

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, January 10, 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 Evelyn Poe, Harold Snoderley, Ray Uhl, Al Bowman, Barbara Snyder, Mark Salyer, Cheryl Melton, and Mayor Kathy Rose. Members absent: Raye Sanders, Aaron Locke and Stephen King. Also present: Jackie Carlson from Shafer Kline and Warren Inc. and Sarah Wagner Administrative Clerk.

Approval of Minutes
December 20, 2007

Commissioner Al Bowman made a motion to approve the minutes from December 20, 2007.

Commissioner Harold Snoderley seconded and the motion passed.

Final Development Plan:
Belgian Bottoms Business
Park Building 1

Jackie Carlson from Shafer, Kline and Warren Inc. gave a staff report to the Commission. She explained that last month the Commission had approved a preliminary plat and preliminary development plan for the Belgian Bottoms Business Park Lots 2A and 3A. This is the final development plan for the first building on Lot 2A. This building will be located south of the Complete Home Concepts building and will mimic several of its design features including the black coated fence to screen the outdoor storage which will be located on the west side of the building.

There are several unknowns for the building because the tenants have not been determined at this point, however, staff believes that the developer has calculated for these. The number of parking spaces required is based on the use; however that is still unknown at this time, but they have planned for 102 parking spaces, which staff feels will be adequate to meet UDO regulations. In addition, they have planned for no more than 30 dock doors and will maximize the landscaping and green space once the tenants are secured and the use of the space is determined. In consideration of unknown factors, staff is recommending approval of the final development plan.

Commissioner Cheryl Melton asked how this development would be different from similar developments that are a problem for the City now.

Carlson replied that the City has put into place stricter regulations with the UDO and will have to make code enforcement a priority. The nice thing is that this is a planned development and they can not make any changes without going back before the Commission.

Patricia Jensen from White, Goss and Bowers Law Firm at 4510 Bellview, Kansas City, Missouri 65111 addressed the Commission. She stated that she is representing the applicant, Jim Goodwin. The plans

submitted for the final development plan for building 1 conform to the plans that were previously approved by the Commission with the recommended changes to complement the Complete Home Concepts building with additional stone inserts.

Jim Goodwin commented that he has over \$7 million invested in Complete Home Concepts and will not have anyone lease or occupy any of his buildings that will detract from the value of what he has invested. With the City's codes and the condo bylaws in place there will be a lot of regulations in place to ensure this area is kept up.

Commissioner Ray Uhl asked when they would begin construction.

Carlson replied that they have already begun grading and will start with construction as soon as they get the necessary permits.

Commissioner Bowman made a motion to approve the final development plan for the Belgian Bottoms Business Park Building 1.

Commissioner Uhl seconded and the motion passed.

General Discussion

Mayor Kathy Rose updated the Commission on the progress for the annexed area of the City. They are beginning to construct the necessary roads and other infrastructures. In addition, Briarcliff Development Company is continuing to move forward on their office buildings.

Mayor Rose also introduced Art Homer who will be the newest Planning Commission member.

Adjournment

Commissioner Bowman moved to adjourn.

Commissioner Poe seconded and the meeting was adjourned.

Sarah Wagner, Administrative Clerk