The licensed professional whose stamp appears  
on the other sheets (other than noted above)  
shall be responsible for those items in paragraph  
three above.

**ANIMAL CLINIC OF THE  
WOODLANDS**  
2610 NE 60TH STREET  
GLADSTONE, MISSOURI

STAMP



REVISION DATE:

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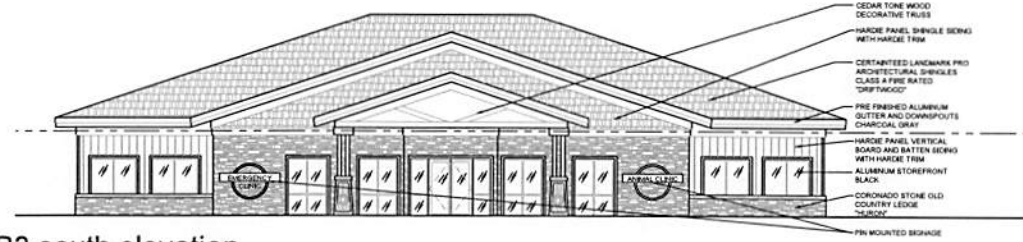
ISSUE DATE: 02/15/24  
PLANNING SUBMISSION  
NOT FOR CONSTRUCTION

**A100**  
first  
floor plan



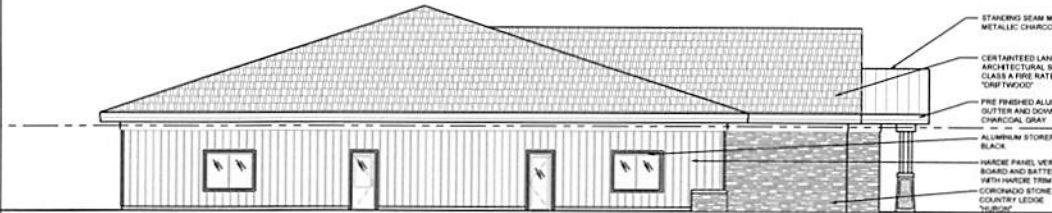
1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

A



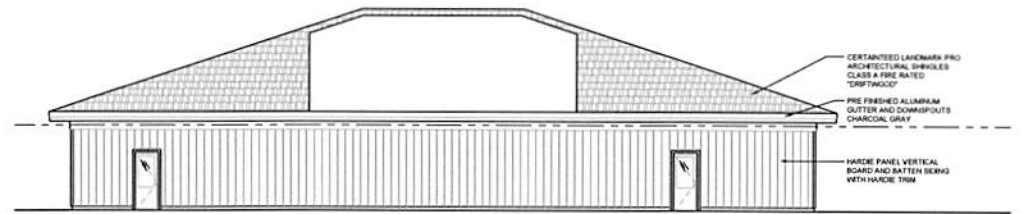
B3 south elevation

B



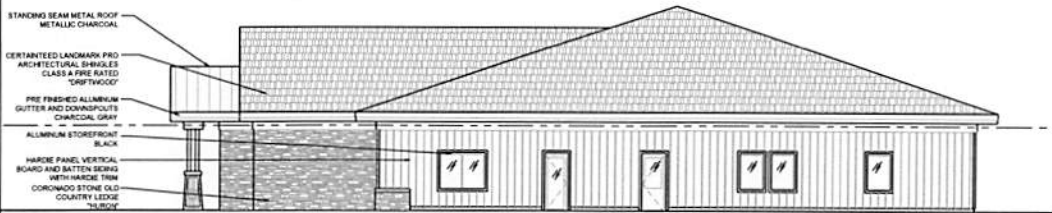
C3 west elevation

C



E3 north elevation

D

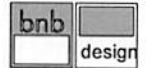


F3 east elevation

E

F1 not used

scale: 1/8" = 1'-0"



architecture & interiors  
115 n. nettleton  
bonner springs, ks  
913.422.5762 ph

I. Eric Bardon, a Missouri registered Architect  
KORNSHORN has prepared the drawings and  
assumes responsibility for the sheets numbered  
G1000001 for the project. Arnet Clinic of the  
Woodlands

Other drawings and specifications attached for  
this architectural project have been by and  
are the responsibility of the licensed engineer  
whose stamp and firm appear on this sheet.

The architect is not responsible for the design of  
the electrical, plumbing, and engineering  
work. The architect is not responsible for  
landscaping, structural, signage not specified  
and the sequencing of the construction system  
and does not take responsibility for the  
compliance of these areas with the laws of the  
above governmental entities. The architect is not  
responsible for interior, carpentry, and  
joinery, as well as the method in which they  
are installed on the project by others. The  
architect is not held or responsible for  
verification, during construction or upon  
completion of construction. The architect is not  
responsible for proper operation due to faulty  
installation or product failure during construction  
or after completion of construction when  
operation has begun by the licensee or owner.

The licensed professional whose stamp appears  
on the other sheets (other than noted above)  
shall be responsible for these items in paragraph  
three above.

ANIMAL CLINIC OF THE  
WOODLANDS  
2610 NE 60TH STREET  
GLADSTONE, MISSOURI

STAMP



REVISION DATE:

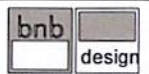
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ISSUE DATE: 02/15/24  
PLANNING SUBMISSION  
NOT FOR CONSTRUCTION

A200  
exterior elevations

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

A  
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B  
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C  
-  
D  
-  
E  
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F



architecture & interiors  
115 n. nettleton  
bonner springs, ks  
913.422.5762 ph

I, Erin Barton, a Missouri registered Architect #200174013 have prepared the drawings and secure responsibility for the sheets numbered C100-A201 for the project: Animal Clinic of the Woodlands

Other drawings and specifications attached to the architectural project have been by and are the responsibility of the licensed engineer whose stamp will appear on that sheet.

The architect is not responsible for the design of the electrical, plumbing, and engineering, landscaping, structural, signage not specified and for scheduling or the suppression systems and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components, and equipment, as well as the method in which they are installed on the project by others. The architect is not held or responsible for coordination, timing construction or upon completion of construction. The architect is not responsible for proper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.

The licensed professional whose stamp appears on the other sheets (other than noted above) shall be responsible for those items in paragraph three above.

ANIMAL CLINIC OF THE  
WOODLANDS  
2610 NE 60TH STREET  
GLADSTONE, MISSOURI

STAMP



REVISION DATE:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

ISSUE DATE: 02/15/24  
PLANNING SUBMISSION  
NOT FOR CONSTRUCTION

**A201**  
renderings