

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 7200 NORTH BROADWAY.

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 7200 North Broadway; 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 7200 North Broadway is hereby approved subject to the terms and conditions set forth herein;

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. Install a minimum of 20 new shrub plantings adjacent to N. Broadway Avenue.
4. Install a minimum of 10 new shrub plantings adjacent to NE 72nd Street.
5. 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.
6. 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.
7. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
8. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit.
9. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 a.m. to 10:00 p.m.

BILL NO. 24-21**ORDINANCE NO. 4.675**

10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
11. No more than 50% of each glazed window area of the building shall have signage.
12. Hours of operation permitted are 24 hours seven days per week.
13. Install a commercial grade bike rack on-site.
14. Install new curb, gutter, and sidewalk along the property line adjacent to N. Broadway Avenue.
15. Preserve the northern wooded tree line as a buffer to the residential neighborhood located to the north along NW 72nd Terrace.
16. Complete a Post-Construction Maintenance Agreement for storm water facilities.
17. Install a fire hydrant within four-hundred (400) feet of any portion of the building.
18. Extend and loop the 8-inch water main along N. Broadway.
19. Given the project location and that the development extends to property located in Kansas City, Missouri, this development is subject to Kansas City, Missouri approving the improvements on their parcel.
20. The installation and construction of a left turn lane for the entrance on N. Broadway at the property owner's expense.

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 8TH DAY OF JULY 2024.

ATTEST:

Kris Keller, City Clerk

Tina M. Spallo, Mayor

First Reading: July 8, 2024

Second Reading: July 8, 2024

File # 24-00002



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 24-21

ORD ☒ # ~~4,675~~

Date: 7/1/2024

Department: Community Development

Meeting Date Requested: 7/8/2024

Public Hearing: Yes ☒ Date: 6/10/2024 and continued to 7/8/2024

Subject: 7200 North Broadway – Gas Station & Convenience Store – Site Plan Revision

Background:

Update (July 1, 2024): As of Monday, July 1, 2024 the developer and applicant submitted plans to City Staff to address legitimate traffic and congestion concerns regarding access by large semi-trucks for fuel and product delivery. You can find these plan illustrations in the City Council packet.

Update: City Staff has requested the following from the applicant after the Planning Commission meeting on Monday, May 20th:

- To have the traffic engineers present at the City Council meeting to answer any traffic related questions in more detail.
- Provide renderings of the west side of the store that will give a better visual of the drive thru and backside of the store.
- To be prepared to discuss and show the potential left turn lane installation and the right-in/right-out traffic mitigation options in some detail.

Narrative: The applicant is requesting site plan approval for the purpose of constructing a new 5,000 sq. ft. gas station and convenience store located at 7200 N. Broadway. This property is currently vacant and zoned CP-2 which is an appropriate zoning for the proposed use.

This project was proposed in 2023 and denied by the Gladstone City Council. The property owner has made adjustments to the site plan and those adjustments include the following:

- The access point on NW 72nd Street has been shifted west to lineup with the Post Office access point.
- The water quality pond has been moved from the northern side of the property to the western side of the property away from the residential homes located to the north. This basin will be located on the KCMO parcel.
- The wooded area on the northern side of the property will primarily remain untouched.

This project will also incorporate a drive thru lane and window as well as two (2) electric vehicle (EV) charging stations and a commercial bike rack. There will be ten (10) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and stucco.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated.

A traffic study was conducted by Priority Engineers, Inc. and they provided a summary of their findings.

- "Analysis of unsignalized intersections indicate that they operate with acceptable levels of service both before and after the construction of the proposed development. The signalized intersection at NW 72nd Street and N. Broadway Street has an overall level of service that is acceptable both before and after construction of the proposed development. The proposed entrance locations have sufficient sight distance. A left turn lane is warranted for the entrance on N. Broadway Street in the PM Peak Hour. Due to geometric constraints of this location, the left turn lane will need to be designed so that it does not interfere with the southbound left turn lane at the signalized intersection with NW 72nd Street. No other improvements are required as a result of this development."
- Given the conclusions and recommendations made by the traffic engineers, City Staff will be requiring the installation and construction of a left turn lane for the entrance on N. Broadway at the property owner's expense.

Budget Discussion: N/A.

Public/Board/Staff Input:

Public: There were approximately 5-10 people in the audience who attended the Planning Commission hearing that are in opposition to the proposed project. These individuals live in the neighborhood of NW 72nd Terrace, which is north of the proposed project.

Board: The Planning Commission approved the project. (7 Yes – 1 No)

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: May 15, 2024

File #: 24-00002

Requested Action: Site Plan Revision

Date of PC Consideration: Monday, May 20, 2024

Date of Council Consideration: Monday, June 10, 2024

Applicant: Gerald W. Menefee, P.E., Kam Design Group LLC

Owner: Mohammad Hafiz

Architect: Darryl W. Hawkings, AIA

Address of Property: 7200 N. Broadway

Planning Information

- Current Zoning: CP – 2; Planned District, General Business District
- Zoning History: CP – 2; Planned District, General Business District
- Planned Land Use: Commercial (Comprehensive Plan)
- Surrounding Uses: North – Single Family Residential; South – United States Postal Service, Commercial; East – N. Broadway & Gladstone Bowl, Commercial; West - Willow Glen Apartments & Townhomes, Multi-Family (Kansas City, MO)
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Access on NE 72nd Street and N. Broadway
- Parking Required: 13 spaces
- Parking Provided: 19 spaces
- Proposed Landscaping: See site plans and analysis
- Proposed Signage: - Proposed monument sign on the corner of NE 72nd St. & N. Broadway. Proposed signage on the building and canopy for fueling stations.

Analysis

Update:

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- Given the conclusions and recommendations made by the traffic engineers, City Staff will be requiring the installation and construction of a left turn lane on N. Broadway at the property owner's expense.

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. Any and all disturbed areas shall be sodded.

2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. Install a minimum of 20 new shrub plantings adjacent to N. Broadway.
4. Install a minimum of 10 new shrub plantings adjacent to NE 72nd Street.
5. 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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18. Extend and loop the 8-inch water main along N. Broadway.
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Recommendation

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

PLANT LIST

NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
SHADE TREES				
8	SHM	SHANTUNG MAPLE	ACER TRUNCATUM	2 1/2" CAL
9	BDC	BALD CYPRESS	TAXODIUM DISTICHUM	2 1/2" CAL
EVERGREEN SHRUBS				
18	BOX	GREEN VELVET BOXWOOD	BUXUS 'GREEN VELVET'	1 GAL. CONTAINER
26	WY	WARD'S YEW	TAXUS MEDIA 'WARD'	1 GAL. CONTAINER

LANDSCAPING NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERIESMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1, AND THE GLADSTONE NURSERY AND LANDSCAPE ASSOCIATION.
2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10: ONE PELLET OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING.
3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER, AS A SUBSTITUTE, 15-8-10 GRANULAR FERTILIZER, .75 LB. FOR 2" CAL. & 1.5 LBS. FOR 3" CAL. SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUNDED. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 3 POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. THE INSTALLATION OF ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF GLADSTONE, MO.
7. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH. BACK FILLED WITH CLEAN FILL SOIL, AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM. ASTM D5268.
8. ALL PLANT BED AREAS TO RECEIVE DAIRY COW MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF. AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOSPHOROUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIAL OR ANNUAL PLANTINGS. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND SOILS TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS. MYKE PRO MYCOKORRAZ GRANULES TO BE ADDED TO ALL PLANTINGS PER MANUFACTURER'S RECOMMENDATIONS.
9. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1-1/2" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
10. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND RECORD INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.
12. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF "ALL" IRRIGATION COMPONENTS, SLEEVING, PIPE, METERS, PERMITS, CONNECTION AND CONTROL SYSTEMS. DESIGN DRAWINGS OF THE PROPOSED IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 150-BN BIODEGRADABLE MAT OR EQUIVALENT.
15. ALL LAWN AREAS TO BE SOODED OR SEEDED WITH TURF TYPE TALL FESCUE BLEND IN LOCATIONS INDICATED ON PLANS. SEEDED LAWN TO BE HYDRO-SEEDED OR DRILLED, SOOD AND SEED SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. LAWN SHALL BE TURF TYPE TALL FESCUE 3 WAY BLEND:

LAWN SEED MIX

TRF-STAR® QUICK TURF MIXTURE OR SIMILAR BLEND:

SEEDING RATE: 8-10 LBS PER 1,000 SF

- 25% TITAN LTD FESCUE *TRF-STAR SEED COMPANY
- 25% FALCON IV TALL FESCUE SPRING HILL, KS 66083
- 25% 2ND MILLENNIUM TALL FESCUE 800-474-3308
- 25% TURF PERENNIAL RYEGRASS

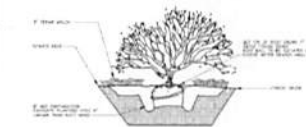
LEGEND

- NEW TREE
- ✱ NEW SHRUB PLANTINGS (LOW TREES)
- BUILDING OUTLINE
- PROPERTY LINE
- DENSE TREE LINE

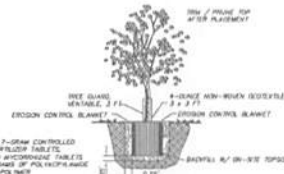
NE 72ND STREET

N BROADWAY

LANDSCAPING PLAN



TYPICAL SHRUB PLANTING



TYPICAL TREE PLANTING DETAIL

GENERAL NOTES:

1. THE LANDSCAPING AREA SHALL BE INSTALLED WITH BUILT IN IRRIGATION SYSTEM.
2. ANY DAMAGES TO CURB AND SIDEWALK IN PUBLIC RIGHT OF WAY SHALL BE REPAIRED PER CITY STANDARD DETAIL AND SPECIFICATIONS.
3. THE TRASH ENCLOSURE STRUCTURE SHALL BE CONSTRUCTED OF THE SAME MATERIAL AS FOR THE MAIN BUILDING.
4. THE GAS METER AREA SHALL BE SCREENED WITH SHRUBS. THE ELECTRICAL METER AND SWITCHGEAR SHALL BE SCREENED WITH ENCLOSURE MATCHING THE BUILDING EXTERIOR.
5. 12 TREES SHALL BE PLANTED ALONG THE PUBLIC RIGHT OF WAY.

SHORT STOP GAS STATION
PROJECT

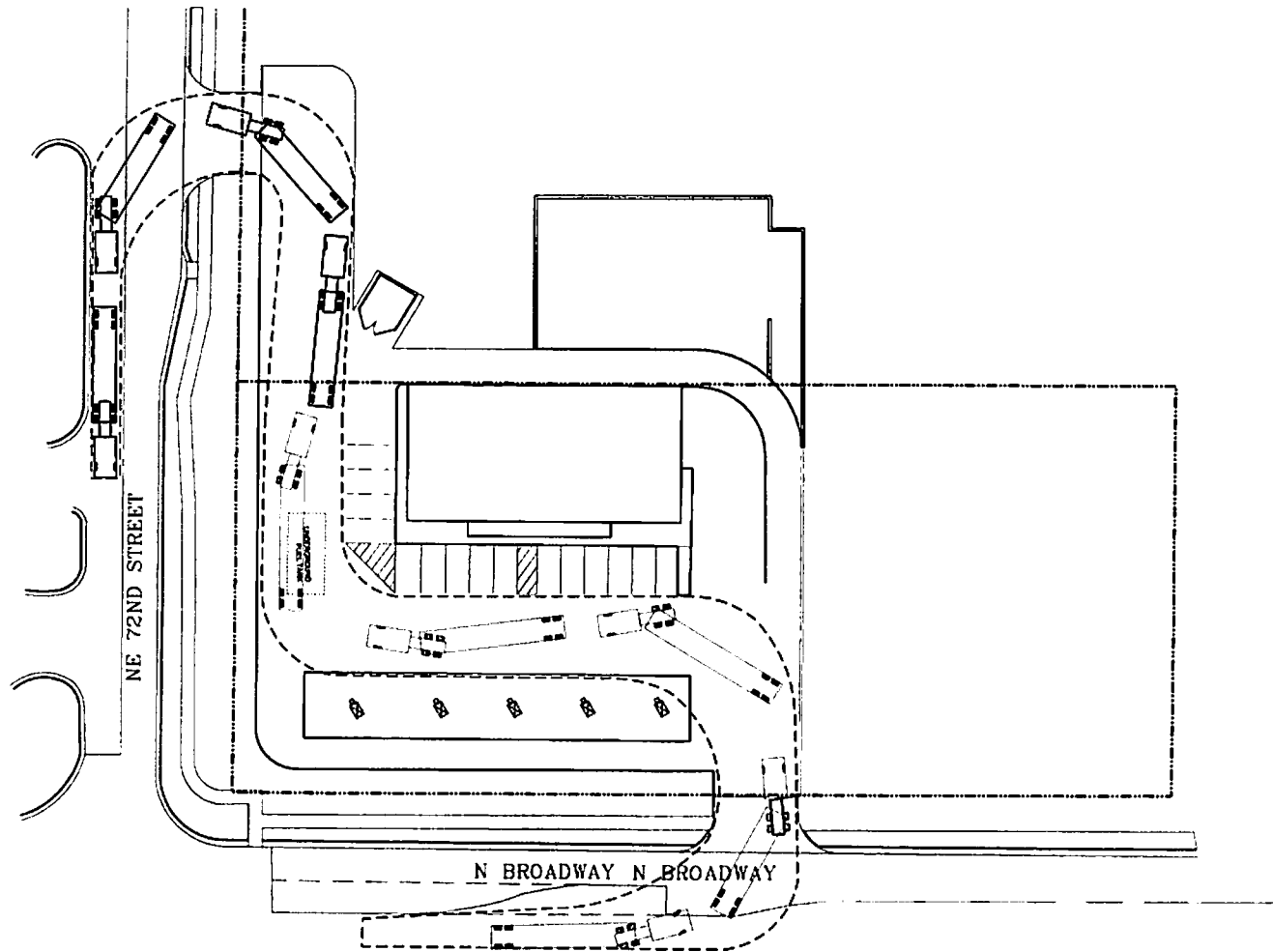
400 NE 72ND STREET
GLADSTONE, MISSOURI

LANDSCAPING PLAN

Project Number: 2023-109
Drawn by: KRB
Checked by: GWM

SHEET 10

PRELIMINARY



LEGEND

- OUTLINE OF TURNING SPACE REQUIRED FOR INCOMING TRUCK
- - - OUTLINE OF TURNING SPACE REQUIRED FOR OUT GOING TRUCK
- PROPERTY LINE

FUEL TRUCK TURNING TEMPLATE PLAN

PRELIMINARY

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	03/20/2023



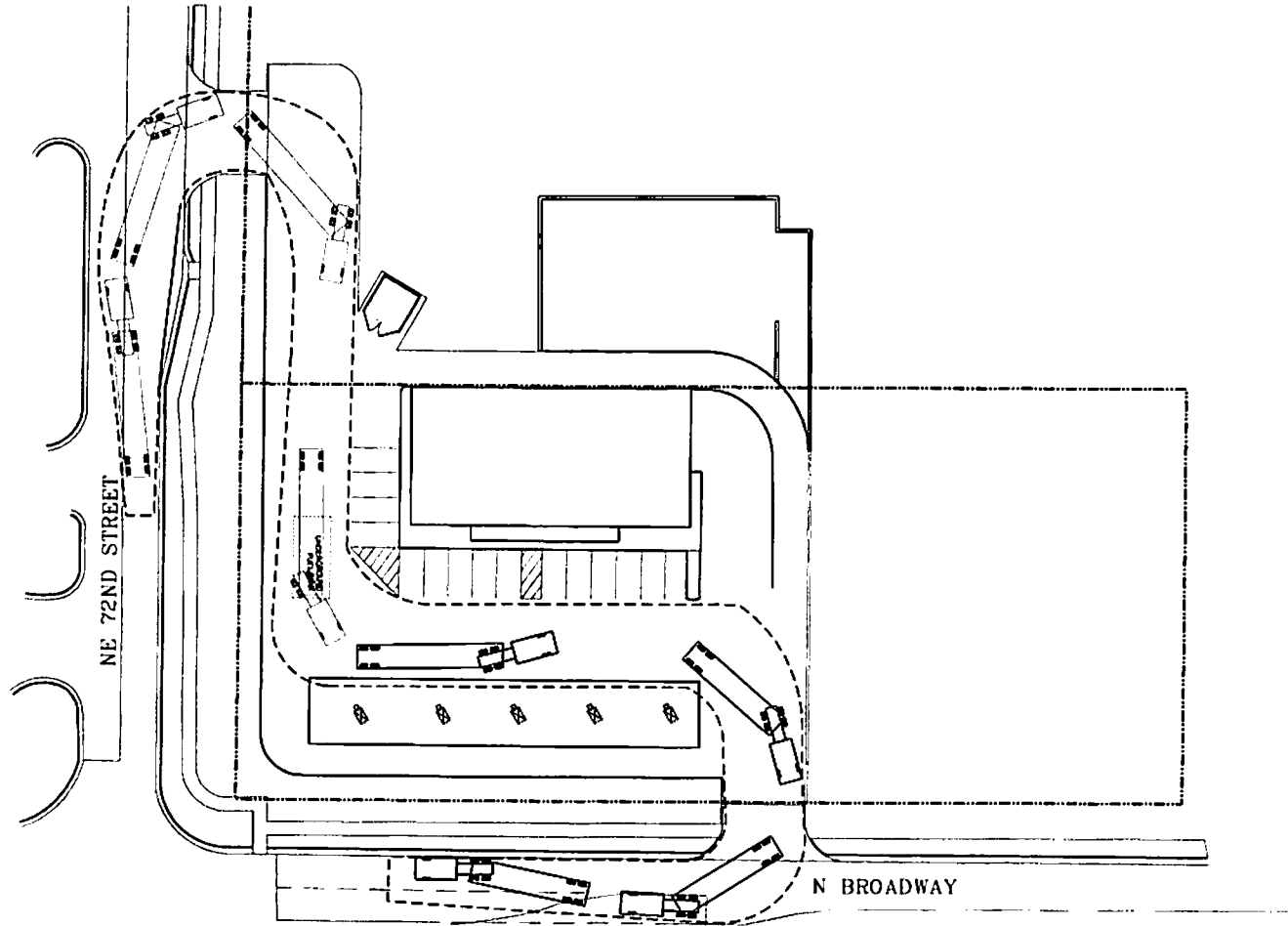
Design Group LLC
1800 E. Broadway Blvd.
Suite 100
Gladstone, MO 64114
(816) 797-1000

SHORT STOP GAS STATION
PROJECT

400 NE 72ND STREET
GLADSTONE, MISSOURI

FUEL TRUCK
TEMPLATE
W/BROADWAY ACCESS
Project Number: 2023-123
Created by: GJM
Checked by: GJM

SHEET 11



LEGEND

- OUTLINE OF TURNING SPACE REQUIRED FOR INCOMING TRUCK
- - - OUTLINE OF TURNING SPACE REQUIRED FOR OUT GOING TRUCK
- · - · - PROPERTY LINE

FUEL TRUCK TURNING TEMPLATE PLAN

PRELIMINARY

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	12/15/2023



K&M
Design Group, LLC
2000 E. Broadway Road
Suite 100
Gladstone, MO 64114
(314) 767-3333

SHORT STOP GAS STATION PROJECT

400 NE 72ND STREET
GLADSTONE, MISSOURI

FUEL TRUCK TEMPLATE W/NE 72ND ST ACCESS	
Project Number	2023-100
Drawn By	KHR
Checked By	GWM

SHEET 12