



Upstream from ordinary.
**PLANNING AND ZONING
COMMISSION MEETING
(BY VIDEO CONFERENCE)**
RIVERSIDE CITY HALL
2950 NW VIVION ROAD
RIVERSIDE, MISSOURI 64150
AGENDA
APRIL 30, 2020
6:30 p.m.

In response to the Coronavirus pandemic, this meeting will be held by on-line Zoom video conference.

To join the Zoom Meeting –
Thursday, April 30, 2020 @ 6:30
p.m.

<https://us02web.zoom.us/j/86102255043?pwd=QzM0bSt5N3pBQlkvQW9xVE93WkFhQT09>

Meeting ID: 861-0225-5043
Password: 404430

1. Call to Order
2. Roll Call
3. Approval of Minutes of April 9, 2020
4. Final Plat Riverside Horizons West Second Plat
5. Final Development Plan Horizons XI
6. Adjourn



Sarah Wagner, City Planner

ATTEST:



Posted 04.27.20 at 3:00 p.m.

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, April 9, 2020
6:30 p.m.

The Planning and Zoning Commission for the City of Riverside, Missouri, met in regular session at via Zoom Meeting.

The meeting was called to order at 6:30 p.m. Answering roll call were Frank Biondo Al Bowman, Mike Lombardo, Barrett Morehead and Stephen Kaspar. City Planner Sarah Wagner, Community Development Assistant Rhonda Smith and Austin Hague were also present. Members absent were Ray Uhl, Mike Soler, Jim Frakes, Stephen King and Mayor Kathy Rose.

Approval of Minutes of January 9, 2020. Commissioner Kaspar moved to approve the minutes of January 9, 2020, seconded by Commissioner Lombardo. Motion passed 5-0.

Final Plat Brenner's Ridge Third Plat City Planner Sarah Wagner noted that the applicant was requesting to combine lot 54 and 55 into a larger lot to construct a single family home. Lots meet all minimum size and setback requirements. No utilities are needed.

Commissioner Lombardo made a motion to approve the Final Plat Brenner's Ridge Third Plat and recommend approval to the Board of Alderman, seconded by Commissioner Bowman. Motion passed 5-0.

Final Plat Northwood Acres Replat City Planner Sarah Wagner noted that this lot was previously subdivided into a larger & smaller lot. The applicant has purchased additional property from Lowell Hickman and is requesting the lot be re-platted to a simple acre lot. No utilities are needed.

Commissioner Kaspar made a motion to approve the Final Plat Northwood Acres and recommend approval to the Board of Alderman, seconded by Commissioner Lombardo. Motion passed 5-0.

Final Plat Doorlink Replat City Planner Sarah Wagner noted that the city is requesting a replat of the property to dedicate additional right of way for a sanitary sewer easement on the north side and a water easement on south side.

Commissioner Lombardo made a motion to approve the Final Plat Doorlink Replat and recommend approval to the Board of Alderman, seconded by Commissioner Morehead. Motion passed 5-0.

Adjourn Commissioner Lombardo moved to adjourn at 6:40 p.m. Commissioner Morehead seconded and the meeting was adjourned 5-0.

Rhonda Smith
Community Development



City of Riverside
Staff Analysis Report
Case # PC20-05 Replat of Lots 4 & 5,
Riverside Horizons West

General Information

Applicant: NorthPoint Development

Location: South of 4110 NW 41st Street. West of NW Helena Road. North of NW 39th Street. East of the Riverside Quindaro Bend Levee.

Application: Replat of Lots 4 & 5 of Riverside Horizons West (Combining into one lot)

Current Zoning: PD- Planned Development

Existing Land Use: Undeveloped

Proposed Land Use: Industrial

Site Area: 28.84 acres (Lot 4 is 17.21 acres + Lot 5 is 11.63 acres)

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

Analysis

Overview: The applicant is requesting to combine lot 4 and lot 5 to make one large lot to construct a warehouse facility.

Utilities: All roads and utilities are available to both lots. The lot modification does not require any new right-of-way or easements.

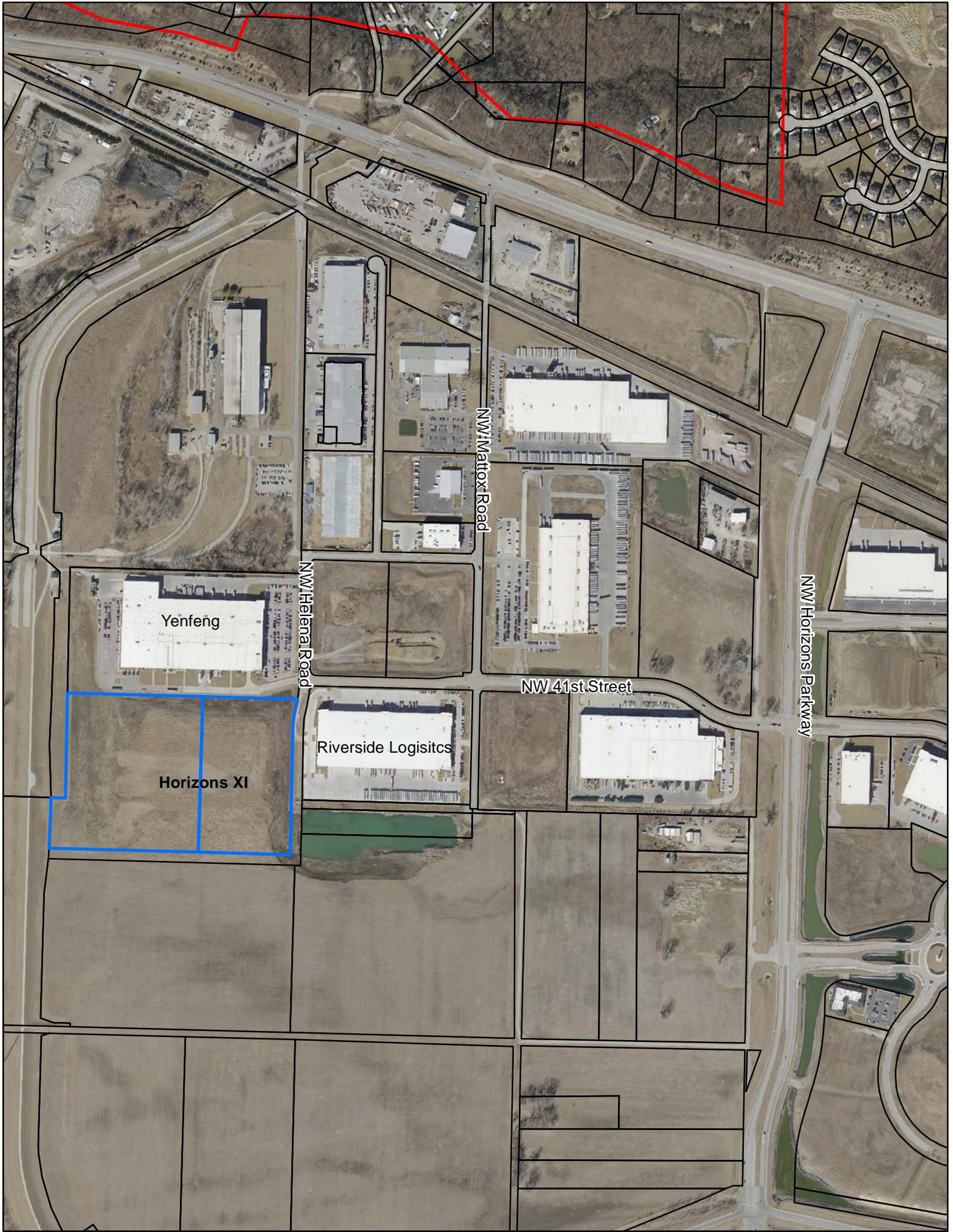
Conformance to Comprehensive Master Plan: The modified plat and proposed use is in conformance with the Comprehensive Master Plan as the plan identifies the area for single family homes.

Recommendation

Staff finds the application in conformance with the Comprehensive Master Plan, UDO and previously approved final plat, and therefore, recommends approval of the final plat of Riverside Horizons West Second Plat.

Attachments

- Plat
- Location Map



Yenfeng

Horizons XI

Riverside Logisitcs

NW 41st Street

NW Mattox Road

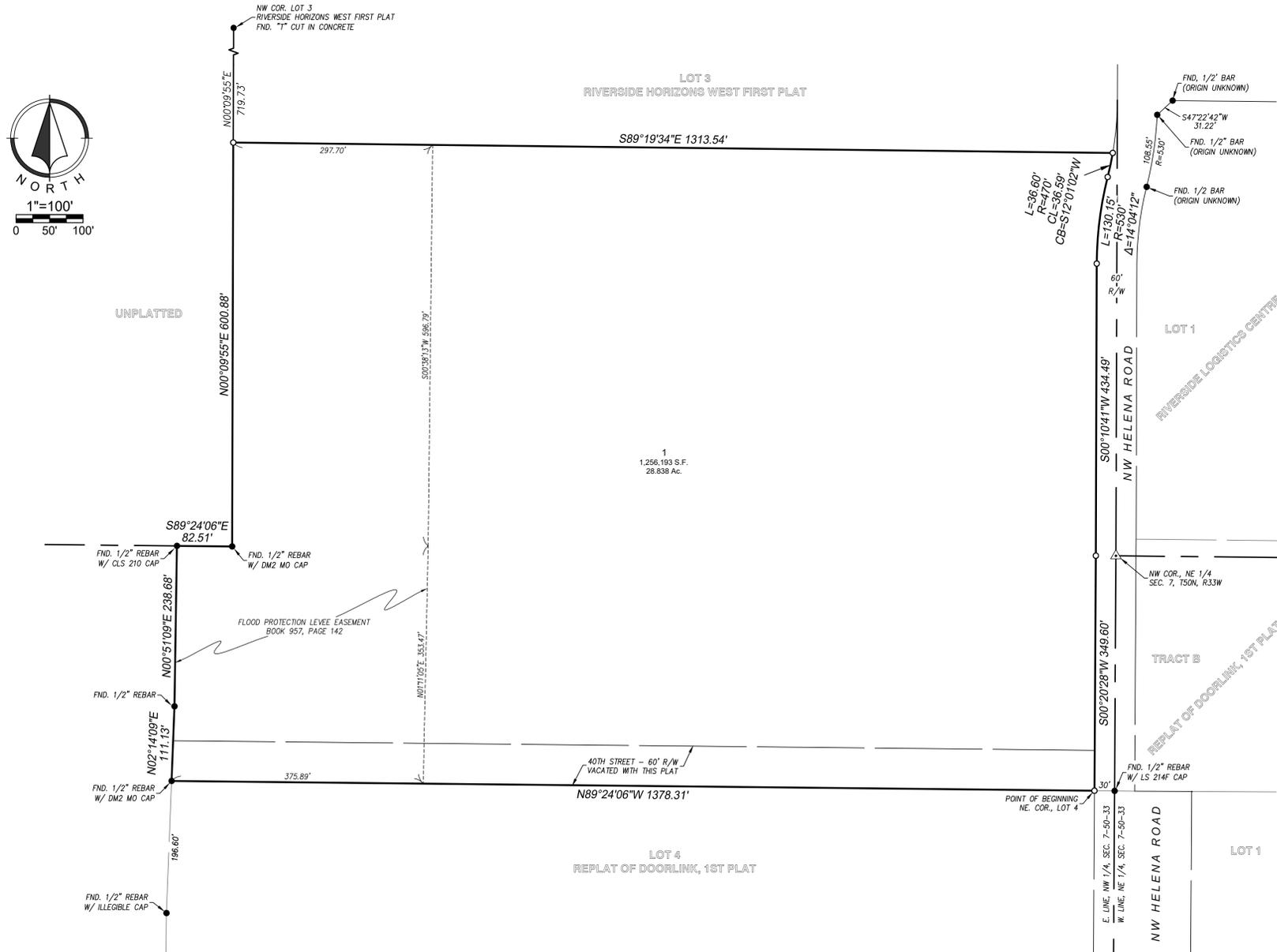
NW Helena Road

NW Horizons Parkway

FINAL PLAT

RIVERSIDE HORIZONS WEST SECOND PLAT

A REPLAT OF LOTS 4 AND 5, RIVERSIDE HORIZONS WEST FIRST PLAT, A PLATTED SUBDIVISION, AND PART OF 40TH STREET RIGHT-OF-WAY, ALL IN IN THE CITY OF RIVERSIDE, PLATTE COUNTY MISSOURI



Property Description:

A replat of Lots 4 and 5, RIVERSIDE HORIZONS WEST FIRST PLAT, a platted subdivision, together with a part of 40th Street right-of-way, all in the City of Riverside, Platte County, Missouri, all together being more particularly described as follows:

Beginning at the Northeast corner of Lot 4, REPLAT OF DOORLINK, 1ST PLAT, a platted subdivision in said City of Riverside; thence North 89°24'06" West, along the North line of said Lot 4, a distance of 1378.31 feet to the Northwest corner thereof; thence along the West line of said RIVERSIDE HORIZONS WEST FIRST PLAT, the following four courses: thence North 02°14'09" East a distance of 111.13 feet; thence North 00°51'09" East a distance of 236.68 feet; thence South 89°24'06" East a distance of 82.51 feet; thence North 00°09'55" East a distance of 600.88 feet to the Southwest corner of Lot 3, of said RIVERSIDE HORIZONS WEST FIRST PLAT; thence South 89°19'34" East, along the South line of said Lot 3, a distance of 1313.54 feet to the Southeast corner thereof, said point also being on the West right-of-way line of NW Helena Road, as it now exists; thence along said West right-of-way line, the following four courses: thence southerly along a non-tangent curve to the right having a radius of 470.00 feet, and a chord which bears South 12°01'02" West, 36.59 feet, for an arc length of 36.60 feet to a point of reverse curvature; thence southerly along a curve to the left having a radius of 530.00 feet, and a central angle of 14°04'12", for an arc length of 130.15 feet; thence South 00°10'41" West a distance of 434.49 feet; thence South 00°20'28" West a distance of 349.60 feet to the Point of Beginning, containing 1,256,193 square feet, or 28.838 acres, more or less.

Dedication:

The undersigned owner(s) of the property described herein have the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as "RIVERSIDE HORIZONS WEST SECOND PLAT".

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of ____, 2020.

Horizons West Land, LLC

Nathaniel Hagedorn, Managing Member

STATE OF MISSOURI)
COUNTY OF PLATTE)

BE IT REMEMBERED, that on this ____ day of ____, 2019, before me a Notary Public in and for said County and State, came Nathaniel Hagedorn, Managing Member of Horizons West Land, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

Notary Public My Appointment Expires: _____

APPROVALS

Approved by the planning and zoning commission of the City of Riverside this ____ day of ____, 2020.

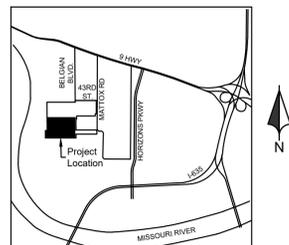
Stephen King, Chairman

Approved by the city council of the City of Riverside this ____ day of ____, 2020.

Ordinance No: _____

Mayor, Kathleen L. Rose

Robin Kincaid, City Clerk



- LEGEND:**
- ▲ FOUND SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 1/2" X 24" REBAR WITH R/C. MOCLS2011003572 KSCLS234 CAP

NOTES:

Basis of Bearings: Based upon the final plat of RIVERSIDE HORIZONS WEST FIRST PLAT.

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

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 with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

I hereby certify that this Subdivision Plat is based upon an actual survey completed on the ground by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects, and that said survey is true and correct to the best of my professional knowledge and belief.

Brent E. Thompson, Missouri PLS-2006000161
bthompson@ric-consult.com

RIVERSIDE HORIZONS WEST SECOND PLAT

Prepared For:
Nathaniel Hagedorn
Horizons West Land, LLC
4825 NW 41st, Suite 500,
Riverside, MO 64150
(816) 888-7380

Date of Preparation:
April 10, 2020



132 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ric-consult.com



City of Riverside
Staff Analysis Report
Case Number PC20-06, Final Development Plan
Horizons Industrial XI

General Information

Applicant: NorthPoint Development, Horizons West Land, LLC

Location: South of 4110 NW 41st Street. West of NW Helena Road. North of NW 39th Street.
East of the Riverside Quindaro Bend Levee.

Application: Final Development Plan

Zoning: PD- Planned Development

Existing Land Use: Undeveloped

Proposed Land Use: Light Industrial/ Warehousing

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

Site Area: 1,256,270 sq. ft. (28.84 acres)

Building Size: 111,960 sq. ft.

Analysis

Site Layout: The proposed site is undeveloped. The property is bound on the north by Yenfeng USA. To the east is NW Helena Road and Riverside Logistics center where Bunzel and Orange EV are located. Property to the south is vacant at this time and the Riverside Quindaro Bend Levee borders the property to the west.

The building will run east-west with the main entrances being located on the east side of the building on NW Helena Road.

Parking: The plan is very parking intensive. The proposed facility will have 252 parking spaces for employees and guest mostly located on the east side of the building. There will be 726 fleet parking stalls located on the south side of the building. Thirteen trailer docking spaces will be available next to the west side of the building and 11 trailer parking stalls will back up to the levee.

Infrastructure:

Sanitary Sewer: Sanitary sewer will be connected at the northeast corner of the property.

Water: Water will be available along the west side of NW Helena Road.

Gas: Gas will be available along the west side of NW Helena Road.

Electric: Underground electric will be located along the west side of NW Helena Road.

Telecommunication: Telecommunication/fiber optics will be available on the west side of NW Helena Road.

Stormwater: Stormwater from this site will be conveyed to onsite detention basins on the east side of the property and one on the south side of the property.

Building Design: The building will be constructed of insulated precast concrete wall panels. The building matches the theme throughout Horizons. The building will include elements of glass on the east side wrapping to the north similar to other industrial buildings in this park to increase natural light into the office areas.

Outdoor Storage: Horizons XI does not have any current outdoor storage needs beyond the parking of vans that are associated with the main function of the business. These vans will be out of the facility during the day and will only be stored on the lot during non-business hours and for minor vehicle maintenance. The approved PD regulations do allow for the parking of vehicles that are associated with the main function of a business.

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 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

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.

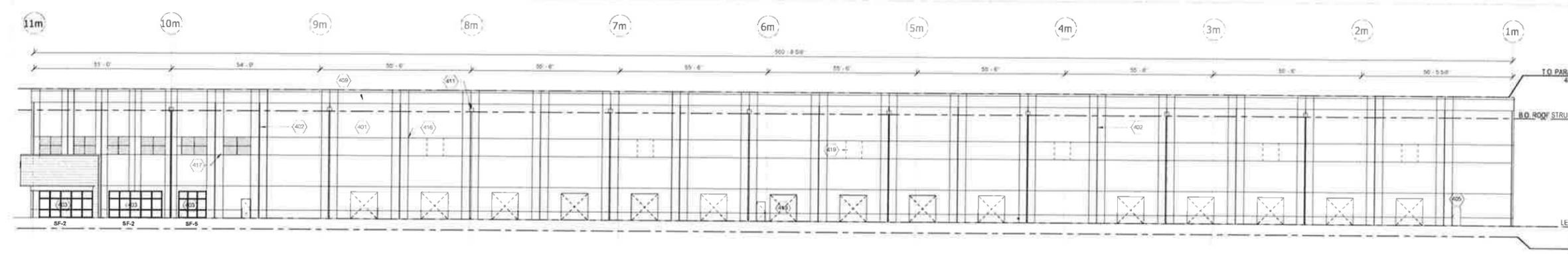
Comprehensive Master Plan: Throughout the development of the Comprehensive Master Plan it was articulated by participants that improving community image/character and the quality and design of buildings was a key concern. Additionally, the Comprehensive Master Plan identifies the site as part of the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

Recommendation

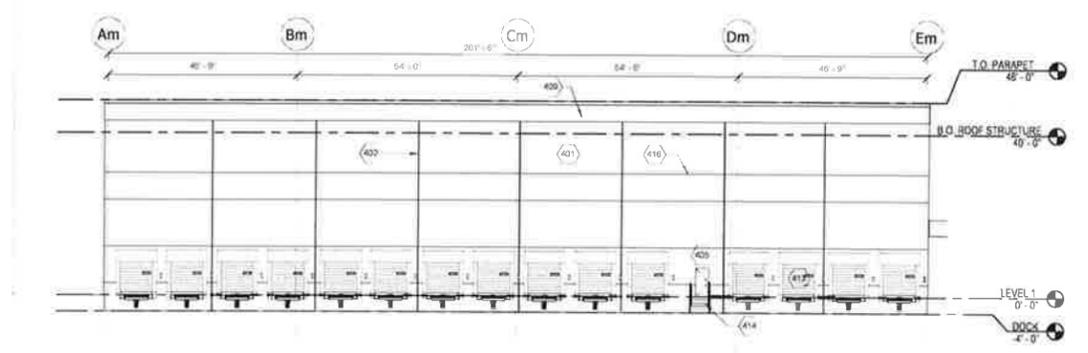
Staff finds the application in conformance with the standards set forth in the UDO and the goals established in the Comprehensive Master Plan and therefore recommends approval of the application.

Attachments

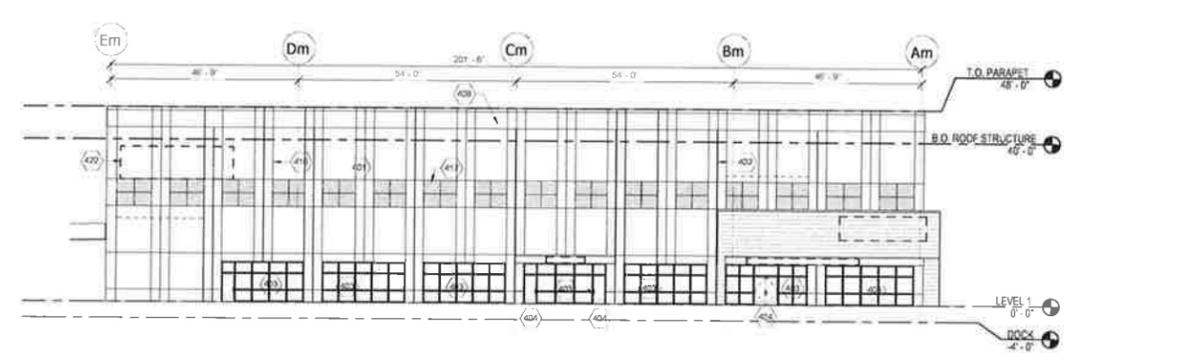
- Final Development Plan: Site Plan
- Location Map



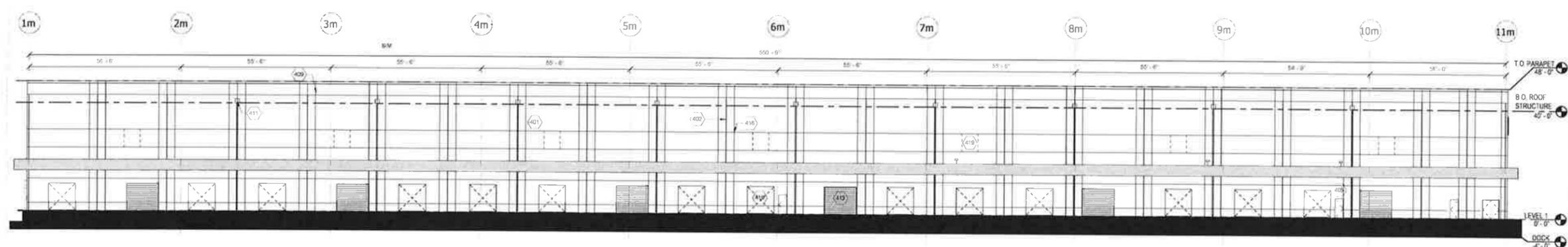
1 NORTH ELEVATION
1/8" = 1'-0"



7 WEST ELEVATION
1/8" = 1'-0"



10 EAST ELEVATION
1/8" = 1'-0"



12 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR PAINT COLOR LEGEND

- SHERWIN WILLIAMS SW 053 NEBULOUS WHITE
- SHERWIN WILLIAMS SW 106 GRAY MATTERS
- PAINT COLOR TO MATCH PANTONE 2995 C

KEY NOTES

- 401 TILT UP CONCRETE PANEL, PAINT PER LEGEND, TYP
- 402 PANEL JOINT, TYP
- 403 ANODIZED ALUMINUM STOREFRONT SYSTEM
- 404 ALUMINUM DOOR TO MATCH STOREFRONT SYSTEM, TYP
- 405 HOLLOW METAL DOOR & FRAME, TYP, PAINT PER LEGEND
- 406 LINE OF ROOF BEYOND
- 407 EXTERIOR "WALL PAD" WALL MOUNTED LIGHT FIXTURE, TYP
- 408 SURFACE MOUNTED EMERGENCY LIGHT FIXTURE AT EXT DOOR, TYP
- 409 PRE-FINISHED METAL COPING, PAINT PER LEGEND
- 410 ENTRY CANOPY, PAINT PER LEGEND
- 411 PRE-FINISHED METAL SCUPPER, COLOR PAINTED PVC DOWNSPOUT PER LEGEND, TEXT LINE DOWNSPOUT TO STORM LINE, REFER TO CIVIL DRAWINGS, PROVIDE DOWNSPOUT PROTECTORS AT TRUCK COURT LOCATIONS ONLY
- 412 SECTIONAL OVERHEAD DRIVE-IN DOOR (INSULATED), PRE-FINISHED, PAINT PER LEGEND

- 413 SECTIONAL OVERHEAD DOOR (INSULATED) WITH BUMPERS AND DOOR SEAL, PRE-FINISHED, PAINT PER LEGEND, TYP, REFER TO AG-12 FOR SIGNAGE AND WIND DOOR, TYP
- 414 PRE-FAB METAL STAIR AT TRUCK COURT, GALVANIZED - NO PAINT
- 415 CONCRETE TILT UP RETAINING WALL, SEE SITE PLAN
- 416 PANEL REVEAL
- 417 LOCATION OF CLERESTORY WINDOWS, TYP, (IF REQD BY LOCAL JURISDICTION)
- 418 PAINT ALL SIDES OF SOFFIT TO MATCH PANTONE 2995 C
- 419 KNOCK OUT PANEL, TYP
- 420 NOT USED
- 421 WALL BEYOND, SEE PLAN
- 422 BUILDING SIGN WHERE ALLOWED BY AHJ PER MOST CURRENT OWNER STANDARD

GENERAL NOTES

- 1 IG INDICATES INSULATED GLAZING. ALL STOREFRONT GLAZING TO BE IG TYP, U N O
- 2 TG INDICATES TEMPERED GLAZING, TYP
- 3 TIG INDICATES TEMPERED, INSULATED GLAZING, TYP
- 4 ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAX U-FACTOR OF & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC, IN COMPLIANCE WITH THE VALUES LISTED ON SHEET GS
- 5 PJ = PANEL JOINT
- 6 PROVIDE AND COORDINATE "KNOXBOX" LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL
- 7 ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, U N O
- 8 CHANGE IN PAINT COLOR OCCURS AT BACK OF REVEAL, TYP, U N O

Revision	Description	Date
ISSUED FOR INFORMATION		04/22/2020

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A4.10