

PLANNING COMMISSION
GLADSTONE, MISSOURI
City Hall Council Chambers

Monday
September 6, 2011
7:30 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. Abbott
Ms. Alexander
Mr. Ringhausen
Ms. Smith
Mr. Steffens
Mr. Turnage
Mr. Ward
Mr. Whitton
Mr. Yarber
Chairman Velasquez

Absent: Mr. Markenson
Mr. Hartman

Council & Staff Present:

Councilman Brian Hill
Councilman Bill Garnos
Randall Thompson, City Counselor
Scott Wingerson, Assistant City Manager
Melinda Mehaffy, Economic Development Admin.
Chris Helmer, Planning Specialist
Becky Jarrett, Administrative Assistant

Item 2 on the Agenda: Pledge of Allegiance.

Chairman Velasquez let the group in reciting the Pledge of Allegiance.

Chairman Velasquez took a moment to recognize and welcome new Commission member Ward.

Item 3 on the Agenda: Approval of the August 15, 2011 minutes.

MOTION: By Ms. Smith, second by Mr. Steffens to approve the August 15, 2011 minutes as presented. The motion carried.

Item 4 on the Agenda: Communications from the Audience.

None.

Item 5 & 6 on the Agenda: PUBLIC HEARING on a request for a Site Plan Revision and Rezoning at 7200 N. Broadway.

CONSIDERATION of a Final Plat at 7200 N. Broadway. Applicant: Olsson Associates. Owner: Pollina Enterprises, LLC. File #1359 &1360.

Chairman Velasquez called on city staff for their report.

Planning Specialist Chris Helmer sited the issues the Commission would be considering this evening: final plat, rezoning or downzoning from CP-2 to CP-1 and the site plan revision. The recommended conditions contained in the proposed ordinance are standard for a site of this nature. The primary use for the proposed building is for Dr. Pollina's dentist as well as a small, additional lease space that could be used for a potential office. The overall development plan is about 9,000 square feet. The applicant is here tonight to show conceptual and architectural plans. Mr. Helmer explained that staff worked with the applicant on traffic, storm water and the retaining wall as well as other common concerns prior to this meeting and so the applicant should have more to share on those areas. Mr. Helmer offered to answer any questions at this time.

Ms. Smith asked Mr. Helmer to explain the term revision in relation to the site plan.

Mr. Helmer answered that this would be the exact same type of application as the proposed McDonalds application. The site plan revision is a safeguard for the parcel and future development. The underlying zoning, in this case, requires that an approved site plan be submitted and approved by the Planning Commission and City Council.

Ms. Smith asked what the difference is between commercial and local business is.

Mr. Helmer said that the difference would be the different level of intensity of commercial. Hours, traffic and deliveries all change according to the type of zoning classifications.

Mr. Yarber asked if the rezoning is something that should also go to the Board of Zoning Adjustment.

Mr. Helmer answered that the Commission considers rezoning approvals of the Official City Zoning Map; however, the City Council does have final authority over any rezoning issues.

Ms. Smith asked what issues there are with the City of Kansas City; since this project covers both property lines.

Mr. Helmer answered that the applicant will speak about that during his presentation, but the Kansas City Planning Department is aware of the project.

Mr. Ward asked if Kansas City made a change to the project if it would come back to the Commission.

Mr. Helmer said since the actual building is in Gladstone if they were to propose any changes to the ingress or egress it would probably have to be reconsidered.

Chairman Velasquez asked the applicant to come forward.

Ryan Dugdale, Olsson Associates, 7301 W. 133rd Street, Ste. 200 Overland Park, Kansas addressed the Commission. Mr. Dugdale stated that he is the Civil Engineer for the project. He also introduced architect John Hoe with Hollis & Miller Architects.

Mr. Hoe flipped through a slideshow of examples of what the building would look like placed on the lot. The look of the building, he explained, would be that of a Mediterranean-style and of a scale that fits the neighborhood. It has a main feature gateway entrance and then a secondary roofline at the corner where the small tenant space is located as well as a secondary roofline in the far, left corner.

Mr. Hoe said the building is primarily of a residential-type nature. A stone wainscot runs along the bottom of the building and on some stone on the entry columns. The building is an E.F.I.S., plaster finish. On the back of the building (west and north sides) there is a little bit more masonry material. The residential-style pitched roof is covered in asphalt shingles. He also indicated the location of the sign on the front of the building as well as another sign for a possible tenant. A ground sign will be located somewhere at the corner.

Mr. Hoe showed examples of the materials: synthetic stone, E.F.I.S., masonry stone and shingles. He said the colors will be similar; however they have not been chosen yet.

Ms. Abbott asked why the same materials aren't used all the way around the building.

Mr. Hoe explained that there is an economy of scale and a cost involved. The stone, which is a much nicer material, will be facing Broadway.

Ms. Abbott said the back of the houses and the residences are on the side where the cheap building material is.

Mr. Hoe said that is why they wanted to find a material that was compatible and similar in nature so that it would be very, very, similar but at the same time keep the budget within a reasonable amount for the client. He also added that there are dense woods between the residences.

Inaudible question from the audience.

Chairman Velasquez informed an audience member that there would be an opportunity to speak during the public hearing.

Ms. Abbott referred to the plat where it indicates that it is a rectangular building; however, she said it didn't look rectangular to her.

Mr. Hoe joked that it is “clever, architectural articulation” on just little bit of the surfaces and adding some pilasters around the corners and adding some different roof pitches that makes it feel like it’s a lot better scale. There are also columns and a true portico that do not really show in the drawing. These things help break up the scale of the building.

Ms. Abbott said she couldn’t find any place where it shows the dimensions of the building.

Mr. Hoe said the building is about 9,000 square feet.

Ms. Abbott said she didn’t ask for the square feet; she asked for the dimensions.

Mr. Hoe referred to the drawing and looked for it. He eventually answered that it was 60’X150’ and said that he would make sure that gets added to the drawing.

Ms. Smith asked what the purpose of the retaining wall was. She asked if it was to prevent erosion from the higher part of the lot where the building is.

Mr. Dugdale answered that there are two main reasons for the wall. One was to preserve the woods to the north as much as they could. The second reason was to keep the building up at an elevation where it’s visible at the intersection of NE 72nd and Broadway. They also want to balance cut and fill so that they can minimize the impact and cost to their client. The wall will also help provide a buildable site so that in the future, the site next to Dr. Pollina’s building can be developed.

Ms. Smith asked what the residents might see when they look out their windows.

Mr. Dugdale replied that they would see both because of the draw.

Mr. Yarber said he noticed that there’s not a huge difference in the run-off curve number between what it is there right now, which is 94, and what it will be (98), once the construction is done. He asked if perhaps the soil doesn’t absorb very much.

Mr. Dugdale answered that the Kansas City Chapter of American Public Works assigned a 94 to the entire drainage basin. Those numbers are used along with the impact to the site bring it to 98.

Mr. Yarber asked where the water will drain to.

Mr. Dugdale said that most of it will drain in a northwesterly direction where it’s conveyed back to the west and through Kansas City, Missouri. As for Kansas City, they have been working with the land development division. The property on the their side is zoned correctly so there is no planning process to go through, just a land development permit. The trash enclosure, parking lot and retaining wall will be part of that permit. He will be required to submit plans for all of those items as well as a micro-stormwater drainage study.

Mr. Yarber asked if an additional building would be built, would go through Kansas City.

Mr. Dugdale answered that it would go through the permitting process.

Mr. Dugdale took a moment to show the Commission an example of the type of wall and landscaping that was proposed.

Mr. Ward asked if there would be anything coming out of the parking lot drain to deflect the flow.

Mr. Dugdale said he hasn't decided what that will be yet, but probably something like a level spreader or some riprap. What he is trying to do is keep the slope on the pipe minimal to keep the flows down near the 3' per second.

Mr. Ringhausen asked if the small ravine on the north side of the property is currently draining to the west to Kansas City or the east to Gladstone.

Mr. Dugdale answered that it is draining to the west to Kansas City.

Mr. Ringhausen said that this project is a little bit of an "odd duck" for the Commission in that it involves property that is being developed in Gladstone, but the entire property actually straddles the two lines. His first concern is where the information in the packet referred to run-off in the site being statistically negligible. He asked how he could reconcile that with the requirements of APWA 5600 which states there will be no increase to the stormwater that leaves the developed site versus what they are stating is insignificant.

Mr. Dugdale replied that that is an engineering decision that he feels he is comfortable making and requesting of the storm drainage reviewer whether that's here at Gladstone or Kansas City.

Mr. Ringhausen said his other question has to do with the fact that there is drainage that is technically falling on to Kansas City but is being collected in a pipe that comes back on to Gladstone to discharge into the swale to send it back over on to Kansas City. He asked if he is interpreting that correctly.

Mr. Dugdale said that is correct and is a very small number. If that's a true concern to the Commission he's sure that he can come up with an alternative routing system.

Mr. Ringhausen said the document describes approximately one acre of new development versus approximately $7\frac{3}{4}$ of site that will not be developed. He asked if that one acre was reflected on the drawing to include the Kansas City property or just Gladstone.

Mr. Dugdale said it is for both sides. In the future when the site gets developed in Kansas City, he might find out that the flows are not insignificant and that he doesn't need to provide some type of mitigation. What he tries to do is maximize what he can do at this time and hopefully, minimize those impacts.

Mr. Ringhausen said that it seems as though it would be very easy to direct future stormwater flow to the inlet on the west side, which if that piece of property is sold for future development would increase the overall amount of stormwater that is coming on to Gladstone only to be discharged to the swale and flow back into Kansas City. He asked if he was interpreting that correctly.

Mr. Dugdale answered that he would most likely try and use that existing release structure as it is.

Mr. Ringhausen said that the calculations that are based on the one acre of new development are based on the development that is perceived now and will increase the runoff, but there is the likelihood or potential for their to be additional runoff that is coming on to Gladstone to discharge into the drainage swale to go back into Kansas City.

Mr. Dugdale said that is how it is currently designed. He again stated that if it is an issue with the City's engineering department he could definitely look at redesigning that and having it discharge farther on down the stream or some other method.

Mr. Ringhausen said the challenge for him as a Commissioner is that he can only interpret what he is presented rather than what he may be presented in the future. Based on the information he has today it appears to him that the additional amount of stormwater that is coming into Gladstone has not fully addressed what he would anticipate seeing which would be keeping the requirements of APWA for no additional discharge from the site.

Mr. Dugdale referred to staff and said that it could be required by the City's engineer to review, but he stated that that was an engineering decision he made and is comfortable with and is part of his responsibility to his client and to his seal.

Mr. Whitton commented that he likes the building and the way they have done the ingress and egress. He wondered how it lines up with the Post Office entrance to the south and the upper level of Gladstone Bowl to the east.

Mr. Dugdale began looking for the information but didn't think he brought any plans showing those relationships.

Mr. Whitton asked staff if the Post Office was going to remain open.

Mr. Wingerson answered that although it's hard to get accurate information at times, it is staff's understanding that the mail carriers have been relocated from the site, but the post office boxes and retail center will remain.

Mr. Dugdale said he would be glad to provide those ingress and egress relationships to staff.

Ms. Abbott remarked that she lives on Broadway and the correct name is Broadway Street not Broadway Avenue. She also commented on the topography which she stated is 990 feet. At the back corner of the property between lot 4 and 5 it's 946 feet. It's a canyon back there! According to the stormwater notes the water is going to come out and go down the canyon. Ms. Abbott noted that on one acre of concrete and rooftop one inch of water produces 27,154 gallons of water. If there is three inches of water...they're going to dump all that down that canyon. That's a lot of water!

Mr. Dugdale replied that it's not really that much. The amount of increase change is less than 2 ½ %.

Ms. Abbott said there are no retention basins.

Mr. Dugdale answered that there are none planned.

Mr. Turnage said he was curious why this site was selected since as long as he can remember it's been vacant. He asked if there was any other use at some point.

Mr. Dugdale replied that he believed at one time it was rezoned to CP-2 and was going to be a Casey's store. The community was against that project, or for some other reason they decided not to go there and so the property has been open since then as CP-2. This is one reason staff recommended that they zone it back down to CP-1.

Mr. Turnage asked if it is in the proximity to potential customers or clients.

Mr. Dugdale said that this location is just down the street from Dr. Pollina's current office and it is his intent to better provide his clientele and provide a better product for him and the community.

Mr. Yarber asked what type of exterior lighting there would be.

Mr. Dugdale said he's not sure about the building but there will pole mounted lights to provide adequate safety for the parking lots.

Mr. Yarber asked how long they will be on. When the trees lose their leaves are they going to be visible to the houses behind them?

Mr. Dugdale answered that the requirement of the City is that he has to have zero foot-candles at the property line. The design of the lighting system will provide a photometric plan which shows that the light does not spill.

Mr. Yarber asked if there was a plan to screen the dumpster.

Mr. Dugdale said there is a masonry wall as well as a landscaped screening wall.

Mr. Yarber said that according to City Code trash pick up would have to be during business hours.

Mr. Dugdale agreed and said it is one of the development requirements by city staff.

Mr. Ringhausen asked if Mr. Dugdale could speak a little more on traffic. He said the information he was provided with discusses trip generation that was identified as an AM/PM peak. He asked what the hours of those peaks are.

Mr. Dugdale said am peak would be between 7-9:00 am and pm peak would be 4-6:00 pm. Those are the hours the traffic engineers use to show what maximum capacity and level of service that the roads are providing.

Mr. Ward asked if the dirt behind the retaining wall is going to be level with the top or below the brick.

Mr. Dugdale replied that it would be right at the top. Due to the slope he is a little concerned about water overtopping it so he intends to provide rock or a french drain so it will have an easier time filtering down to the base.

Mr. Ward asked if the photo in the packet is the type of brick that will be used.

Trent Dandel, Olsson Associates, 7301 W. 133rd Street, Ste. 200, Overland Park, Kansas 66213 answered that it would be similar and fit with the landscape.

Mr. Ward asked if the wall is going to be retained somehow.

Mr. Dandel said it would probably be geo-grid, but built to design specs.

Ms. Smith asked if she could address a question to the owner.

Louis Pollina, Pollina Enterprises LLC, 231 NW 72nd Street, Gladstone approached the Commission.

Ms. Smith asked if this new building is due to the fact that he is at capacity at his existing building.

Dr. Pollina answered yes. He began as an associate of Sr. dentist Dr. Rodman and then worked his way to partner and bought him out. The practice has grown since then with new patients as well as associate dentists and they have outgrown the space.

Ms. Smith asked how many dentists will be practicing in the proposed building.

Dr. Pollina said Dr. Rodman has about two more years, so he's pretty much almost out, but there are also two younger associates and then a general dentist.

Ms. Smith asked if Dr. Rodman was the full owner of the property and if he had secured financing for the project.

Dr. Pollina said yes he is and that he is currently securing financing with First Bank of Missouri.

Ms. Smith asked if he is approved.

Dr. Pollina said it is in the process.

Mr. Yarber said if he is approved how soon would he like to begin construction.

Dr. Pollina answered that he would at least like to start a foundation by this fall before winter and then start back in the spring of 2012. He would to open the facility by November 2012.

Chairman Velasquez asked what percentage of dentistry will be in the building.

Dr. Pollina replied that all of his building will be for pediatric dentistry and for the space next to him he is looking for another specialty dentist like an endodontist, a periodontist or some other professional service such as an accounting firm or a real estate office.

Ms. Abbott said that no one has said anything about all the gorgeous trees that are back in the property. They have been home to all kinds of animals. She asked if they were going to make an effort to save the trees or were they going to bulldoze them like they did over at 64th and North Prospect.

Mr. Dansel said he would speak on that. First he would like to thank Dr. Pollina for taking time to come out this evening. He replied that yes, every effort will be made to save as many trees as possible. The site does offer some very specific challenges related to topography. The retaining wall is actually an effort to save some trees by keeping grading activities out of them as far as they can.

Ms. Abbott asked if it would be possible to move the retaining wall in because there is twenty-five feet in there.

Mr. Dansel noted that the schematic that is shown is an effort to preserve the western half for future development, so although he would “never say never”, with any development it’s a balancing act between site constraints and future considerations.

Ms. Abbott said there doesn’t seem to be very many feet between the retaining wall and the property line for the houses.

Mr. Dansel said that the farther the retaining wall moves to the south the taller it’s going to get. The houses are set back...City Code mandates that the houses are set off from the property line...he didn’t remember the distance, but they’re not infringing on the houses any there. Mr. Dansel said in closing that he would like to thank the Commission for their comments and questions. They are pleased to be part of this project and thinks it’s a very good-looking building. They are keeping jobs here in Gladstone and he knows that Dr. Pollina is proud of this and is building a legacy.

Chairman Velasquez as for those in opposition or in favor to come forward.

Pat Shaw, 411 NW 72nd Terrace, Kansas City, addressed the Commission. Ms. Shaw said that she bought the property she lives at in 1991 from Terry Flood. They didn’t inform her that her house was on any fill. She asked if any of them had gone across 72nd to the post office. There are section 8 houses there that weren’t built when she moved in and then there’s apartments on the west side of the post office. Potentially there is no way because of the steepness of the land and the trees for any more building to go in there. Kansas City did as much as they can do because she can see if from her backyard. The reason they didn’t build there before is because she would wake up at 5:00 am in the morning to people dumping tires, trash and garbage to fill the lot. Her property line runs down over the water area which does fill quite a bit with rain, and up on to the north side where the retaining wall will be. She hasn’t seen a picture of it. She will have a view of the lights and the retaining wall and the trash dumpsters. Ms. Shaw stated that she is the fourth lot down from Broadway, in Kansas City.

Ms. Smith said she [Ms. Shaw] would be looking at whatever is existing behind there right now; not at the trash.

Ms. Shaw said if they take the trees out she will.

Ms. Smith commented that it looks like she might be one of the least impacted in terms of view.

Ms. Shaw said she will still get the water.

Chairman Velasquez asked Ms. Shaw if erosion set back quite a bit over the years.

Ms. Shaw answered yes. She said that was really all she had to say, but that she would love to have some information to look at so she knows what she's talking about.

Chairman Velasquez asked if the applicant would like to address Ms. Shaw's questions.

Mr. Dansel began to talk with Ms. Shaw at the podium.

Mr. Wingerson asked Chairman Velasquez if it would be appropriate to suggest to the Commission that maybe an "off-line" conversation with the property owner and representatives of the development and allow the Commission to keep moving forward in their discussion. He also offered to answer any of Ms. Shaw's questions and provide her with any information she would request.

Chairman Velasquez agreed that would be a good way to proceed and thanked Ms. Shaw for her comments. He announced the three actions that would be voted on this evening: the rezoning from CP-2 to CP-1, final plat and site plan revision.

Mr. Ringhausen expressed his concerns about recommended condition #9 which stated that, "Stormwater strategies related to the plan shall be proposed and solutions approved by the developer prior to permit approval." He struggles with the wording and it may be because he's an engineer by training, but he thinks it would clearer if that item read something like, "Stormwater strategies related to the plan shall be proposed by the developer and solutions approved by the City prior to permit approval."

Mr. Wingerson said he would like to make a few points. The ten conditions contained in the staff report and the draft ordinances apply to the site plan itself. There is a separate ordinance the Council will consider for the final plan, which is required to be unconditional for the Council to vote on it. The third ordinance is for the zoning change that is also required to be unconditional for the Council to vote on it. Mr. Ringhausen's suggestions for changing the language is a good one; however, it applies to site plan as the part that is conditional.

He further summarized the Commission's discussions with the applicant and engineers. Mr. Whitton is interested and thought it was important that the drive along 72nd Street aligns with the post office, specifically where the mailbox drop off is. Mr. Ringhausen and Ms. Abbott spent a lot of time on stormwater and asked if it would be accurate to say that their concern is stormwater detention. Mr. Yarber's concern was the fixture detail for the parking lot lighting. The Commissioners all nodded or indicated that these were accurate concerns.

Mr. Wingerson stated that the buffer requirement is 35' from the commercially developed property to single-family homes. In this case it's more than that. The retaining wall is in excess of 40' from the north property line and then add an additional 35' to that for the single-family rear yard setback. A total of 75'. The retaining is located on the south side of the drainage channel. This will help with any erosion for water traveling westerly and may also address the resident's concern for erosion. Finally, this is a down zoning. Currently the zoning is CP-2, which would be for a convenience store, gas pumps, bars and others of this type. The current site plan is a convenience store and gas station compared to this office building that is used more during the daylight hours than it is in the evening hours. As Mr. Helmer noted, staff is recommending approval of the project and will be sure to provide all of this information to the City Council prior to their hearing if they choose to move it forward this evening.

Chairman Velasquez asked if there was a motion for the plat.

MOTION: By Mr. Whitton, second by Ms. Alexander to approve the Final Plat at 7200 N. Broadway.

VOTE:

Ms. Abbott	No
Ms. Alexander	Yes
Mr. Ringhausen	Yes
Ms. Smith	Yes
Mr. Steffens	Yes
Mr. Turnage	Yes
Mr. Ward	Yes
Mr. Whitton	Yes
Mr. Yarber	Yes
Chairman Velasquez	Yes

The motion carried. (9-Yes, 1-No)

MOTION: By Ms. Smith, second by Mr. Whitton on a request for a Rezoning at 7200 N. Broadway from CP-2 to CP-1.

VOTE:

Ms. Abbott	Yes
Ms. Alexander	Yes
Mr. Ringhausen	Yes
Ms. Smith	Yes
Mr. Steffens	Yes
Mr. Turnage	Yes
Mr. Ward	Yes
Mr. Whitton	Yes
Mr. Yarber	Yes
Chairman Velasquez	Yes

The motion carried. (10-Yes, 0-No)

MOTION: By Mr. Steffens, second by Ms. Smith on a request for a Site Plan Revision at 7200 N. Broadway from CP-2 to CP-1.

VOTE:

Ms. Abbott	Yes
Ms. Alexander	Yes
Mr. Ringhausen	No
Ms. Smith	Yes
Mr. Steffens	Yes
Mr. Turnage	Yes
Mr. Ward	Yes
Mr. Whitton	Yes
Mr. Yarber	Yes
Chairman Velasquez	Yes

The motion carried. (9-Yes, 1-No)

Item 7 on the Agenda: Communication from the City Council and City Staff

Councilman Hill welcomed Mr. Ward and thanked the Commission for their good work. He reminded them of the Big Shoal Fair at the Atkins-Johnson Farm this Saturday. There will be farmhouse tours, activities, games and food from 10:00 am to 2:00 pm.

Item 8 on the Agenda: Communication from the Planning Commission Members

Chairman Velasquez asked Mr. Ward if he would say a few words.

Mr. Ward thanked the Council for appointing him to this position. He has lived in the northland for almost forty years; the last six of which have been in Gladstone. He is glad to be here and hopes to be an asset to the Board.

Ms. Abbott said that the water department fixed a water leak around 63rd and North Broadway and now the dirt is washing out and making a big hole. Also at 6121 N. Broadway there is a childcare sign in the front yard.

Mr. Ringhausen said that near Linden West School someone has erected a homemade sign that says "through traffic Broadway closed- don't go down this road." He wondered if some more official signage might be needed there.

Mr. Yarber thanked Gladstone Public Safety for a ride-along he did with Officer Dwayne Fisher. He was kind and patient with explaining what he does. He recommended it to the other members. Mr. Yarber also welcomed Mr. Ward. He said he got to know him when they went through the Future Leaders Academy together earlier this year and they bonded as the only two Gen-Xers in

the group. He said Mr. Ward is very conscientious, pays great attention to detail and best of all has a great sense of humor. He will be a great addition to the Commission.

Ms. Alexander asked if they are changing the water pipes at Kendallwood and 59th Terrace.

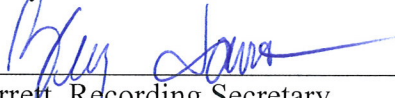
Mr. Wingerson said Public Works is doing the small main replacement project now, which replaces lines smaller than 2" with larger lines. He will confirm that is what is going on in that area.

Chairman Velasquez thanked the Commission for a great session tonight and good questions. He said Mountain View Apartments seems to be developing a dumpsite on the west side of the building off of 59th Place. He also wanted to let staff know that he was in contact with a contractor from Kansas who had said that he was very, very impressed with the staff here at Gladstone. He said they were very efficient and very friendly.


Item 9 on the Agenda: Adjournment

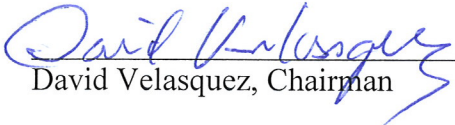
Chairman Velasquez adjourned the meeting at 8:44 pm.

Respectfully submitted:



Becky Jarrett, Recording Secretary

Approved as submitted 



David Velasquez, Chairman

Approved as corrected _____