

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
Tuesday, July 6th, 2021  
7:00 pm

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

**Present:** Chase Cookson  
Mike Ebenroth V-Chair  
Brenda Lowe  
Gary Markenson  
Kate Middleton  
Kim Murch  
James New  
Jennifer McGee, Chair

**Absent:** JN Hernandez  
Alicia Hommon  
Bill Turnage  
Larry Whitton

**Council & Staff Present:**

~~Alan Napoli, Building Official~~  
Angie Daugherty, Admin. Assistant  
R.D. Mallams, Mayor  
Jean B Moore Council Member  
*Austin Greer, Assistant City Manager*

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

Chairperson Jennifer McGee, led the group in reciting the Pledge of Allegiance to the United States of America

**Item 3 on the Agenda: Approval of the June 7th, 2021.** Chairperson Jennifer McGee asked if there was a motion to approve the minutes from the June 7th minutes.

**Mr. Markenson moved to approve the minutes; Ms. Middleton seconded. The minutes were approved, 8-0.**

**Item 4 on the Agenda: Public Hearing:** On a Zoning Change and Site Development Plan for property located at 7506 N. Oak Trafficway, 7508 N. Oak Trafficway, 7510 N. Oak Trafficway, and Parcel #13609000102200. Applicant: Cardinal Crest. Owners: Clay E and Shirley C McCullick, JRKC Holdings, LLC, Beverly Sue Ryan and Gary A. Ryan. The City Council Public Hearing is scheduled for July 26, 2021.

Mr. Greer read from the staff report.

The Applicant, Cardinal Crest KC is proposing a mixed-use development at 7506, 7508, 7510 N. Oak Trafficway and an undeveloped parcel 13609000102200. This location is approximately at the block of 76<sup>th</sup> St. to the south and west of N. Oak Trafficway.

The development site consists of four (4) separate parcels currently owned by the Ryan Family, Beverly Sue Ryan, Clayton & Shirley McCullick, and JRKC Holdings, LLC. With the combination of all four (4) parcels, there is approximately 7.53 acres of land.

The proposed mixed-use project includes the construction of a 216-unit luxury style apartment complex with community amenities including a pool, clubhouse, fitness center, as well as commercial retail/office space adjacent to N. Oak Trafficway. The complex consists of five (5) separate buildings consisting of four (4) floors. The development offers 87 one bedroom apartments and 129 two bedroom apartments. The commercial aspect of this project is 9,000 square feet and will have approximately 31 dedicated parking spaces. A total of 325 parking spaces will serve the development.

Tim Nebergall, City Engineer & Director of Public Works, has been working with the Cardinal Crest KC team to address adequate storm water detention for this site. In order to meet stormwater requirements and development criteria, Anderson Engineering is proposing an underground detention basin with three bio retention basins be installed on the site. Given the size and magnitude of this project, City Staff engaged Kaw Valley Engineering to conduct a third party review of the storm water study submitted to City Staff. In summary, Kaw Valley Engineering agrees with the storm water study submitted by the development team in that the proposed stormwater system proposed has the capacity to mitigate increases in runoff as a whole and at individual uncontrolled releases. City Staff agrees with Anderson Engineering, Inc. and Kaw Valley Engineering that runoff from this project flows to the south and the storm water system that is proposed is more than adequate to accommodate this development site.

The Comprehensive Plan that was adopted in 2008 by the Planning Commission and City Council identifies this area of the N. Oak Corridor as a location for redevelopment into a mixed-use community. This proposed mixed-use project complies and aligns with our current comprehensive plan for future redevelopment of this corridor.

This proposed project requires the following actions:

- Rezone the individual parcels from commercial to mixed-use
- Approve the proposed site plan for the mixed-use development

The final approval for the rezoning and site plan will be heard by the City Council on Monday, July 26<sup>th</sup> at 7:30 p.m. in the City Council Chambers inside City Hall.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. All development signage shall comply with approved City standards.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. Tractor trailers shall not be parked or stored overnight. Storage containers shall not be stored on site unless as part of a valid building permit.
4. Disabled vehicles shall not be stored on site.

5. No items shall be stored on resident balconies.
6. Residents of the development shall not store personal or company trailers on the development site.
7. Provide outdoor bike racks within the development area to serve residents of the development.
8. Entry points of buildings shall be secured twenty-four hours/seven days of the week year round.
9. Dumpster and storage areas shall be enclosed on four (4) sides with materials consistent with the primary building and adequately screened from public view. Trash service shall be scheduled between 7:00 a.m. to 10:00 p.m.
10. A fire sprinkler system shall be installed and comply with the 2018 International Fire Code standards.

The Developers of this project have agreed to all conditions.

City Staff recommends that the request be approved contingent upon the conditions listed above.

Mr. Greer stated that Mr. Matt Hendrickson and his business partner from Cardinal Crest are the developers of this project and that they would like to make a presentation to the Planning Commission tonight.

Chairperson McGee stated that the public hearing will start with a presentation from the developers.

Mr. Adam Shaffer stated he is one of the owners of Cardinal Crest. He is involved in the residential side. His business partner Mr. Joe Christenson who is involved in the commercial side is out of town. He is here to give the presentation.

Mr. Matt Hendrickson introduced himself. He works on the commercial development side with Cardinal Crest.

Mr. Patrick Joyce with Anderson Engineering. He is the Civil Engineer for this project he is out of Kansas City MO.

Mr. Shaffer stated that they do agree with all the recommended conditions that have been listed by city staff. The first slide shows a brief history of where Cardinal Crest comes from. The residential side started in 2011. There average sale price is \$750,000 and we build homes up to two million. They have 11 employees on the residential side. The commercial side of the business was started in 2019. These pictures on the screen are projects that have recently been completed or are under construction. They have completed a few tenant finishes in Shawnee. This is a rendering of that project. They are calling this project Park Side at Hobby Hill. There will be four parcels. All of these parcels are under contract essentially pending approval from the city. This picture gives them a view looking at the location with the structure on it. This slide shows parcels three and four looking at it from North Oak Trafficway. They outlined the different structures that are going to be built on this project. Those first two are going to phase one of the project. They wanted to highlight the center structure regarding putting units above the

commercial sites. Phase one will be 70% occupied before they start on phase two. Part of phase two will have commercial tenants.

Mr. Joyce made a statement about the traffic considerations and the storm water considerations. What they proposed for the site is three access points. The main access is off of 76<sup>th</sup> St. the secondary access is off of N. Oak Trafficway, and the third is off of N. Oak Trafficway. Storm water as we mentioned before is controlled through both underground detention and three basins that are located along the southern portion of the property where the water drains. Each one draining into the other. They reduced the flow from the existing conditions almost by half from what the standard is in the City.

Mr. Hendrickson wanted to highlight what would be offered in this luxury complex. The pool is in the courtyard. There is also a clubhouse which will have a fitness center and yoga room. Also included is a pet wash area, lounge area, and office space.

Mr. Markenson asked what other projects they are involved in and another question regarding condition #5 where it states that no items can be on the balcony. That seems to be very strict. No chairs?

Mr. Hendrickson stated that this is the biggest project they have done; however, they are well on their way on a seven-million-dollar luxury townhome project in Shawnee as well as a 200 plus unit multifamily project.

Mr. Greer stated that City staff is totally fine with table and chairs on the balconies. What City staff is primarily concerned about is outside grills and people actually storing things that should be inside their apartment. This is also a condition of the Heights at Linden Square.

Mr. New asked what the average cost of the units are projected to be.

Mr. Hendrickson stated that their projection is around \$1.10 to \$1.20 per square foot. It is similar to the cost of The Heights apartments. For an 800 square foot one-bedroom apartment it could cost around \$1,000.00.

Ms. Middleton asked if they have had any interest in commercial tenants.

Mr. Hendrickson stated that they have had companies interested.

Ms. Middleton asked if they are businesses from outside of Gladstone or inside of Gladstone.

Mr. Hendrickson stated that he believes the one that is showing interest does have a business in Gladstone. The other business is Scooters Coffee.

Ms. Middleton asked if they will be adding another location or just moving.

Mr. Hendrickson stated he is not sure at this point.

Ms. Middleton asked about more affordable housing with the bus stop being close. Is there anything the City is trying to do to bring more affordable housing or is the City looking for all upscale apartments?

Mr. Greer stated that the City does not have anything in the comprehensive plan right now regarding affordable housing. There is a consensus amongst Gladstone leadership that Gladstone already has a lot of options for affordable housing whether it is single family homes or apartment units. City leadership believes that we could diversify and obtain higher end options considering that the Heights at Linden Square is the only luxury style apartments in Gladstone.

Ms. Middleton asked about a more natural environment. Could it not be all paved surfaces?

Mr. Greer asked Ms. Middleton if she is talking about parking. Within the City Code it comes down to a calculation of how much building square footage there is versus parking that must be available. With a mixed use purpose like this, City Staff is willing to be more flexible on parking and maybe not require as much. This site certainly has what it needs for parking. He would agree that they don't need a sea of concrete for this project.

Mr. Ebenroth asked about handicap accessibility in the apartments. Do you have any plans to address that?

Mr. Hendrickson stated that they are going to provide accessible units on the first level which is the ground level. As far as the quantity at this point and time we are just not quite sure since the interior building plans are not finished.

Mr. Ebenroth asked if the apartments are all market rate or is there an income based component to this complex.

Mr. Hendrickson stated that this is a market rate project.

Chairperson McGee asked about one of the conditions regarding bike racks for the residents. Will they have bike racks for clients of the commercial tenants?

Mr. Hendrickson stated truthfully that they have not gotten that far with the commercial space yet but are certainly open to that.

Mr. Middleton asked if phase one is just residential or both residential and commercial.

Mr. Hendrickson stated that phase one will be residential.

Mr. Murch asked when they would reach the projected 70% capacity.

Mr. Hendrickson stated it would hopefully be the third quarter of 2023.

Mr. Murch said he thought he saw on the slide where it said spring of 2023.

Mr. Hendrickson stated units will be leasable in the spring of 2023. They are estimating 18 to 20 apartments per month to be rented. Which would lead them into the third quarter timeframe of

2023 to reach the 70% threshold.

Mr. Murch asked if the other entrance being proposed is the curb by the house where Farmers Insurance is.

Mr. Hendrickson stated yes.

Mr. Murch asked if that house is under contract as well as the vacant lot.

Mr. Hendrickson stated yes, that is correct.

Mr. Murch asked if that entrance is part of phase one or two.

Mr. Hendrickson stated phase two is the intent right now.

Mr. Murch asked if there was only one entrance for phase one.

Mr. Hendrickson stated yes, for the first phase.

Mr. Murch asked if there were any storm shelters.

Mr. Hendrickson stated no; however, in the clubhouse space they have a storage area that could be used as the emergency shelter if necessary.

Mr. Murch remarked that it must be a big storage area for 200 plus apartments.

Mr. Hendrickson answered that it is a good amount of space. They do not have a floor plan of it yet.

Mr. Murch asked if there are stairwells that are fire coded.

Mr. Hendrickson stated yes, there is.

Mr. Murch asked City Staff if there were any problems from our Fire Department on this project.

Mr. Greer stated no.

Chairperson McGee asked if there is anyone present that is in favor of the project.

Mr. Ron Boney, 104 NE 74<sup>th</sup> Terrace, addressed the Commission. He is concerned about water pouring down his backyard. Is there a pond included alongside these tanks? Where will the tank empty if it over flows? Is the property going to be fenced? The reason he is asking is because the creek is dangerous. He asked what the difference is between phase one and two. In some pictures it looks like some of them are five stories tall and some are four stories tall. How tall are these units going to be?

Mr. Joyce stated that the project will have three separate ponds located beneath a retaining wall that runs to the south side of the development. That retaining wall will have a fence to keep

people out. That is the only fence planned right now for the development. Those basins spill into each other to help reduce the run off. There is water that is flowing off towards the south west which we will capture and direct into the basin. The differences between phase one and phase two will be in construction.

Mr. Hendrickson stated that the parcel drops from the north end to the south end. The portion that is shown is four stories with a basement.

Mr. Boney asked about the fence again.

Mr. Hendrickson stated that the intent is to have a fence on the south side of the property near the retaining wall where the stormwater basins will be located.

Mr. Lee Endriss, 106 NE 74<sup>th</sup> Terrace, addressed the Commission. His property is situated to where the proposed project ends about half way through his property, which means any drainage that comes off of the property that is not contained by the pools or tanks will be going right across his property. He has not been approached by anyone regarding an easement. He said he was just curious that if there are a series of rains like last week, will there be more water going into that drainage ditch that used to be just a creek. Since the City has always chosen to have the storm water go into N. Oak Trafficway then down towards them. Has anyone determined whether or not this complex is within a mile of radius of the school for the bus? If it is within that one-mile radius, then those kids will have to walk to school and that will be dangerous because there are no sidewalks. He said he does not not think we need this complex in this area. Patio homes would be a better fit.

Mr. Greer stated that these neighbors have been in contact with Director Nebergall and they do plan on making some storm water improvements to their properties in conjunction with this construction. He will try to coordinate that construction at the same time. He thinks that is something Director Nebergall has discussed with them in the past. The second answer is that these units are for one and two bedroom apartments and are not really geared towards families to live there. They are geared towards younger professionals. That is not to say that some kids won't live there with their families, but the apartments are not three bedrooms.

Mr. William Tomlin, 100 NE 74<sup>th</sup> Terrace, addressed the Commission He stated that he does not want 216 new neighbors 185 feet away from him that he has to look at every morning that are four stories tall. He moved into his property back in 1999. He got the run down from the neighbors that the drainage ditch was man made for N. Oak Trafficway. It has grown enough that he cannot use the furthest part of his property because of a 50-foot ditch. He does not see how more water being funneled down there is not going to make a bigger mess then he already has.

Mr. Murch asked a question regarding the timing. Construction is scheduled for November 2021. Then Phase one wouldn't be completed until the third quarter of 2023?

Mr. Hendrickson stated that the third quarter of 2023 would represent the 70% occupancy of the first phase of construction. The first phase should be completed in the first quarter of 2023.

Mr. Murch asked if this is a stick building.

Mr. Hendrickson stated yes. They estimate a 14 to 16 month completion date.

Mr. Murch remarked that seems like a long time for a stick built building.

Mr. Hendrickson stated that if other owners they build for were asked, they would say the same thing. The current conditions, market, labor, and supply chain issues due to the pandemic is stretching the construction schedule.

Mr. Murch asked about phase two and if it will take another year and a half to build.

Mr. Hendrickson stated yes, that is correct. The construction schedule could be reduced if there are less complexities.

Mr. Murch stated that he knows that they work primarily with residential homes but they wouldn't put the commercial project on N. Oak prior to the third quarter of 2023.

Mr. Hendrickson stated that this is tied to negotiations with the current use and property owner of the insurance building. In the purchase contract, they have outlined a time frame for them with a lease back option to use the building until they can find a long term solution for themselves.

Mr. Markenson stated that it seems like most of the opposition from the residents today are based on storm water issues. He asked if the the Public Works Department could be encouraged to see what they can do to help these folks with this current problem that could become worse. He also asked if this can this be done with one motion or two motions.

Mr. Greer stated that him and Director Nebergall have been in conversation about improving some of the storm water on those properties. Regarding the motion, only one is needed to to rezone all four parcels. Another motion is needed for the site plan proposal.

Mr. Cookson stated that the redevelopment is aligned with the goals established as a City through the Comprehensive Plan. Two studies were completed: an independent study by Kaw Valley Engineering and the study that the developer's submitted. The independent study is showing more than satisfactory storm water drainage control; therefore, he will ultimately vote yes on this proposed project.

Chairperson McGee closed the public hearing.

**MOTION: By Mr. Markenson, second by Ms. Lowe to approve a Zoning change at property located at 7506 N. Oak Trafficway, 7508 N. Oak Trafficway, 7510 N. Oak Trafficway, and Parcel #13609000102200.**

<b>Vote: Mr. Cookson</b>	<b>Yes</b>
<b>Mr. Ebenroth</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Mr. New</b>	<b>Yes</b>

**Chairperson McGee                      Yes**

**The motion carried. (8-0)**

**MOTION: By Mr. Markenson, second by Mr. Cookson to approve a Site Development Plan at property located at 7506 N. Oak Trafficway, 7508 N. Oak Trafficway, 7510 N. Oak Trafficway, and Parcel #13609000102200.**

<b>Vote: Mr. Cookson</b>	<b>Yes</b>
<b>Mr. Ebenroth</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Mr. New</b>	<b>Yes</b>
<b>Chairperson McGee</b>	<b>Yes</b>

**The motion carried. (8-0)**

**Item 5 on the Agenda: Communication from the City Council**

Mayor Mallams stated that we are coming off of a wonderful 4<sup>th</sup> of July celebration at Oak Grove Park. The weather was great and the fireworks were wonderful. We are in the process of taking applications to find a new Police Chief. Bob Baer has filled in as an interim Chief until we can hire a new Police Chief.

On Thursday of this week, we are going to have a lunch as part of the Clay County Economic Development Council. During that lunch, the Mayors from the northland cities will stand up and give a State of the Cities report. It is truly amazing what is going in Gladstone right now. If we look back over the past 12 or 16 months we are looking at significant investment dollars being put into our City. Between new construction or redevelopment these investments will equal almost \$100 million dollars. Mayor Mallams thanked the Commissioners for all for the time they give and for all the questions that they have answered here tonight. He also thanked the developers for being here from Cardinal Crest.

Mr. Markenson asked how the process was going to find a new museum director.

Mayor Mallams stated that the position is still open. It will be challenging position to fill. He will find out about where the City is at with the process.

Ms. Middleton asked what happened to the Right-Of-Way issue that was discussed last month that ultimately went to the City Council.

Mayor Mallams stated that the City Council had a public hearing that was opened and closed because Mr. Mann withdrew his application from being reviewed.

Ms. Middleton asked if he [Mr. Mann] was going to go ahead with the part he doesn't need the City's approval for?

Mr. Greer stated no, not that he is aware of.

Mayor Mallams stated that Theatre in the Park begins this weekend. The show is 'Matilda', starting at 8:30 on Friday, Saturday and Sunday.

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

Mr. Greer gave an updated on the Comprehensive Plan. Interviews were recently conducted for consultants. It went very well. All three consultants are extremely qualified. Those consultants are Shockey, Gould Evens and Confluence. All three did a great job. The interview team narrowed it down and the decision was unanimous. He will announce the final decision when a contract is in place. He thanked Ms. Lowe and Mr. Turnage for volunteering for that team.

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

Mr. Markenson stated that he will be a Rotary concession stand at the Theatre in the Park. Stop by and see him!

Mr. Murch asked Mr. Greer when he thinks the Comprehensive Plan consultant contract will be in place.

Mr. Greer stated the contract is being worked on now. He is hoping it will be August or September.

Mr. Murch asked what role does the Planning Commission has in the Plan.

Mr. Greer stated that the Planning Commission will play a significant role. Once the public engagement begins, the consultants will give their presentations to the Planning Commission and City Council

Mr. Murch asked if Mr. Greer thought he would be having many side bars going between the consultants and the Planning Commission.

Mr. Greer stated that this will be his first comprehensive plan update. The consultants are the experts, so he doubts there will be too many side bars, but he is not going to rule it out.

Mr. Cookson wanted to thank Chairperson McGee for keeping things orderly this evening

Mr. New said he hopes the developers will follow through with the citizens on the issues raised tonight.

Mr. Greer replied that it was his understanding that Director Nebergall has already been talking with them for months leading up to this meeting.

**Item 8 on the Agenda: Adjournment**

Chairperson McGee adjourned the meeting at 7:59 pm.

Respectfully submitted:

  
\_\_\_\_\_  
Jennifer McGee, Chairperson

Approved as submitted

  
\_\_\_\_\_  
Angie Daugherty, Recording Secretary

Approved as corrected