

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, February 14, 2008
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 7:00 p.m. Answering roll call were Evelyn Poe, Harold Snoderley, Ray Uhl, Al Bowman, Cheryl Melton, Art Homer and Mayor Kathy Rose. Members absent: Raye Sanders, Aaron Locke, Mark Salyer, Barbara Snyder and Stephen King. Also present: Jackie Carlson from Shafer Kline and Warren Inc. and Sarah Wagner, Administrative Clerk.

Approval of Minutes
January 24, 2008

Commissioner Evelyn Poe made a motion to approve the minutes from January 24, 2008.

Commissioner Cheryl Melton seconded and the motion passed.

Final Plat- Montebella

Jackie Carlson from Shafer, Kline and Warren Inc. gave a staff report to the Commission for the Final Plat for Montebella. She explained that the plat is part of a recent annexation, approved on February 8, 2008. As the property was previously outside the city limits, the rezoning and preliminary plat were approved by Platte County in 2005 and the applicant was working with the County to move forward with final platting. The development will have direct access to Northwood Road via Montebella Drive. The developer and the City entered into an agreement in 2006 to reconstruct a portion of Northwood Road from the Park Hill South drive north 1,800 feet. As development continues, future improvements to Northwood Road will be completed under similar arrangements. The Comprehensive Master Plan discusses the community's support for annexing land to the north of Highway 9 and west of Northwood Road. It indicates that this area could provide an opportunity for new high-quality residential development. The Plan also discusses the need for more housing and more variety of housing. The proposed plat is in conformance with all of these goals. Because much of Riverside's housing stock is multi-family, the approval of the Montebella Plat will provide current and future residents of Riverside with additional housing options. Other goals of the plan are to improve the City's image and be environmentally conscious. The application accomplishes these goals by including entrance monuments, landscaping medians, and preserving several acres as open space.

Commissioner Ray Uhl asked what the homes in this development would be going for.

Mayor Rose replied that the lots are selling for \$80,000 to \$100,000 and the homes will be \$400,000 and up.

Commissioner Harold Snoderley moved to approve the Final Plat for Montebella.

Commissioner Cheryl Melton seconded and the motion passed.

Land Disturbance Permit-
Welcome Plaza

Carlson gave a staff report to the Commission for the Land Disturbance Permit for the Riverside Welcome Plaza. She explained that improving the appearance of the City and creating consistent gateways and signage were two important items identified by participants during the development of the Comprehensive Master Plan. The City is making progress on this goal and has already developed a streetscape and gateway plan. The plan calls for gateway signage and monuments at major entrances to the City (Gateway and I-29, West Platte Road and Riverway Boulevard). Additionally, a "Welcome Plaza" is slated for the southwest corner of Vivion Road and Gateway Avenue. The plaza entails a significant clock tower, "Riverside" sign with a water feature, sun dial, walkways and ample landscaping. A space to accommodate the community Christmas tree has also been incorporated into the plan. The City is currently seeking bids to construction the Welcome Plaza and anticipates selecting a contractor in the near future. In order to expedite the permitting process the City is applying for the land disturbance permit on behalf of the City hired contractor. Having the proper permits in order will allow the contractor to immediately begin work on the project. The amount of grading for the project is relatively minimal. The rear portion of the site will experience the most significant grade changes as 4 to 5 feet of fill will be added for berming purposes. The berms will help buffer the recreational and environmental nature of the Plaza from the commercial and high traffic use adjoining the property. The plan calls for sediment and erosion control through the use of silt fencing along the perimeter of the project.

Mayor Rose commented that the bids for the Welcome Plaza came in higher than expected, so some aspects may have to be phased into the Welcome Plaza.

Commissioner Art Homer asked where parking for the Welcome Plaza will be.

Mayor Rose replied that the intention is for people to park at City Hall or Renner Brenner and walk to the Welcome Plaza. There is no intent to have people park at Quick Trip.

Commissioner Uhl commented that the City should do the Welcome Plaza first class, so that in the future they do not wish they would have spent the extra money to do it differently.

Commissioner Art Homer moved to approve the Land Disturbance Permit for the Welcome Plaza.

Commissioner Uhl seconded and the motion passed.

General Discussion

Mayor Rose announced to the Commission that Commissioner Raye Sanders resigned due to health reasons and that she will be missed on the Commission.

Adjournment

Commissioner Al Bowman made a motion to adjourn.

Commissioner Harold Snoderley seconded and the meeting was adjourned.

Sarah Wagner, Administrative Clerk