

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, August 24, 2006
7:00 p.m.

The Planning and Zoning Commission for the City of Riverside, Missouri, met in regular session in the Board of Aldermen Chambers at City Hall, 2950 NW Vivion Road, Riverside, Missouri.

Mayor Kathy Rose called the meeting to order at 7:05 p.m. Answering roll call were Al Bowman, David Hurt, Stephen King, Gene Lively, Evelyn Poe, Mark Salyer, and Harold Snoderley. Members absent: Barbara Snyder, Aaron Locke and Ray Uhl.

Also present: Brent Miles, Director of Planning and Economic Development and Jane Henry, Executive Administration Assistant.

Approval of Minutes from August 10, 2006

Commissioner Bowman moved that the minutes be approved as amended. Commissioner Hurt seconded. The motion passed.

Public Hearing:
To consider a rezoning application from "R-1: Single Family Residential" to "PD: Planned Development" and to consider the Preliminary Plat of the Planned Development proposed on property generally located north of NW 50th Street west of NW Gateway Drive and east of I-635.

Mayor Rose opened the public hearing. Commissioner Salyer recused himself. Brent Miles gave the staff report. The preliminary plat of the Gate Woods third plat consists of 56 lots and the necessary public improvements to service these lots. Miles stressed the intent and appropriateness of a planned development. He reiterated the characteristics of a planned development, which are outlined in the minutes of August 10, 2006.

Miles' findings revealed that:

- The plan does not exceed the density requirements.
- The common areas will be left in their natural state.
- The storm sewer will slow water flow to the creek during heavy rain.
- There will be playground equipment in a pocket park.
- The distance between the 2 phases of development will be 350 ft. from house to house, to include the common area, Jumping Branch Creek and a buffer.
- The distances from the cul-de-sac to the planned development will be less – 210 feet.

Ryan Dugdale reported that he had staked the proposed area to indicate the distances from house to house.

A resident asked if the buffer zone could be extended another 10 feet. Miles said there is no room. It would require more grading, thus endangering the delicate balance preventing erosion.

Mark Salyer, Gatewoods resident, thanked the Tom Woods organization for meeting with the concerned homeowners. He said it was a productive meeting and thinks the plan is as good as it can be. He said he respects Woods' property rights and he asked that the drawings be changed to accurately reflect the 100-year flood plain. Miles agreed.

Miles said there is no platted buffer on I-635. Utilities have been planned for that area.

Miles then asked the Woods' team to provide for not building the same elevations next to one another. Nate Minnis said Woods would like 3 different variations for each elevation. They do not allow 2 identical paint colors next to one another and likewise the same elevations.

Commissioner Hurt asked, "Do the residents think there is enough variety?" The residents attending the meeting responded informally saying "yes." And they, as a group, thanked Woods for meeting with them. Salyer reported then that T.E. Woods would plant 40 trees and re-seed in the common area in Phase I.

Commissioner Poe asked if there would be natural drainage. Dugdale said that rip-rap would be installed at the transportation crossings allowing the velocity of the water to slow down and return to its natural flow.

Commissioner Poe asked if they would be approving the whole plan. Miles said that the final plat, in 2 phases, will be approved later. The development plan and preliminary plat will be approved and recommended to the BOA tonight. Miles also pointed out that the traffic studies for NW 50th was reviewed by Olsson and Associates and that there were no negative impacts.

Mayor Rose closed the public hearing.

Commissioner Bowman made a motion to approve the preliminary plat with the stipulations of revising the sidewalk plan on 50th; the 2 homeowners associations would be combined into one; there would be no 2 of the same elevations together; the flood plain maps would be revised; and, there would be provisions for a pocket park. Commissioner Hurt seconded. All voted in favor of the motion.

Public Hearing:
To consider a rezoning application from "R-1: Single Family Residential" to "PD: Planned Development" and to consider the Preliminary Plat of the Planned Development proposed on property generally located on the south side of NW 50th Street west of NW Gateway Drive and east of I-635.

The applicant, SKS, LLC, withdrew its application.

Building Permit
R. Kelly Brandt
5108 NW Merrimac

R. Kelly Brandt proposed to construct a 10 ft. by 12 ft. storage shed as supplied by Home Depot (Tuff Shed). Staff recommended approval. Commissioner Salyer made a motion to approve. Commissioner Bowman seconded and all vote in favor.

Building Permit:
Art Homer
5000 NW Hillside

Arthur Homer proposes constructing a single family dwelling on approx. 2.5 acres. The first floor area is 2448 square feet of living area plus an attached 810 s.f. garage. The basement plan calls for an additional 1788 s.f. of finished area. Staff recommended approval. Commissioner Poe made a motion to approve the building permit. Commissioner Bowman seconded and all voted in favor.

General Discussion
UDO

Mike Duffy, SKW Engineers, presented the progress made by him, a member of his staff and Brent Miles on revising section 400 of the Riverside Municipal Code. He said all their work will be checked against the Missouri State Statutes for compliance. Mayor Rose mentioned putting together a sub-committee to review sections of the code periodically. Duffy said that some of the issues to consider are: zoning districts, development regulations, design standards, and accessory uses.

Miles said they would propose changes in the posting of public hearings and time limits for re-applications once denied.

Duffy said the first draft of Section 400 should be completed and ready for the commission's review by the end of September.

The mayor reported on Ray Uhl's accident and his condition.

Adjournment

Commissioner Bowman made a motion to adjourn and Commissioner Hurt seconded. Motion passed and the meeting was adjourned.

Jane Henry
Executive Administration Assistant