

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
Monday, April 7th, 2025  
7:00 p.m.

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

**Present:** Chase Cookson  
Bill Turnage  
Jennifer McGee  
Cameron Nave, Chair  
Robert Wilson  
Brenda Lowe, Secretary  
Kim Murch  
Mike Ebenroth  
Joseph Brancato  
Katie Middleton  
Nick Smith

**Absent:** Steve Beamer, Vice-Chair

**Council & Staff Present:**

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

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

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

**Item 3 on the Agenda: Approval of the February 18<sup>th</sup>, 2025 Minutes.** Chair Nave asked if there was a motion to approve the minutes from the February 18<sup>th</sup> meeting.

**Mr. Turnage moved to approve the minutes; Mr. Murch seconded. The minutes were approved, 11-0.**

**Item 4 on the Agenda: Consideration:** On a Re-Zone for address 6880 – 6900 N Oak Trafficway.

Owner: City of Gladstone

*City Council consideration for this project is scheduled for Monday, April 28, 2025.*

Mr. Greer read from the staff report:

City Staff, under the direction of the City Council, is proposing to re-zone approximately 8.83 acres of city-owned property in the downtown area from its current designation to Commercial C-3 zoning. This rezoning is proposed to enhance the city's ability to market, attract, and retain large-scale commercial development, by providing shovel-ready property, thereby fostering city-wide economic growth, and continuing to grow the downtown core. Gladstone is well positioned to capitalize on its proximity to urban amenities while strengthening its identity as a thriving community hub. Rezoning this city-owned property along North Oak Trafficway to Commercial C-3 offers a strategic opportunity to unlock the potential of these properties.

Gladstone's downtown area has historically served as a focal point for community engagement and small-scale commerce. However, shifting economic trends and regional competition necessitate proactive measures to ensure its continued relevance and strength. The city's Comprehensive Plan, emphasizes priorities such as economic development, enhanced services, and a cohesive community vision. Recent redevelopment efforts—including the construction of The Heights at Linden Square, Northland Innovation Center, Fairfield Inn & Suites by Marriott, iWerx, Summit Grill, Stone Canyon Pizza, Over Flow Coffee, and Nyx Lounge (Fence Stile Winery & Distillery)—demonstrate Gladstone's commitment to revitalization. Re-zoning city-owned property to Commercial C-3 builds on these successes by enabling larger-scale projects that can continue to anchor downtown growth.

The Commercial C-3 zoning designation, as outlined in Gladstone's zoning ordinance, is intended and can accommodate, but not limited to, indoor/outdoor entertainment, hospitality, retail, medical, and restaurant uses, which is highly desired by the public according to the Comprehensive Plan and Community Surveys. Unlike more restrictive commercial zones (e.g., C-1 or C-2), C-3 permits a broader range of developments, making it ideal for attracting various types of uses and developers who are looking for shovel-ready property.

### Importance of Rezoning to Commercial C-3

1. Enhanced Marketability

Rezoning to Commercial C-3 positions city-owned property as a prime candidate for large-scale development by signaling flexibility and opportunity to prospective developers. C-3 zoning aligns with market demands for indoor/outdoor entertainment, medical, hospitality, retail, restaurant and increasing the property's appeal in a competitive regional market. This proactive step enhances Gladstone's ability to attract high-caliber developers who can build projects that residents want.

2. Retention and Economic Benefits

A rezoned C-3 property supports long-term retention of businesses by offering modern infrastructure and scalability. Downtown Gladstone stands to gain jobs, tax revenue, and increased foot traffic. The Gladstone Community Survey (conducted prior to March 2025) rated city services 33% above the U.S. average, reflecting strong community support for quality-of-life improvements. A large-scale development could further enhance these metrics by providing employment opportunities and amenities that retain residents and businesses.

3. Downtown Revitalization

Over the last 10 years, Gladstone's downtown has seen a lot of success that blends commercial, residential, and recreational elements. Rezoning these City owned properties

to C-3 facilitates this vision by allowing developments to occur across N. Oak Trafficway from the East side to the West side. A prominent office, medical, hospitality, or entertainment project(s) could serve as a downtown cornerstone, driving daytime activity and connecting the revitalization that has taken place on the east side of North Oak Trafficway in our Downtown area to the west side of North Oak Trafficway.

City Staff recommends that the Planning Commission and City Council consider the rezoning of designated city-owned property in downtown Gladstone to Commercial C-3. This action will allow the city to market the site more effectively, attract transformative large-scale development, and secure lasting economic and social benefits for the community.

City Staff recommends that the request be **APPROVED**.

Ms. Middleton asked if they are going to level the land now or wait for a developer.

Mr. Greer stated they're not planning to level the land right now. This means the zoning will already be appropriate for development, so they can go ahead and submit for building permits. Once approved—which should be a relatively quick review—they'll be able to start moving dirt on their own.

Mr. Smith asked if the zoning was the primary reason that this property hasn't been developed yet.

Mr. Greer stated yes, this is correct. He has been with the city for 10 years as of this month, and this property has been vacant for well over a decade. They've come close to securing some high-quality projects for the site, but walkability and zoning have consistently been challenges to developers. Leadership's current thinking is that taking this small step of securing appropriate zoning would remove one more barrier to moving forward with a strong project.

Mr. Murch asked if Mr. Greer could show him where the old Arby's used to be.

Mr. Greer pointed to the location of the two fast food restaurants that used to be at this location. Mr. Greer also mentioned that there are 20+ acres behind this location that the city has owned for decades.

Mr. Murch asked about the proposed roundabout and the timing on that roundabout.

Mr. Greer stated yes, there is a proposed roundabout in this location, and he stated that this is still in the works. The timing may be 2026 before construction could start.

Mr. Murch asked if there is going to be another roundabout north of this location.

Mr. Greer stated that the current plans call for it and is funded.

Ms. McGee asked about walkability. Are there plans to make any changes to North Oak to make it more crossable for pedestrians?

Mr. Greer stated yes, between 69<sup>th</sup> Street all the way up to 71<sup>st</sup> Street, they want to do a more walkable downtown in order for pedestrians to walk more safely east and west across N. Oak Trafficway while enhancing the streetscape

Mr. Wilson asked if the city owns the lots that the restaurants were on.

Mr. Greer stated yes, the city owns all of this property, around 23 acres total.

Mr. Murch asked if this site goes back to 72<sup>nd</sup> Street.

Mr. Greer stated no, it does not go that far north and actually ends at NE 70<sup>th</sup> Terrace

Mr. Wilson asked if the rest of the property is C-3.

Mr. Greer stated no, it is not. The heavily wooded area is R-1 because it is vacant and undeveloped.

Mr. Nave asked if all the parcels are R-1 right now.

Mr. Greer stated yes, except for the two commercial properties along North Oak Trafficway, which total about two acres.

Mr. Turnage asked if the street entrance would come from North Oak Trafficway.

Mr. Greer stated yes sir it will.

Chair Nave asked for a motion to approve the re-zone for address 6880 – 6900 N. Oak Trafficway.

**MOTION: By Mr. Ebbenroth, second by Mr. Brancato to consider a Re-Zone located at 6880 – 6900 N. Oak Trafficway.**

<b>Vote: Mr. Wilson</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Mr. Cookson</b>	<b>Yes</b>
<b>Ms. McGee</b>	<b>Yes</b>
<b>Chair Nave</b>	<b>Yes</b>
<b>Mr. Murch</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Ebbenroth</b>	<b>Yes</b>
<b>Mr. Brancato</b>	<b>Yes</b>
<b>Mr. Smith</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>

**The motion carried. (11-0)**

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

Council Member Jean Moore stated they recently held the groundbreaking for the new dog park, which is located near Public Works by Happy Rock park. The park spans 4.5 acres. Also, tomorrow is Election Day, with a City Council seat and a School Board position on the ballot.

Mr. Turnage asked about the beautification coming up on the 25<sup>th</sup> and 26<sup>th</sup> of April. Can you dispose of electronics?

Mr. Napoli stated no, that would not be allowed.

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

No Communication

**Item 7 on the Agenda: Communications from the Planning Commissioners**

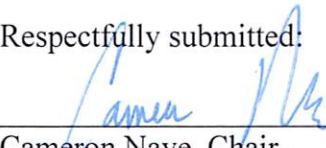
Chair Nave stated to go out and vote tomorrow.


Mr. Cookson stated he was excited for the dog park.

**Item 8 on the Agenda: Adjournment**

Chair Nave adjourned the meeting at 7:15 p.m.

Respectfully submitted:

  
Cameron Nave, Chair

Approved as submitted 

  
Angie Daugherty, Recording Secretary

Approved as corrected 