

BILL NO. 24-22

4.675
ORDINANCE NO. 4.676

AN ORDINANCE APPROVING THE FINAL PLAT OF AMENDED PLAT OF CLAYMONT POINTE 23RD REPLAT AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

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


SECTION 1. ACCEPTANCE. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Plat, having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Plat as "All of Lot 1, Amended Plat of Claymont Pointe 22nd Replat, a subdivision in the City of Gladstone, Clay County, Missouri" is hereby accepted.

SECTION 2. SIGNATURES. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 8TH DAY OF JULY 2024.


Tina M. Spallo, Mayor

ATTEST:


Kris Keller, City Clerk

1st Reading: July 8, 2024

2nd Reading: July 8, 2024

File # Plat 24-00001



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 24-22

ORD ☒ # 4.676

4.675

Date: 7/1/2024

Department: Community Development

Meeting Date Requested: 7/8/2024

Public Hearing: Yes ☐ Date: Click here to enter a date.

Subject: Final Plat – 198 & 200 Pointe Drive – Claymont Pointe

Background: The applicant is requesting that the city approve a re-plat (lot split) that would enable the developer to sell two (2) higher-end townhomes in the Claymont area that are currently under construction.

The construction of these two (2) townhomes fit in well and tie into the overall character of the planned neighborhood.

Budget Discussion: N/A

Public/Board/Staff Input:

Public: No comments

Board: Unanimous approval (10 Yes – 0 No)

Staff: City staff recommends that the Planning Commission approve the plat as submitted.

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: June 12, 2024

File #:

Requested Action: Final Plat (Re-plat)

Date of PC Consideration: June 17, 2024

Date of Council Consideration: July 8, 2024

Applicant/: Tom Sanford
Owner Carson Custom Homes Inc.
2271 NW Riverview Dr. Riverside, MO 64150

Architect/ Robert Young
Engineer: RL Buford & Associates
PO Box 14069, Parkville, MO 64152

Address of Property: 198 & 200 Pointe Drive
Parcel Number: 17208000902200

Planning Information

- Current Zoning: RP-4: Planned Apartment House District
- Planned Land Use: Residential
- Surrounding Uses: Residential & CP-O, Non Retail District – Belleview Office Building
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: Adequate ingress and egress exist along Pointe Drive
- Proposed On-Site Improvements: Construction of two townhouses

Analysis

The applicant is requesting that the city approve a re-plat (lot split) that would enable the developer to sell two (2) higher-end townhomes in the Claymont area that are currently under construction.

The construction of these two (2) townhomes fit in well and tie into the overall character of the planned neighborhood.

Recommendation

City staff recommends that the Planning Commission approve the plat as submitted.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, June 17th, 2024
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Katie Middleton
Bill Turnage
Jennifer McGee
Joseph Brancato
Cameron Nave, Vice-Chair
Robert Wilson
Steve Beamer, Chair
Chase Cookson
Brenda Lowe, Secretary
Kim Murch

Absent: Mike Ebenroth

Council & Staff Present:

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

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 May 20th, 2024 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the May 20th meeting with edits to the titles of Brenda Lowe and Cameron Nave

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

Item 4 on the Agenda: Consideration: On a Re-Plat for parcel number 17208000902200 on property located at 198 & 200 Pointe Dr.

Applicant/Owner: Tom Sanford
Architect/Engineer: Robert Young, RL Buford & Associates

City Council consideration for this project is scheduled for Monday, July 8, 2024.

Mr. Greer read from the staff report:

The applicant is requesting that the city approve a re-plat (lot split) that would enable the developer to sell two (2) higher-end townhomes in the Claymont area that are currently under construction.

The construction of these two (2) townhomes fit in well and tie into the overall character of the planned neighborhood.

City staff recommends that the Planning Commission approve the plat as submitted.

Mr. Robert Young stated that he is here to represent the owners. If anyone has any questions he will answer them.

Ms. Middleton asked what was there before and what it is now.

Mr. Greer stated it used to be all one parcel of vacant land. This homebuilder bought the vacant property and constructed two brand new townhomes to own or sell. Construction is coming to a close and they are ready to re-plat the property or do a lot split so that addresses 198 and 200 can be established before the closing.

Mr. Nave asked if the lot was vacant previously.

Mr. Greer stated yes, it was vacant and this is new construction. From the Comprehensive Plan, the middle type housing is something the City of Gladstone calls for. Although, these are large townhomes, probably close to 3,000 square feet, it is still considered middle housing.

MOTION: By Ms. McGee, second by Ms. Middleton to consider a Re-Plat located at parcel number 17208000902200.

Vote:	Mr. Wilson	Yes
	Mr. Brancato	Yes
	Mr. Turnage	Yes
	Ms. Middleton	Yes
	Chair Beamer	Yes
	Ms. McGee	Yes
	Mr. Nave	Yes
	Mr. Murch	Yes
	Ms. Lowe	Yes
	Mr. Cookson	Yes

The motion carried. (10-0)

Item 5 on the Agenda: Communications from the City Council

Councilmember Jean Moore wanted to thank everyone for being there. City Hall will be closed Wednesday, June 19th in honor of Juneteenth . She would urge everyone to take advantage of all

the activities at Linden Square happening this summer. There are concerts on Fridays and some Saturdays and the next concert will be this Friday, June 21st. The band playing will be Lyin Eyes which is an Eagles tribute band. Theatre in the Park is at the end of the month, June 28th, 29th and 30th and they will be performing Fiddler on the Roof. She wanted to give the Planning Commissioners an update regarding the gas station c-store at the corner of Broadway and 72nd Street that they sent to the City Council. They heard the application and they continued it to the July 8th City Council meeting in order for their engineer to provide more information in regard to traffic, bigger semi-trucks having access to the property for deliveries and allowing people to access the property safely.

Chair Beamer stated that from what he understands the issue of getting the gas trucks in and out of the parking lot to offload gas was a consideration that didn't come to mind with this group and he never thought of it either. Apparently, Council did recognize it as an issue and it is being revisited to make sure that these trucks can enter and exit this property safely.

Item 6 on the Agenda: Communications from the City Staff

No communication from City Staff.

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

Mr. Turnage wanted to thank the Public Works Department for sponsoring the electronics disposal last Saturday morning at 9:00 a.m.

Item 8 on the Agenda: Adjournment

Chair Beamer adjourned the meeting at 7:09 p.m.

Respectfully submitted:

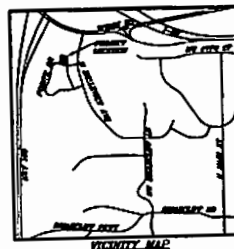
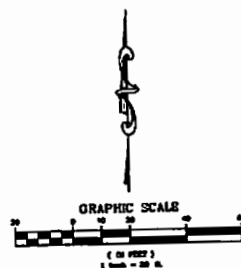
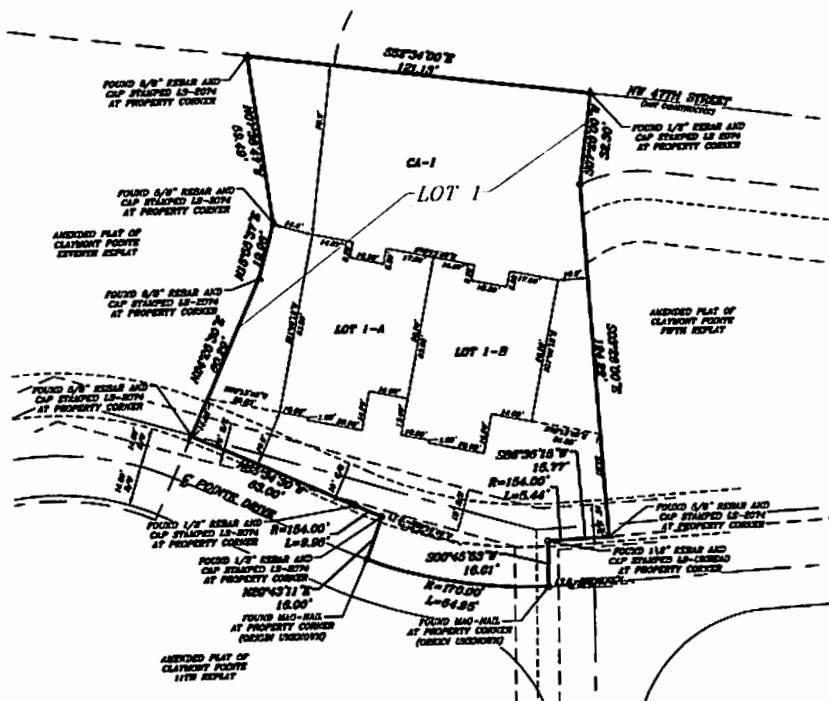
Steve Beamer, Chair

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____

FINAL PLAT
A SUBDIVISION IN GLADSTONE,
CLAY COUNTY, MISSOURI



CAUTION

- SET 1/8" BOMBS BY 4" LONG WITH PLASTIC CAP STAMPED "3-5000000"
- FORM 1/8" MOVEMENT AS NOTED
- FORM 1/8" MOVEMENT AS NOTED

IF VALUE IS NOT LABELED IT IS UNKNOWN (BETWEEN NON(MINUTE) OR CALCULATED BASED ON MEASUREMENTS TO MOVEMENTS

	CONTAINER
1/4"	BULLETS LIKE
1/8"	ONE ELEMENT
1/8"	SHOOTING FROM ELEMENT

PROPERTY DESCRIPTION
 CONDOMINIUM IN ONE SECTORE UNIT ON 0.40 ACRES

ALL OF LOT 1, ANOTHER PLAT OF CLAYTON FORTS REPEAT, A SUBDIVISION IN THE CITY OF CLAYTON, CLAY COUNTY, MISSOURI.

[illegible][illegible]

ACKNOWLEDGEMENTS:
BY SIGNING HEREON, CASHION CLOSON HONEY INC. HAS GRANTED THEIR PERMISSION TO BE ADVERTISED
DATE _____ DAY OF _____ IN _____

THOMAS J. LAMPERT
RESEARCH

STATE OF INDIANA /
COUNTY OF /

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED BY NOTARIAL SEAL AT MY OFFICE
IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE

NOTARY PUBLIC
BY COMMISSION EXPIRES

CITY CERTIFICATIONS:
THE PLAT OF THE ABOVE PLAT OF CLAYTON FOSTER REED REPEAT HAS BEEN SUBMITTED TO AND APPROVED
BY THE CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____, AND BY THE CITY
COUNCIL THIS _____ DAY OF _____, 20____.

THE 2000
MAJOR

TIME 12:00 PM

STEVE WATSON
SENIOR CONSULTANT

[illegible]

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VA-045 COUNTY • 22000 CROWN CLARKWAY • 22180 LOT 9016 4044

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16-0457 COUNTY-12800 GREEN CLARKSONWAY-12138 LOT 99A-0457

P.O. BOX 14000, PASADENA, MD. 21133 (301) 941-1400

CONFIDENTIAL SURVEY REPORT

DEVELOPMENT APPLICATION



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

File #: Plat 24-00001
Date: 5-16-24

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"/> Variance - BZA (\$200) |
| <input type="checkbox"/> Site Plan Revision (\$500) | <input checked="" type="checkbox"/> Final Plat/Replat (\$75) |

Address of Action: None. East of 196 Pointe Dr.

Legal Description:
Attach under separate cover if needed.

Claymont Pointe Amended 22nd Replat

Parcel 172.08000902200 198 \$100

Proposed Change: Lot split for duplex

Applicant/Property Owner Information:

- ☐ Applicant(s) Tom Sanford
Company Carson Custom Homes Inc.
Address 2271 NW Riverview Dr., Riverside, MO 64150
Phone 816-305-5220 Fax: _____ E-Mail: sanford3t@aol.com
- ☐ Property Owner (if different than applicant) _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____
- ☐ Architect/Engineer Robert Young
Company RL Buford & Associates
Address PO Box 14069, Parkville, MO 64152
Phone 816-741-6152 Fax: _____ E-Mail: rob@rlbuford.com

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

Applicant's Signature _____

Date 4/30/24

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, Tam Seaford (Owner's name), do hereby authorize Tam Seaford Carson Weston Donohue (Applicant's name) to apply for the following action on my property at 198/200 Pointe Dr
Gladstone, MO

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

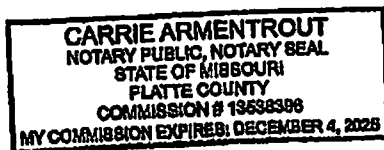
Date: 4/30/24 Owner's Signature: [Signature]

NOTARIZATION

State of Missouri
County of Clay

Subscribed and sworn before me this 30th day of April, 2024

Notary's Signature: [Signature]
My Commission expires: _____



(seal)