



*Upstream from ordinary.*

**PLANNING AND ZONING  
COMMISSION MEETING  
RIVERSIDE CITY HALL  
2950 NW VIVION ROAD  
RIVERSIDE, MISSOURI 64150  
AGENDA  
OCTOBER 8, 2020  
6:30 p.m.**

1. Call to Order
2. Roll Call
3. Approval of Minutes of April 30, 2020
4. Public Hearing- Preliminary/Final Development Plan, Preliminary Plat, and Rezoning for Skyline Townhomes- The property is generally located on the north side of NW 50<sup>th</sup> Terrace, west of Gateway Drive to the northern City limits of Riverside.
5. Adjourn



Sarah Wagner, City Planner

ATTEST: 

Posted 10.06.20 at 3:00 p.m.

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
RIVERSIDE, MISSOURI

Thursday, April 30, 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, Mike Soler, Stephen King and Stephen Kaspar. City Planner Sarah Wagner and Derek Shoenberg with North Point Development were also present. Members absent were Jim Frakes and Mayor Kathy Rose.

Approval of Minutes of April 9, 2020.

Commissioner Kaspar moved to approve the minutes of April 9, 2020, seconded by Commissioner Morehead. Motion passed 7-0.

Final Plat Horizons West

City Planner Sarah Wagner noted that the applicant was requesting to combine lot 4 and 5 into a larger lot to construct a new warehouse facility

Commissioner Soler made a motion to approve the Final Plat of Riverside Horizons West Second Plat and recommend approval to the Board of Alderman, seconded by Commissioner Lombardo. Motion passed 7-0.

Final Development Plan Horizons XI

City Planner Sarah Wagner explained that the applicant NorthPoint Development is requesting a Final Development plan for 111,000 square foot facility with 700 van parking stalls. The Commission discussed the impact that this facility would have on the area and the road network. It was noted that the road network was designed to accommodate this number of vehicles. Derek Shoenberg with NorthPoint Development answered questions and discussed the operations plan.

Commissioner King made a motion to approve the Final Development Plan for Horizons XI and recommend approval to the Board of Alderman, seconded by Commissioner Kaspar. Motion passed 7-0.

Adjourn

Commissioner Lombardo moved to adjourn at 6:48 p.m.  
Commissioner King seconded and the meeting was adjourned 7-0.

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Sarah Wagner  
Community Development



**City of Riverside  
Staff Analysis Report**  
Case Number PC20-07, Preliminary/Final  
Development Plan, Preliminary/Final Plat, & Rezoning  
Northern Boundary of Riverside on the West Side of  
NW Gateway

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**General Information**

**Applicant:** Brian Mertz & Andy Mackey

**Location:** Northern boundary of the Riverside city limits on the west side of NW Gateway Ave.

**Application:** Preliminary/Final Plat; Preliminary/Final Development Plan; Rezoning

**Zoning:** PD- Planned Development

**Existing Land Use:** Undeveloped

**Proposed Land Use:** Residential

**Preliminary/Final Development Plan, Plat and Rezoning:** Preliminary/Final Development Plan, Plat and Rezoning will be reviewed by the Planning Commission and the Board of Aldermen for approval.

**Site Area:** 19.04 acres

**Building:** 32 Buildings, each building footprint is 5,106 sq. ft.

**Overview:** The applicants are requesting approval of a rezoning amendment, preliminary/final plat and a preliminary/final development plan for a townhome development on the northern boundary of the city limits. The applicant is seeking a modification to the approved plan for the TW Woods Village of Gatewoods. This plan was approved in 2007 for a 22 acre mixed use development that consisted of live/work units, condominiums, townhouses, paired houses and bungalow cottages. The proposed development simplifies this design to include 32 buildings each having four units. Units will be renter occupied.

**Analysis**

**Site Layout:** The proposed site is undeveloped and borders the City's northern boundary on the west side of NW Gateway Ave. South of this proposed development is the Gatewoods neighborhoods which consists of approximately 112 single-family homes. The proposed development is bordered to the north by Interstate 29 and to the east by Northcrest Apartments. The site will have two access points. One from NW 51<sup>st</sup> Street and one off of NW Gateway Ave.

A majority of the units will be positioned east and west with access off NW Goodman Street. The rear of units will back up to NW Gateway to the east or the Gatewoods Development to the

west. Common area with a pool and clubhouse are proposed on the west side of the development.

**Parking:** The plan proposes 128 units with 128 garage parking stalls and an additional 224 driveway parking stalls for a total of 352 parking spaces provided. Only 256 residential parking stalls are required.

**Infrastructure:**

**Road:** NW Goodman Street will be constructed by the developer running north/south through the development with access from NW 51<sup>st</sup> Street and an entrance off NW Gateway Ave on to 51<sup>st</sup> Terrace.

**Sanitary Sewer:** Sanitary sewer will be extended along the west side of NW Goodman Street.

**Water:** Water will be extended on the east side of NW Goodman Street.

**Gas:** Gas is available along NW Gateway.

**Electric:** Underground electric will be extended from NW Gateway and NW 51<sup>st</sup> Street.

**Stormwater:** Stormwater from this site will be conveyed to a detention basing at the northwest portion of the property.

**Building Design:** The building will be constructed of traditional material. Front building facades will have decorative stone elements.

**Landscaping:** The developer is proposing a mixture of street trees and units will be individually landscaped. Staff is requiring additional landscaping or buffering for the units backing up to NW Gateway. The developer and staff will work together to agree upon what best will accomplish this requirement.

**Signage:** Development signage is proposed off NW Gateway. Staff would also like to see an entrance sign off NW 51<sup>st</sup> Street.

**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 and development were key concerns. This development addresses several of these concerns by taking a blighted, undeveloped property and developing it into a desirable neighborhood setting.

**Recommendation**

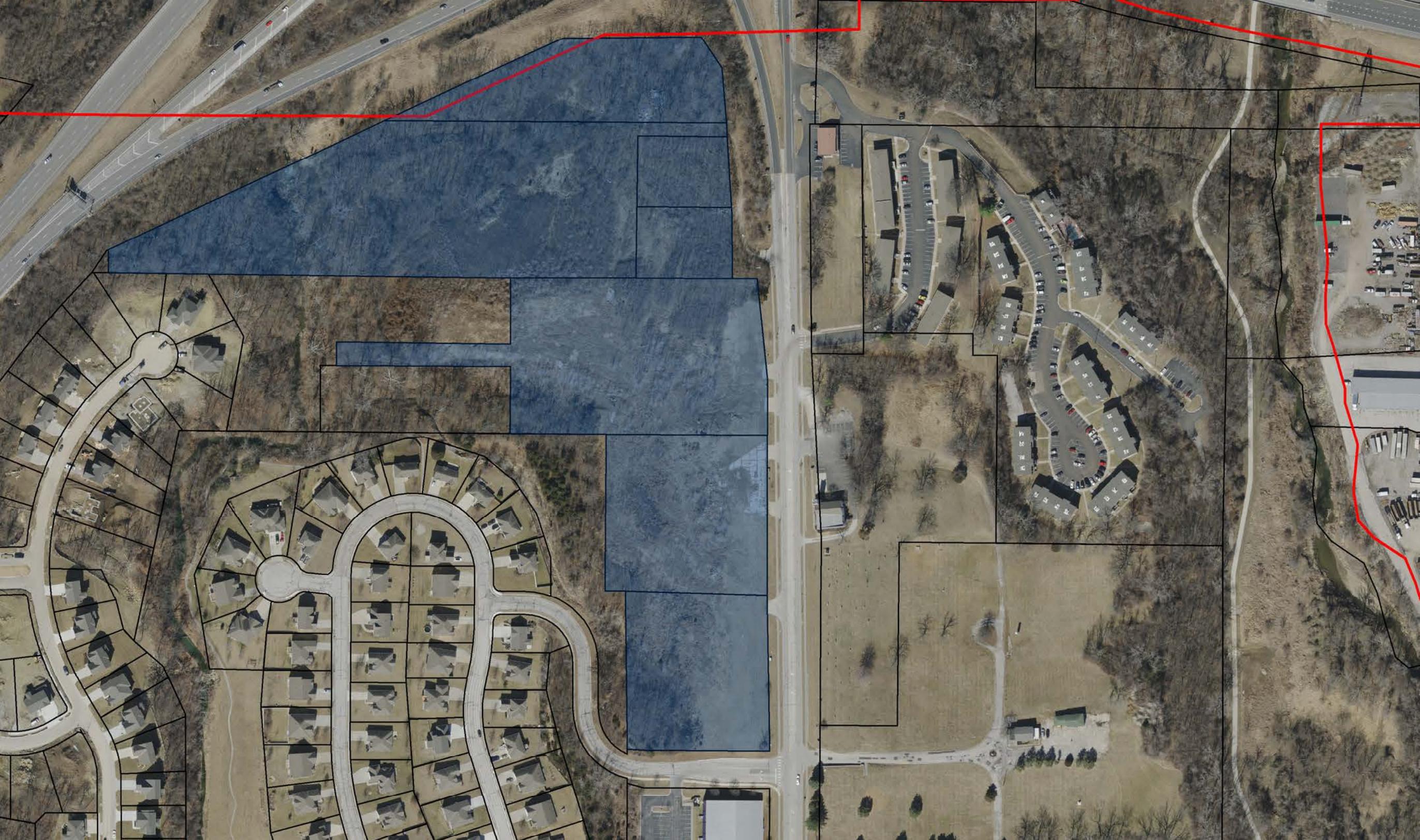
Staff finds the applications in conformance with the standards set forth in the UDO and the goals established in the Comprehensive Master Plan and therefore recommends approval of the applications with the following conditions:

- Developer will work with staff on landscaping/buffering along NW Gateway Ave.
- Water easements are added to plat on lots 18 & 19 and lots 32 & 33
- Sidewalk is added along 51<sup>st</sup> Street along lot 32
- Street will be posted as “No Parking”
- Drive to the clubhouse will be private

**Attachments**

- Final Development Plan: Site Plan

- Location Map
- Plat
- Elevations



# Skyline Townhomes

Overlay onto Google Maps

635

71

Harry Darby Memorial Hwy

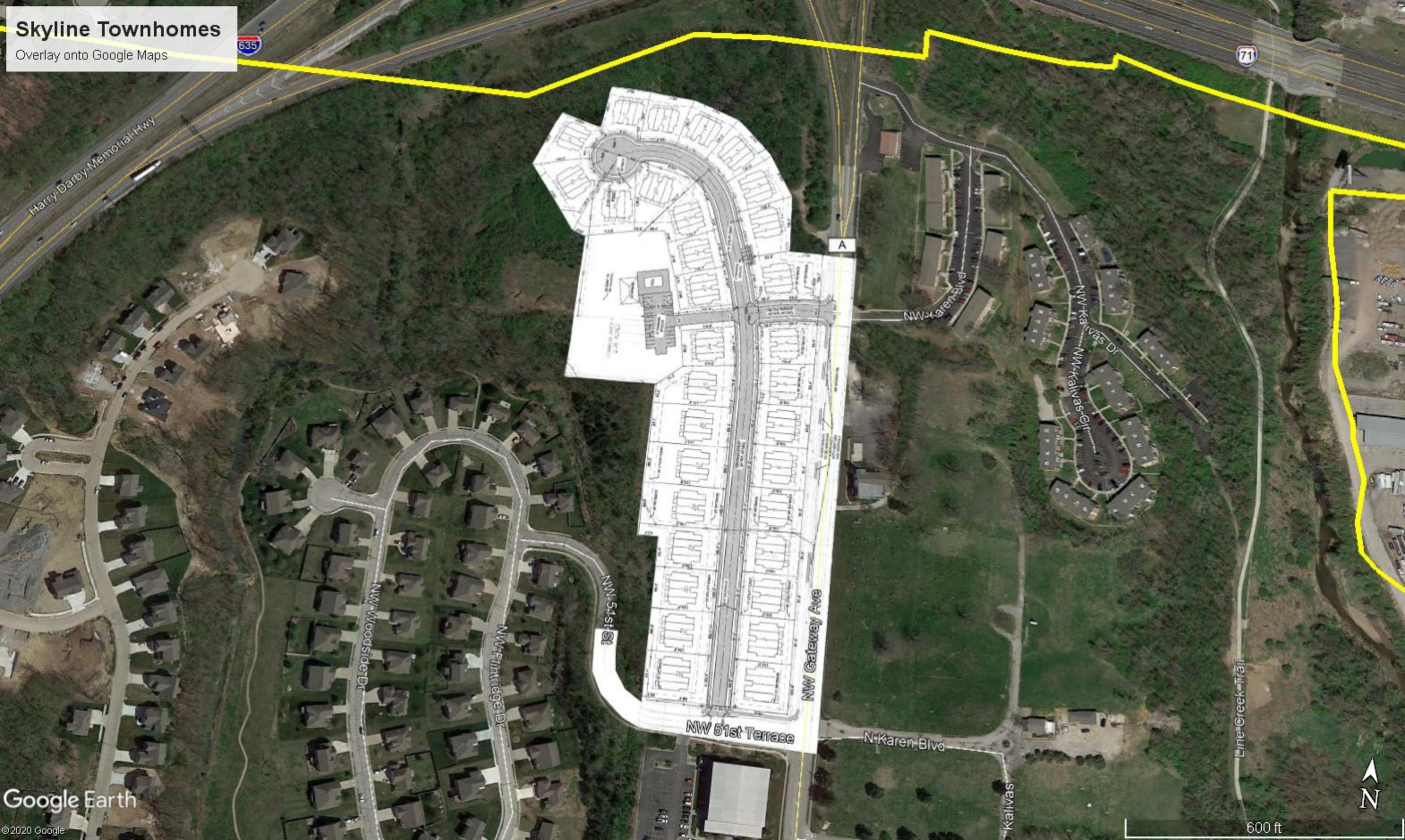
Google Earth

© 2020 Google

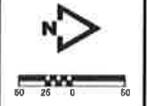
Line Creek Trail



600 ft



**NOTICE**  
McClure Engineering Company makes no warranty and assumes no liability for conditions which exist here before the date of these Plans, Specifications, and the engineering thereof. It is the responsibility of the client to verify the accuracy of all data and conditions which are here shown to which conditions follow the engineer's approval with respect to any errors, omissions, inconsistencies, or omissions, or conditions which are alleged.



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Ryan Fisher  
MO PE 201601240  
September 16, 2020

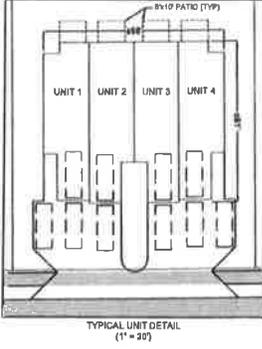
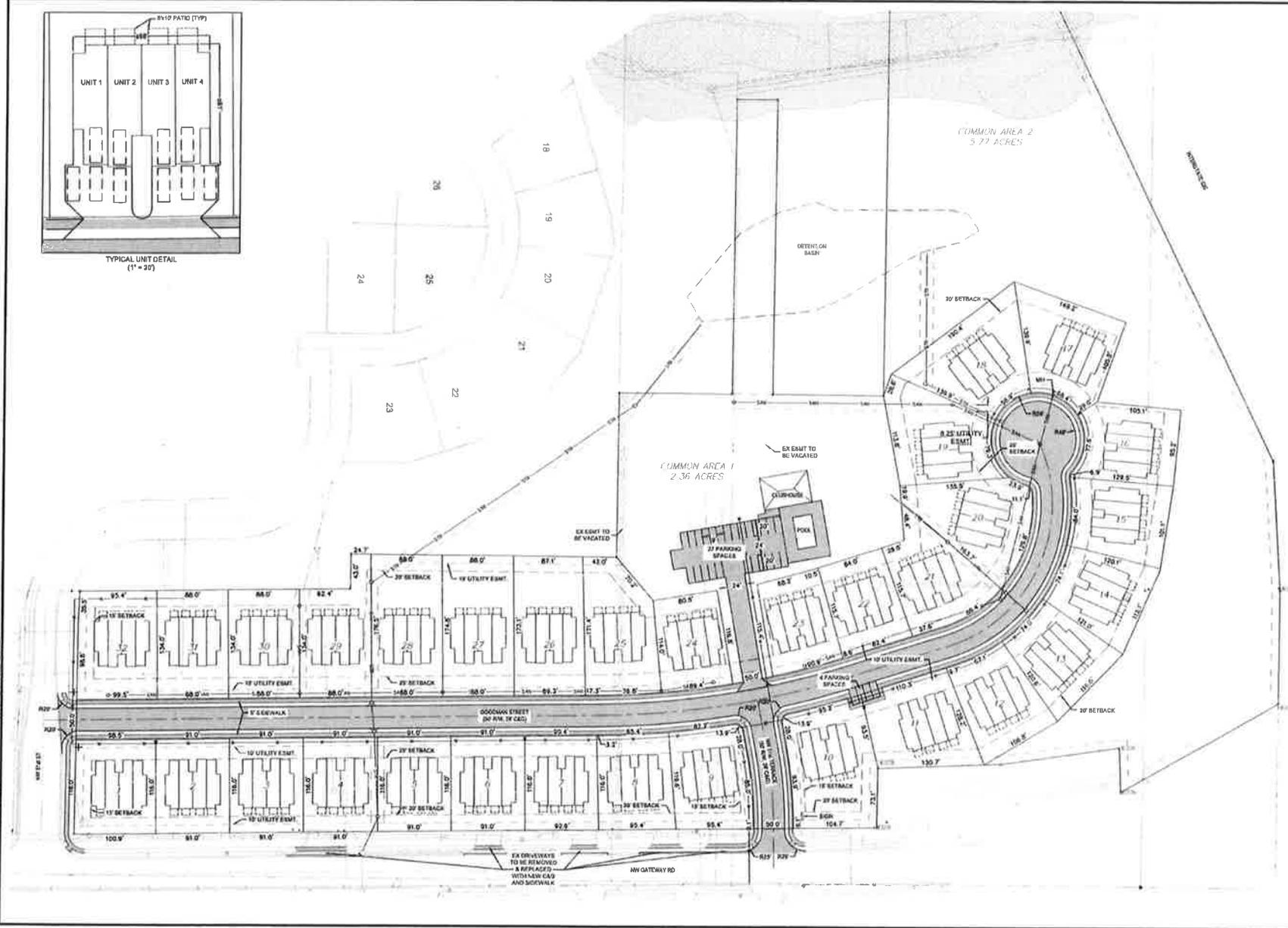
SKYLINE TOWNHOMES

SITE PLAN

8898

DATE: 8/8/20  
PROJECT #88974  
2020-06-11

DESIGNED BY	CHKD BY	DATE
PLAF	CMR	8/8/20
DESIGNED BY	CHKD BY	DATE
SMH	N/A	



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SOFFIT SHALL BE RATED AND SAPARTED AT THE CNETER WALL



HORZ LAP  
ALL SIDING, SOFFIT AND FASCIA VINYL

FRONT  
EL.

GUTTERS AND DOWN SPOUTS REQUIRED



REAR EL.  
VINYL  
SIDING

SOFFIT SHALL BE RATED AND SAPARTED AT THE CNETER WALL

BUILD IN ACCORDANCE WITH 2012  
INTERNATIONAL RESIDENTIAL  
CODE AND LOCAL CODES.

SKYLINE TOWNHOMES  
RIVERSIDE MISSOURI

SCALE  
1/4" = 1'-0

DATE  
9-14-20

PLAN NO.

2117-SKY

SHEET NO.

A1

FINAL PLAT

SKYLINE TOWNHOMES

A SUBDIVISION SITUATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 51 N., RANGE 33W, INCLUDING A REMNANT OF LOT 42, BREVIEW, ALL BEING IN THE CITY OF RIVERSIDE, PLATTE COUNTY, MISSOURI

DRAFT OF LEGAL DESCRIPTION:

A tract of land being situated in the West Half of Section 33, Township 51 North, Range 33 West in the City of Riverside, Platte County, Missouri and generally described as lying Southerly of the Southerly right-of-way line of U.S. Interstate Highway Route No. 635 and West of the West right-of-way line of said NW Gateway Avenue as said Highway and Avenue are now both established, also including a remnant of Lot 42 BREVIEW, a subdivision in said City, County and State. Said tract of land being now more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter (Center of Section) of aforesaid Section 33; thence N 00° 23' 56" E along the East line of said Northwest Quarter Section, a distance of 167.11 feet; thence N 89° 25' 29" W, a distance of 228.08 feet to the intersection of the Southerly right-of-way line of aforesaid U.S. Interstate Highway Route No. 635 with the Westerly right-of-way line of aforesaid NW Gateway Avenue and the Point of Beginning of the tract of land to be herein described; thence generally Southerly along the Westerly and West right-of-way line of said NW Gateway Avenue, the following courses and distances; thence S 29° 18' 36" E, 224.21 feet; thence S 87° 50' 32" W, 54.52 feet; thence S 07° 54' 23" E, 149.75 feet; thence S 02° 09' 28" E, 151.81 feet; thence S 89° 07' 47" E, 92.82 feet; thence S 00° 26' 07" W, 989.00 feet to the intersection with the Northerly right-of-way line of NW 51st Street as now established; thence N 89° 11' 16" W, departing from Westerly and West right-of-way line of said NW Gateway Avenue, being now along the North right-of-way line of said NW 51st Street, a distance of 300.58 feet to a point on the East line of the Common Area as set forth and established by the REPLAT OF GATEWOODS-1ST PLAT, Lots 1 thru 36 and Tract A, a subdivision in said City, County and State according to the recorded plat thereof; thence N 00° 40' 47" W along the East line of said Tract A, a distance of 328.87 feet; thence N 89° 25' 04" W along a jag in the East line of said Tract A, a distance of 43.02 feet; thence N 00° 26' 13" E along the East line of said Tract A, a distance of 329.75 feet to the Northeast corner of said Tract A; thence N 89° 28' 24" W (N 89° 28' 14" W, Plat) along the North line of said Tract A, a distance of 204.50 feet to the Southeast corner of that certain tract of land described in the Warranty Deed recorded in Book 1019 at Page 117; thence N 00° 26' 08" E, departing from the North line of said Tract A, being now along the East line of that certain tract of land described in said Warranty Deed, a distance of 140.06 feet to the Northeast corner thereof; thence N 89° 25' 43" W along the North line of that certain tract of land described in said Warranty Deed, a distance of 366.35 feet to an angle point in the Easterly line of Tract F as set forth and established by GATEWOODS FOURTH PLAT, a subdivision in said City, County and State according to the recorded plat thereof, being also a point on the Westerly line of that certain tract of land described in the Warranty Deed recorded in Book 267 at Page 39; thence N 00° 26' 08" E along the Easterly line of said Tract F, being also along the Westerly line of that certain tract of land described in said Warranty Deed recorded in Book 267 at Page 39, a distance of 50.00 feet; thence S 89° 25' 43" E along the Southerly line of said Tract F, being also along the Northerly line of that certain tract of land described in said Warranty Deed recorded in Book 267 at Page 39, a distance of 366.32 feet (366.3 feet, Deed); thence N 00° 26' 08" E along the Easterly line of said Tract F, being also along the Westerly line of that certain tract of land described in said Warranty Deed recorded in Book 267 at Page 39, a distance of 139.41 feet (140 feet, Deed) to the Northeast corner of said Tract F, being also a point on the Southerly line of that certain tract of land described in the Trustee's Deed recorded in Book 1175 at Page 691; thence N 89° 25' 43" W along the Northerly line of said Tract F and along the Northerly line of Lots 88, 89 and 90 of said GATEWOODS FOURTH PLAT, being also a point the Southerly right-of-way line of said U.S. Interstate Highway Route No. 635; thence generally Easterly along the Southerly right-of-way line of said U.S. Interstate Highway Route No. 635, departing from the Northerly line of said GATEWOODS FOURTH PLAT and the Southerly line of that certain tract of land described in said Trustee's Deed, the following courses and distances; thence N 50° 02' 47" E, 47.42 feet; thence Northeasterly along a curve to the right having an initial tangent bearing of N 64° 51' 59" E, a radius of 66,574.74 feet and a central angle of 00° 19' 11", an arc length of 371.60 feet; thence N 64° 19' 50" E, not tangent to the last described course, a distance of 660.49 feet; thence N 87° 11' 05" E, 159.74 feet; thence N 89° 57' 38" E, 139.92 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220.

Containing 840,823 square feet or 19.303 acres, more or less.

PLAT DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat and the subdivision hereafter be known as "SKYLINE TOWNHOMES".

EASEMENT DEDICATION:

Utility Easement (U/E)

An easement is hereby granted to the City of Riverside, Missouri, as trustee of the public for locating, construction, 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, services, 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) not shall there be any obstruction to interfere with the agents and employees of Platte County, 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 would reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Platte County Planning and Zoning Director.

RIGHT OF ENTRANCE:

The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to the City of Riverside, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Riverside, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

IN TESTIMONY THEREOF, the undersigned proprietor of the property described herein has caused the presents to be signed.

OWNER: SKYLINE TOWNHOMES, LLC  
7606 NW JOHN ANDERS ROAD  
KANSAS CITY, MO 64152

BRIAN MERTZ, SKYLINE TOWNHOMES, LLC

STATE OF )  
                  ) JSS  
COUNTY OF )

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned, a Notary Public in and for said County and State, came BRIAN MERTZ, SKYLINE TOWNHOMES, LLC, as amended, to me personally known, who being by me duly sworn, did say that he is authorized to sign this instrument and that he has signed this instrument as his free act and deed.

Notary Public  
Printed Name

My Commission Expires: \_\_\_\_\_

RIVERSIDE, MISSOURI PLANNING COMMISSION

RIVERSIDE, MISSOURI BOARD OF ALDERMAN

Approved \_\_\_\_\_, 2020

Approved \_\_\_\_\_, 2020, ORDINANCE NO. \_\_\_\_\_

Chairman - Steven King

Mayor - Kathleen Rose

City Clerk - Robin Kincaid

FLOOD NOTE:

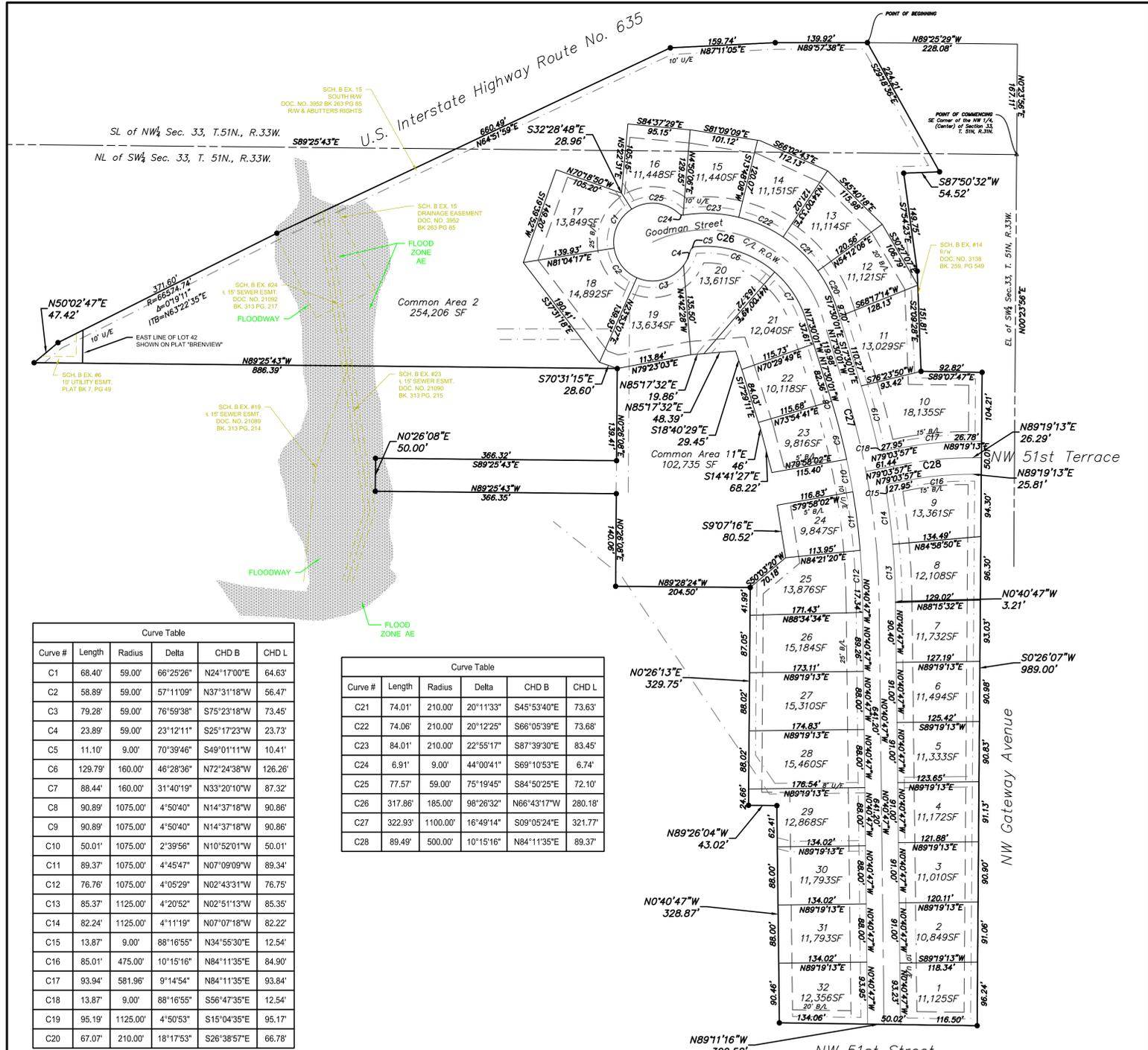
A portion of lot 35 and Common Area 1 along Jumping Branch lies within a Special Flood Hazard Area (SFHA) Zone AE, defined as areas of 1% annual chance flood (100-year flood) and is subject to flooding by the 1% annual chance flood, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Riverside, Platte County, Missouri, Map Number 29165C0403D dated April 2, 2015 and 29165C0411D Dated April 2, 2015.

GENERAL NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT " " WITH A COMBINED GRID FACTOR OF 0.9998984.

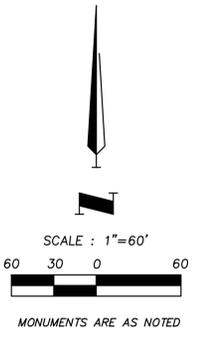
BY:

STEVEN R. WHITAKER, LS-2005019220  
swhitaker@mcclure.com  
McClure Engineering Company Certificate/License No. 012009395



Curve Table with columns: Curve #, Length, Radius, Delta, CHD B, CHD L. Rows C1 through C20.

Curve Table with columns: Curve #, Length, Radius, Delta, CHD B, CHD L. Rows C21 through C28.



DEVELOPER:  
SKYLINE TOWNHOMES, LLC  
7606 NW JOHN ANDERS ROAD  
KANSAS CITY, MO 64152  
BRIAN MERTZ (BMERTZ@CC.RR.COM) (816) 616-3016

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