

PLANNING AND ZONING COMMISSION
2950 NW VIVION ROAD, RIVERSIDE, MO 64150
REGULAR
AGENDA
August 25, 2016
6:30 P.M.

1. Call to order
2. Roll call
3. Approval of Minutes of August 11, 2016
4. Final Plat- Monteblla Plat 1A
5. Final Plat-Montebella 3rd Plat
6. Adjourn



Sarah Wagner, City Planner

ATTEST:



Posted 08-23-16 2:00 PM

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, August 11, 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, Nathan Cretsinger, Steven Kaspar, and Al Bowman. Also present: City Planner Sarah Wagner and Assistant Fire Chief Keith Payne. Members absent were Mike Lombardo, Mike Soler, Jim Frakes and Mayor Kathy Rose.

Approval of Minutes of July 14, 2016.

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

Public Hearing- Horizons Rezoning

Chair King opened the Public Hearing at 6:34 p.m.

City Planner Sarah Wagner gave a staff report. She explained that several months ago it came to staff's attention that we have seven slightly different sets of approved PD regulation in Horizons. This has been confusing for business, developers and staff. In an effort to simplify the zoning in Horizons staff has worked to combine all of the difference into one set of proposed PD regulations. In addition, staff has worked to modify the outdoor storage section in response to feedback that was received from the Planning Commission.

The Commission members discussed these proposed changes and Brent Miles, with North Point Development spoke in favor of the proposed changes.

Chair King closed the public hearing at 6:54 p.m.

Commissioner Uhl moved to recommend approval of the proposed PD regulation to the Board of Aldermen, seconded by Commissioner Kaspar. Motion passed 6-0.

Public Hearing-Special Use Permit 4600 NW 41st Street

Chair King opened the public hearing at 6:55 p.m.

City Planner Sarah wagner gave a staff report. She explained that this hearing has been continued several times as staff has worked to amend the overall PD regulations. Pending final approval of the above proposed PD regulations US Farathane will still not be in compliance

with what was originally approved with their special use permit in March of 2015. At that time we were still not sure of what type of racking they would be receiving from General Motors. The Planning Commission and Board of Alderman ultimately approved that the applicant could store racking material one unit high (approximately 9 feet) and two units high when General Motors was on shutdown. The applicant did not get the 9 foot racks that they anticipated, and instead got only 18 inch racks that they are currently stacking 20 feet high. In addition there are several wood pallets that are stacked outside that are used for shipping. The height of the material being stored and the wood pallets are not in compliance with the approved SUP ordinance.

The Planning Commissioners discussed the outdoor storage and the fact that the higher storage is less visible as it takes up less ground space.

Assistant Fire Chief Keith Payne discussed the fire code and that items could not be stacked higher than 20 feet for safety reasons. He also stated that he prefers the wood pallets to be stored outside as opposed to inside for fire safety reasons.

Commissioner Cretzinger moved to recommend approval of the amendments to the special use permit for US Farathane with a height limit on racking being stored at 20 feet and limit the storage of pallets to two rows no more than 10 feet tall, seconded by Commissioner Snoderley. Motion passed 6-0.

Adjourn

Commissioner Bowman moved to adjourn at 7:28 p.m.
Commissioner Kaspar seconded and the meeting was adjourned 6-0.

Sarah Wagner
City Planner



City of Riverside
Staff Analysis Report
Case Number PC16-10
Final Plat
Montebella 3rd Plat

General Information

Applicant: North River Holdings, LLC (David Barth)

Location: Northwest corner of Highway 9 and Northwood Road/ North of Montebella First Plat

Application: Final Plat (Montebella Plat 1A)

Zoning: PD- Planned Development

Existing Land Use: Undeveloped

Proposed Land Use: Single Family Residential

Site Area: Approximately 15,377 sq.ft.

Number of Proposed Lots: 1 lot

Procedure: This application is a major subdivision within the UDO. The final plat will be reviewed by the Planning Commission and final action will be taken by the Board of Aldermen.

Overview

Site History: The plat is part of an annexation, approved on February 8, 2008.

Lot: This is a one lot final plat for a piece of land north 4651 Tuscan Ridge

Transportation: The lot will have direct access to Northwood Road via Tuscan Ridge to Montebella Drive

Utilities: The lot will connect to and extend existing utilities throughout the site.

Analysis

The Comprehensive Master Plan 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.

Recommendation

The final plat meets the criteria for platting and is in conformance with the Comprehensive Master Plan; therefore, staff recommends approval of the Final Plat.

Attachments

- Exhibit B: Final Plat

MONTEBELLA - PLAT 1A

FINAL PLAT
A MINOR SUBDIVISION IN
Riverside, Platte County, Missouri

DESCRIPTION:
All that part of the Northwest Quarter of Section 5, Township 50, Range 33, Platte County, Missouri, described as follows: Commencing at the Northeast corner of said Northwest Quarter of said Section 5; thence South 00 degrees 19 minutes 20 seconds West, along the East line of said Northwest Quarter of Section 5, a distance of 1074.29 feet; thence North 89 degrees 53 minutes 28 seconds East along the North line of Montebella - First Plat, a distance of 105.40 feet to the Northeast corner of Lot 84 of Montebella - First Plat; thence North 76 degrees 50 minutes 49 seconds West, along the North line of said Lot 84 and also the North line of said Montebella - First Plat, a distance of 131.76 feet to the Northwest corner of said Lot 84; thence Northwesterly along a curve to the left, along the Easterly right of way line of Tuscan Ridge, having an initial tangent bearing of North 13 degrees 08 minutes 11 seconds East, a radius of 240.00 feet, an arc length of 57.14 feet; thence along a reverse curve to the right, having a radius of 18.00 feet, an arc length of 20.96 feet; thence North 74 degrees 34 minutes 20 seconds East, a distance of 24.44 feet; thence Easterly along a curve to the left, being tangent to the last described curve having a radius of 50.00 feet, an arc length of 37.95 feet; thence South 58 degrees 54 minutes 38 seconds East, a distance of 133.11 feet; thence South 24 degrees 08 minutes 34 seconds West a distance of 50.00 feet; thence South 85 degrees 17 minutes 54 seconds West a distance of 40.00 feet to the point of beginning.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "MONTEBELLA - PLAT 1A".

BUILDING LINES: Building lines or setback lines are hereby so established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

EASEMENTS DEDICATION: An easement is hereby granted to the City of Riverside, Missouri, as trustee of the public for locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, 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). Where others are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction, proper, safe, and continuous maintenance of the aforesaid uses 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 the City 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. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the City of Riverside Planning and Zoning Director.

PERPETUAL DRAINAGE EASEMENT: Perpetual Drainage Easements indicated on the plat as "U/E" are hereby dedicated to the City of Riverside, Missouri such that the City may direct storm water and other surface waters and construct such improvements as City may deem necessary to direct and convey such storm water and other surface waters on, over, under and through the designated Perpetual Drainage Easement. The City shall have the right of all lines to go upon the Perpetual Drainage Easement to inspect, maintain, repair and improve on, under, over and through the easements in such manner as the City deems necessary in the City's sole discretion. The Property owners shall not use the Perpetual Drainage Easement in such manner as would interfere with the drainage of water in the easements, shall not build any structure or other obstruction which may interfere with the drainage of water in the easements, shall not perform any grading or other disturbance of the easements without the specific approval of the City and shall not make any attempt to redirect the flow of water in the easements unless specifically approved by the City. The maintenance of all storm sewer improvements (inlets, pipes, detention areas, etc.) outside of public right of way shall be the responsibility of the homeowner's association.

IN TESTIMONY WHEREOF: ELM CREEK DEVELOPMENT, INC., a Missouri Corporation, has caused these presents to be signed by its President this _____ day of _____, 20____.

ELM CREEK DEVELOPMENT, INC.

John Barth, President

STATE OF MISSOURI } s.s.
COUNTY OF _____

Be it remembered that on this _____ day of _____, 20____, before me the undersigned notary public in and for the County and State above mentioned, came John Barth, President of ELM CREEK DEVELOPMENT, INC., a Missouri Corporation, who is personally known to me and duly sworn did say that he executed this instrument as the free act and deed of said ELM CREEK DEVELOPMENT, INC. and was signed by its authority, in testimony whereof.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri on the day and year last written.

My Commission Expires: _____

NOTARY PUBLIC

CITY OF RIVERSIDE PLANNING COMMISSION

This plat of "MONTEBELLA - PLAT 1A" including easements and rights of way has been submitted to and approved by the Riverside Planning Commission on the _____ day of _____, 20____.

Approved by the Board of Alderman of the City of Riverside, Missouri, this _____ day of _____, 20____.
By Ordinance No. _____

By: _____ Date _____
City Clerk

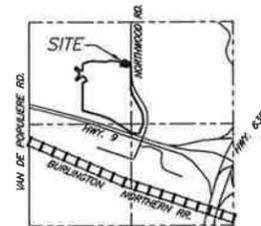
By: _____ Date _____
Chairman of Planning Commission

By: _____ Date _____
Mayor

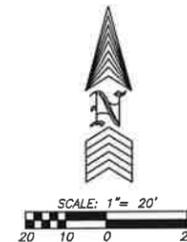
I hereby state that the plat of MONTEBELLA - PLAT 1A subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

DATE: _____

SAM A. AYLETT, PLS-2074
CORPORATE LICENSE #2007004013



SEC. 5-50-33
Location Map

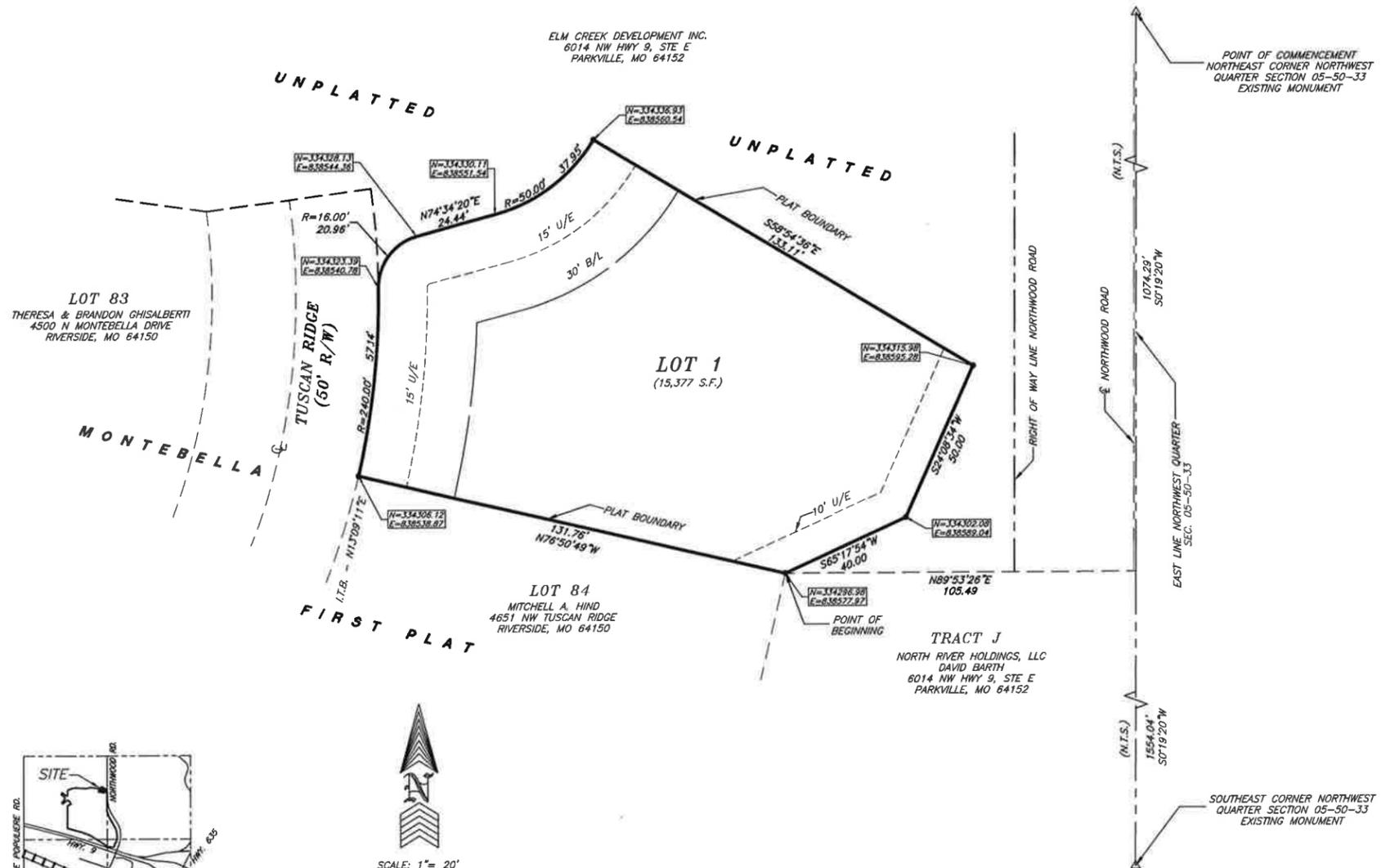


LEGEND:

- R = Radius
- L = Length
- I.T.B. = Initial Tangent Bearing
- N.T.S. = Not to Scale
- R/W = Right of Way
- ▲ Denotes Existing Monument Found
- △ Denotes Permanent Monument Set
- Denotes Set 1/2" Iron Bar with cap #2074 Except Where Otherwise Noted

NOTES:

1. Bearing System is based on the Missouri State Plane Coordinate System.
2. Parent tract is recorded at the Platte County Recorder of Deeds office in Book 1180, Page 95.
3. This plat meets the accuracy requirements for an urban class of property.
4. Permanent reference monument and semi-permanent lot corners and curb chip at lot line projections will be placed upon completion of construction but in any event, within twelve months after the plat has been recorded.
5. This tract of land does not lie within a regulatory floodplain, per FIRM Map No. 290475 0170 B, dated June 4, 1987 Panel 170 of 170.



Location	Bearing	Distance (Grid Meters)	Northing	Easting
PL-64			333744.528	838659.810
PL-64 Sighting PL-64A	N 71°59'04" W	1229.123	334637.550	837815.270
PL-64 To Point of Beginning	N 43°24'06" W			

NOTE: State Plane coordinates are by G.P.S. The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System (NAD83), using a grid factor of 0.9999114. All coordinates are in meters.

FINAL PLAT
MONTEBELLA - PLAT 1A
A MINOR SUBDIVISION IN RIVERSIDE, PLATTE COUNTY, MISSOURI

AYLETT SURVEY & ENGINEERING CO.
LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING
281 NW 72ND ST. - GLADSTONE, MO 64118
PH. (816) 438-0732 ~ FAX (816) 438-0787

Prepared For:
ELM CREEK DEVELOPMENT, INC.
6014 N. 9 Hwy., Parkville, Missouri, 64152
Phone: 816-591-2550
email ~ dbarth@kc.rr.com

SHEET 1 OF 1

Drawn By: MNT File Name: 50795FPB SEC: 5-50-33
Date: August 17, 2016 Job No: 50795



City of Riverside
Staff Analysis Report
Case Number PC16-11
Final Plat
Montebella 3rd Plat

General Information

Applicant: North River Holdings, LLC (David Barth)

Location: Northwest corner of Highway 9 and Northwood Road/ North of Montebella Second Plat

Application: Final Plat (Montebella 3rd Plat)

Zoning: PD- Planned Development

Existing Land Use: Undeveloped

Proposed Land Use: Single Family Residential

Site Area: Approximately 14.62 Acres

Number of Proposed Lots: 38 Lots and 1 Tract. The tract will be utilized for private open space.

Procedure: This application is a major subdivision within the UDO. The final plat will be reviewed by the Planning Commission and final action will be taken by the Board of Aldermen.

Overview

Site History: The plat is part of an annexation, approved on February 8, 2008.

Lots: The lots will range in size from 10,000 s.f. to 20,000 s.f. and will have a front setback of 25' that was approved as part of the Planned Development in 2008.

Transportation: The development will have direct access to Northwood Road via Montebella Drive. Montebella Drive will turn inot 47th Terrace and will be stubbed to allow access for future development to the south and east.

Utilities: The development will connect to and extend existing utilities throughout the site.

Open Space: A 1-acre tract will be utilized as private open space. The tract will remain private property and will be maintained by a private entity/HOA.

Analysis

The Comprehensive Master Plan 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.

Recommendation

The final plat meets the criteria for platting and is in conformance with the Comprehensive Master Plan; therefore, staff recommends approval of the Final Plat.

Attachments

- Exhibit A: Location Map
- Exhibit B: Final Plat

**PC15-12 Final Plat
Montebella 2nd Plat**



Northwood Road

Montebella Drive

Verona Drive

Sienna Ridge

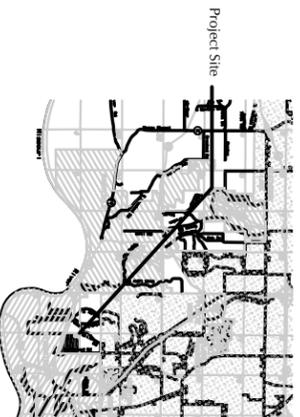
Missouri Highway 9

Interstate 635

PLATTE COUNTY OPEN SPACE:

Tract	Open Space (A.C.)
Tract 'A'	0.58
Tract 'B'	8.84
Tract 'C'	
Tract 'D'	
Tract 'E'	8.54
Tract 'F'	
Tract 'G'	15.69
Tract 'H'	0.56
Tract 'I'	0.23
TOTAL	34.44

LOCATION MAP



EXISTING ZONING - R-15
 PROPOSED ZONING - PRD, R-15, R-1
 PROPOSED LAND USE - SINGLE FAMILY
 CONTOUR INTERVAL = 2'
 SEWAGE DISPOSAL = PUBLIC
 WATER - PUBLIC
 PROPOSED STREET: RESIDENTIAL COLLECTOR = 36'
 CURB & GUTTER
 LOCAL STREET = 28' CURB & GUTTER
 NO SITE GRADING SHALL BE DONE WITHOUT PRIOR APPROVAL OF GRADING PLAN BY PLATTE COUNTY.
 ALL STREET GRADES SHALL BE DESIGNED PER ARTICLE IV, SECTION C, OF THE PLATTE COUNTY, MISSOURI SUBDIVISION REGULATIONS.
 NO STREETS SHALL BE CONSTRUCTED PRIOR TO ENGINEERING PLANS BEING APPROVED AND STREET IMPROVEMENT BONDS ARE ISSUED BY THE COUNTY.
 ALL PROPOSED STREETS ARE LOCAL STREETS.
 FLOODPLAIN NOTE: NO FLOOD PLAIN EXISTS ON PROPERTY.

NOTES:

1. All open space indicated on the plan is to be owned and maintained by the Home's Association.
2. All streets within the development are asphalt streets with curb and gutter. They are to be public streets. The plan indicates a 30' wide (typical) tract for construction and maintenance of these streets.
3. The developer may alter the sequence and size of proposed project phases to meet the future community and market demands.
4. Driveways will not be permitted within "The Round About".
5. Kelder to enlargement sheets for all detailed dimensions.
6. All existing trees shall be preserved wherever possible.
7. Corner lots show a 25' building setbacks to adjacent streets. The front yard setback of 30' will be established by the Platte County Codes Enforcement Officer at the time a building permit is issued.
8. Corner lots on collector streets shall have driveway access on local streets wherever possible.
9. All intersections and future planting plans will comply with required sight distance clearance.
10. Location and extension of trails are solely at the discretion of the developer.
11. Vegetation within the north 20' Buffer Easement shall be preserved as much as possible although areas may be disturbed during utility and grading construction.
12. Where lots 27-51, 72-85, and 107-145 have a courtyard entry, minimum front setback to be 20'.



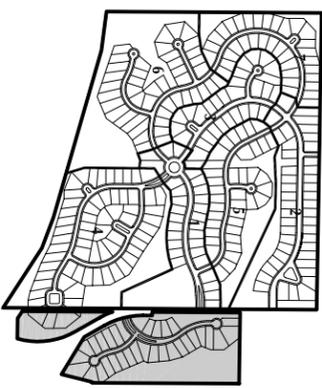
SITE DATA: (all averages are approximations)

SINGLE FAMILY ESTATES PLATTE COUNTY RIVERSIDE	277 DU
SINGLE FAMILY VILLAS (RIVERSIDE) RIGHT OF WAY PLATTE COUNTY RIVERSIDE	30 DU
PARK/OPEN SPACE (See Chart) PLATTE COUNTY RIVERSIDE	34.44 AC.
TOTAL SITE:	310 DU
RIVERSIDE PLATTE COUNTY	22.73 AC.
R-15 Zoning Requirements: 17,735 SF / Lot Provided	133.27 AC.

PROPOSED BUILDING SETBACKS:

Type of Setback	Front	Rear	Side	Side/Corner
	20'-25'	30'	5'	20'-25'

PROPOSED PROPERTY DESCRIPTION:
 All that part of the Northwest Quarter and that part of the Southwest Quarter of Section 5, Township 50 North, Range 33 West, Platte County, Missouri; more particularly described as follows:
 Commencing at an iron pipe at the southwest corner of the Northwest Quarter of said Section 5; thence North 00 degrees 21 minutes 59 seconds East, along the west line of the said Northwest Quarter, 689.30 feet to a 1/2 inch rebar on the northerly right of way line of Missouri State Highway, Route 9 and the POINT OF BEGINNING of the tract of land herein and hereby described; thence continue North 00 degrees 21 minutes 59 seconds East, along the west line of the said Northwest Quarter, 1892.11 feet to a 3 inch aluminum monument at the northwest corner of the Northwest Quarter of said Section 5; thence South 89 degrees 01 minute 09 seconds East, along the north line of the said Northwest Quarter, 2615.07 feet to the northeast corner of the Northwest Quarter of said Section 5; thence South 00 degrees 21 minutes 51 seconds West, along the east line of the said Northwest Quarter, 2626.27 feet to a 1/2 inch rebar at the southeast corner of the Northwest Quarter of said Section 5; thence South 00 degrees 21 minutes 08 seconds West, along the east line of the said Northwest Quarter, 128.89 feet to the northerly right of way line of Missouri State Highway Route 9; thence along the said northerly right of way line on the following courses and distances: North 57 degrees 03 minutes 17 seconds West, 627.08 feet to a 1/2 inch rebar; North 69 degrees 37 minutes 59 seconds West, 289.80 feet to a 1/2 inch rebar; North 74 degrees 19 minutes 48 seconds West, 445.37 feet to a 1/2 inch rebar; North 73 degrees 52 minutes 59 seconds West, 1085.20 feet to 1/2 inch rebar and North 82 degrees 34 minutes 55 seconds West, 343.65 feet to the POINT OF BEGINNING. Containing 133.27 acres more or less.



PHASING DIAGRAM

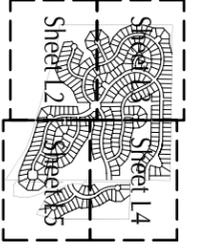
HNTB
 ENGINEERS ARCHITECTS PLANNERS
 715 Kirk Drive
 Kansas City, Missouri 64105
 Fax: 816-472-1201
 Fax: 816-474-2996

CONSULTANTS:
 AYETT FLOWERS SURVEY COMPANY
 201 NW 72nd Street
 Gladstone, Missouri 64118
 Fax: 816-436-0732
 Fax: 816-436-0767
 OLSSON ASSOCIATES
 616 NW Prairie Valley Drive
 Roeser Hill, Missouri 64150
 Fax: 816-561-1888

OWNER / DEVELOPER:
 DAMON PURSELL CONSTRUCTION
 300 North Church Road
 Liberty, Missouri 64068
 816-792-1031
 Fax: 816-792-1272

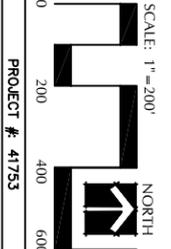
Johnny R. Vackle - Missouri: 2001001917
MONTABELLA
 Platte County
 & Riverside,
 Missouri

- SHEET INDEX**
- L1 - Cover Sheet
 - L2 - Plan Enlargement
 - L3 - Plan Enlargement
 - L4 - Plan Enlargement
 - L5 - Plan Enlargement



PRELIMINARY DEVELOPMENT PLAN

Date: 6-09-05
 Rev: 7-05-05



L1