



<b>Board:</b>	City Commission
<b>Agenda Date:</b>	August 11, 2025
<b>Department:</b>	Community Development
<b>Presenter:</b>	Patricia West

## Staff Report

### Agenda Item Title:

Grand View Estates #4

### Background:

Phil & Lee's Homes are the owners of a vacant property located near the Grand View Estates subdivision. They are proposing a subdivision consisting of 24 single-family residential lots (Grand View Estates #4).

The Gladstone Planning Commission held a public hearing on August 5, 2025 during which they reviewed the preliminary plat engineered by Dynamic Design Group, Inc for consistency with the City of Gladstone's zoning regulations.

Having received the preliminary plans and finding that the plans meet the existing city policies, a motion was made by Planning Commissioner Noreus, seconded by Planning Commissioner Hewitt to approve the preliminary plans and forward them to the City Commission for their review, with the recommendation that all property owners within 300 ft of the proposed development be notified of the City Commission public hearing, in alignment with Sec. 30-513 of the Code of Ordinances.

### Fiscal Effect:

None

### Supporting Documentation:

Preliminary Plat of Grand View Estates No.4

### Recommendation:

Set a Public Hearing for the City Commission Regular Meeting on August 25, 2025 at 6:00 PM in City Hall Chambers for the proposed Grand View Estates #4 Subdivision, in accordance with the Public Hearing procedures outlined in Sec. 30-373 of the Code of Ordinances, with further notification being mailed to all persons to whom real property is assessed within 300 feet of the property and to the occupants of all structures within 300 feet of the property regardless of whether the property or occupant is located in the zoning district.