

AN ORDINANCE APPROVING A ZONING CHANGE FOR CITY OWNED PROPERTY TOTALING 8.83 ACRES GENERALLY LOCATED AT 6880 AND 6900 NORTH OAK TRAFFICWAY WITHIN THE CITY OF 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 CP-3 Planned Commercial District, C-1 Local Business District, R-1 Single Family Residential to C-3 Commercial District. This property totaling 8.83 acres is legally described as:

ALL THAT PART OF LOTS 6, 7, 8, 9 AND 10, LINDEN HEIGHTS RESURVEY OF LOT 26 AND THAT PART OF NOW VACATED LAKE DRIVE, AS ALL BEING RECORDED IN BOOK 269 AT PAGE 60, KANSAS CITY, CLAY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, LINDEN HEIGHTS RESURVEY OF LOT 26, THENCE SOUTH ALONG THE WESTERLY LINE OF LOT 1 AND LOT 2 OF SAID LINDEN HEIGHTS RESURVEY OF LOT 26, 200 FEET TO THE POINT OF BEGINNING OF THIS REZONING DESCRIPTION; THENCE IN A WEST DIRECTION, 208.7 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, PARALLEL AND 200 FEET EASTERLY FROM THE WEST LINE OF SAID LOT 9, LINDEN HEIGHTS RESURVEY OF LOT 26, ALSO BEING THE EAST LINE OF RICE ADDITION, 387.7 FEET; THENCE IN A SOUTH SOUTHWESTERLY DIRECTION, PARALLEL AND 200 FEET EASTERLY FROM SAID WEST LINE OF LOT 9, LINDEN HEIGHTS RESURVEY OF LOT 26, ALSO BEING THE EAST LINE OF RICE ADDITION, 477.8 FEET TO A POINT ON THE SOUTH LINE OF LOT 10, LINDEN HEIGHTS RESURVEY OF LOT 26; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF LOTS 2 AND PART OF LOT 1, TINGLER PROPERTIES, 664.0 FEET; THENCE NORTH ALONG THE WEST LINE OF LOT 1 OF SAID TINGLER PROPERTIES, 171.3 FEET; THENCE EAST ALONG THE NORTH LINE OF LOT 1, TINGLER PROPERTIES AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1218 AT PAGE 99, 300 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH OAK TRAFFICWAY; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE, 258.4 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 7658 AT PAGE 39, ALSO BEING ON THE SOUTH LINE OF LOT 5, LINDEN HEIGHTS RESURVEY OF LOT 26; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 5, 455.5 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID LOT 5, 100 FEET; THENCE EAST A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH ALONG THE WEST LINE OF LOTS 4, 3 AND 2, LINDEN HEIGHTS RESURVEY OF LOT 26, 250 FEET TO THE POINT OF BEGINNING, CONTAINING 8.8 ACRES, MORE OR LESS, EXCLUDING ANY PART IN NORTH OAK TRAFFICWAY RIGHT OF WAY 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:

BILL NO. 25-13

ORDINANCE NO. 4.697

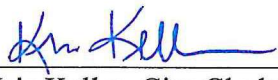
THAT, the aforesaid land be rezoned from CP-3 Planned Commercial District, C-1 Local Business District, R-1 Single Family Residential to C-3 Commercial District.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF APRIL 2025.



Mayor Les Smith

ATTEST:



Kris Keller, City Clerk

1st Reading: April 28, 2025

2nd Reading: April 28, 2025

File #REZON25-00001



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 25-13

ORD ☒ # 4.697

Date: 4/22/2025

Department: Community Development

Meeting Date Requested: 4/28/2025

Public Hearing: Yes ☒ Date: 4/28/2025

Subject: 6880 & 6900 N Oak Trafficway (Approximately 8.83 acres) Re-Zoning

Background:

City Staff, is proposing to re-zone approximately 8.83 acres of city-owned property in the downtown area from its current designation to Commercial C-3 zoning. This rezoning is proposed to enhance the city's ability to market, attract, and retain large-scale commercial development, by providing shovel ready property, thereby fostering city-wide economic growth, and continuing to grow the downtown core. Gladstone is well positioned to capitalize on its proximity to urban amenities while strengthening its identity as a thriving community hub. Rezoning this city-owned property along North Oak Trafficway to Commercial C-3 offers a strategic opportunity to unlock the potential of these properties.

Background

Gladstone's downtown area has historically served as a focal point for community engagement and small-scale commerce. However, shifting economic trends and regional competition necessitate proactive measures to ensure its continued relevance and strength. The city's Comprehensive Plan, emphasizes priorities such as economic development, enhanced services, and a cohesive community vision. Recent redevelopment efforts—including the construction of The Heights at Linden Square, Northland Innovation Center, Fairfield Inn & Suites by Marriott, iWerx, Summit Grill, Stone Canyon Pizza, Over Flow Coffee, and Nyx Lounge (Fence Stile Winery & Distillery) demonstrate Gladstone's commitment to revitalization. Re-zoning city-owned property to Commercial C-3 builds on these successes by enabling larger-scale projects that can continue to anchor downtown growth.

The Commercial C-3 zoning designation, as outlined in Gladstone's zoning ordinance, is intended and can accommodate but not limited to indoor/outdoor entertainment, hospitality, retail, medical, and restaurant uses, which is highly desired by the public according to the Comprehensive Plan and Community Surveys. Unlike more restrictive commercial zones (e.g., C-1 or C-2), C-3 permits a broader range of developments, making it ideal for attracting various types of uses and developers who are looking for shovel ready property.

Importance of Rezoning to Commercial C-3**1. Enhanced Marketability**

Rezoning to Commercial C-3 positions city-owned property as a prime candidate for large-scale development by signaling flexibility and opportunity to prospective developers. C-3 zoning aligns with market demands for indoor/outdoor entertainment, medical, hospitality, retail, restaurant and increasing the property's appeal in a competitive regional market. This proactive step enhances Gladstone's ability to attract high-caliber developers who can build projects that residents want.

2. Retention and Economic Benefits

A rezoned C-3 property supports long-term retention of businesses by offering modern infrastructure and scalability. Downtown Gladstone stands to gain jobs, tax revenue, and increased foot traffic. The Gladstone Community Survey (conducted prior to March 2025) rated city services 33% above the U.S. average, reflecting strong community support for quality-of-life improvements. A large-scale development could further enhance these metrics by providing employment opportunities and amenities that retain residents and businesses.

3. Downtown Revitalization

Over the last 10 years, Gladstone's downtown has seen a lot of success that blends commercial, residential, and recreational elements. Rezoning these City owned properties to C-3 facilitates this vision by allowing developments to occur across N. Oak Trafficway from the East side to the West side. A prominent office, medical, hospitality, or entertainment project(s) could serve as a downtown cornerstone, driving daytime activity and connecting the revitalization that has taken place on the east side of North Oak Trafficway in our Downtown area to the West side of North Oak Trafficway.

Budget Discussion: N/A

Public/Board/Staff Input:

- No comments from the public.
- The Planning Commission voted unanimously (11 Yes – 0 No) in support of rezoning this city-owned property.
- City Staff recommends that the Planning Commission and City Council consider the rezoning of designated city-owned property in downtown Gladstone to Commercial C-3. This action will allow the city to market the site more effectively, attract transformative large-scale development, and secure lasting economic and social benefits for the community.

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

Austin Greer
Department Director/Administrator

JA
City Attorney

BB
City Manager



Community Development Department

Staff Report

Date: 4/2/2025

File #:

Requested Action: Zoning Change

Date of PC Consideration: 4/7/2025

Date of Council Consideration: 4/28/2025

Applicant: Robert Baer, City Manager

Owner: City of Gladstone

Address of Property: 6880 & 6900 N. Oak Trafficway (Approximately 8.83 acres)

Planning Information

- Current Zoning: CP-3 Planned Commercial District, C-1 Local Business District, R-1 Single Family Residential (vacant and undeveloped City owned property)
- Planned Land Use: The Comprehensive Plan does not specifically identify the future planned use of these particular properties and a commercial use would be beneficial to the City's tax base.
- Surrounding Uses: Properties located north, south and east are commercial uses. Property owned by the City of Gladstone to the west is vacant and undeveloped.
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: North Oak Trafficway

Analysis

City Staff, under the direction of the City Council, is proposing to re-zone approximately 8.83 acres of city-owned property in the downtown area from its current designation to Commercial C-3 zoning. This rezoning is proposed to enhance the city's ability to market, attract, and retain large-scale commercial development, by providing shovel ready property, thereby fostering city-wide economic growth, and continuing to grow the downtown core. Gladstone is well positioned to capitalize on its proximity to urban amenities while strengthening its identity as a thriving community hub. Rezoning this city-owned property along North Oak Trafficway to Commercial C-3 offers a strategic opportunity to unlock the potential of these properties.

Background

Gladstone's downtown area has historically served as a focal point for community engagement and small-scale commerce. However, shifting economic trends and regional competition necessitate proactive measures to ensure its continued relevance and strength. The city's Comprehensive Plan, emphasizes priorities such as economic development, enhanced services, and a cohesive community vision. Recent redevelopment efforts—including the construction of The Heights at Linden Square, Northland Innovation Center, Fairfield Inn & Suites by Marriott, iWerx, Summit Grill, Stone Canyon Pizza, Over Flow Coffee, and Nyx Lounge (Fence Stile Winery & Distillery) demonstrate Gladstone's commitment to revitalization. Re-zoning city-owned property to Commercial C-3 builds on these successes by enabling larger-scale projects that can continue to anchor downtown growth.

The Commercial C-3 zoning designation, as outlined in Gladstone's zoning ordinance, is intended and can accommodate but not limited to indoor/outdoor entertainment, hospitality, retail, medical, and restaurant uses, which is highly desired by the public according to the Comprehensive Plan and Community Surveys. Unlike more restrictive commercial zones (e.g., C-1 or C-2), C-3 permits a broader range of developments, making it ideal for attracting various types of uses and developers who are looking for shovel ready property.

Importance of Rezoning to Commercial C-3

1. Enhanced Marketability

Rezoning to Commercial C-3 positions city-owned property as a prime candidate for large-scale development by signaling flexibility and opportunity to prospective developers. C-3 zoning aligns with market demands for indoor/outdoor entertainment, medical, hospitality, retail, restaurant and increasing the property's appeal in a competitive regional market. This proactive step enhances Gladstone's ability to attract high-caliber developers who can build projects that residents want.

2. Retention and Economic Benefits

A rezoned C-3 property supports long-term retention of businesses by offering modern infrastructure and scalability. Downtown Gladstone stands to gain jobs, tax revenue, and increased foot traffic. The Gladstone Community Survey (conducted prior to March 2025) rated city services 33% above the U.S. average, reflecting strong community support for quality-of-life improvements. A large-scale development could further enhance these metrics by providing employment opportunities and amenities that retain residents and businesses.

3. Downtown Revitalization

Over the last 10 years, Gladstone's downtown has seen a lot of success that blends commercial, residential, and recreational elements. Rezoning these City owned properties to C-3 facilitates this vision by allowing developments to occur across N. Oak Trafficway from the East side to the West side. A prominent office, medical, hospitality, or entertainment project(s) could serve as a downtown cornerstone, driving daytime activity and connecting the revitalization that has taken place on the east side of North Oak Trafficway in our Downtown area to the West side of North Oak Trafficway.

Recommendation

City Staff recommends that the Planning Commission and City Council consider the rezoning of designated city-owned property in downtown Gladstone to Commercial C-3. This action will allow the city to market the site more effectively, attract transformative large-scale development, and secure lasting economic and social benefits for the community.

Recommendation

City Staff recommends that the request be **APPROVED**.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, April 7th, 2025
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Chase Cookson
Bill Turnage
Jennifer McGee
Cameron Nave, Chair
Robert Wilson
Brenda Lowe, Secretary
Kim Murch
Mike Ebenroth
Joseph Brancato
Katie Middleton
Nick Smith

Absent: Steve Beamer, Vice-Chair

Council & Staff Present:

Austin Greer, Assistant City Manager | Community Development Director
Angie Daugherty, Admin. Assistant
Alan Napoli, CD Administrator/Building Official
Jean Moore, Council Liaison

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the February 18th, 2025 Minutes. Chair Nave asked if there was a motion to approve the minutes from the February 18th meeting.

Mr. Turnage moved to approve the minutes; Mr. Murch seconded. The minutes were approved, 11-0.

Item 4 on the Agenda: Consideration: On a Re-Zone for address 6880 – 6900 N Oak Trafficway.

Owner: City of Gladstone

City Council consideration for this project is scheduled for Monday, April 28, 2025.

Mr. Greer read from the staff report:

City Staff, under the direction of the City Council, is proposing to re-zone approximately 8.83 acres of city-owned property in the downtown area from its current designation to Commercial C-3 zoning. This rezoning is proposed to enhance the city's ability to market, attract, and retain large-scale commercial development, by providing shovel-ready property, thereby fostering city-wide economic growth, and continuing to grow the downtown core. Gladstone is well positioned to capitalize on its proximity to urban amenities while strengthening its identity as a thriving community hub. Rezoning this city-owned property along North Oak Trafficway to Commercial C-3 offers a strategic opportunity to unlock the potential of these properties.

Gladstone's downtown area has historically served as a focal point for community engagement and small-scale commerce. However, shifting economic trends and regional competition necessitate proactive measures to ensure its continued relevance and strength. The city's Comprehensive Plan, emphasizes priorities such as economic development, enhanced services, and a cohesive community vision. Recent redevelopment efforts—including the construction of The Heights at Linden Square, Northland Innovation Center, Fairfield Inn & Suites by Marriott, iWerx, Summit Grill, Stone Canyon Pizza, Over Flow Coffee, and Nyx Lounge (Fence Stile Winery & Distillery)—demonstrate Gladstone's commitment to revitalization. Re-zoning city-owned property to Commercial C-3 builds on these successes by enabling larger-scale projects that can continue to anchor downtown growth.

The Commercial C-3 zoning designation, as outlined in Gladstone's zoning ordinance, is intended and can accommodate, but not limited to, indoor/outdoor entertainment, hospitality, retail, medical, and restaurant uses, which is highly desired by the public according to the Comprehensive Plan and Community Surveys. Unlike more restrictive commercial zones (e.g., C-1 or C-2), C-3 permits a broader range of developments, making it ideal for attracting various types of uses and developers who are looking for shovel-ready property.

Importance of Rezoning to Commercial C-3

1. **Enhanced Marketability**
Rezoning to Commercial C-3 positions city-owned property as a prime candidate for large-scale development by signaling flexibility and opportunity to prospective developers. C-3 zoning aligns with market demands for indoor/outdoor entertainment, medical, hospitality, retail, restaurant and increasing the property's appeal in a competitive regional market. This proactive step enhances Gladstone's ability to attract high-caliber developers who can build projects that residents want.
2. **Retention and Economic Benefits**
A rezoned C-3 property supports long-term retention of businesses by offering modern infrastructure and scalability. Downtown Gladstone stands to gain jobs, tax revenue, and increased foot traffic. The Gladstone Community Survey (conducted prior to March 2025) rated city services 33% above the U.S. average, reflecting strong community support for quality-of-life improvements. A large-scale development could further enhance these metrics by providing employment opportunities and amenities that retain residents and businesses.
3. **Downtown Revitalization**
Over the last 10 years, Gladstone's downtown has seen a lot of success that blends commercial, residential, and recreational elements. Rezoning these City owned properties

to C-3 facilitates this vision by allowing developments to occur across N. Oak Trafficway from the East side to the West side. A prominent office, medical, hospitality, or entertainment project(s) could serve as a downtown cornerstone, driving daytime activity and connecting the revitalization that has taken place on the east side of North Oak Trafficway in our Downtown area to the west side of North Oak Trafficway.

City Staff recommends that the Planning Commission and City Council consider the rezoning of designated city-owned property in downtown Gladstone to Commercial C-3. This action will allow the city to market the site more effectively, attract transformative large-scale development, and secure lasting economic and social benefits for the community.

City Staff recommends that the request be **APPROVED**.

Ms. Middleton asked if they are going to level the land now or wait for a developer.

Mr. Greer stated they're not planning to level the land right now. This means the zoning will already be appropriate for development, so they can go ahead and submit for building permits. Once approved—which should be a relatively quick review—they'll be able to start moving dirt on their own.

Mr. Smith asked if the zoning was the primary reason that this property hasn't been developed yet.

Mr. Greer stated yes, this is correct. He has been with the city for 10 years as of this month, and this property has been vacant for well over a decade. They've come close to securing some high-quality projects for the site, but walkability and zoning have consistently been challenges to developers. Leadership's current thinking is that taking this small step of securing appropriate zoning would remove one more barrier to moving forward with a strong project.

Mr. Murch asked if Mr. Greer could show him where the old Arby's used to be.

Mr. Greer pointed to the location of the two fast food restaurants that used to be at this location. Mr. Greer also mentioned that there are 20+ acres behind this location that the city has owned for decades.

Mr. Murch asked about the proposed roundabout and the timing on that roundabout.

Mr. Greer stated yes, there is a proposed roundabout in this location, and he stated that this is still in the works. The timing may be 2026 before construction could start.

Mr. Murch asked if there is going to be another roundabout north of this location.

Mr. Greer stated that the current plans call for it and is funded.

Ms. McGee asked about walkability. Are there plans to make any changes to North Oak to make it more crossable for pedestrians?

Mr. Greer stated yes, between 69th Street all the way up to 71st Street, they want to do a more walkable downtown in order for pedestrians to walk more safely east and west across N. Oak Trafficway while enhancing the streetscape

Mr. Wilson asked if the city owns the lots that the restaurants were on.

Mr. Greer stated yes, the city owns all of this property, around 23 acres total.

Mr. Murch asked if this site goes back to 72nd Street.

Mr. Greer stated no, it does not go that far north and actually ends at NE 70th Terrace

Mr. Wilson asked if the rest of the property is C-3.

Mr. Greer stated no, it is not. The heavily wooded area is R-1 because it is vacant and undeveloped.

Mr. Nave asked if all the parcels are R-1 right now.

Mr. Greer stated yes, except for the two commercial properties along North Oak Trafficway, which total about two acres.

Mr. Turnage asked if the street entrance would come from North Oak Trafficway.

Mr. Greer stated yes sir it will.

Chair Nave asked for a motion to approve the re-zone for address 6880 – 6900 N. Oak Trafficway.

MOTION: By Mr. Ebenroth, second by Mr. Brancato to consider a Re-Zone located at 6880 – 6900 N. Oak Trafficway.

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

The motion carried. (11-0)

Item 5 on the Agenda: Communications from the City Council

Council Member Jean Moore stated they recently held the groundbreaking for the new dog park, which is located near Public Works by Happy Rock park. The park spans 4.5 acres. Also, tomorrow is Election Day, with a City Council seat and a School Board position on the ballot.

Mr. Turnage asked about the beautification coming up on the 25th and 26th of April. Can you dispose of electronics?

Mr. Napoli stated no, that would not be allowed.

Item 6 on the Agenda: Communications from the City Staff

No Communication

Item 7 on the Agenda: Communications from the Planning Commissioners

Chair Nave stated to go out and vote tomorrow.

Mr. Cookson stated he was excited for the dog park.

Item 8 on the Agenda: Adjournment

Chair Nave adjourned the meeting at 7:15 p.m.

Respectfully submitted:

Cameron Nave, Chair

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____

DEVELOPMENT APPLICATION



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

File #: Rezone 25-00001
Application Date: 3/3/2025
PC Date: 4/7/2025
CC Date: 4/28/2025

Application Type:

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

Address of Action: 6880 & 6900 N. Oak Trafficway – See attached

Legal Description:

Attach under separate cover if needed.

Proposed Change: Re-zone city owned property to C-3 Commercial District

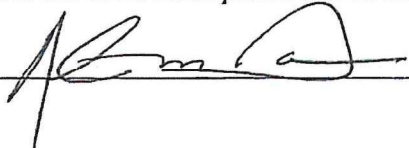
Applicant/Property Owner Information:

☒ Applicant(s): Robert Baer, City Manager
Company: City of Gladstone, Missouri
Address: 7010 N Holmes Street, Gladstone, MO 64118
Phone: 816-436-2200

☐ Property Owner (if different than applicant): City of Gladstone, MO

☐ Surveyor: Kirk Baldwin, Survey Practice Lead
Company: Wilson & Company, Inc

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

Applicant's Signature  Date 3/3/25

REZONING DESCRIPTION ONLY (NOT FOR CONVEYANCE PURPOSES)

ALL THAT PART OF LOTS 6, 7, 8, 9 AND 10, LINDEN HEIGHTS RESURVEY OF LOT 26 AND THAT PART OF NOW VACATED LAKE DRIVE, AS ALL BEING RECORDED IN BOOK 269 AT PAGE 60, KANSAS CITY, CLAY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, LINDEN HEIGHTS RESURVEY OF LOT 26, THENCE SOUTH ALONG THE WESTERLY LINE OF LOT 1 AND LOT 2 OF SAID LINDEN HEIGHTS RESURVEY OF LOT 26, 200 FEET TO THE POINT OF BEGINNING OF THIS REZONING DESCRIPTION; THENCE IN A WEST DIRECTION, 208.7 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, PARALLEL AND 200 FEET EASTERLY FROM THE WEST LINE OF SAID LOT 9, LINDEN HEIGHTS RESURVEY OF LOT 26, ALSO BEING THE EAST LINE OF RICE ADDITION, 387.7 FEET; THENCE IN A SOUTH SOUTHWESTERLY DIRECTION, PARALLEL AND 200 FEET EASTERLY FROM SAID WEST LINE OF LOT 9, LINDEN HEIGHTS RESURVEY OF LOT 26, ALSO BEING THE EAST LINE OF RICE ADDITION, 477.8 FEET TO A POINT ON THE SOUTH LINE OF LOT 10, LINDEN HEIGHTS RESURVEY OF LOT 26; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF LOTS 2 AND PART OF LOT 1, TINGLER PROPERTIES, 664.0 FEET; THENCE NORTH ALONG THE WEST LINE OF LOT 1 OF SAID TINGLER PROPERTIES, 171.3 FEET; THENCE EAST ALONG THE NORTH LINE OF LOT 1, TINGLER PROPERTIES AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1218 AT PAGE 99, 300 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH OAK TRAFFICWAY; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE, 258.4 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 7658 AT PAGE 39, ALSO BEING ON THE SOUTH LINE OF LOT 5, LINDEN HEIGHTS RESURVEY OF LOT 26; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 5, 455.5 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID LOT 5, 100 FEET; THENCE EAST A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH ALONG THE WEST LINE OF LOTS 4, 3 AND 2, LINDEN HEIGHTS RESURVEY OF LOT 26, 250 FEET TO THE POINT OF BEGINNING, CONTAINING 8.8 ACRES, MORE OR LESS, EXCLUDING ANY PART IN NORTH OAK TRAFFICWAY RIGHT OF WAY.



TO: Property Owners Within 185' & Other Interested Parties

FROM: Community Development Department

DATE: March 14th, 2025

SUBJECT: Address 6880 & 6900 N Oak Trafficway– zoning change of address

PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on April 7th, 2025 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a zoning change at addresses 6880 & 6900 N Oak Trafficway as well as city owned property directly west of these addresses. Attached, please find the full legal description of the designated properties.

Applicant/Owner: Robert Baer, City Manager/City of Gladstone

Subsequently, at its regular meeting of April 28th, 2025, at 7:30 PM, the City Council will conduct a public hearing on the same request.

Summary:

City Staff, under the direction of the City Council, is proposing to re-zone approximately 8.83 acres of city-owned property in the downtown area from its current designation to Commercial C-3 zoning. This rezoning is proposed to enhance the city's ability to market, attract, and retain large-scale commercial development, by providing shovel ready property, thereby fostering city-wide economic growth, and continuing to grow the downtown core.

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

