

MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, August 31, 2006
7:00 p.m.

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

Chair Barbara Snyder called the meeting to order at 7:00 p.m. Answering roll call were Al Bowman, David Hurt, Stephen King, Aaron Locke, Evelyn Poe, Mark Salyer, Barbara Snyder and Harold Snoderley. Members absent: Ray Uhl.

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

Planning & Zoning
Commission Picture for
the Website

Sarah Breshears, Creative Minds, took a group picture of the commission to use on the web site.

Public Hearing:
To consider amending
Riverside Municipal Code
Section 410.085 "PD"
Planned Development
Districts

Chair Barbara Snyder opened the public hearing to consider amending Riverside Municipal Code Section 410.085 "PD" Planned Development Districts. The code currently regulates the zoning district "PD: Planned Development District". Planning and Development Director Miles said in his staff report that review has indicated that several major issues need to be addressed to ensure more compatibility and compliance with the intent of a true "Planned Development". In review and summary, these issues can be generally described as the following:

- Certain sections of the existing "PD" code allow for circumventing restrictions, instead of looking at a "macro" development allowing exceptions that help ensure desired outcomes. For example, an acceptable use of "PD" would be allowing exceptions to front yard setbacks to allow for greater rear yard buffer zones.
- Certain sections of the existing "PD" are procedurally in error with other parts of the Municipal code and Missouri State Statute. For example, the review of a "PD" currently is prescribed to be through the same process as a Special Use Permit, this procedure is incorrect because it is truly a rezoning of property. Also, parts of the existing "PD" give the appearance that this is an overlay district, which it is not, and therefore causes confusion with applicants and staff.
- While exceptions are part of "PD" zoning, the code prescribes very little criteria of minimums for exceptions.
- With "PD" zoning, the code should set expectations for housing types and qualities and this is currently not in place.
- The "PD" in its current state is primarily for residential, we believe that commercial applications could be appropriate in circumstances and minor revisions need to be made to address future requests.

Miles reviewed the proposed Section 410.085 with the commission. He specifically asked for input on *Open Space and Minimum Floor Area*.

Open Space – Commissioner Locke pointed out ambiguity in the language on *Open Space*. Miles agreed and said it would be revised and clarified.

Minimum Floor Area – Miles asked the commission if they would be agreeable to limiting the number of square feet for a detached single family residence to a minimum of 1,400 square feet or if they would prefer to raise that number to 1,500 sq. ft. The commissioners agreed that they were comfortable with 1,400 sq. ft.

The commissioners also agreed that the following should be added to this section of the code: “Manufactured homes shall not be permitted in planned development districts.”

Miles added that the review procedure will be changed to read that the PD and the application will be considered in accordance with Missouri State Statutes.

Chair Snyder closed the public hearing.

Commissioner Locke made a motion to approve amending Riverside Municipal Code Section 410.085 “PD” Planned Development Districts with the stipulation that *Open Space* be modified so that the dedicated open space wording is less ambiguous. Commissioner Poe seconded. All voted in favor and the motion carried.

Chair Snyder left the meeting at 7:40 p.m. She asked Commissioner Salyer to finish chairing the meeting.

Grading Permit:
T.E. Woods – Gatewoods
3rd Plat

Miles asked that this item be tabled. Commissioner Snoderley moved to table the grading permit for T.E. Woods – Gatewoods 3rd Plat. Commissioner Bowman seconded. All voted in favor and the motion carried.

General Discussion

Commissioner Hurt made a motion to designate Mark Salyer as assistant chair of the planning and zoning commission to act as chair during the absence of Chair Barbara Snyder. Commissioner King seconded. All voted in favor and the motion passed.

Miles reported on the UDO progress. Five of the 10 sections of Riverside Municipal Code Chapter 400 have been rewritten. The entire 400 will be ready for presentation to the commission in early October.

Miles thanked Gene Lively for his service on the commission and the commissioners echoed his comments. Mr. Lively is leaving the city and he regrettably resigned his position.

Commissioner Hurt mentioned that the Finches had called him to help a citizen through the charity of St. Vincent de Paul, with whom Hurt is associated. He thought it was “a marvelous gesture to help take care of someone less fortunate.”

Adjournment

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

Jane Henry
Executive Administration Assistant