



MEETING TYPE
STAFF REPORT

Agenda Date: August 26, 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:

Introduction of 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: the Developer will 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.

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. Item (b) of that section allows for the City Commission to hold a public hearing if it considers it necessary or if it is otherwise required. 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 setting this PUD for the next regular meeting of September 9th, 2024 for consideration with no Public Hearing required.