

BILL NO. 26-13

ORDINANCE NO. 4.730

AN ORDINANCE APPROVING A ZONING CHANGE FOR PROPERTY LOCATED AT 710A NE 76TH STREET WITHIN THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, pursuant to applicable City ordinances, a Petition has been submitted to the Gladstone City Council by Thomas (Tom) Sims to rezone the following described property from R-1 Single Family Dwelling District to M-1 Light Industrial District. This property is legally described as:

BEG SE COR W900' N1/2 S1/2, N180, E560, S180, W560 TO POB, in the City of Gladstone, Clay County, Missouri.

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

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


THAT, the aforesaid land be rezoned from R-1 Single Family Dwelling District to M-1 Light Industrial District.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 11TH DAY OF MAY 2026.



Jean B. Moore, Mayor

ATTEST:



Kris Keller, City Clerk

First Reading: May 11, 2026

Second Reading: May 11, 2026

File # REZON26-00001



Request for Council Action

RES # City Clerk Only

BILL # 26-13

ORD # 4.730

Date: 5/5/2026

Department: Community Development

Meeting Date Requested: 5/11/2026

Public Hearing: Yes Date: 5/11/2026

Subject: Zoning Change for 710A NE 76th St – Thomas (Tom) Sims

Background: Mr. Tom Sims is requesting approval of a zoning change for the property located at 710A NE 76th Street. The applicant proposes to construct two (2) storage buildings that will be used to house equipment currently being stored outdoors on the property. The intent of the proposed structures is to provide adequate enclosed storage for the equipment, improve the overall organization and functionality of the site, and reduce the visual impact associated with outdoor storage.

The requested zoning change is necessary because storage buildings of this nature are not permitted within the R-1 Single-Family Dwelling District. The current zoning classification limits the property to uses that are primarily residential in character and does not allow accessory storage structures intended for equipment storage. As a result, the applicant must obtain a zoning change in order to construct the proposed buildings and bring the property into compliance with the City's zoning regulations.

Furthermore, based on the location of the property and the surrounding land use pattern, staff believe the likelihood of the site being developed for single-family residential purposes is limited and highly unlikely. The character of the surrounding area, combined with the physical characteristics of the site, reduces the practicality and viability of residential development. Approving the requested zoning change would allow the property to be utilized in a manner that is more compatible with existing conditions in the surrounding area, while also promoting a more orderly and visually screened method of storing equipment that is currently located outdoors.

Overall, the proposed zoning change would facilitate improved site organization, reduce visual clutter associated with outdoor equipment storage, and allow the property to be utilized in a manner that is more consistent with the existing development pattern of the surrounding area.

Public/Board/Staff Input:

Public: None

Board: Unanimously approved (8 Yes – 0 No)

Staff: City Staff recommends approval

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: March 16, 2026

File #: Rezon26-00001

Requested Action: Zoning Change

Date of PC Consideration: April 20, 2026

Date of Council Consideration: May 11, 2026

Applicant/Owner: Thomas (Tom) Sims
1800 NE 76th Street
Gladstone, MO. 64118

Address of Property: 710A NE 76th Street
Gladstone, MO. 64118

Planning Information

Current Zoning: R-1 Single Family Dwelling District

Zoning History: R-1 Single Family Dwelling District

Planned Land Use: M-1 Light Industrial District

Surrounding Uses:

- North: KCMO (NKCSO – Oak Park High School)
- East: R-1 Single Family Dwelling District (NKCSO – Oak Park High School)
- West: C-4 Small Warehouse and Storage District (Public Storage)
- South: R-1 Single Family Dwelling District (Linden Mobile Home & RV Park)
M-1 Light Industrial District (Various Industrial Businesses)
R-1 Single Family Dwelling District (City of Gladstone - Oak Grove Park)

Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Analysis

Mr. Tom Sims is requesting approval of a zoning change for the property located at 710A NE 76th Street (see Aerial Exhibits A and B). The applicant proposes to construct two (2) storage buildings that will be used to house equipment currently being stored outdoors on the property. The intent of the proposed structures is to provide adequate enclosed storage for the equipment, improve the overall organization and functionality of the site, and reduce the visual impact associated with outdoor storage.

The requested zoning change is necessary because storage buildings of this nature are not permitted within the R-1 Single-Family Dwelling District. The current zoning classification limits the property to uses that are primarily residential in character and does not allow accessory storage structures intended for equipment storage. As a result, the applicant must obtain a zoning change

in order to construct the proposed buildings and bring the property into compliance with the City's zoning regulations.

Furthermore, based on the location of the property and the surrounding land use pattern (see Zoning Map Exhibit C), staff believe the likelihood of the site being developed for single-family residential purposes is limited and highly unlikely. The character of the surrounding area, combined with the physical characteristics of the site, reduces the practicality and viability of residential development. Approving the requested zoning change would allow the property to be utilized in a manner that is more compatible with existing conditions in the surrounding area, while also promoting a more orderly and visually screened method of storing equipment that is currently located outdoors.

Overall, the proposed zoning change would facilitate improved site organization, reduce visual clutter associated with outdoor equipment storage, and allow the property to be utilized in a manner that is more consistent with the existing development pattern of the surrounding area.

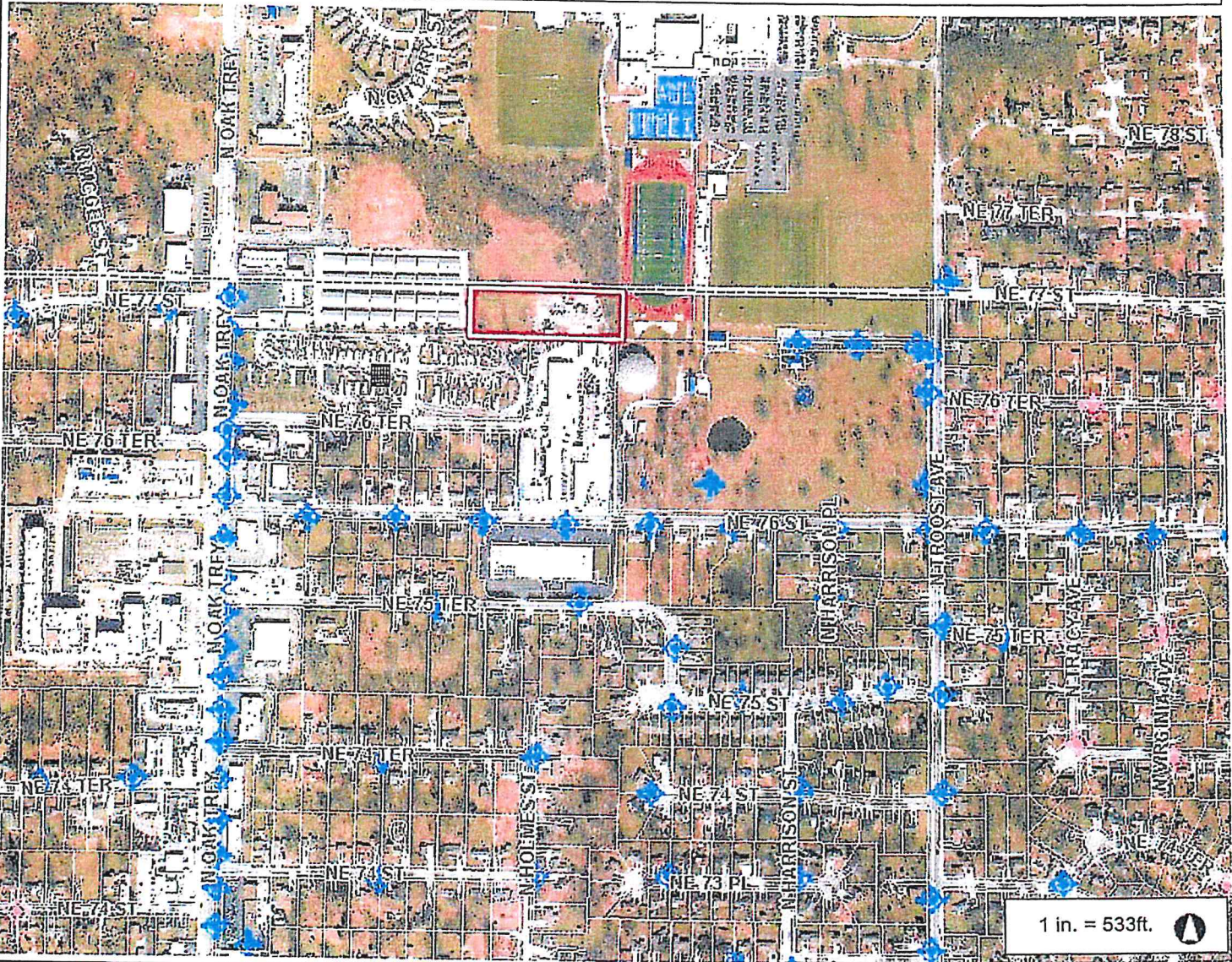
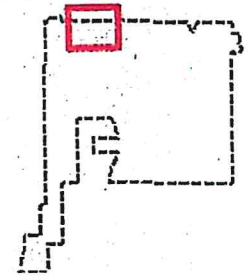
Recommendation

City Staff recommends that the Planning Commission approve the zoning change as submitted.



Exhibit A

Gladstone, MO



Legend

- 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
- Villages
- orthp2024
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1 in. = 533ft.

1,066.7 0 533.33 1,066.7 Feet

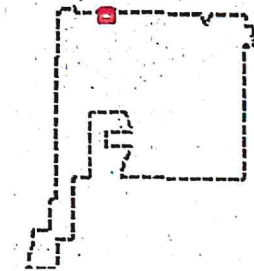
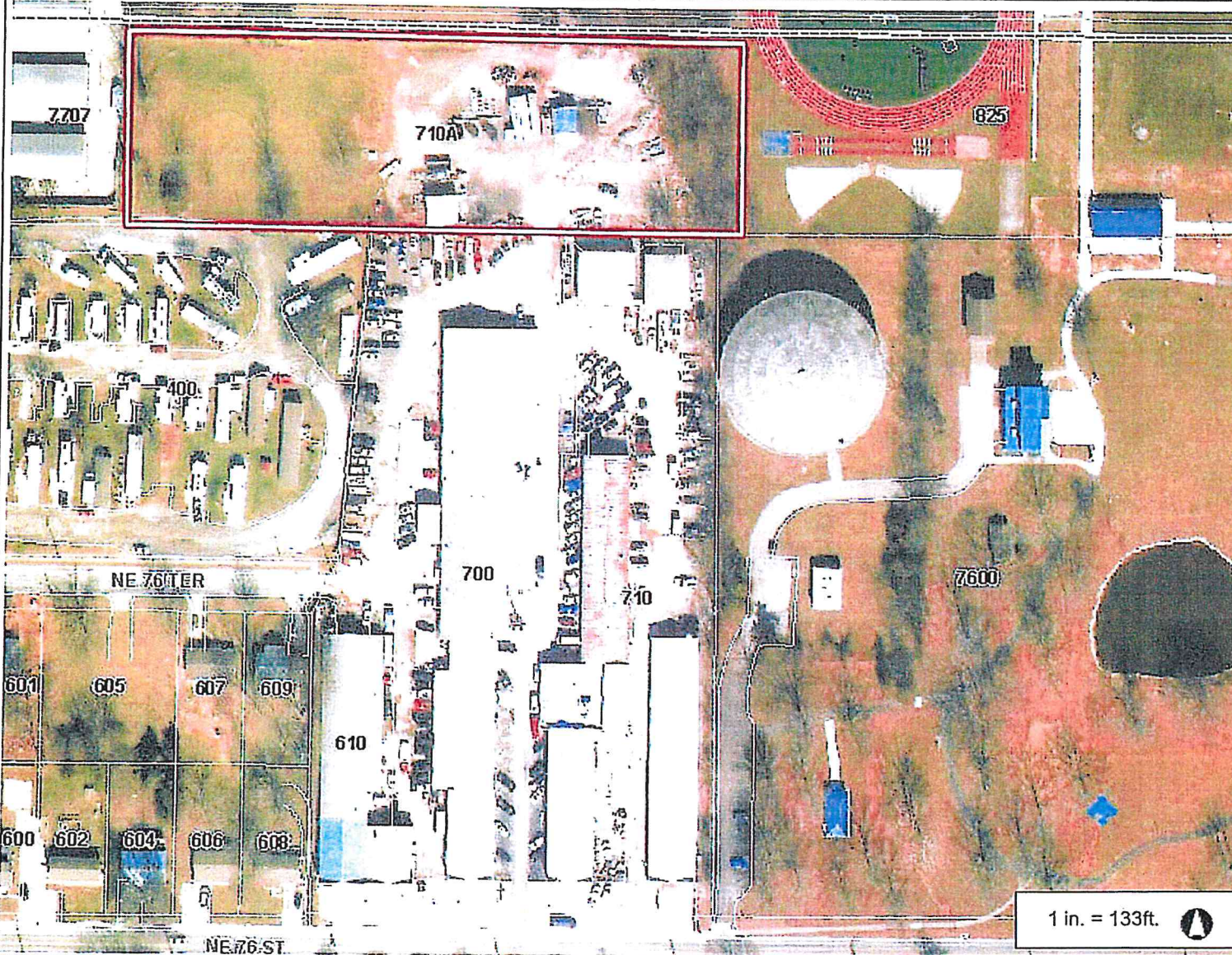
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Exhibit B

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
- Villages
- ortho2024 Red: Band_1
- Green: Band_2
- Blue: Band_3

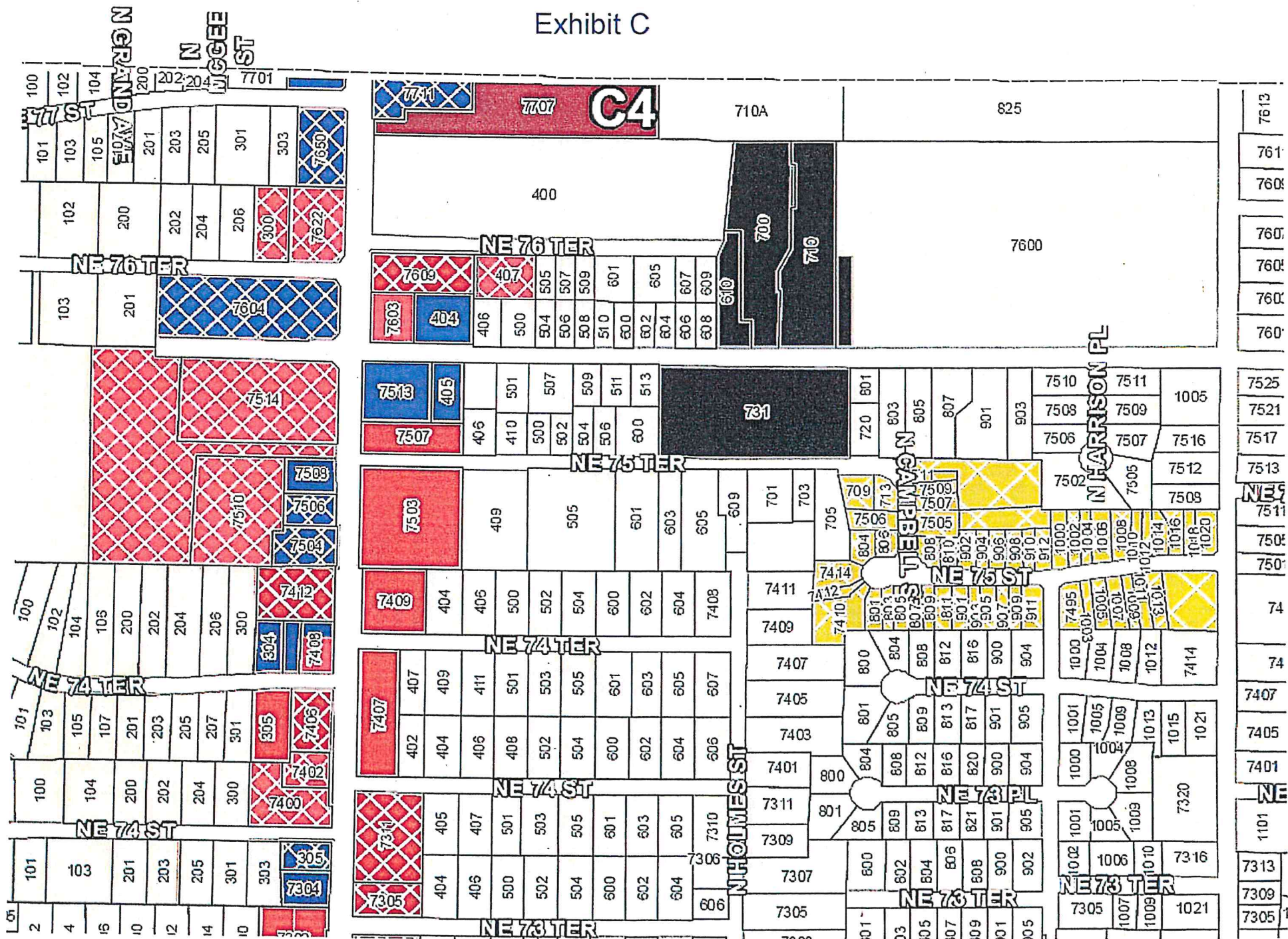
Notes

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266.7 0 133.33 266.7 Feet

1 in. = 133ft.

Exhibit C



PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, April 20th, 2026
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Chase Cookson, Secretary
Bill Turnage
Jennifer McGee
Brenda Lowe
Joseph Brancato, V-Chair
Katie Middleton
Nick Smith
Jacob Dobbs

Absent: Steve Beamer, Chair
Andrea Johnson

Council & Staff Present:

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

Item 2 on the Agenda: Pledge of Allegiance.

V-Chair Brancato led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the January 20th, 2026, Minutes. V-Chair Brancato asked if there was a motion to approve the minutes from the January 20th meeting.

Mr. Cookson moved to approve the minutes; Mr. Turnage seconded. The minutes were approved, 8-0.

Item 4 on the Agenda: Consideration: On a Re-Zone for address 710A NE 76th St.

Owner/Applicant: Thomas Sims

City Council consideration for this project is scheduled for Monday, May 11, 2026.

Mr. Greer read from the staff report:

Mr. Tom Sims is requesting approval of a zoning change for the property located at 710A NE 76th Street. The applicant proposes to construct two (2) storage buildings that will be used to house

equipment currently being stored outdoors on the property. The intent of the proposed structures is to provide adequate enclosed storage for the equipment, improve the overall organization and functionality of the site, and reduce the visual impact associated with outdoor storage.

The requested zoning change is necessary because storage buildings of this nature are not permitted within the R-1 Single-Family Dwelling District. The current zoning classification limits the property to uses that are primarily residential in character and does not allow accessory storage structures intended for equipment storage. As a result, the applicant must obtain a zoning change in order to construct the proposed buildings and bring the property into compliance with the City's zoning regulations.

Furthermore, based on the location of the property and the surrounding land use pattern staff believes the likelihood of the site being developed for single-family residential purposes is limited. The character of the surrounding area, combined with the physical characteristics of the site, reduces the practicality and viability of residential development. Approving the requested zoning change would allow the property to be utilized in a manner that is more compatible with existing conditions in the surrounding area, while also promoting a more orderly and visually screened method of storing equipment that is currently located outdoors.

Overall, the proposed zoning change would facilitate improved site organization, reduce visual clutter associated with outdoor equipment storage, and allow the property to be utilized in a manner that is more consistent with the existing development pattern of the surrounding area.

City Staff recommends that the Planning Commission approve the Zoning Change as submitted.

Mr. Rick Sims at the meeting on behalf of Mr. Thomas Sims said that they would like the property to be re-zoned to M-1 so they could add more storage facilities on the site for equipment and materials.

Mr. Turnage asked if there was a practical reason for this zoning change. The building would keep the equipment from being subject to the weather and vandalism.

Mr. Greer stated that was correct.

Mr. Cookson asked if M-1 uses are light storage and not large or major industrial purposes.

Mr. Sims stated that there are two auto-body shops, a mechanic shop, a landscape company, a paint company and a home remodeling company on site.

Mr. Greer stated that this site is light industrial which is more geared towards auto body, paint, landscaping and remodeling companies. This isn't geared towards heavy manufacturing or large industrial purposes.

V-Chair Brancato asked for a motion to approve the re-zone for address 710A NE 76th St.

MOTION: By Ms. Middleton, second by Mr. Turnage to consider a Re-Zone located at 710A NE 76th St.

Vote: Mr. Turnage	Yes
Mr. Cookson	Yes
Ms. McGee	Yes
Mr. Dobbs	Yes
Ms. Lowe	Yes
Mr. Brancato	Yes
Mr. Smith	Yes
Ms. Middleton	Yes

The motion carried. (8-0)

Item 5 on the Agenda: Communications from the City Council

Mayor Jean Moore announced that Tina Spallo, Les Smith, and Cameron Nave were elected to the City Council. At their most recent meeting, the Council also updated its leadership: I will serve as Mayor, and Spencer Davis has been appointed Mayor Pro Tem.

The city's annual Spring Beautification Event will take place at Happy Rock Park on Friday, April 24, and Saturday, April 25, from 8:00 a.m. to 5:00 p.m. both days.

Mayor Moore shared that the Gladstone Green Team will have a special Earth Day cleanup on Wednesday, April 22, at 1:30 p.m. Volunteers should meet at Gladstone Bowl before heading out to clean Broadway Street. This event replaces the usual first Saturday cleanup, which was canceled due to weather.

The taco factory La Tiara has reopened following its purchase by General Mills. The facility processes both white and yellow corn into masa, with a turnaround time of approximately five minutes from processing to packaging. The factory operates 24 hours a day, five days a week, across three shifts.

Mayor Moore also recognized Mr. Smith, Mr. Dobbs, and Ms. Johnson for their participation in the Future Leadership Academy.

Item 6 on the Agenda: Communications from the City Staff

Mr. Greer reported that the KC Quik Gas Station convenience store project officially broke ground last week at the corner of NE 58th Street and North Oak Trafficway. Silt fencing and construction equipment have been placed on the property as work begins.

Mr. Greer also shared that Bob Wilson recently resigned from the Planning Commission Board. In his resignation letter, Mr. Wilson stated that it has been a privilege to serve the community alongside such dedicated colleagues. He expressed gratitude for the opportunity to contribute to the city's growth and development and appreciated the support and cooperation he experienced during his time on the commission. He also extended his best wishes for the city's continued

success in future planning efforts. With Mr. Wilson’s resignation, there are now two vacant seats on the board. The City Council plans to fill these vacancies as soon as possible.

Regarding the short-term rental update, Mr. Greer noted that there are currently 18 registered short-term rentals, with 10 approved. A few applications initially failed inspection but passed after corrections were made. Based on input from a building inspector, the city anticipates receiving approximately 30 to 35 total applications.

Mr. Greer also thanked Mr. Brancato led his first meeting this evening.

Item 7 on the Agenda: Communications from the Planning Commissioners

Mr. Dobbs wanted to recommend signing up for the next Future Leadership Academy. He learned a lot about the City of Gladstone and thinks it is a wonderful program.

Mr. Smith also wanted to recommend the Future Leadership Academy. If anyone wants to know how Gladstone is different, they should take this program.

Mr. Brancato wanted to thank everyone for being there tonight and bearing with him as he lead his first meeting.

Item 8 on the Agenda: Adjournment

V-Chair Brancato adjourned the meeting at 7:13 p.m.

Respectfully submitted:

_____ Approved as submitted _____
Joseph Brancato, V-Chair

_____ Approved as corrected _____
Angie Daugherty, Recording Secretary

DEVELOPMENT APPLICATION



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

File #: Rezone 26-00001
Date: 3-9-2020

Application Type:

- Special Use Permit (\$500)
- Zoning Change (\$500)
- Site Plan Revision (\$500)
- Right-of-Way Vacation (\$200)
- Variance - BZA (\$200)
- Final Plat/Replat (\$75)

Address of Action: 710 # NE 76th St.

Legal Description:
Attach under separate cover if needed.

BEG SE COR W900' N 1/2 S 2 1/2, N 100'
E 50' S 100' W 30'

Proposed Change:

rezone from R-1 Single Residential to M-1 Light Manufacturing

Applicant/Property Owner Information:

- Applicant(s) Tom Sims
Company _____
Address 1800 NE 76 St
Phone 816-226-6127 Fax: _____ E-Mail: HotBug2@aol.com
- Property Owner (if different than applicant) _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____
- Architect/Engineer _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

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

Applicant's Signature [Signature] Date 2-23-20

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, TEA SIMS, do hereby authorize _____
(Owner's name) (Applicant's name)

to apply for the following action on my property at _____

- a. Rezone from RI to M1
- b. Site Plan Revision _____
- c. Special Use Permit _____
- d. Variance _____
- e. Plat/Replat _____

Date: 2-23-24 Owner's Signature: [Signature]

NOTARIZATION

State of Mo

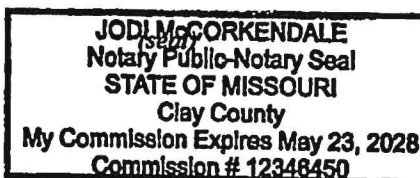
County of Clay

Subscribed and sworn before me this 2 day of March, 2024.

Notary's Signature:

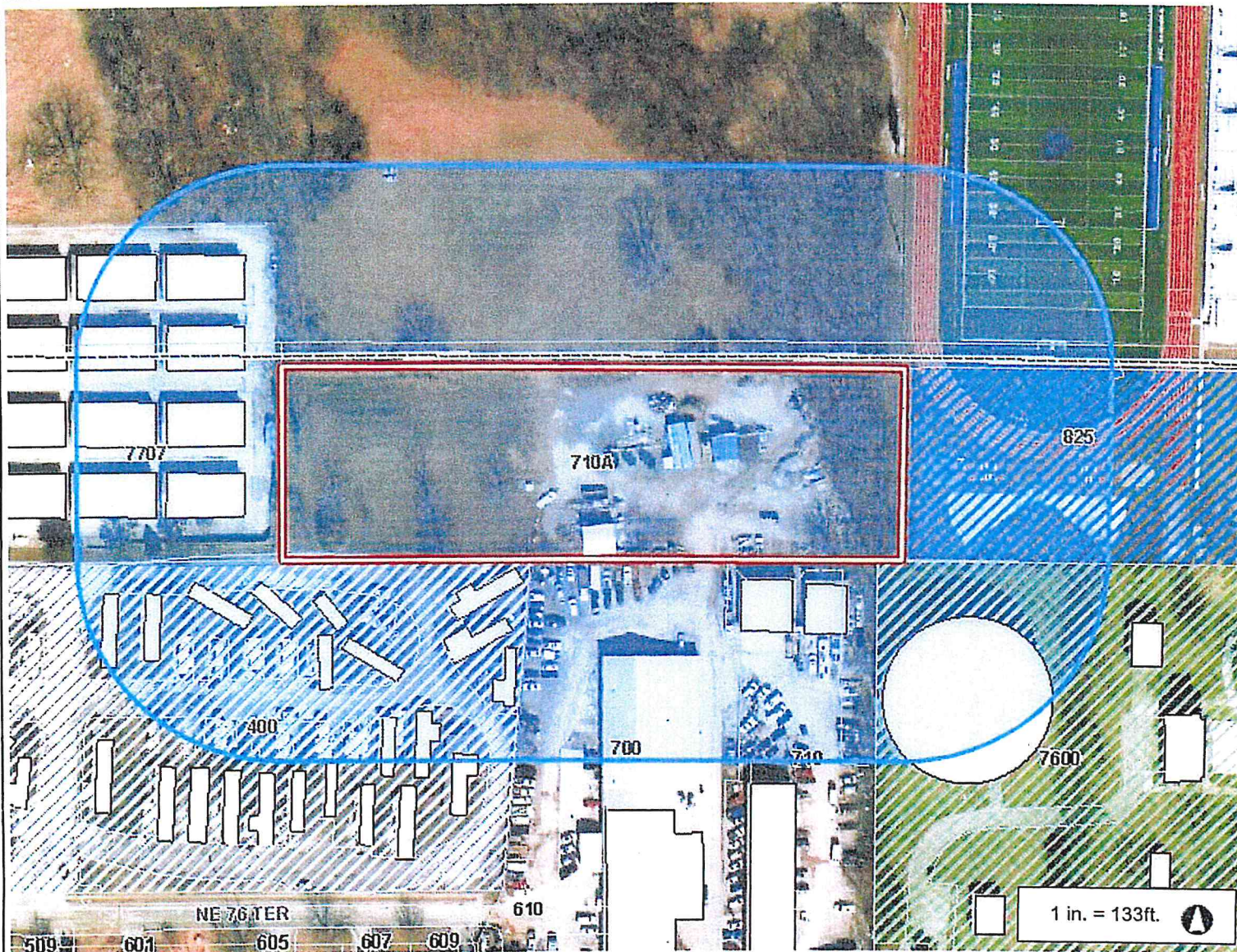
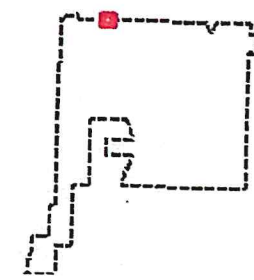
[Signature]

My Commission expires: 05-23-2028





Gladstone, MO



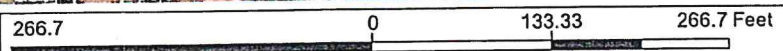
Legend

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- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Building Footprint
- School Polygon
- City Park
- Villages
- Apartment Polygon

ortho2024

- Red: Band_1
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1 in. = 133ft.



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Notes



TO: Property Owners Within 185' & Other Interested Parties
FROM: Community Development Department
DATE: April 2nd, 2026
SUBJECT: Parcel 13606000600401– zoning change of parcel

PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on April 20th, 2026 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a zoning change at Parcel # 13606000600401. Legally described as 00710A NE 76TH ST BEG SE COR W900' N1/2 S1/2, N TO KC/GLADSTONE CITY LIMITS, E 560, S TO SL N1/2, W560 TO POB.

Applicant/Owner: Tom Sims

Subsequently, at its regular meeting of May 11th, 2026, at 7:30 PM, the City Council will conduct a public hearing on the same request.

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

PUBLIC HEARING #REZON26-00001

All persons are hereby notified that the **Gladstone Planning Commission** will conduct a public hearing on **Monday, April 20th, 2026** at **7:00 pm** in the Council Chambers of Gladstone City Hall to review the Rezone at address **710A NE 76th St Parcel # 13606000600401** Legal Description **00710A NE 76TH ST BEG SE COR W900' N1/2 S1/2, N TO KC/GLADSTONE CITY LIMITS, E 560, S TO SL N1/2, W560 TO POB** Applicant/Owner: **Tom Sims** Subsequently, at its regular meeting of **Monday, May 11, 2026** at **7:30 pm**, the **City Council** will hold a public hearing on the same request. The public is invited to attend. Please call **423-4110** if you have any questions.

*Submitted 3/25/2025 to NPG newspapers for publication in the Gladstone Dispatch.