

Clay County, Missouri Land Survey Document

Planning Commission Minutes
April 4, 1988

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asked if Mr. Saunders had any questions that the City Engineers had made. Mr. Saunders felt his traffic engineers should address the comments. Chairman Hall asked if Mr. Saunders was implying that he and his his engineers did not agree. Mr. Saunders stated that was correct.

Mr. Saunders requested a conditional approval on the condition that they satisfy Items 3 - 26. Chairman Hall asked if they are also requesting the Planning Commission to comply with his engineers traffic study. Mr. Saunders agreed.

Mr. Davis said the proposal, as they see it, still includes the development of more than four acres of flood plain into single family lots which he feels the Planning Commission has consistently opposed, and he feels many members believe this will create additional flood control problems for this City.

Conversely, there were certain things about this development that he feels are good for the City of Gladstone including the capability to extend North Woodland through from Northaven to 72 Street although there is a major intersection problem at 72 Street and North Woodland. He suggested that the City Council, in its wisdom, determine what to do about that traffic problem at 72 Street and North Woodland.

Mr. Davis feels that the proposal allows us to develop a tract of land as an R-1 quality subdivision. He feels this is consistent with the adjoining uses, and the Planning Commission should be doing everything it can to assure that the high grounds of this subdivision are developed as R-1. He remains convinced that the division of this four acres and inclusion of rear yards of ten lots is a major mistake. That land should be kept in a single ownership, preferably with that ownership transferred to the City of Gladstone at no cost. The land is at the bottom of a river and is of no value to anybody. The City certainly should not pay for it; however, the City should be in an ownership position where it can assure that the right of way remains open and a posture of transporting water—which is the intent of a floodway anyway.

Mr. Davis said to Chairman Hall that his resignation would be to recommend that we recommend that the City Council approve the final plat conditioned on the developer's commitment to comply with Items 3 - 26 conditioned upon resolution to the satisfaction of the City Council of the intersection problem at 2 Street and North Woodland and also conditioned upon amendment to the plan to delete most of that four acres from those single family lots such that they be retained in single ownership, preferably that ownership being the City. Mr. Davis explained his reason for doing this is that he feels we should be in a posture of recommending positively rather than negatively since their previous two recommendations were rejected. He also thinks with his discussions with Councilmembers that increasingly they are of a posture where they feel this should be approved as an R-1 zoning, that the street should go through although they do not have a solution to the intersection problem anymore than we do, and they are appreciative of the fact that there is a problem with that drainage way. He feels the City's posture from the