

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*City Hall Council Chambers*

Monday  
May 7, 2012  
7:30 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Ms. Alexander  
Mr. Markenson  
Mr. Ringhausen  
Ms. Smith  
Mr. Ward  
Mr. Yarber  
Mr. Whitton  
Chairman Turnage

**Absent:** Mr. Hartman  
Mr. Steffens  
Mr. Velasquez

**Council & Staff Present:**

Councilman Brian Hill  
Scott Wingerson, Assistant City Manager  
Randall Thompson, City Counselor  
Melinda Mehaffy, Econ. Dev. Administrator  
Chris Helmer, Planning Specialist  
Becky Jarrett, Administrative Assistant

**Item 2 on the Agenda: Pledge of Allegiance.**

Chairman Turnage led the group in reciting the Pledge of Allegiance.

**Item 3 on the Agenda: Approval of the April 16, 2012 minutes.**

**MOTION:** By Mr. Whitton, second by Mr. Markenson to approve the April 16, 2012 minutes as presented. The motion carried.

**Item 4 on the Agenda: Communications from the Audience.**

None.

**Item 5 on the Agenda: PUBLIC HEARING:** On a rezoning and final development plan of lots 4, 5, 6, 7, 8, 9, 10, and 11, of block 22, Linden, a platted subdivision in the City of

**Gladstone, Clay county, Missouri, together with the west half of vacated Oakley Avenue lying east of adjoining said lots. Applicant/Owner: City of Gladstone. File #1369**

Chairman Turnage called on Mr. Helmer for the staff report.

Planning Specialist Chris Helmer began by giving some general background to the project along with some City plans and policies that were brought into place to get to this point. He said that Chris Cline of Confluence Architecture is here tonight to talk in detail about the site plan.

Mr. Helmer explained that the project that began as the "Downtown Village Center Amenities" project is now being referred to as Linden Square. In October 2011 the City Council supported a steering committee that held several workshops to make this project work with the lay of the land, desires of the community and allotted budget.

From a policy standpoint, amendments were made to the City's current zoning ordinance within the last couple of years to support this type of development called Mixed Use. This will be the first consideration of this type of classification since it's inception.

Specifically looking at the development plan, it has a civic portion that lies to the east and a 9,000 square foot building, which will house a dentist facility and other lease options. A pavilion and ice-skating rink will accompany the development. Staff is recommending moving forward to the City Council the approval of the mixed use zoning along with the final development plan. He offered to answer any questions at this time.

Mr. Markenson asked who is going to own the building.

Mr. Helmer answered that it's a public/private partnership. The dentist will own the building footprint and the City will enter into a long-term lease for some concession stands and storage space.

Ms. Alexander commented that she has lived in Gladstone for over 20 years and she's more excited about this project than anything the City's done.

Mr. Ringhausen commented that since the property was originally zoned R-1, he wondered if there had ever been any single-family homes on it.

Mr. Helmer stated that it predates his time with the City, however; at one time there had been at least one home on the property.

Mr. Ringhausen asked what the property City Hall is on is zoned for.

Mr. Helmer answered that the mixed use zoning supports the civic portion of this development so when staff looked at rezoning the site, they felt it was better to tie the whole tract into one zoning classification. Mr. Helmer said he didn't know if that exactly answered his question or not.

Mr. Ringhausen said that this is a facility that is primarily civic in the amphitheater area along with a building that is mixed use, but the ordinance being reviewed tonight is full mixed use for the entire lot.

Mr. Helmer said that is correct; everything they are seeing tonight is being considered under the mixed use rezoning umbrella.

Mr. Ringhausen asked if there is a civic or municipal use designation in the Master Plan.

Mr. Helmer replied that the previous Master Plan that was developed in 2005/2006 identified some of the existing civic spaces, but the Master Plan was the starting point for looking at areas that would be appropriate for having those land use discussions. This particular area received a lot of community support to look at a civic option. The City's investment in this option was a good anchor to look at bringing in some economic activity that wasn't going to occur this soon.

Ms. Smith asked if the action they are considering tonight is to put the land use in line with the Comprehensive Plan that has already been agreed upon.

Mr. Helmer said yes. One thing he forgot to mention is a section of the Comprehensive Plan that was included in their packets that specifically shows them how it pertains to this piece of land. Staff feels as though once it has reached this point enough steps have been taken and enough community support has been received to support what is being presented.

Mr. Whitton wondered if with a mixed-use classification it would leave a developer to do just about anything they want to.

Mr. Helmer said that a better language might be that the classification allows flexibility. Not anything is going to be able to occur, because it's going to require approval of a development plan. There might be buildings that are set closer to the streetscape, but all of those elements have to be approved by the Planning Commission and City Council.

Hearing no further questions from the Commission members, Chairman Turnage called on staff to continue with the presentations.

Chris Cline, Confluence Landscape Architects, 417 Delaware Street, KCMO 64105, addressed the Commission. Mr. Cline said he is really excited to be involved in this project. He is here tonight to ask for the heart of this downtown district to be approved. The public part of the amenities called Linden Square will really serve as the community-gathering place. He likes to think of it as the heart, but what will give it a pulse will be the programming that will bring people to use the space in a fun and exciting way. The City has thought very thoroughly about all of the decisions that are going to be made with regard to design, how people will use the space and all the things that need to be put into place to make it a comfortable and inviting place for families. He feels like they have done that.

Mr. Cline walked the Commission through a PowerPoint presentation giving a brief history of working with the steering committee that Mr. Helmer spoke of. This diverse group brought unique perspectives to the project that he would have not otherwise thought of. Concept

sketches, site walks and staking were all a part of the process. Mr. Cline explained the evolution of the development showing early planning sketches through what was being proposed tonight.

The site includes a bowl seating arrangement to hold about 300 people situated towards a small amphitheater. Mr. Cline said it will not compete with Oak Grove Park as it is meant for a totally different type of event. Knowing that the long-term vision of the area is to have people living and shopping in the downtown area, it was important to make sure the civic area worked well with everything else. Slopes and grades also had a lot to do with making the site work. Parking is incorporated into the north part of the site and will connect into N. Cherry. A space was left during early planning stages for a building since the entire area was not needed. Although at the time, Mr. Cline said he didn't know what the building would be used for, his team knew that there needed to be a place for restrooms and a concession area.

Much sooner than expected, the right use for the building came forward with the dentist and his team was able to work with their design team to find a strong relationship for what the park, public and the new building needed. It quickly blurred the line for the mixed-use zoning. Mr. Cline explained the elevations and logistics of the dentist building using the PowerPoint presentation. The "inside" or green space of Linden Square will be converted to an ice skating rink during the winter months.

Mr. Cline said that he is asking the Commission for their approval tonight for the zoning. His team is putting together the finishing touches on the construction document package to be out for bid in the middle part of May.

Mr. Markenson wondered about the ice skating rink and how it might work.

Mr. Cline answered that it is a synthetic ice material. He would describe it as a big cutting board. It is used a lot in Northern climates and areas where they don't want to go to the expense of putting in a huge refrigerated system. It gives the feel of real ice without the cost and expense of maintaining. It lies on top of plywood like puzzle pieces. A surface treatment is then added to the top. When it snows, it feels more like real ice.

Mr. Markenson asked what the dimensions of the rink would be.

Mr. Cline said the rink is sized for about 100 skaters; or 60'X80'.

Mr. Ward asked which parts of the project were planning on being completed by fall 2012.

Mr. Cline answered that all of the plaza space, the lower wall (seat wall), the terrace seating, stairs and all the hardscape.

Mr. Ringhausen asked what items are included in the bid package that Mr. Cline referred to that would go out in May.

Mr. Cline said it would be everything they see in the development plan with the exception of the building and some of the paving/landscaping immediately adjacent to the building. Several alternates are also included in case the bids come in good.

Chairman Turnage asked if the development is facing northwest because of the terrain.

Mr. Cline replied that part of it was the terrain. Part of it was due to the fact that they didn't want people facing the setting sun during evening events. Another reason is because it's facing the community center, which acts as an architectural beacon.

Mr. Yarber asked when the building might be completed.

Mr. Cline said that the zoning proposal is in front of them tonight. Mr. John Ho of Hollis and Miller can talk more about the timing. He believes they will be working quickly though.

John Ho, Hollis and Miller Architects, 8205 W 108<sup>th</sup> Terrace, Overland Park, Kansas 66210, addressed the Commission. Mr. Ho stated that he too is really excited to be a part of this project because of it's innovative, forward-thinking nature. He explained coming into the project, Mr. Pollina's programming requirements were for a long, narrow type building, but they were able to turn it into an "L-shaped" building and take advantage of the terrain with a walk-out basement area. Looking at the Master Plan, they wanted to design a building that engaged the street and had a village-center type of scale. They saw the corner of Cherry and NE 70<sup>th</sup> Street as being the prominent part of the building and ended up positioning their main lobby reception space in the corner. It became a tall, glassy, prominent focal point. Mr. Ho said that in working with the City and Confluence they created plaza-like steps with landscaping, features and artwork to engage the corner. The entire design begins to create these memorable, successful gathering places.

Materials will be constructed of concrete with a steel frame. Brick masonry, limestone-like block material, EIFS and wood will all be a part of the outside look of the building. He referred to the renderings showing the rear of the building and the public spaces. A deck is a part of the second and third floors.

Ms. Alexander asked if this is the dentist that the Commission approved a site plan for at NE 72<sup>nd</sup> & Broadway last year.

Mr. Ho said yes.

Mr. Markenson asked what part of the building the City is leasing.

Mr. Ho said his understanding is that it is the bottom level where the concession, restroom and storage areas are located.

Mr. Markenson asked how long the lease is for.

Mr. Ho said he is not familiar with the term of the lease. As far as the schedule, he explained that since this is a very fast-tracked project, they are right in the middle of finishing up their foundation and structural package this week. They are hoping to get it into the City for permitting and out to bid so foundation work can begin. The remainder of the design can be worked on while the shell goes up. He is hoping for the foundation to go in by August 2012 and have the entire building done by December 2012.

Mr. Ward asked if the two decks would be accessible by the public.

Mr. Ho said he is not positive about that yet. It is probably conversations that the City and Dr. Pollina will need to have.

Ms. Smith asked if the dentist has financing in place for the project.

Mr. Wingerson replied that he would say yes; however, the paperwork is not signed yet. It is SBA financed through First Bank of Missouri. It is very, very good that it will occur. Going back to the lease, the term that is on the table right now is 25 years with two 10-year renewals. The actual lease is for approximately 30% of the building that Mr. Ho talked about. Mr. Wingerson addressed the access question and said that it is unlikely that there will be access from the first floor deck to the public because it is really for Dr. Pollina and his employees, but he thinks it is very likely that there will be access for the public to the top deck.

Ms. Smith asked if the City would still move forward if the financing for the dentist fell through.

Mr. Wingerson said yes. The City's financing has been in place in the form of a Certificate of Participation (COP) for some time. One of the reasons the Council wanted to make this a goal is because they wanted to spur economic development and it ended up coming just when they were ready, if not just a little bit before.

Mr. Markenson asked if the bonds to be repaid will be done through a parks sales tax.

Mr. Wingerson said no, they are primarily repaid through the capital improvement sales tax and partially from the transportation sales tax.

Mr. Markenson asked if there will be a fee for the ice rink.

Mr. Wingerson said the recreation department is working on that. He believes they are looking at renting the skates.

Mr. Markenson said you wouldn't be able to bring your own skates.

Mr. Wingerson said probably not because the quality of the skates cannot be monitored.

Mr. Ringhausen commented that he thinks this is a very good idea and he is pleased to see this type of thinking coming from both the City and private development, but he still questioned the mixed zoning classification. He wondered if this is really a case for mixed use. If it's a private building that the City is leasing space in, does that truly meet the intent of what mixed use is? He seems to think of mixed use more of a store on the main level and a condominium at the top.

Mr. Wingerson began to explain that there is more to mixed use zoning than what is going on in the building. There are public activities that look like retail (concession stands), a basement use that looks like storage, a medical/office use and whatever a third party sub-lease might do. The mixed-use development plan is also about pushing the building to be a public space and to the property lines on the street side. Although the term may seem wrong, this project perfectly fits the intent of the Comprehensive Plan and the letter of the mixed use.

Mr. Ringhausen said that he would agree that it meets the spirit of what the Master Plan is looking for and he is pleased to see that the City is pursuing mixed use for this space. It's just different than how he tends to think of the Master Plan's requirements of definition of mixed use.

Mr. Wingerson replied that what he believes they will see is flexibility in the mixed use zoning for things such as were discussed this evening.

Mr. Ringhausen said he mentioned sub-leasing and asked if that was part of the agreement with Dr. Pollina's property.

Mr. Wingerson answered yes.

Mr. Ringhausen commented that when he was a child he got in trouble for wearing his skates while walking across a wooden deck, so that might be a limiting criteria for allow the public to the deck in the winter.

Mr. Yarber asked if there were any ideas on a third floor tenant.

Mr. Wingerson answered no.

Chairman Turnage asked for those in favor or opposition to the application. There was no response. He then closed the public hearing.

**MOTION: By Mr. Markenson, second by Ms. Alexander to approve the rezoning from R-1 to Mixed Use and the acceptance of the final development plan.**

Mr. Markenson said he thinks this is a fabulous proposal that is great for the community.

**VOTE:**

<b>Ms. Alexander</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Mr. Ringhausen</b>	<b>Yes</b>
<b>Ms. Smith</b>	<b>Yes</b>
<b>Mr. Ward</b>	<b>Yes</b>
<b>Mr. Yarber</b>	<b>Yes</b>
<b>Mr. Whitton</b>	<b>Yes</b>
<b>Chairman Turnage</b>	<b>Yes</b>

**The motion carried. (8-yes, 0-no)**

**Item 6 on the Agenda: Communication from the City Council and City Staff**

Councilman Hill thanked the Commission for their work this evening. He said the City has worked on this project for several years and so it is interesting to see their excitement for it. They are really the first group to see this presentation. He reminded them to stop by the Farmers Market on Wednesdays from 2-6 pm.



Mr. Wingerson asked for approval for the current Commissioners: Mr. Velasquez, Chairman Turnage and Mr. Steffens to continue through 2012 as liaisons to the Capital Improvements Committee.

Chairman Turnage asked if anyone had any objections. Hearing none, it was approved.

**Item 7 on the Agenda: Communication from the Planning Commission Members**

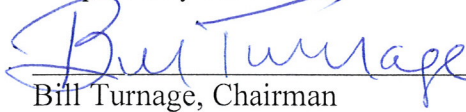
Ms. Alexander said again how excited she is about this [project].


Chairman Turnage thanked the group for their great questions, interest and enthusiasm for this project.

**Item 8 on the Agenda: Adjournment**

Chairman Turnage adjourned the meeting at 8:36 pm.

Respectfully submitted:

  
Bill Turnage, Chairman

Approved as submitted 

  
Becky Jarrett, Recording Secretary

Approved as corrected \_\_\_\_\_