



**MEETING TYPE**  
**STAFF REPORT**

**Agenda Date:** September 23, 2024

**Eric Buckman, City  
Manager:**

**Department:** \_\_\_\_\_  
Community Development

**Department Head Name:** \_\_\_\_\_

**Presenter:** \_\_\_\_\_  
Renée Barron

**Kim Berry, City Clerk:** \_\_\_\_\_

**This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:**

PUD 80-Delta Avenue

**BACKGROUND:** The Planning Commission met on 8/13/24 and moved to favorably recommend the Planned Unit Development (PUD) for 80-Delta Avenue. Josh King submitted a site plan for approval to the Planning Commission on 9-12-23. Within that plan it was required that the Heavy Industrial property be rezoned to accommodate his site plan. The plan included a restaurant, harbor, retail/restrooms and a parking lot. The PUD designation would allow a mix of uses at that site and matches nicely with the proposed future for the Northshore. The Planning Commission reviewed the approval standards found in section 30-555 (g) of the code and moved to favorably recommend the PUD with the following condition: work with the City on landscaping and screening to provide safe and convenient circulation of vehicles and pedestrians within the site and as the Northshore develops. The Planning Commission held a public hearing with notice given to property owners within 300' of the site and published the hearing in the Daily Press. No Public Comment was received.

This proposal was introduced to the City Commission on 8/26/24 where a public hearing was scheduled for 9/23/24. The City Commission shall, in accordance with the enabling statute, make the final decision to rezone the property to PUD and shall follow the same procedure used for zoning amendments under section 30-475 of the code. The charter does not allow for an ordinance amendment to be approved without first being introduced.

**FISCAL EFFECT:**

**SUPPORTING DOCUMENTATION:**

- Staff Findings Presented to the Planning Commission on 8/13/24
- Survey of Property
- Architectural Plan
- Section 30-555 of Gladstone City Ordinance
- Section 30-475 of Gladstone City Ordinance
- Minutes from Planning Commission 8-13-24

**RECOMMENDATION:** Staff recommend approving the rezoning request of I-2 to PUD for 80 Delta Avenue as recommended by the Planning Commission with the condition to work with the City on landscaping and screening to provide safe and convenient circulation of vehicles and pedestrians within the site and as the Northshore develops.