

PLANNING AND ZONING COMMISSION
2950 NW VIVION ROAD, RIVERSIDE, MO 64150
REGULAR
AGENDA
May July 14, 2016
6:30 P.M.

1. Call to order
2. Roll call
3. Approval of Minutes of May 12, 2016
4. Public Hearing- Special Use Permit 4600 NW 41st Street
-Continue to July 28, 2016
5. Final Plat- Riverside Horizons Industrial VI East
6. Final Development Plan- Riverside Horizons Industrial VI East



Sarah Wagner, Community Development

ATTEST:



Posted 07-13-16 2:00 PM

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, May 12, 2016
6:30 p.m.

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

The meeting was called to order at 6:30 p.m. Answering roll call were Stephen King, Ray Uhl, Harold Snoderley, Steve Kaspar, Mike Lombardo, and Al Bowman. Also present: Community Development Director Mike Duffy, City Planner Jackie Carlson and Community Development Assistant Sarah Wagner. Members absent were Mike Soler, Nathan Cretsinger, Jim Frakes and Mayor Kathy Rose.

Approval of Minutes of
April 14, 2016.

Commissioner Snoderley moved to approve the minutes of April 14, 2016, seconded by Commissioner Bowman.
Motion passed 6-0.

Outdoor Storage
Workshop

The commission engaged in general discussion regarding outdoor storage in Horizons and other areas of the city. Consensus was given to staff to draft changes that included tiered levels of outdoor storage and requiring all outdoor storage to be considered on an individual basis.

Public Hearing-4600 NW
41st Street-SUP

Continued to July 14, 2016

Adjourn

Commissioner Snoderley moved to adjourn at 7:47 p.m.
Commissioner Uhl seconded and the meeting was adjourned 6-0.

Sarah Wagner
Community Development



City of Riverside Staff Analysis Report

Case # PC14-18

Riverside Horizons Industrial VI East

General Information

Applicant: NorthPoint Development

Location: East of Horizons Parkway, south of NW 43rd Street, and north of NW 41st Street

Application: Replat of all of Lot 2, Riverside Horizons III East, together with part of Lot 8 and all of Lots 9&10, Riverside Horizons East First Plat.

Current Zoning: PD Planned Development

Existing Land Use: Industrial and Undeveloped

Proposed Land Use: Industrial

Site Area: Approximately 18.99 acres (872,086 sq.ft.) combined into one lot.

Procedure: The plat will be reviewed by the Commission, IDA and the Board of Aldermen.

Analysis

Overview: North Point Development is currently working on the development of a mixed use business park on the east side of Horizons Parkway containing both light industrial and office uses. The development consist of approximately 253 acres with 1,100,000 square feet of office space on the south half of the site and 1,800,000 square feet of industrial space on the north half of the site. The site will also consist of approximately 40 acres of water surface that consists of two lakes and several canals that connect and surround the site.

Modifications: Because the overall site is so large, it has been anticipated that replats would be required as development needs are identified. Lots 2, 9 & 10 and part of Lot 8 are being replated to combine the lots into one which will accommodate a single larger building. The larger building is in response to market demands.

Site Layout: The land included in the plat is undeveloped and does not require any new right-of-way or public utility easements as they were dedicated with the original plat. Both 43rd Street and 41st Street and other public infrastructure are already installed around the site, providing the lot direct access to the transportation network and public services.

Conformance to Comprehensive Master Plan: The modified plat and proposed use are in conformance with the Comprehensive Master Plan as the plan identifies the area as industrial.

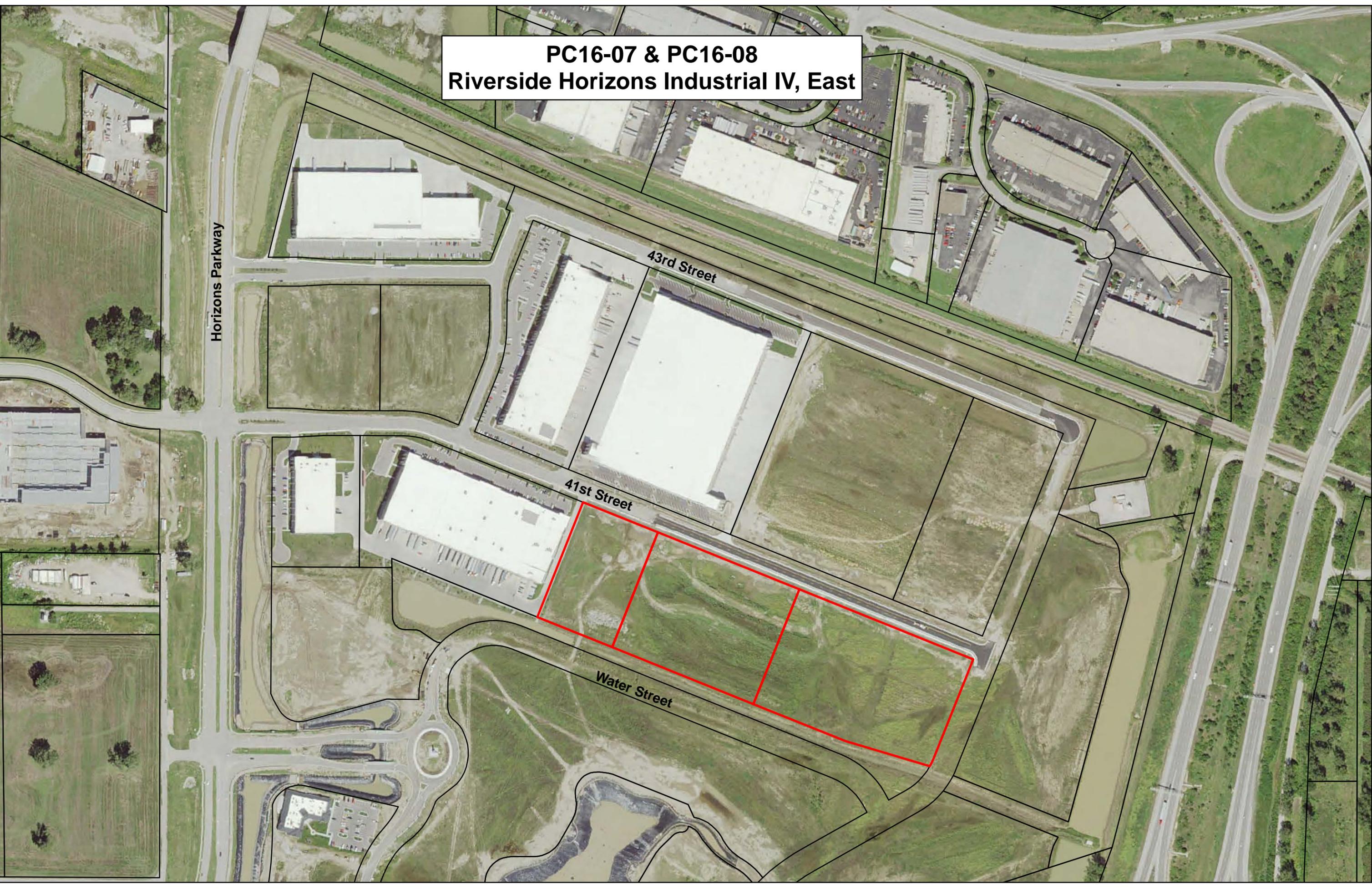
Recommendation

Staff finds the application in conformance with the Comprehensive Master Plan, UDO and previously approved final plats, and therefore, recommends approval of the replat.

Attachments

- Proposed Plat

PC16-07 & PC16-08
Riverside Horizons Industrial IV, East



Horizons Parkway

43rd Street

41st Street

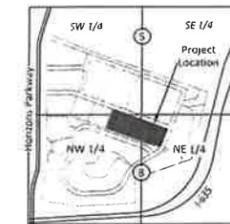
Water Street

FINAL PLAT

RIVERSIDE HORIZONS INDUSTRIAL VI EAST

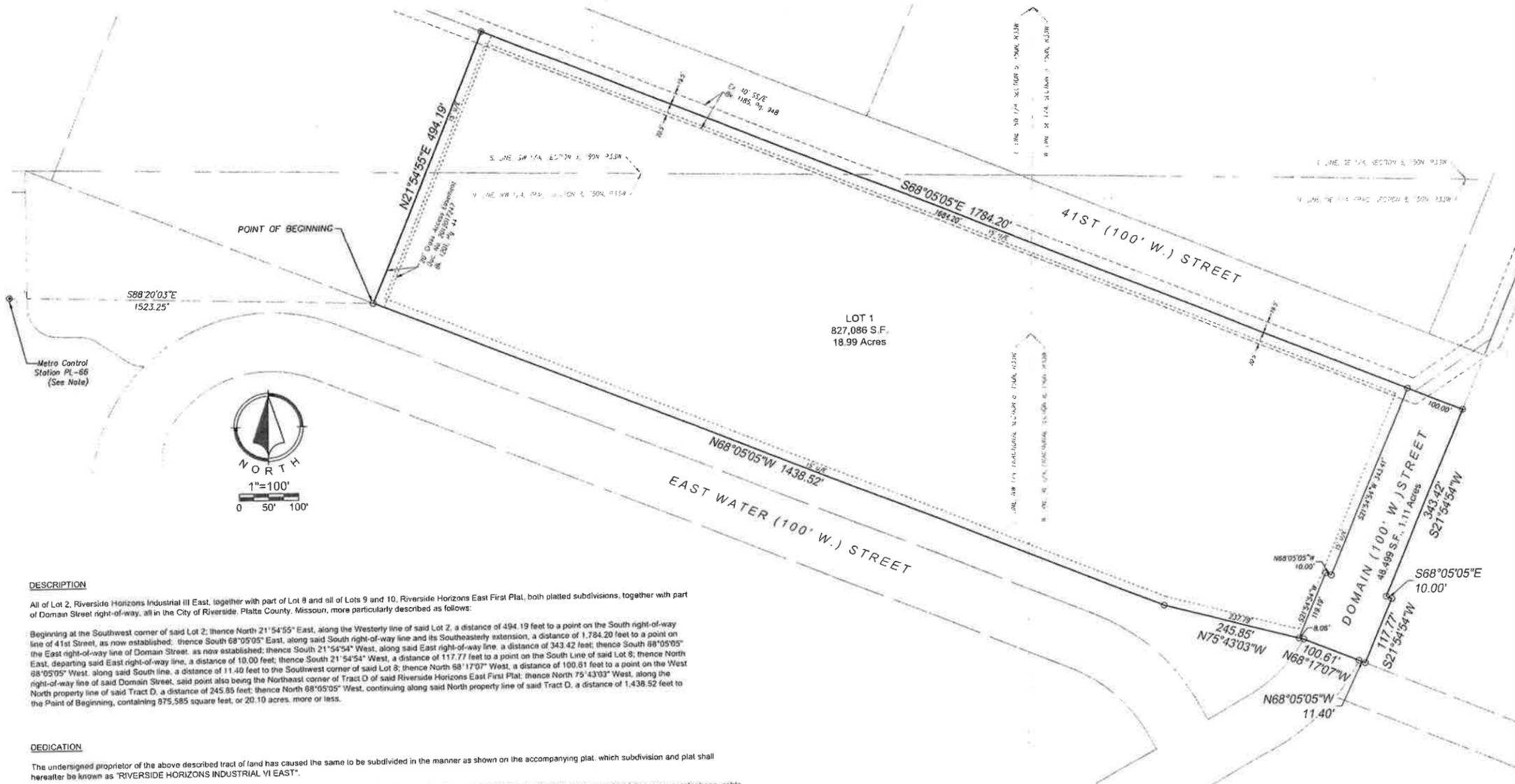
A REPLAT OF ALL OF LOT 2, RIVERSIDE HORIZONS INDUSTRIAL III EAST, TOGETHER WITH PART OF LOT 8 AND ALL OF LOTS 9 AND 10, RIVERSIDE HORIZONS EAST FIRST PLAT, TOGETHER WITH PART OF DOMAIN STREET RIGHT-OF-WAY, ALL IN THE CITY OF RIVERSIDE, PLATTE COUNTY, MISSOURI

- LEGEND:**
- SET 1/2" REBAR WITH RIC MO CAP
 - SET 5/8" X 24" REBAR WITH ALUMINUM RIC MO CAP
 - A/E ACCESS EASEMENT
 - SS/E SANITARY SEWER EASEMENT
 - U/E UTILITY EASEMENT



LOCATION MAP

SECTION 5-50-33
& 8-50-33
Scale 1" = 2000'



DESCRIPTION

All of Lot 2, Riverside Horizons Industrial III East, together with part of Lot 8 and all of Lots 9 and 10, Riverside Horizons East First Plat, both platted subdivisions, together with part of Domain Street right-of-way, all in the City of Riverside, Platte County, Missouri, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence North 21°54'55" East, along the Westerly line of said Lot 2, a distance of 494.19 feet to a point on the South right-of-way line of 41st Street, as now established; thence South 68°05'05" East, along said South right-of-way line and its Southeastly extension, a distance of 1,784.20 feet to a point on the East right-of-way line of Domain Street, as now established; thence South 21°54'54" West, along said East right-of-way line, a distance of 343.42 feet; thence North 88°05'05" East, departing said East right-of-way line, a distance of 10.00 feet; thence South 21°54'54" West, a distance of 117.77 feet to a point on the South Line of said Lot 8; thence North 88°05'05" West, along said South line, a distance of 11.40 feet to the Southwest corner of said Lot 8; thence North 58°17'07" West, a distance of 100.61 feet to a point on the West right-of-way line of said Domain Street, said point also being the Northeast corner of Tract D of said Riverside Horizons East First Plat; thence North 75°43'03" West, along the North property line of said Tract D, a distance of 245.85 feet; thence North 68°05'05" West, continuing along said North property line of said Tract D, a distance of 1,438.52 feet to the Point of Beginning, containing 875,585 square feet, or 20.10 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "RIVERSIDE HORIZONS INDUSTRIAL VI EAST".

An easement is hereby granted to Riverside, Missouri and all public utilities, for the purpose of locating, constructing, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv, surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated as utility easements (U/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and easements shall be kept free from any and all obstructions (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Riverside, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2015.

THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF RIVERSIDE, MISSOURI

Leland Finley, President Sarah Wagner, Asst. Secretary

STATE OF MISSOURI)
COUNTY OF PLATTE)

BE IT REMEMBERED that on this _____ day of _____, 2016, before me a Notary Public in and for said County and State, came Leland Finley, President of The Industrial Development Authority of the City of Riverside, Missouri, and Sarah Wagner, Assistant Secretary, who are personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of said owner, and they duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year written above.

Notary Public My Appointment Expires _____

CERTIFICATION

I hereby certify that this subdivision plat is based on an actual survey completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current minimum standards for "Urban Class" boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri and the Missouri Board for Architects, Professional Engineers and Land Surveyors, and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.



Michael Schmidtberger Missouri LS 2000143910

APPROVALS

This is to certify that the within PLAT of "RIVERSIDE HORIZONS INDUSTRIAL VI EAST" was submitted to and approved by the City of Riverside, Missouri, this _____ day of _____, 2016.

BY ORDINANCE NO. _____

BY: Kathleen Rose, Mayor

BY: Robin Kincaid, City Clerk

DATE: _____

BY: Stephan King, Chairman of Planning Commission

DATE: _____

NOTES:

Basis of Bearings: platted, N 21°54'55" E, along the East line of Lot 1, Riverside Horizons Industrial III East.

Metro Control Station PL-66
Missouri State Plane Coordinate System 1983 (NAD-83) West Zone
Northing: 332979.501m Easting: 837793.685m
Converted to feet: Northing: 1092450.2451 Easting: 2748661.4454

All bearings and distances shown on this plat are measured and platted unless otherwise noted.

CLOSURE CALCULATIONS:

Precision, 1 part in: 707210.899'
Error distance: 0.006'
Error direction: S11°34'59"W
Perimeter: 4545.960'

All distances shown on this plat are in ground feet.

Flood Plain Note: According to the F E M A, Flood Insurance Rate Map Number 29165C0392D, effective April 2, 2015, this tract graphically lies in OTHER FLOOD AREAS, ZONE X, defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

RIVERSIDE HORIZONS INDUSTRIAL VI EAST

Prepared For:
The Industrial Development Authority of the City of Riverside, Missouri
2950 NW Vivion Road
Riverside, Missouri 64159
(816)741-3993



Date of Preparation
May 31, 2016

5015 NW Canal Street, Suite 100
Riverside, Missouri 64159
816.800.0950
www.ri-consult.com



City of Riverside
Staff Analysis Report
Case Number PC14-19, Final Development Plan
4400 NW 41st Street – Horizons Industrial Spec V

General Information

Applicant: NorthPoint Development

Location: 4525 NW 41st Street

Application: Final Development Plan

Zoning: PD- Planned Development

Existing Land Use: Undeveloped

Proposed Land Use: Light Industrial

Final Development Plan: Final Development Plan will be reviewed by the Planning Commission and the Board of Aldermen for approval.

Site Area: 827,086 sq.ft. (18.99 acres)

Building Size: 400,000 sq. ft.

Building to Area Ratio: Approximately 48%

Analysis

Site Layout: The proposed site is undeveloped as well as a portion of the surrounding properties. The property is bound on the north by 41rd Street and to the west by Horizons Industrial III. The east side of the property is bordered by an undeveloped tract of land and the south portion of the property is bordered by Water Street. The site will have two access points. One shared entrance off 41st street on the west and an entrance off 41st on the northeast corner of the property.

The building will run east-west with the main entrances being located on the north side of the building. Standard car parking is provided on the north of the building. Truck parking and loading/unloading areas and docks will be located on the east, west and south sides of the building.

Parking: The plan proposes 247 parking spaces designated for customers and employees on the north side of the building. This is less than the 1 per 1,000 sq.ft.required by code, however, the approved PD does allow for variations in this requirement. Staff has reviewed the proposed number of parking spaces and does feel that adequate parking is provided. There are 33 truck/trailer parking spaces on the west and northeast corner side of the building.

Infrastructure:

Sanitary Sewer: Sanitary sewer will be located along the south side of 41st Street.

Water: Water will be available along the north side of 41st Street.

Gas: Gas will be available along the north side of 41st Street.

Electric: Underground electric will be located along the north side of 41st Street

Telecommunication: Telecommunication/fiber optics will be available on the north side of NW 41st Street.

Stormwater: Stormwater from this site will be conveyed lots and drives by storm sewer and routed to open channels along the roads to drain into the canals and lakes. The drainage onsite will help with water quality as all of the swales will act as infiltration swales.

Building Design: The building will be constructed of insulated precast concrete wall panels. The applicant will be applying for Leadership in Energy and Environmental Design (LEED) Certification. The applicant has provided color building elevations. The building matches the theme throughout Horizons East. The building will include elements of glass typically not seen incorporated into industrial buildings. These glass elements will be on the east and west sides of the building to increase natural light into the office areas. The warehouse portion of the building will also include glass for clear story windows to allow natural daylighting in warehouse operations.

Outdoor Storage: Horizons Spec V does not have any current outdoor storage needs. The building is designed to be an industrial type use so the parking of truck trailers is anticipated. The truck trailer parking will be on the west and northeast sides of the building located in a truck court.

Landscaping: The approved PD regulations for all property east of Horizons Parkway address landscaping for industrial sites. The four components of landscaping required includes: building frontage at the street (right-of-way), common areas (not applicable to this site), parking lots, and building foundation. The landscaping for the public right-of-ways is part of the infrastructure partnership between the City and NorthPoint and will be installed under a separate contract. The applicant has provided parking lot and foundation plantings exceeding the adopted PD standards which require 1 tree per 40 feet and the applicant is providing 1 tree per 30 feet of space. These plantings consist of trees located within the interior yards and parking islands and shrubs at the building entrances. The truck docks on the south side of the building back up to the proposed office portion of the development. Plantings along the south side of the building will be required to help screen the dock doors. This screening will be similar to that for Riverside Horizons Industrial III East.

Signage: Site signage is regulated by the adopted PD regulations for the Riverside Horizons Development. At this time the applicant has not submitted any sign plans.

Comprehensive Master Plan: Throughout the development of the Comprehensive Master Plan it was articulated by participants that improving community image/character and the quality and design of buildings was a key concern. Additionally, the Comprehensive Master Plan identifies the site as part of the 'Horizons Development', which is ultimately envisioned to include a mix of innovation and industry, mixed use, destination office, destination retail and recreation.

Recommendation

Staff finds the application in conformance with the standards set forth in the UDO and the goals established in the Comprehensive Master Plan and therefore recommends approval of the

application with the condition that additional landscaping is added to the south side of the building for screening.

Attachments

- Elevation
- Final Development Plan: Site Plan
- Landscaping Plan
- Location Map

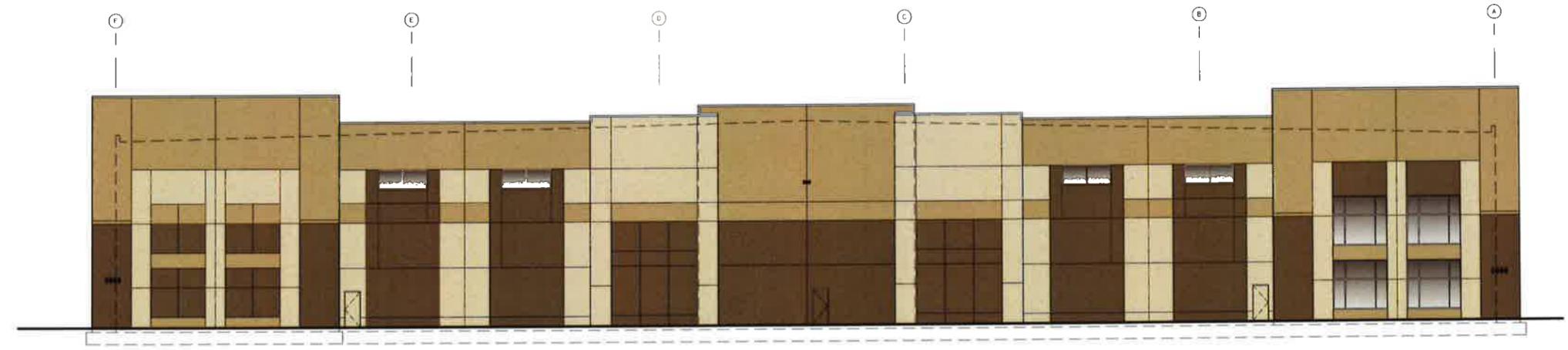
Project No.	5045	
Date	02/28/18	
Issued For	PLANNING SUBMITTAL	
REVISIONS		
No.	Date	Description
1	10/24/18	REV. E and W ELEVATION
2	11/28/18	INCREASED BLOCK HEIGHT



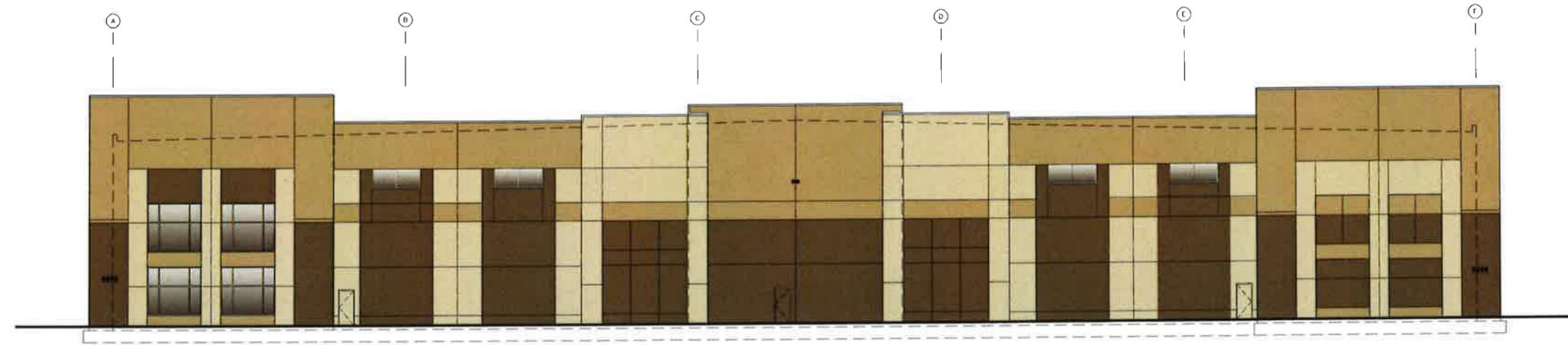
4 ENLARGED NORTH ELEVATION - END ENTRANCE
A402 SCALE: 1/8" = 1'-0"



3 ENLARGED NORTH ELEVATION - TYP MID ENTRANCE
A402 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A402 SCALE: 1" = 20'



1 WEST ELEVATION
A402 SCALE: 1" = 20'

SHEET TITLE

BUILDING ELEVATIONS

PROJECT TEAM

- ARCHITECT: FINKLE WILLIAMS ARCHITECTURE
- CAD: FINKLE WILLIAMS ARCHITECTURE
- LANDSCAPE: FINKLE WILLIAMS ARCHITECTURE
- FOUNDATION: FINKLE WILLIAMS ARCHITECTURE
- STRUCTURAL: CONSULTING ENGINEERS CORPORATION
- PLUMBING: CONSULTING ENGINEERS CORPORATION
- MECHANICAL: CONSULTING ENGINEERS CORPORATION
- ELECTRICAL: CONSULTING ENGINEERS CORPORATION
- FIRE PROTECT: CONSULTING ENGINEERS CORPORATION
- CONTRACTOR: CONSULTING ENGINEERS CORPORATION

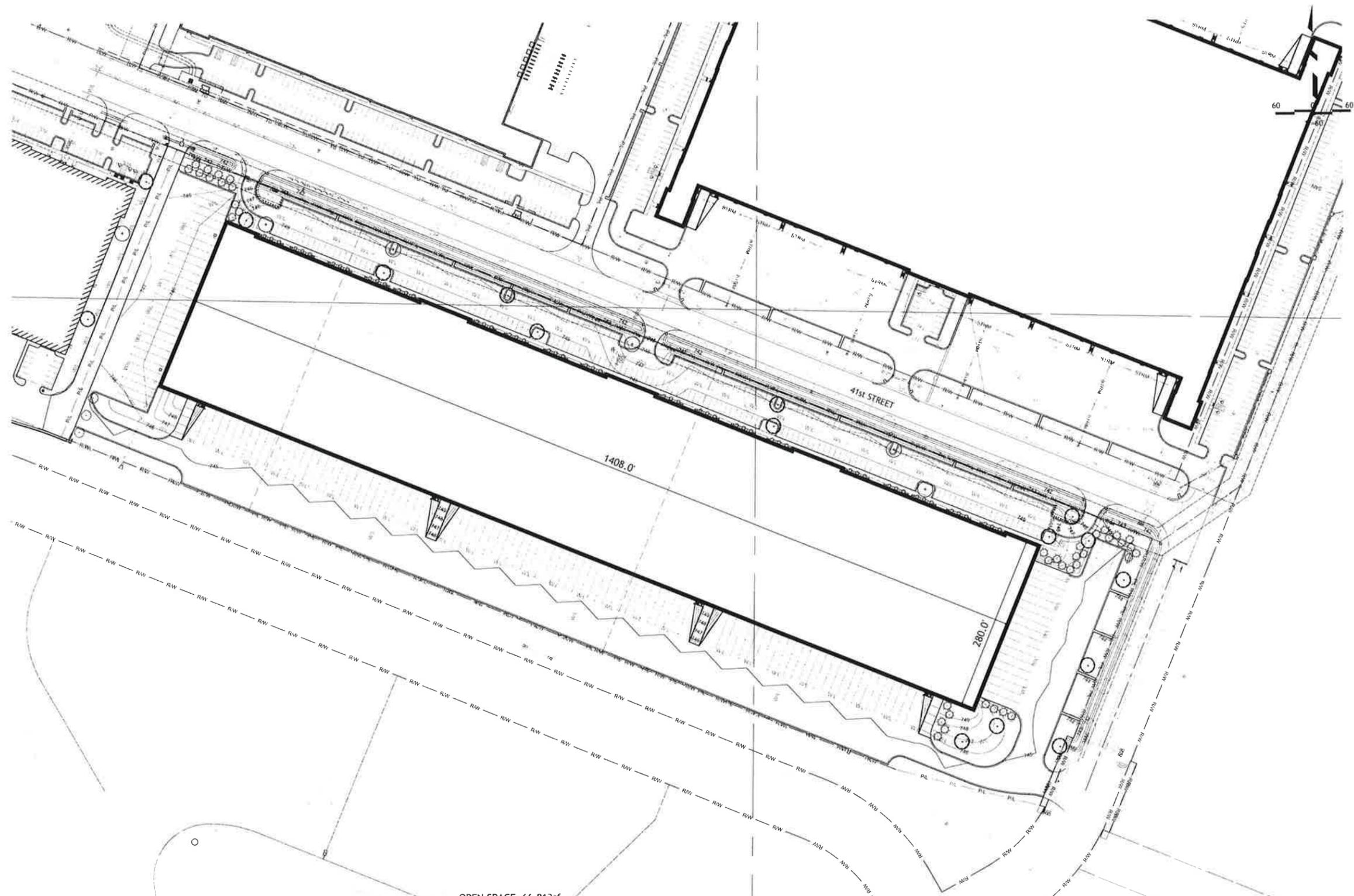


FINKLE WILLIAMS
7007 Colfax Boulevard, Suite 415
Overland Park, Kansas 66211
P: 913.098.1501 | 913.098.1042

SHEET NUMBER

A4.02

H:\NORTHPOINT DEVELOPMENT\HORIZONS VI\PROJECTS\HORIZONS VI\BASE.DWG : 7/9/2018 1:17:15 PM - mchris@fwa.com



LANDSCAPE DATA:

NORTH PROPERTY LINE BUILDING FRONTAGE 1,408'

REQUIRED	
1 TREE / 30'	= 47
PROVIDED	
TREES	= 47

EAST PROPERTY LINE BUILDING FRONTAGE 280'

REQUIRED	
1 TREE / 30'	= 10
PROVIDED	
TREES	= 10

OPEN SPACE 66,813sf

REQUIRED	
1 TREE / 3000sf OF OPEN SPACE	= 22
PROVIDED	
TREES	= 22

PARKING STALLS

CARS	= 272
TRUCK	= 132
TOTAL	404
REQUIRED	
1 TREE / 10 STALLS	= 40
6 SHRUBS / 10 STALLS	= 240
PROVIDED	
TREES	= 40
SHRUBS	= 240

STREET TREES BY OTHERS



**RESOLUTION RECOMMENDING APPROVAL OF THE FINAL PLAT AND
FINAL DEVELOPMENT PLAN FOR
RIVERSIDE HORIZONS INDUSTRIAL VI EAST**

WHEREAS, Application No. PC16-07 was submitted to the City requesting approval of the Final Plat of RIVERSIDE HORIZONS INDUSTRIAL VI EAST, a Replat of all of Lot 2, RIVERSIDE HORIZONS INDUSTRIAL III EAST, together with part of Lot 8 and all of Lots 9 and 10, RIVERSIDE HORIZONS EAST FIRST PLAT, together with part of Domain Street Right-Of-Way, all in the City of Riverside, Platte County, Missouri (the "Final Plat") in the manner shown on Exhibit A attached hereto; and

WHEREAS, Application No. PC16-08 was submitted to the City requesting approval of a Final Development Plan for construction of an approximately 400,000 square foot industrial facility ("Development Plan") located on an approximately 827,086 square foot tract of land to be approved as the Final Plat in the manner shown on Exhibit B attached hereto;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF RIVERSIDE, MISSOURI, AS FOLLOWS:

THAT the **FINAL PLAT OF RIVERSIDE HORIZONS INDUSTRIAL VI EAST** in substantially the same form as attached hereto as Exhibit A is hereby recommended for approval by the Board of Aldermen with the following conditions:

- (1) The right-of-way for a roadway currently labeled as "Domain Street" being removed from the Final Plat; and**
- (2) The approval of the Final Plat by the Industrial Development Authority of the City of Riverside, Missouri ("IDA");**

FURTHER THAT, the **DEVELOPMENT PLAN FOR HORIZONS INDUSTRIAL VI** in substantially the same form as attached hereto as Exhibit B is hereby recommended for approval by the Board of Alderman with the following conditions:

- (1) The IDA approves the Final Plat and Final Development Plan submitted by Riverside Horizons LLC prior to submission to the City for approval;**
- (2) The Tenant of the Building during construction must add additional landscaping to the southwest (back) side of the building for additional screening similar to the landscaping that was approved for the building located on RIVERSIDE HORIZONS INDUSTRIAL III EAST; and**

FURTHER THAT, the each of the Chair of the Planning and Zoning Commission and the Assistant Secretary is hereby authorized to execute such additional documents and take such actions as are necessary or desirable to effectuate the intent of this Resolution.

P&Z RESOLUTION NO. 2016-001

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Riverside, Missouri, the 14th day of July, 2016.

Stephen King, Chair

ATTEST:

Sarah Wagner, Assistant Secretary

EXHIBIT A

FINAL PLAT OF RIVERSIDE HORIZONS INDUSTRIAL VI EAST

EXHIBIT B

FINAL DEVELOPMENT PLAN FOR HORIZONS INDUSTRIAL VI