

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, January 25, 2007
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.

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, Mark Salyer, Raye Sanders, and Harold Snoderley. Members absent: Ray Uhl and Evalyn Poe. Also present: Mayor Kathy Rose, Brent Miles, Director of Planning and Economic Development, Jane Henry, Executive Administration Assistant and Sarah Thompson Riverside Intern.

Approval of Minutes from
December 14, 2006

Commissioner Hurt made a motion to approve the minutes of the regularly scheduled meeting on December 14, 2006, as presented. Commissioner Snoderley seconded and the motion was approved unanimously. Commissioner Locke abstained from voting.

Public Hearing:
To consider a "Special Use
Permit" for "Sale of Used
Motor Vehicles"

Chair Snyder opened the public hearing. Planning and Development Director Brent Miles gave a presentation highlighting the findings of the staff report for this "Special Use Permit." The applicant, K & S Enterprises, has requested a "Special Use Permit" for the "Sale of Used Motor Vehicles" to be located at 4400 NW Gateway. This is the previous location of "Ramsey Motors", which was used for the "Sale of Used Motor Vehicles," but relocated several years ago.

This application was received **before** the new Unified Development Ordinance (UDO) was put in place; therefore this application has to be processed under the prior zoning regulations. All references to the "code" refers to the previous Municipal Code of the City.

Miles stressed that a "Special Use Permit" is a privilege and should not be granted unless the commission agrees first:

- Is deemed necessary for public convenience
- That public health, safety, and welfare are protected
- Facilities will be adequate to facilitate the needs of the "Special Use"
- Shall not discourage the appropriate development of adjacent land
- Shall not be inconsistent or adversely affect regular permit use
- Shall not adversely affect or reduce property values

The relationship to the Comprehensive Master Plan was considered for this request as well. The Comprehensive Master Plan prescribes for this area, The Downtown Corridor, as a goal to "Establish Downtown Riverside As the Heart of the

Community”(pg. 41 Master Plan). The Comprehensive Master Plan poses a Development Checklist which asks:

- Does the development improve Riverside’s appearance?
- Does the development provide a needed amenity to Riverside residents?
- Does the development adhere to the goals and guidelines established in the Master Plan?
- Will the development be something Riverside will be proud of the next 25 years and adapt to future needs?

Miles stated that if the Planning Commission believes the applicant has met the requirements outlined above, then further site plan discrepancies will need to be answered for a recommendation.

- The Right of Way Setback: No parking is allowed within 15 ft of the right of way of a public street. From the site plan submitted, it appears that this set back has not been adhered to.
- The customer parking area indicated in the sight plan does not allow for maneuverability.
- The sight plan indicated one ADA parking space, but no dimensions were given
- The fence that runs through the property was not indicated in the sight plan. The applicant indicated that it was to be moved, however, the fence does not meet the Municipal Code requirements if it is to be moved.
- The building currently does not have utility connections
- The Code requires security lighting and the applicant has not submitted plans for that.

In conclusion, if the commission deems this as a “Special Use”, then the above needs to be addressed. It is also noted that two car lots have been denied in the recent past by the commission.

Mr. Kerry Parsons addressed the commission. He commented that the property was designed to be a car lot and all he is trying to do is reopen it for its intended use before it was closed by the Levee. He noted that whatever he did to the building would be an improvement from it sitting idle.

Miles commented that he has worked well with Mr. Parsons and agreed that what he would do with the building would be an improvement, but that the commission needs to consider the whole picture of the Master Plan and what the area will look like in the future.

Chair Snyder invited questions from the commission

Commissioner King asked if the 15 ft. set back requirements could be met.

Miles answered, yes, but it would probably have a 1 or 2 car impact on the lot.

Commissioner Locke commented that the citizens of Riverside indicated in the ETC survey that they did not want any more car lots in the City.

Commissioner Snoderley commented that the “Special Use Permit” for the car lot was not necessary for public convenience.

Chair Snyder commented that the car lot would also discourage the appropriate development of adjacent land.

Mayor Rose commented that this plan was submitted after the Master Plan was adopted, but before the UDO, so the Master Plan applied and in her opinion the car lot did not fit into the Master Plan.

Miles indicated that the Commission needed to decide what, if anything makes this use special.

Commissioner Salyer said that it is not how he would like to see the community grow.

Mr. Parsons addressed the commission by expressing his disappointment in the commission’s views on the car lot. He added that the commission is pushing people out of town who want to make improvements in order to create a “dream town”.

Chair Snyder commented that the car lot would not be attractive to other businesses, and it is not what the people want.

Commissioner Hurt motioned to move the “Special Use” on to the Board of Aldermen as not approved by the Planning and Zoning Commission. Commissioner Locke seconded and the motion was passed unanimously.

Chair Snyder closed the Public Hearing

General Discussion
December P & Z
Commission Schedule

Due to the UDO, many projects have been in planning. The next meetings will be very busy, especially February 22, 2007.

Skyline is vacant and the demolition is set for Monday, February 12 at 4:30 pm.

Adjournment

Commissioner Sanders made a motion to adjourn. Commissioner Locke seconded. The motion passed and the meeting was adjourned.
