

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, July 17th, 2023
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Gary Markenson
Kate Middleton
Bill Turnage
Mike Ebenroth, Chair
Steve Beamer
Jennifer McGee
Brenda Lowe, Secretary
Cameron Nave
Kim Murch
James New

Absent: Chase Cookson, Vice Chair
Spencer Davis

Council & Staff Present:

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

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the June 20th, 2023 Minutes. Chair Ebenroth asked if there was a motion to approve the minutes from the June 20th meeting.

Mr. Beamer moved to approve the minutes; Ms. McGee seconded. The minutes were approved, 10-0.

Item 4 on the Agenda: Consideration: On a Re-Plat for property located at Parcel 13612001300900 Applicant/Owner Pars Properties of Missouri Jonathan Mirfasihi. *The City Council Consideration is scheduled for Monday, August 14, 2023.*

Mr. Napoli read from the staff report.

The owner/applicant is requesting that the city approve a replat of 2320 NE 72nd St. in order to build two (2) single-family homes on two (2) separate lots. Currently, the piece of property is one large lot. In addition, the owner/applicant is requesting a zoning change from R-1 to RP-1 to reduce

the side yard setback to five (5) feet. A “planned district” allows for flexibility in city standards and in this particular project minimum lot standards and setbacks.

Proposed Size of Lots:

- Lot 3 – 61.05 ft. wide by 125 ft. long
- Lot 4 – 61.05 ft. wide by 125 ft. long

In Gladstone, on average, you will see lot sizes between 65 – 80 ft. wide by 125 ft. long.

These proposed lot sizes do not meet city standards.

- Minimum single-family lot standards are no less than 8,400 square feet and each replated lot will be 7,631.25 square feet.
- Minimum single-family side yard setbacks are no less than nine (9) feet and each replated lot will be five (5) feet.

During the most recent Comprehensive Plan update, there were many discussions about Gladstone’s ability to grow and the need for housing density. This project is an example of new quality housing that increases density by allowing flexibility with current code standards by using a “planned zoning district.”

City Staff recommends that the Planning Commission approve the plat and re-zone as submitted.

Ms. Middleton asked what the difference is between a re-plat and a re-zone.

Mr. Napoli stated that a re-plat is taking one lot and platting it into two lots on paper. A re-zone is what the individual can use the lot for.

Mr. Markenson asked if there were two houses there now and if they want to build a house on each side of them.

Mr. Napoli stated no, both houses being discussed tonight will be built to the East of the two new houses that are currently in place.

Mr. Murch asked if it doesn’t meet current city standards, why is City Staff recommending it.

Mr. Napoli stated that the approval will be based on the property being re-zoned to a planned district, then the project would meet city standards with the administrative flexibility.

Mr. Murch stated that they approved the re-plat for the current two new homes that are there and the proposal would have three homes on that entire property.

Mr. Napoli stated that the property was re-platted from one piece of property to three pieces of property with the intent to build three new homes. Yes, three homes were approved by the Planning Commission and City Council previously.

Mr. Murch stated that this isn’t what is on the table now.

Mr. Napoli stated no, what is on the table now is the third piece of property to the East. They would like a re-plat from one larger lot to two smaller lots. In summary, the property would be four lots instead of three lots that were previously approved.

Mr. Murch asked what the difference is from the two homes that are there now and how much space is between the two.

Mr. Napoli stated that those homes met the standard requirements with the nine-foot setback between the properties.

Mr. Murch asked if there will be another driveway that will be put in on 72nd St.

Mr. Napoli stated no, only one driveway per the two houses. There will be two total driveways just like the original plan that was approved. Two driveways total for the four single-family homes.

Mr. Turnage asked if there was any concern that this will be setting a precedent or is this the intent.

Mr. Napoli stated that the intent is to look at density and find quality ways for Gladstone to grow.

Ms. Middleton stated that the first time this came in front of them it was her understanding that there were three homes to be built. Why do they want to make it four now?

Mr. Napoli stated that their initial intent was to build three homes. Since then, they have decided that they would like to build four homes.

Mr. Beamer stated that is it not the trend in the suburbs to start moving towards higher density and reducing lot size to where we were in the 1960's or early 70's. He knows that other cities are reducing the size of their lot requirements, as well to accommodate housing like what is being proposed tonight.

Mr. Napoli stated yes, it is a trend depending on the style of homes and the developments they are proposing. Cities are adopting regulations to accommodate smaller side-yard setbacks similar to what was built postwar when homes were closer together.

Mr. Beamer asked if the developer has provided any plans for the houses he plans to build on these lots in terms of square footage.

Mr. Napoli stated that the square footage will likely be between 1,500 and 2,000 square feet finished. Similar to the two homes that are under construction now.

Mr. Murch stated they may have looked at this on paper or saw drawings when they approved this, but now that he sees it in person, he wishes he would have voted no even for the three homes. Now they are wanting to build two homes that are even closer together, which is almost the appearance of a townhome on one of our main East/West roads.

Ms. Lowe asked if during their research and in their discussions, did staff see any downsides to this.

Mr. Greer stated that a question was asked earlier about whether or not this is setting a precedent or is that the intent of accommodating set back requirements and density. I don't believe that we are setting a precedent because we evaluate these type of accommodations on a case by case basis, but this particular project is purposeful by staff because they are building quality single-family housing. When we updated the Comprehensive Plan recently, there were many discussions about how can Gladstone grow and quality density is a way that we can do that. The property is already zoned R-1 Single Family, and they are requesting some leeway in those setback requirements to build one extra home.

Ms. Middleton asked if they approve the re-plat, then they can have two lots. But if we don't approve the re-zone, then they cannot build what they want to build.

Mr. Greer stated yes, that is correct. If the rezone isn't approved, the builders will have to adhere by city standards, which by default, they would only be able to build the third house because it doesn't meet set back requirements. Approving the re-zone to a planned single-family district is vital to their project and building a fourth home.

Ms. Middleton asked what the asking price are for the two homes that are under construction.

Mr. Greer stated that the initial asking price was \$399,000.00 but believes they are at \$359,000 as of now.

MOTION: By Ms. Lowe, second by Mr. Beamer to approve a re-plat for the property located at Parcel number 13612001300900.

Vote: Mr. Murch	No
Mr. Markenson	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Ebenroth	Yes
Ms. McGee	Yes
Mr. Beamer	Yes
Mr. New	Yes
Ms. Lowe	Yes
Mr. Nave	Yes

The motion carried. (9-1)

Item 5 on the Agenda: Consideration: on a re-zone for single-family residential property located at Parcel number 13612001300900. Applicant/Owner Pars Properties of Missouri Jonathan Mirfasihi. *The City Council Public Hearing is scheduled for Monday, August 14, 2023.*

Mr. George Wages, address 7201 N. Park Avenue stated that he and his wife have lived at this address for 45 years. When this project started, it was only supposed to be three houses and now they want to build a fourth. In the notification he received in the mail, it only shows a big aerial photo and it does not show the new house at 2316, so they really don't know where the property lines are located. We have not seen what they are going to build and he doesn't understand why they are trying to squeeze two more homes on this small parcel. Right now, they have QuikTrip,

Walmart, and Hy-Vee and we already have a lot of traffic on 72nd St. I don't think we have enough information to get this passed. Will they be tearing up 72nd St. again to put in more water lines? He thinks it will be better to just stay with the original plan of three homes.

Mr. Napoli stated yes, the builders will have to install another water line.

Ms. Middleton asked how the neighbors knew about this hearing.

Mr. Napoli stated that everyone within 185 feet of the property are mailed notices and it was published in the Gladstone Dispatch per the required code. This is our standard practice for all projects that require a public hearing.

Ms. McGee asked with the building of the first two houses did the developer follow city rules in regard to opening up the street and installing water.

Mr. Napoli stated yes, the builder did what was required.

Ms. McGee asked if there were any problems other than the inconvenience of the road.

Mr. Napoli stated that there were a few issues with the construction process but the next dig will be conducted differently, which will be an improvement.

MOTION: By Mr. Beamer, second by Ms. McGee to approve a re-zone for the property located at Parcel number 13612001300900.

Vote: Mr. Murch	No
Mr. Markenson	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Ebenroth	Yes
Ms. McGee	Yes
Mr. Beamer	Yes
Mr. New	Yes
Ms. Lowe	Yes
Mr. Nave	Yes

The motion carried. (9-1)

Item 6 on the Agenda: Communications from the City Council

Mayor Jean Moore stated that she wanted to thank everyone for being here tonight. As the result of the recent severe storms, the brush drop-off at Public Works will be open and free all week. We recently learned that the Parkside at Hobby Hill project will be paving their parking lot in a couple of weeks and some individual units are ready except for counter tops, which they expect to receive soon. They are estimating that some residents will be able to move into parts of the complex in August. Also, the Vivion Road Trail has been a regional goal for a number of years. The last remaining segment to be finished would be from North Mulberry to North Oak Trafficway. If you recall driving in that part of the city, that is a very difficult road to navigate since there are not any sidewalks, and lots of people walk and bike along that road. It can be very dangerous. We have

been working together with Kansas City to get funding for this project and the estimated cost for this project is 5.8 million dollars. Right now, Gladstone and Kansas City have submitted a joint grant application to the Mid-America Regional Council for funding the final phase. There is an opportunity for people to give their viewpoint on this project and I have asked Angie if she would share that link with you all this week. You don't have to write a long comment, but if you feel this will be a good project for the city, please participate. I think the more positive comments we have from our citizens, the more likely we will gain funding for this project.

Item 7 on the Agenda: Communications from the City Staff

No communications from City Staff

Item 8 on the Agenda: Communications from the Planning Commission Member

Ms. Middleton stated that she would encourage Mr. Wages and his wife to attend the City Council meeting for this project and voice their concerns on August 14th.

Mr. Murch asked if they can have an update on the feedback on the discontinuation of the KCATA bus service.

Mr. Greer stated that the feedback hasn't been as negative as they anticipated. We have had phone calls, but I would say no more than 15 over the last couple of weeks. The people that I have personally spoken to are concerned about why the bus service is being discontinued and why the price has increased so drastically. After I explain to them the contract for bus service and the financial position this puts the city in they actually agree with the city and its stance on this subject. I also have explained to them how the KCATA has promoted the IRIS program and how it can be a great alternative to traditional bus service. The subject has certainly gained news media attention and himself, the Mayor, and City Manager Baer have been working together to answer any questions from the public.

Mr. Murch asked if Mr. Greer could explain how IRIS is supposed to work.

Mr. Greer stated that IRIS is an on-demand ride share service very similar to Uber or Lyft. The service isn't door to door, but in the future we would like it to be. Right now in Gladstone, riders struggle from a bus service perspective going East to West in the city. IRIS can be a really good alternative because it allows people to travel all directions instead of just north and south like the bus system.

Mr. Murch asked if IRIS would take people to the edges of Gladstone where there is a bus stop.

Mr. Greer stated yes, IRIS would. Inside the zone of Gladstone, if you want to go from Hy-Vee to the Community Center, the transportation is free. If you want to go from the Community Center to a bus stop that is right outside of Gladstone, that transportation would still be free. If someone wants transportation from the Community Center to North Kansas City Hospital, it may cost around four dollars because that is a different zone. When you cross zones there is a fee, but if you are just going to a bus stop right outside Gladstone in KCMO, then it would still be free.

Mr. Nave stated that he downloaded the app shortly after the conversation happened and scheduled a ride, and the app said a driver would be there to pick him up in 15 minutes and he would be at Hy-Vee in approximately 25 minutes.

Mr. Greer stated that staff has seen wait times anywhere between 10 to 20 minutes depending on the demand at that time. City leadership thinks this is a really solid transportation option for riders to get all over Gladstone and not just North and South. The City has currently signed a three-month trial with the KCATA and IRIS to see how the program works.

Mr. Murch asked if the KCATA ever came back with a different offer for Gladstone.

Mr. Greer stated that the KCATA has been firm with the contract that they have offered the city. Historically, the city has paid anywhere between \$80,000 and \$120,000. City staff certainly expected a dollar figure in that ballpark and we understand inflation has impacted all aspects of the economy, but city leadership did not expect a \$340,000.00 contract. There wasn't much of a negotiation, and I know that the City of Kansas City and KCATA have their own budget challenges, but for us, it simply came down to affordability and being financially responsible. This KCATA contract is paid for by Transportation Sales Tax fund and if the city were to pay the requested amount then our street maintenance would certainly suffer.

Mr. Murch asked if we charged them a fee to drive through Gladstone.

Mr. Greer stated no, city leadership has not considered that option. Gladstone, the KCATA and the City of Kansas City have always been great partners and will continue to be.

Mr. Nave asked what are the other smaller communities doing.

Mr. Greer stated that North Kansas City's contract came up a couple of months before ours, so they saw their contract drastically increase before Gladstone did. They were certainly shocked as well, but eventually worked out a seven-month contract with the KCATA for slightly better pricing but didn't resolve their issues. Recently, all of the Northland city administrators got together and discussed this topic and everyone is feeling the drastic cost increase. We are actually working together with other cities to try and negotiate better pricing for the entire northland since there is strength in numbers.

Mr. Markenson stated that corn is for sale at the Atkins Johnson Farm & Museum, Westlake, and Gladstone Bowl. If you want corn, please stop by these locations. At the intersection of Missouri Highway 1 and NE 72nd St., it looks like a bomb went off and took out a forest. I understand that the church is going to pave a parking lot at this location. Do you have any idea on when they are going to do that? It looks terrible.

Mr. Napoli stated that the church is still working on their plans but yes, they do plan on paving a bigger parking lot. They do have future plans to expand the church and do some other things on the property. Staff has met with them a few times to discuss their future plans but nothing official has been submitted yet. Thank you.

Item 9 on the Agenda: Adjournment

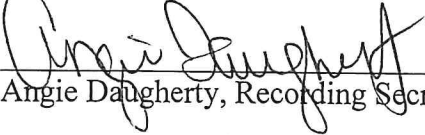
Chair Ebenroth adjourned the meeting at 7:37 pm.

Respectfully submitted:



Mike Ebenroth, Chair

Approved as submitted



Angie Daugherty, Recording Secretary

Approved as corrected