



**BOARD OF ALDERMEN
SPECIAL MEETING
(BY VIDEO CONFERENCE)
RIVERSIDE CITY HALL
2950 NW VIVION ROAD
RIVERSIDE, MISSOURI 64150
TENTATIVE AGENDA**

**MAY 21, 2020
7:00 p.m.**

Call to Order
Roll Call

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

To join the Zoom Meeting –
Thursday, May 21, 2020 @ 7:00 p.m.

Join Zoom Meeting
<https://us02web.zoom.us/j/85113097484?pwd=ZmtJYmlueWw5Lzg2YWpTYWJMNENmZz09>

Meeting ID: 851 1309 7484
Password: 421858

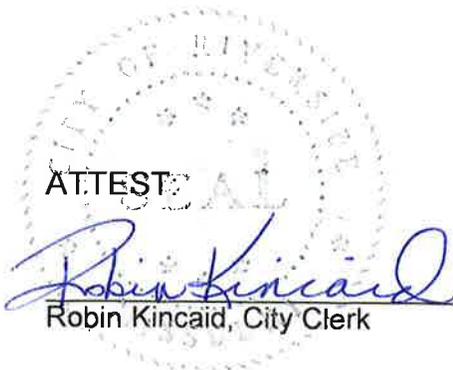
A video recording will be available through Vimeo within 48 hours at www.riversidemo.com.

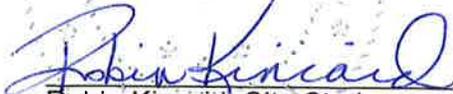
LEGISLATIVE SESSION

1. First Reading: Bill No. 2020-023: **AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR LAND LOCATED AT 3950 NW HELENA ROAD, RIVERSIDE, MISSOURI, IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF RIVERSIDE.** Point of Contact: City Planner Sarah Wagner.
2. **Motion** to adjourn.



Brian E. Koral, City Administrator



ATTEST

Robin Kincaid, City Clerk

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR LAND LOCATED AT 3950 NW HELENA ROAD, RIVERSIDE, MISSOURI, IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF RIVERSIDE

WHEREAS, Application No. PC20-06 was submitted to the City by North Point Development for approval of a Final Development Plan for construction of an approximately 111,960 square foot industrial facility (“Development Plan”) located on an approximately 28.84 acre tract of land at 3950 NW Helena Road, Riverside, Missouri;

WHEREAS, the Planning Commission held a meeting on April 30, 2020 to consider said application and recommended that the Development Plan be approved; and

WHEREAS, the Board of Aldermen find it to be in the best interests of the City in order to further the objectives of industrial and economic development of the City, as well as in furtherance of the objective to protect the health, safety, and welfare of the businesses and citizens of the City, to approve the Development Plan as set forth herein.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RIVERSIDE, MISSOURI, AS FOLLOWS:

SECTION 1 – BEST INTEREST OF THE CITY TO APPROVE DEVELOPMENT PLAN.

It is in the best interests of the City in order to further the objectives of industrial and economic development of the City, as well as in furtherance of the objective to protect the health, safety, and welfare of the businesses and citizens of the City, to approve the Development Plan, attached hereto as **Exhibit A** and incorporated herein, for development of property located at 3950 NW Helena Road, Riverside, Missouri, and legally described as Lot 1 of Riverside Horizons West Second Plat, and such Development Plan is hereby approved, subject to the conditions provided herein, to allow for the construction of an industrial facility according to such plan.

SECTION 2 – CONDITIONS OF APPROVAL. The following conditions of approval

shall apply with regard to the Development Plan approved for development of the property:

1. The approval of the Development Plan does not relieve the developer from compliance with all other applicable local, state and federal laws, codes, ordinances, and regulations. The developer is required to request and obtain approval for all necessary permits to begin constructing the development.

2. That the developer submits and obtain approval by the City's Director of Community Development of a Final Development Plan sheet pertaining to landscaping. Such landscaping shall include buffer screening along the south property line by utilizing a berm(s) with sufficient plantings so as to produce substantial opaque screening.

SECTION 3 – AUTHORITY GRANTED. The Mayor, the City Administrator, Special Counsel to the City, and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this ordinance to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

SECTION 4 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND APPROVED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Riverside, Missouri, this 21st day of May, 2020.

Kathleen L. Rose, Mayor

ATTEST:

Robin Kincaid, City Clerk

EXHIBIT A

FINAL DEVELOPMENT PLAN

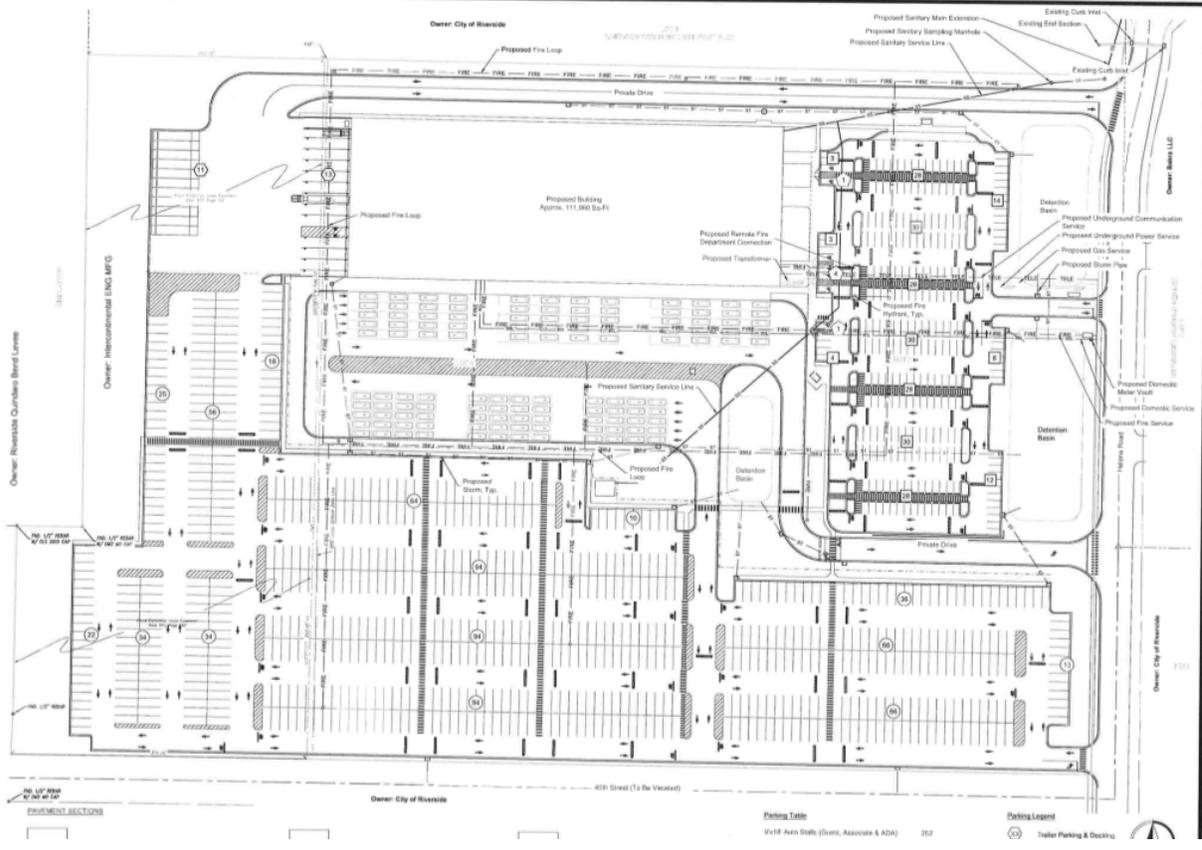


EXHIBIT B

LEGAL DESCRIPTION

Lot 1 Riverside Horizons West Second Plat. A replat of Lots 4 & 5, Riverside Horizons West First Plat, a platted subdivision and part of 40th Street right of way, all in the City of Riverside, Platte County, Missouri.



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