



Upstream from ordinary.

**PLANNING AND ZONING
COMMISSION MEETING
RIVERSIDE CITY HALL
2950 NW VIVION ROAD
RIVERSIDE, MISSOURI 64150
TENTATIVE AGENDA
SEPTEMBER 26, 2024
6:30 p.m.**

1. Call to Order
2. Roll Call
3. Approval of Minutes of August 8, 2024
4. Adoption of the 2024 Comprehensive Plan
5. Final Development Plan- Luke Draily Construction 5425 NW 40th Street
6. Final Plat- Riverside Amphitheater
7. Lot Split- Lot 14 Riverside Horizons East First Plat
8. Final Development Plan- Hilton Garden Inn 5006 NW Teal Rising Way
9. Adjourn



Sarah Wagner, City Planner

ATTEST: 

Posted 09.25.24 at 4:00 p.m.

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, August 8, 2024
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 Al Bowman, Richard Lanning, Ray Uhl, Elise Grosdidier, Gale Perkins, Mike Lombardo, Mike Soler and Matthew Christopher. A representative from Jeff Schroeder from Herman Scharhag Architects was also present. City Planner Sarah Wagner, Fire Marshall Keith Payne and Community Admin Assistant Rhonda Smith were present. Members absent were Frank Biondo and Mayor Kathy Rose.

Approval of Minutes of
June 13, 2024.

Commissioner Lanning moved to approve the minutes of June 13, 2024, seconded by Commissioner Bowman. Motion passed 7-0.

Final Development Plan –
5405 NW 40th Street (Lot
7) Vazquez Commercial
Contracting LLC

City Planner Sarah Wagner presented the staff report. She noted that Vazquez Construction has submitted a plan to build a 56,000 square foot concrete tilt-up building on a 2.5 acre lot. The building will be 36,000 square feet of warehouse with a 2-story office building. The company will utilize 2,800 square feet behind the building for outdoor storage as a staging area for job-site equipment.

Commissioner Bowman moved to approve the Final Development Plan – 5405 NW 40th Street (Lot 7) Vazquez Commercial Contracting LLC and recommend to the Board of Alderman, seconded by Commissioner Christopher. Motion passed 7-0 with Commissioner Lanning abstaining.

Adjourn

Commissioner Bowman moved to adjourn at 6:50 p.m.
Commissioner Lanning seconded and the meeting was adjourned 7-0.

Rhonda Smith
Community Development Admin



City of Riverside
Staff Analysis Report
Case Number PC24-04
Approval of the Riverside Comprehensive Plan

Process

Staff and the Comprehensive Plan consultants with RDG Planning & Design have been working on a new Comprehensive Plan for the last year. The team has taken this time to gather information on the community and collect public input. We are pleased to present the final draft of the Comprehensive Plan for adoption by the Planning Commission. The procedure for such adoption is as follows:

1. Public Notice of the intent to adopt the Comprehensive Plan.
2. Public Hearing by the Planning Commission regarding the Plan.
3. Resolution by the Planning Commission adopting the plan.

Please note that final adoption of the Comprehensive Plan is by the Planning Commission only per Missouri State Statutes and is not formally approved by the Board of Aldermen.

Plan Description

The 2024 Riverside Comprehensive Plan is an extensive document that integrated the KC Rising efforts to inform strategies, decision-making, and directions for the future. The plan focuses on connectivity, neighborhoods, enterprise, industry, inclusion, education, and culture. This document will be utilized by staff, the Planning Commission, and Board of Aldermen to guide the decision making process for future land use and development within Riverside.

Adoption

The Planning Commission will need to adopt the attached resolution. Once this is done, the Comprehensive Plan becomes effective.

**Riverside, Missouri Planning Commission
Resolution No. 2024-01**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERSIDE,
MISSOURI APPROVING AND ADOPTING THE “RIVERSIDE COMPREHENSIVE
PLAN”**

WHEREAS, the Planning Commission of Riverside, Missouri (the “Commission”), considered the adoption of the “Riverside Comprehensive Plan” in the form attached hereto as Exhibit A and incorporated herein;

WHEREAS, the Commission held a public hearing on these matters on September 26, 2024; and

WHEREAS, proper notice of the public hearing was given by publication.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Riverside, Missouri, as follows:

1. The Commission finds that the Commission held a proper public hearing on the matter herein described on September 26, 2024, and that proper public notice of such public hearing was given by publication as required by Section 89.360, RSMo.
2. The Commission finds that the City of Riverside, Missouri (the “City”) adopted a Land Use Guide Plan in 1988, as well as an Addendum to the same in June, 2000.
3. The Commission finds that the City staff, in concert with a comprehensive plan committee researched, analyzed and reviewed the issues and items related to a coordinated approach to development and redevelopment of the land in the City.
4. The Commission, with the assistance of the City staff and comprehensive plan committee, has made careful and comprehensive surveys and studies of the existing conditions and probable future growth of the City.
5. The Commission finds that the product of the work, the Riverside Comprehensive Plan, is made with the general purpose of guiding and accomplishing a coordinated development of the City which will, in accordance with existing and future needs, promote the general welfare, as well as efficiency and economy in the process of development.
6. The Commission finds that the Riverside Comprehensive Plan creates principles to: (i) guide development within the subject area; (ii) determine the most appropriate land use pattern to maximize development potential and promote growth within the area; (iii) determine the potential costs necessary to provide basic infrastructure to support development; and (iv) provide a guide to move proactively toward development.

7. The Commission finds that adoption and approval of the Riverside Comprehensive Plan will help promote and encourage the highest and best use of the land covered by such Plan.
8. The Riverside Comprehensive Plan is not intended as a zoning plan. The adoption, enforcement and administration of an amended or new zoning plan shall conform to the provisions of Sections 89.010 to 89.250, RSMo.
9. The Commission hereby approves and adopts the Riverside Comprehensive Plan.
10. The Commission directs that the action taken shall be recorded on the Riverside Comprehensive Plan attached hereto as Exhibit A by the identifying signature of the Secretary of the Commission and filed in the office of the Commission identified by proper file number, and a copy thereof shall be certified to the Board of Aldermen and the City Clerk, and shall be available in the office of the Platte County Recorder of Deeds and shall be available at the office of the Riverside City Clerk for public inspection during normal office hours.

PASSED BY THE PLANNING & ZONING COMMISSION OF RIVERSIDE, MISSOURI
THIS 26th DAY OF September, 2024.

Frank Biondo, Chairperson
Riverside, Missouri Planning Commission

ATTEST:

Sarah Wagner, Secretary



City of Riverside
Staff Analysis Report
Case Number PC24-05, Final Development Plan
5425 NW 40th Street (Lot 8) Luke Draily Construction

General Information

Applicant: Luke Draily Construction

Location: 5425 NW 40th Street (lot 8 of 40 West)

Application: Final Development Plan

Site Area: 117,556 sq.ft. (2.69 Acres)

Building Size: Proposed Building 29,519 sq.ft.

Zoning: PD Planned Development

Existing Land Use: Vacant

Proposed Land Use: Office/Warehouse

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

Project Overview:

The applicant is proposing to construct a new 29,519 sq.ft. office/warehouse building on Lot 8 of 40 West. The applicant has outgrown their space in Riverside and is looking to expand while remaining in the community.

Site Layout: The proposed building will be centered toward the north side of the property with the front entrance facing north to NW Mattox Rd. Access to the site will be off newly constructed 40th street as well as off NW Mattox Rd.

Infrastructure

Sanitary Sewer: Sanitary sewer exists on the south side of 40th Street and is stubbed under the road to the site.

Water: Water is available on the south side of 40th Street and is stubbed under the road to the site.

Gas: Gas is available on the north side of 40th Street.

Electric: Electric is available on the east side of NW Mattox Road.

Stormwater: Stormwater from the property will be routed to the City's regional detention system.

Loading & Parking Areas: General parking will be located on the east side of the building. The applicant is required to provide 53 parking spaces (1 per 1,000 sq.ft. of warehouse and 1 per 300 sq.ft. of office) and they are proposing 65 spaces. six loading dock doors are proposed for the south side of the building.

Landscaping: The approved PD regulations note four components of landscaping.

- Building frontage at the street (1 tree / 40 ft of street frontage)
- Building foundation (groundcover, shrubs and ornamental trees) main entrance and around the vehicular parking area near the main entrance.
- Parking lots (1 tree / 200 s.f. of parking lot islands)

This particular property has a high-pressure gas line easement as well as overhead powerline that are creating some challenges for the applicant to meet landscaping requirements. Staff will work with the applicant to develop a landscaping plan that complies as closely as possible with the approved landscaping requirements set forth in the PD regulations.

Building Elevations: The building will be constructed of concrete.

Lighting: Lighting will be provided in the parking lot via wall mounted lights.

Signage: Staff will work with the applicant on to approve signage.

Outdoor Storage: The applicant is not proposing any outdoor storage.

Analysis

Comprehensive Plan: Throughout the development of the Comprehensive Plan it was articulated by participants that improving community image/character and the quality and design of buildings was a key concern.

The proposed project represents a continuation of the work going on in the Horizons Area and will integrate well with the quality industrial buildings already constructed in Horizons. Generally, the proposed development plan is consistent with the site layouts, construction style, methods and architecture on the west side of Horizons Parkway.

Recommendation

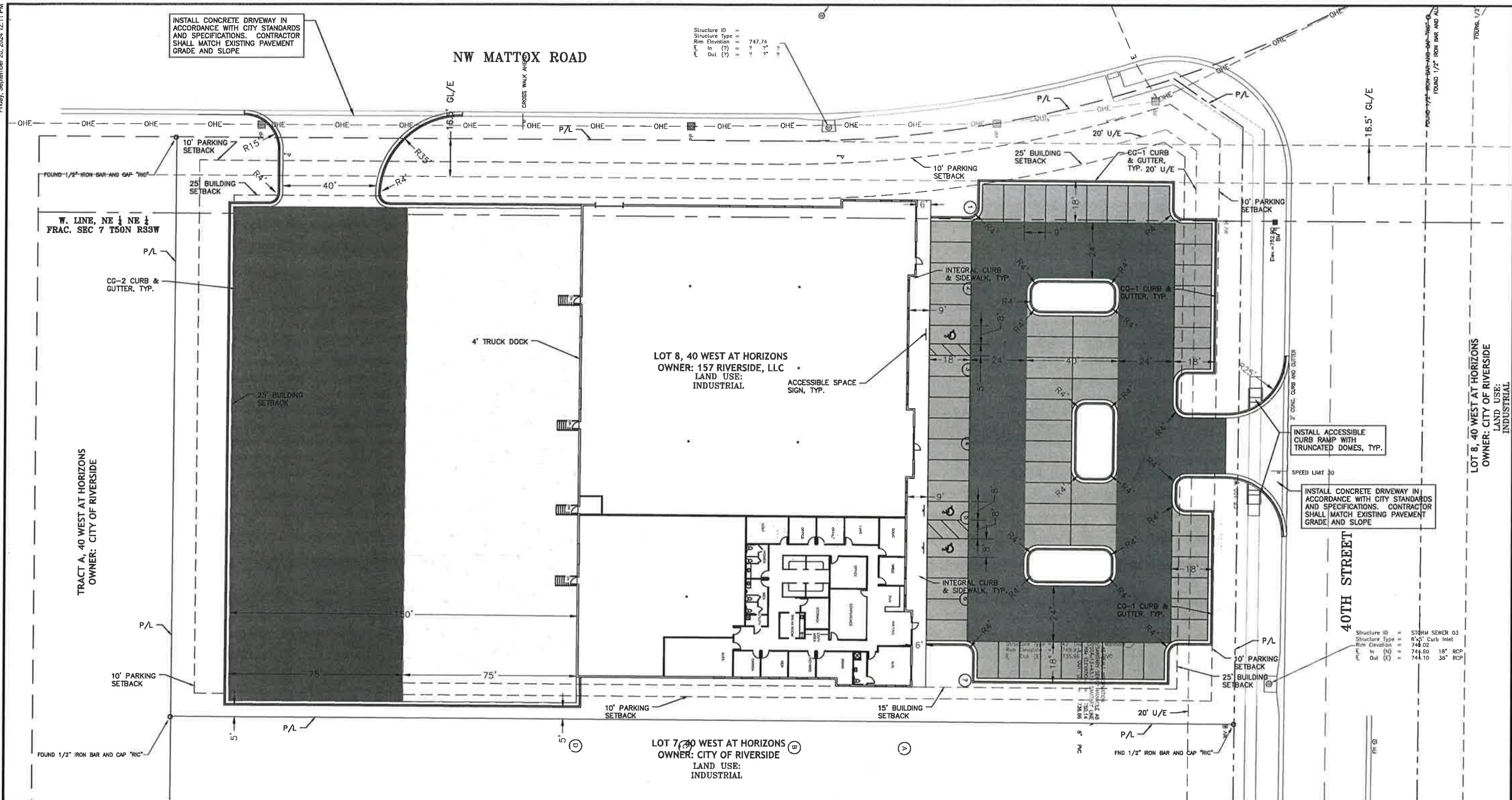
The final development meets the standards of the UDO and approved PD regulations.

Attachments

- Location Map
- Site Plan
- Building Elevations

INSTALL CONCRETE DRIVEWAY IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL MATCH EXISTING PAVEMENT GRADE AND SLOPE

Structure ID = 747.74
Structure Type =
Rim Elevation =
In (?) =
Out (?) =



- NOTES:**
- ALL PARKING LOT DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.
 - CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO: DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC., AND TO INCLUDE ANY WORK IN DOT R.O.W. AND/OR CITY R.O.W. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S SITWORK SPECIFICATIONS AND/OR GEOTECHNICAL REPORT.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS PRECISE BUILDING DIMENSIONS. SIDEWALK AND SPECIFIC BUILDING AREA TREATMENTS AND IMPROVEMENTS.
 - ALL DIMENSIONS SHOWN ON BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
 - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL SPECIFICATIONS AND GEOTECH REPORT.
 - PARKING LOT STRIPING SHALL BE ACCORDING TO KCMO STANDARDS. ALL STRIPING IS TO HAVE TWO COATS OF PAINT (MIN.).

- ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF RIVERSIDE, MISSOURI STANDARDS AND SPECIFICATIONS.
- ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA REQUIREMENTS).
- ALL CURB AND GUTTER SHALL BE TYPE CG-1 UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE METROPOLITAN CHAPTER OF APWA AND THE CITY OF RIVERSIDE, MISSOURI, IN CURRENT USAGE EXCEPT AS NOTED.
- ALL RADII ARE 4' AT BACK OF CURB UNLESS NOTED OTHERWISE.
- SHOP DRAWINGS OF EACH STRUCTURE WILL BE SUBMITTED TO THE CONSULTANT FOR THE CONSULTANT'S APPROVAL. ONCE ALL STRUCTURES ARE APPROVED BY THE CONSULTANT THE CONTRACTOR SHALL SUBMIT THE SHOP DRAWINGS TO THE SUPERVISOR OF INSPECTIONS FOR CITY APPROVAL.

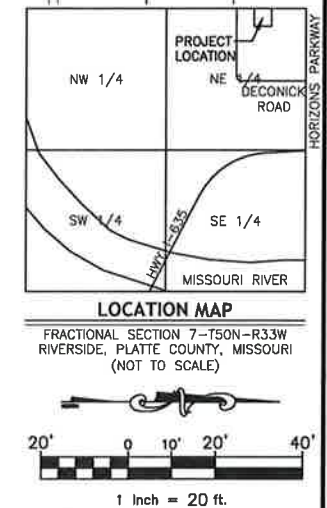
LEGAL DESCRIPTION:
LOT 8, 40 WEST AT HORIZONS A SUBDIVISION OF LAND IN THE CITY OF RIVERSIDE, PLATTE COUNTY, MISSOURI.



OWNER:
ANTHONY SIMONE
4300 BELGIUM BLVD #100
RIVERSIDE MO 64150
PH:816 8421684

ARCHITECT:
JEFF SCHROEDER, RA, PRESIDENT
HERMAN SCHARHAG ARCHITECTS
5636 CENTRAL STREET
KANSAS CITY, MO 64113
PH:816-914-5165

ENGINEER:
LANCE W. SCOTT, P.E.
CFS ENGINEERS, P.A.
1421 E. 104TH STREET, STE. 100
KANSAS CITY, MO 64131
PH:816-333-4477



CFS ENGINEERS
cfe.com
MO Certificate of Authority No. 000522

LUCAS W. WILLIAMS, P.E.
MO PE #2010018552

Rev	Description	Date

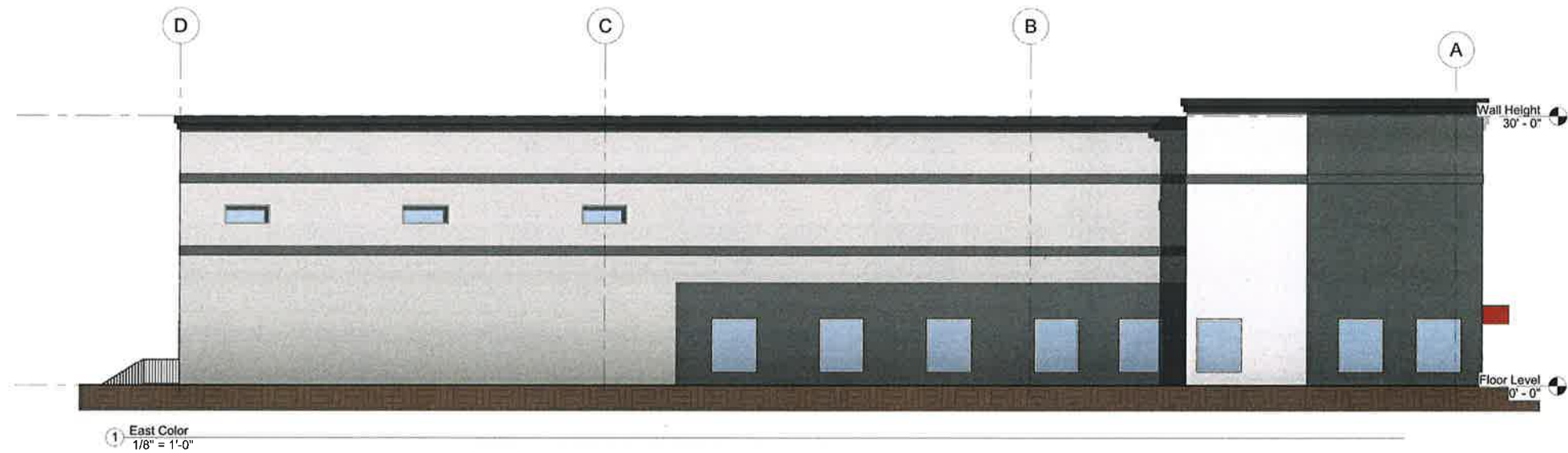
City:	Riverside	County:	Platte	State:	Missouri
Drawn:	LWW	Checked:	LWS	Submitted:	LWW
Project Number:	245383	Date:		File Name:	240204-ST-Site-Plan.dwg
Plot Name:	Civil CDS	Plot Date:	9/20/24		

Site Plan

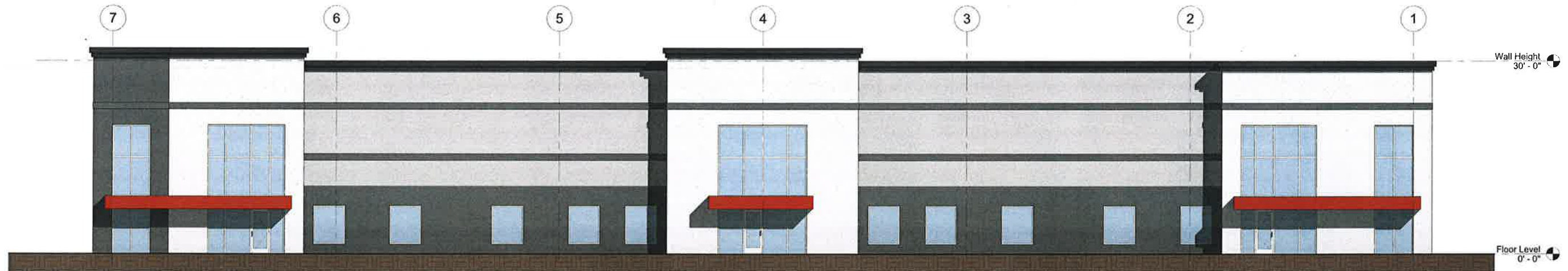
Luke Draily Construction
75 NW Business Park Lane
Riverside, MO 64150

Luke Draily Construction Building
Civil CDS

Sheet reference number:
C-100



1 East Color
1/8" = 1'-0"



2 North Color
1/8" = 1'-0"

scharhag
HERMAN SCHARHAG COMPANY, ARCHITECTS

5836 Central Kansas City, Mo 64113
Phone: 816-914-5165 Scharhagarch@gmail.com

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NEW BUILDING FOR
LUKE DRAILY CONSTRUCTION
LOT 8 RIVERSIDE SMALL SUBDIVISION LOT

J. Jeffrey Schroeder No. License A-2728
Herman Scharhag Co. Arch. Firm of Architecture A-22

No.	Description	Date
Revision Schedule		

Colored
Elevations- E &
N

Project number 2598
Date 09.19.2024

A203

Scale 1/8" = 1'-0"

LUKE
DRAILY CONSTRUCTION

9/19/2024 1:21:41 PM

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NEW BUILDING FOR
LUKE DRAILY CONSTRUCTION
 LOT 8 RIVERSIDE SMALL SUBDIVISION LOT

J. Jeffrey Schroeder No. License A-4226
 Henman Scharhag Co., Arch. Cert. of Authority A-22

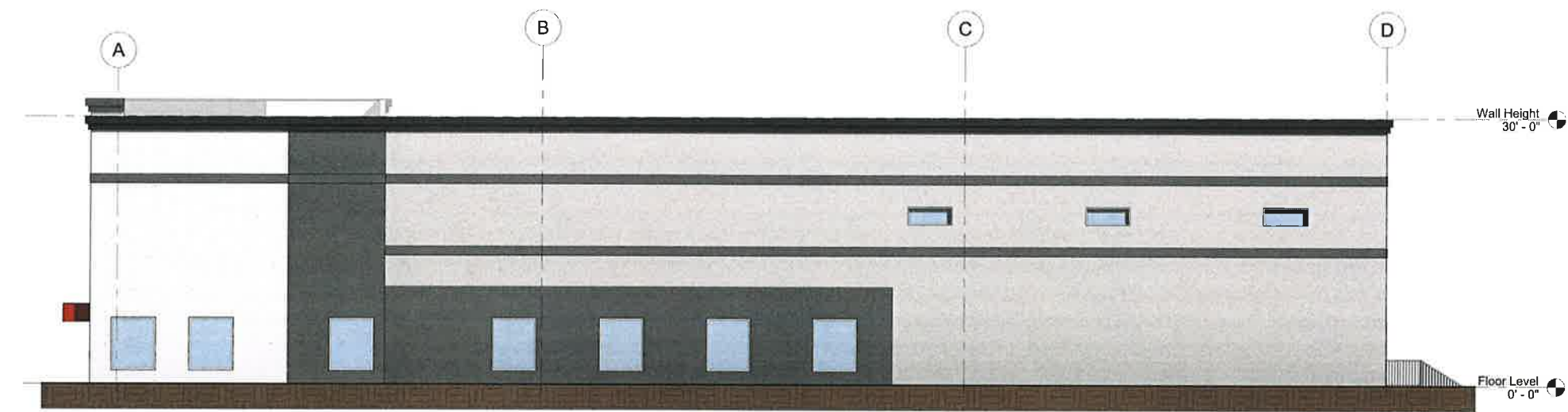
No.	Description	Date
Revision Schedule		

Colored
 Elevations
 W & S

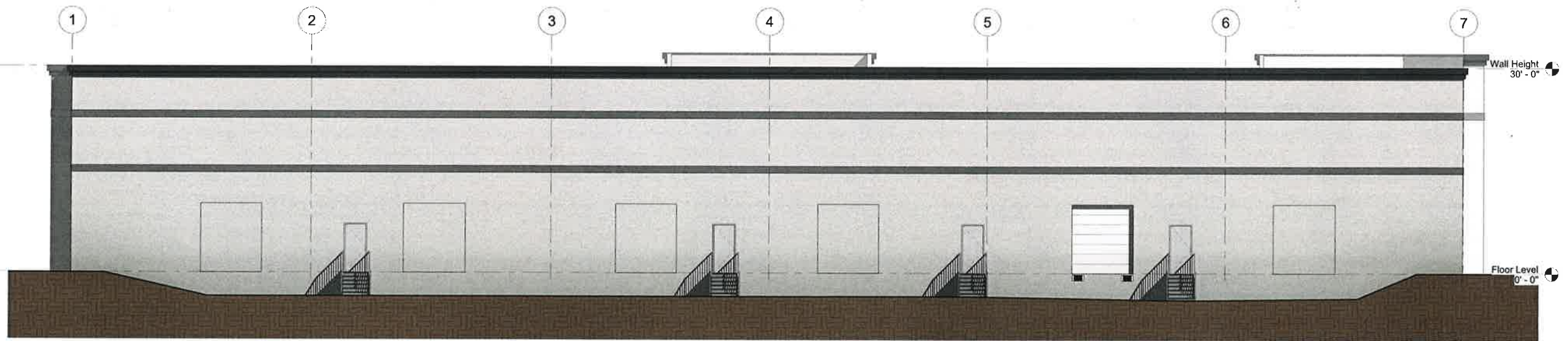
Project number	2598
Date	09.19.2024
A204	
Scale	1/8" = 1'-0"

LUKE
 DRAILY CONSTRUCTION

9/19/2024 1:21:44 PM



① West Color
 1/8" = 1'-0"



② South Color
 1/8" = 1'-0"



City of Riverside
Staff Analysis Report
Case Number PC24-06
Final Plat- Riverside Amphitheater

General Information

Applicant: City of Riverside

Location: South of NW 39th Street, west of NW Horizons Parkway, north of Interstate 635, and east of the Riverside Quindaro Bend Levee.

Application: Final Plat

Zoning: PD- Planned Development

Existing Land Use: Undeveloped

Proposed Land Use: Amphitheater

Site Area: Approximately 165.734 Acres

Number of Proposed Lots: 2 Lots and 1 Tract

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 the final development plan that was approved in late 2023 for a 15,000 seat amphitheater.

Lots: The plat consists of two lots and one tract. Lot 1 is approximately 25.67 acres. It is anticipated that this lot will develop into service and retail spaces to serve the amphitheater. Lot 2 is where the amphitheater will be constructed on approximately 119.6 acres. Tract A is approximately 15.97 acres and will be utilized for stormwater for both lots.

Transportation: The development will have direct access to Horizons Parkway via a newly constructed road that will access the amphitheater and any new development in Lot 1.

Utilities: The development 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 development beyond the existing industrial development in Horizons.

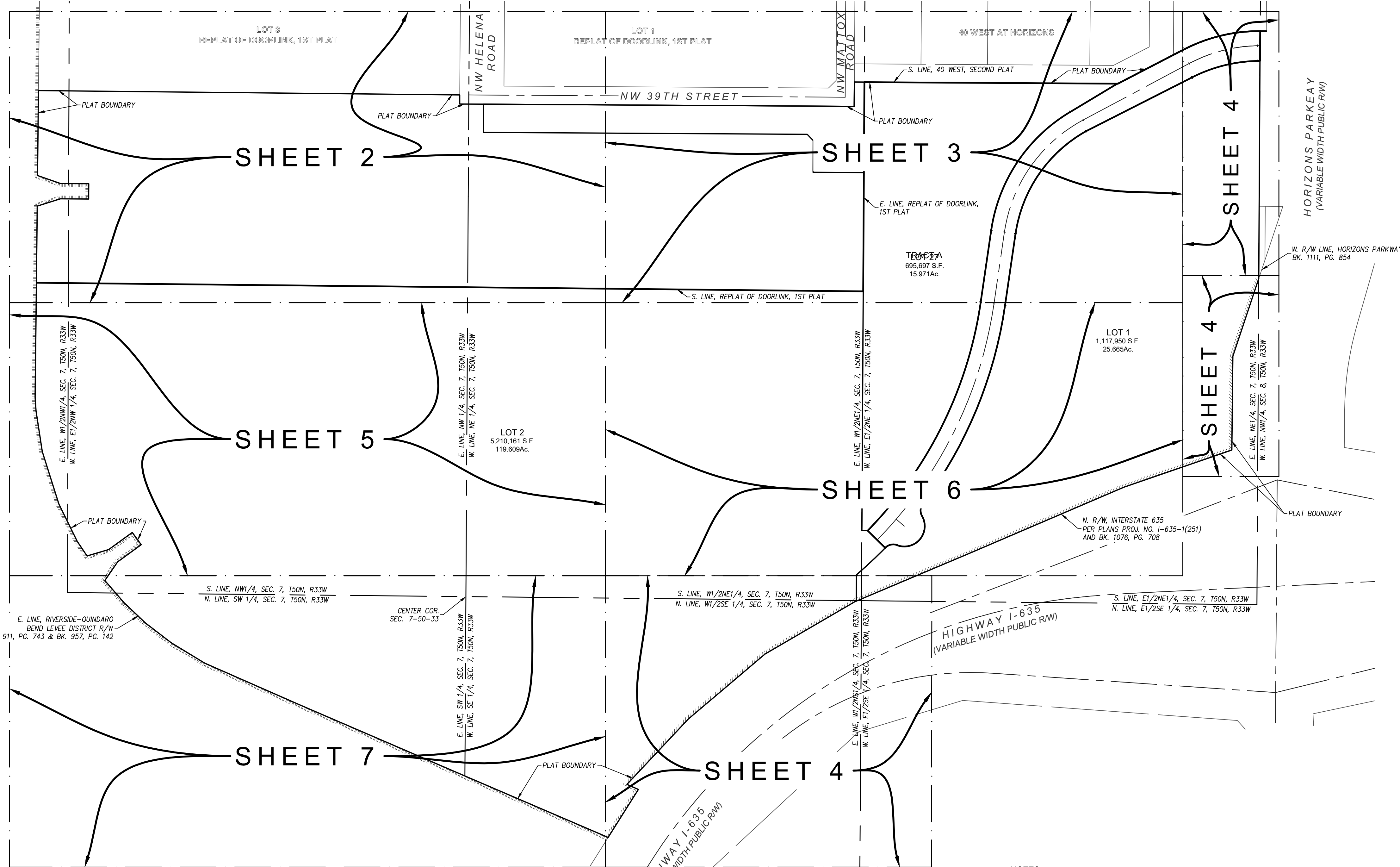
Recommendation

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.

FINAL PLAT

RIVERSIDE AMPHITHEATER

PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHEAST QUARTER, AND
THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 50 NORTH, RANGE 33 WEST
IN THE CITY OF RIVERSIDE, COUNTY OF PLATTE, STATE OF MISSOURI



DESCRIPTION

All of Lots 2 and 3 and part of Tract A, REPLAT OF DOORLINK, 1ST PLAT, a subdivision in the City of Riverside and all that part of the Northwest Quarter, the Northeast Quarter, the Southeast Quarter, and the Southwest Quarter of Fractional Section 7, Township 50 North, Range 33 West of the 5th P.M., City of Riverside, County of Platte, State of Missouri described by Randy G. Zerr, Missouri PLS-2018016442, January 22, 2024 as follows:

Beginning at the Northwest corner of said Lot 3, thence South 89°24'06" East, along the North line of said Lot 3, a distance of 1387.26 feet to the Northeast corner thereof; thence South 00°20'28" West, along the East line of said Lot 3, a distance of 29.85 feet to a point of intersection with the westerly extension of the North line of said Lot 2; thence South 89°39'33" East, along said North line and the extension thereof, a distance of 78.40 feet; thence South 89°39'33" East along said North line 1220.71 feet to a point of intersection with the West line of said Tract A; thence North 00°20'16" East, along said West line, a distance of 80.00 feet, to the Southwest corner of 40 WEST AT HORIZONS, a subdivision plat in said City of Riverside, as recorded in the Platte County Recorder's Office in Book 22, on Page 372 (Instrument No. 2022007889); thence, along the South line of said 40 WEST AT HORIZONS subdivision plat, the following three (3) courses; thence South 89°39'33" East, 865.64 feet; thence South 89°39'33" East, 1.98 feet; thence North 62°37'20" East, 244.68 feet; thence easterly, along a tangent curve to the right having an arc length of 261.07 feet, a radius of 540.00 feet, and a chord that bears North 76°28'21" East, 258.54 feet to a point on the East line of said Northeast Quarter; said line also being the west right-of-way line of Horizons Parkway; thence South 00°19'22" West, along said West right-of-way line, 814.50 feet to a point on the West right-of-way line of Horizons Parkway as described in a Right of Way Deed, recorded in the Platte County Recorder's Office in Book 111, on Page 854; thence South 18°27'30" West, along said West right-of-way line, 209.88 feet; thence continuing along said West right-of-way line, South 00°35'38" West, 308.66 feet to a point of intersection with the North right-of-way line of Interstate Highway 635 per a Missouri Department of Transportation plan set, Project No. 1-635-1(251) and as described in a Quit Claim Deed, recorded in the Platte County Recorder's Office in Book 1076, on Page 708; thence along said North right-of-way line for the following six (6) courses; thence South 70°59'25" West, 375.97 feet; thence South 66°50'02" West, 548.94 feet; thence South 67°07'30" West, 408.57 feet; thence South 67°07'30" West, 5.80 feet; thence South 59°45'01" West, 341.72 feet; thence South 49°45'53" West, 331.08 feet; thence South 43°11'53" West, 295.37 feet; thence South 66°15'51" East, 41.16 feet; thence South 32°10'28" West, 186.77 feet to a point of intersection with the East right-of-way line of the Riverside-Quindaro Bend Levee District, as described in a Petition, recorded in the Platte County Recorder's Office in Book 911, on Page 743 and as described in an Order and Judgment Confirming Commissioners' Report, recorded in the Platte County Recorder's Office in Book 957, on Page 142; thence along said East right-of-way line for the following twenty-seven (27) courses; thence North 66°45'03" West, 513.39 feet; thence North 66°43'35" West, 594.19 feet; thence North 66°19'03" West, 339.24 feet; thence North 58°43'00" West, 129.73 feet; thence North 52°20'27" West, 106.59 feet; thence North 46°39'03" West, 97.58 feet; thence North 40°59'26" West, 96.05 feet; thence North 34°25'09" East, 74.70 feet; thence North 53°58'19" East, 96.12 feet; thence North 36°12'34" West, 50.00 feet; thence South 53°58'18" West, 95.98 feet; thence South 73°37'17" West, 74.34 feet; thence North 33°38'59" West, 58.61 feet; thence North 26°16'50" West, 135.90 feet; thence North 17°31'50" West, 181.09 feet; thence North 08°46'51" West, 135.90 feet; thence North 03°46'48" West, 45.33 feet; thence North 00°38'28" East, 376.57 feet; thence North 00°38'51" East a distance of 252.39 feet; thence North 72°35'06" East a distance of 79.77 feet; thence South 89°36'44" East a distance of 92.98 feet; thence North 00°30'45" East a distance of 15.98 feet; thence North 00°22'16" West a distance of 4.52 feet; thence North 00°43'15" East a distance of 29.82 feet; thence North 89°28'07" West a distance of 93.17 feet; thence North 70°55'42" West a distance of 79.92 feet; thence North 00°39'00" East a distance of 279.78 feet to the Point of Beginning, containing 7,219,383 square feet, or 165,734 acres.

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 AMPHITHEATER"

An easement or license is also hereby granted to the City of Riverside, Missouri to locate, construct and maintain, and to authorize the location, construction, maintenance or use of conduits, for all and any purpose, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them upon, under and along the strips of land outlined on this plat and designated "Utility Easement" or "UIE."

An easement or license is also hereby granted to the City of Riverside, Missouri to locate, construct and maintain, and to authorize the location, construction, maintenance, and use of surface drainage ways and installations, and underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "Drainage Easement" or "D/E". Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

An easement or license is also hereby granted to the City of Riverside, Missouri to locate, construct and maintain, and to authorize the location, construction, maintenance for water mains, water valves, fire hydrants, air release valves, and appurtenances thereto, or any or all of them upon, under and along the strips of land outlined on this plat and designated "Water Easement" or "W/E."

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2022.

City of Riverside, Missouri

Kathleen L. Rose, Mayor

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me a Notary Public in and for said County and State, came Kathleen L. Rose, Mayor, Mayor of the City of Riverside, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said City, and he duly acknowledged the execution of the same to be the act and deed of said City.

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

Notary Public

My Appointment Expires: _____

APPROVALS

Approved by the planning and zoning commission of the City of Riverside this _____ day of _____, 20____.

Stephen King, Chairman

Approved by the city council of the City of Riverside this _____ day of _____, 20____.

Ordinance No: _____

Kathleen L. Rose, Mayor

Robin Kincaid, City Clerk

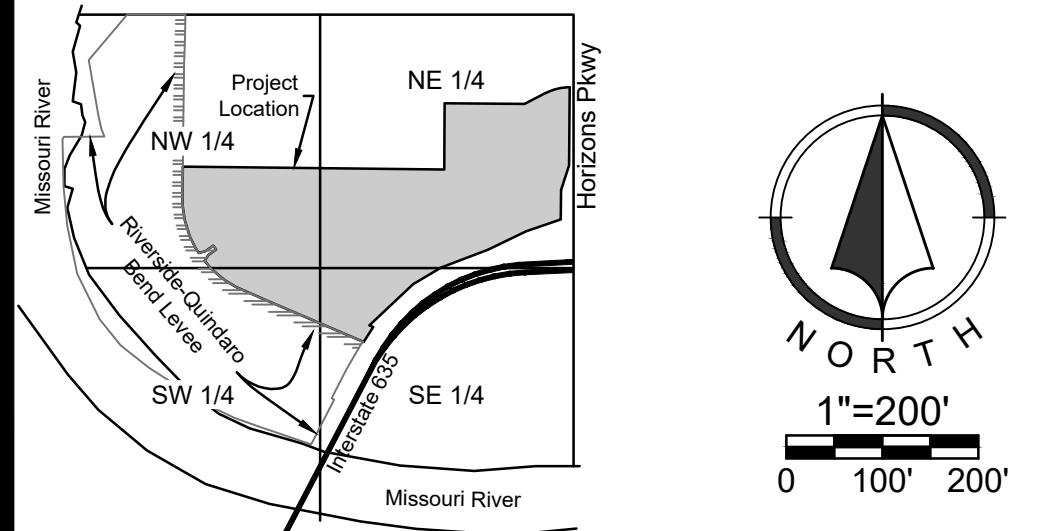
NOTES:

- Basis of Bearings: 40 WEST AT HORIZONS, a subdivision in the City of Riverside
- Error of Closure: 1 part in: 2244794.29'
- 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.
- Existing property lines of unplatted lands were created with the title reports provided by First American Title Insurance Company, vesting deeds provided are as labeled:
 - #KC-R3011076; dated 12/22/2022 at 7:00 AM
 - #KC-R3011122; dated 12/16/2022 at 7:00 AM
 - #KC-R3011128; dated 12/22/2022 at 7:00 AM
 - #KC-R3011129; dated 12/22/2022 at 7:00 AM
 - #KC-R3011126; dated 12/22/2022 at 7:00 AM
 - #KC-R3011116; dated 12/22/2022 at 7:00 AM
 - #KC-R3011120; dated 12/22/2022 at 7:00 AM
 - #KC-R3011114; dated 12/22/2022 at 7:00 AM
 - #KC-R3011108; dated 12/22/2022 at 7:00 AM
 - #KC-R3011092; dated 12/22/2022 at 7:00 AM
 - #KC-R3011072; dated 12/22/2022 at 7:00 AM
 - #KC-R3011084; dated 12/22/2022 at 7:00 AM
 - #KC-R3011069; dated 12/22/2022 at 7:00 AM
 - #KC-R3011060; dated 12/22/2022 at 7:00 AM

PRELIMINARY
FINAL PLAT UNDER REVIEW

I hereby certify that this Subdivision Plat is based on a survey performed by me or under my direct supervision during December 2022, which meets or exceeds the current Missouri Standards for Property Surveying, as established by the Missouri Board for Architects, Professional Land Surveyors and Professional Landscape Architects of the State of Missouri.

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - FOUND 1/2" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
 - SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
 - SET 5/8" X 24" REBAR WITH 2" ALUMINUM RIC MOCLS2011003572 KSCLS234 CAP
 - (D) DEEDED
 - (P) PLATTED
 - L= LENGTH OF CURVE
 - R= RADIUS OF CURVE
 - CL= CHORD LENGTH
 - CB= CHORD BEARING
 - B/L BUILDING SETBACK LINE
 - D/E DRAINAGE EASEMENT
 - G/E GAS LINE EASEMENT
 - S/S SANITARY SEWER EASEMENT
 - U/E UTILITY EASEMENT
 - ▨ RESTRICTED ACCESS
 - ▤ RIVERSIDE-QUINDARO BEND LEVEE DISTRICT RW



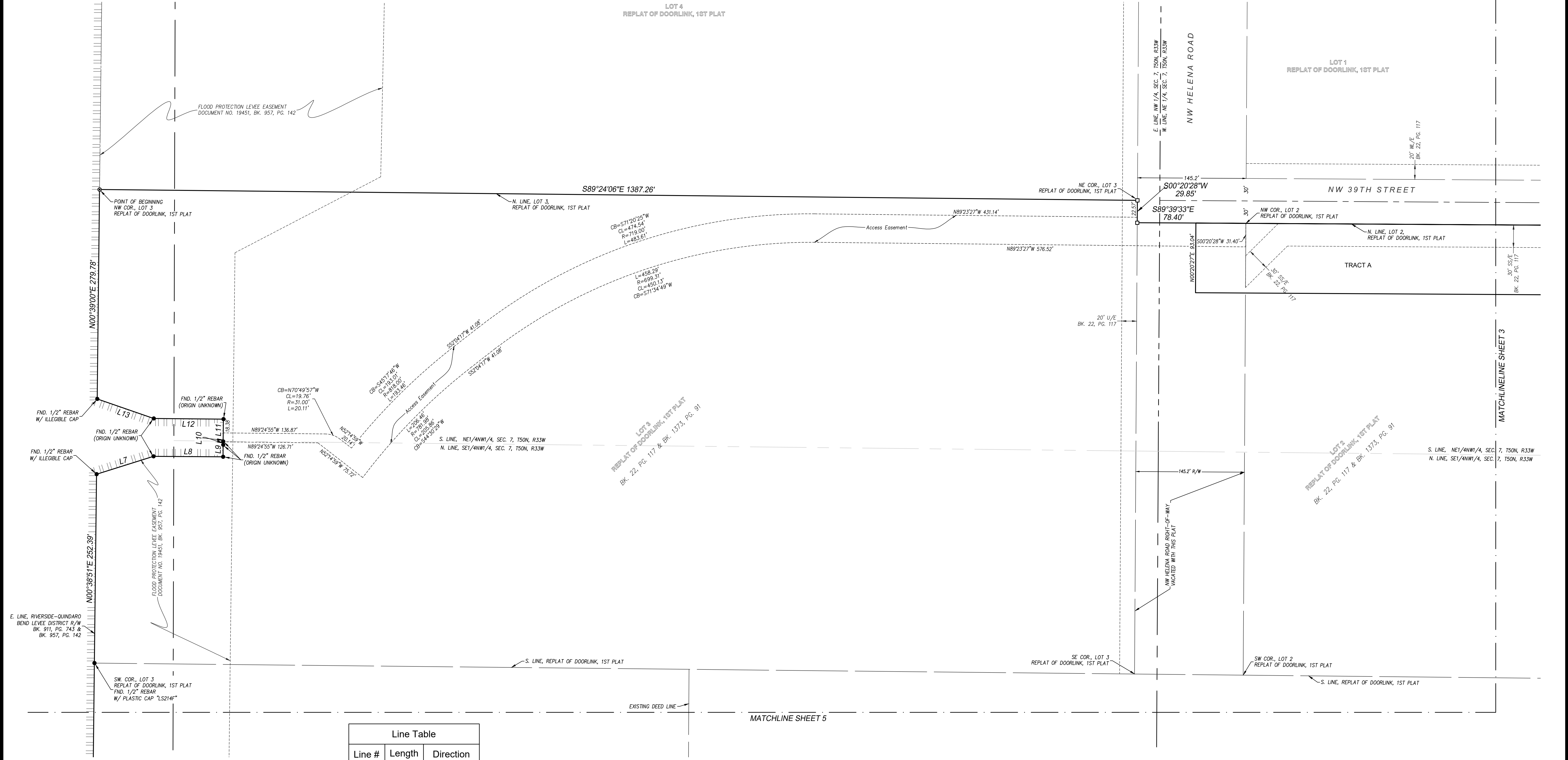
LOCATION MAP
FRACTIONAL SECTION 7-T50N-R34W
Scale 1" = 200'

Missouri PLS-2018016442
2011003572
onsult.com

FINAL PLAT

RIVERSIDE AMPHITHEATER

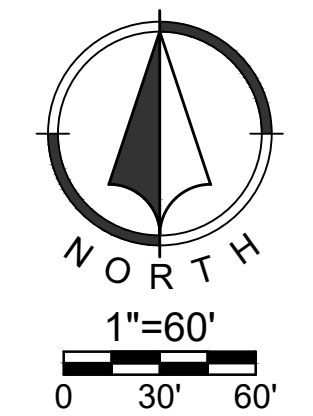
PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHEAST QUARTER, AND
THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 50 NORTH, RANGE 33 WEST
IN THE CITY OF RIVERSIDE, COUNTY OF PLATTE, STATE OF MISSOURI



Line Table		
Line #	Length	Direction
L7	79.77'	N72°35'06"E
L8	92.98'	S89°36'44"E
L9	15.98'	N00°30'45"E
L10	4.52'	N00°22'16"W
L11	29.82'	N00°43'15"E
L12	93.17'	N89°28'07"W
L13	79.92'	N70°55'42"W

LEGEND:

<ul style="list-style-type: none"> ● FOUND MONUMENT AS NOTED ○ FOUND 1/2" REBAR WITH RIC ○ MOCLS2011003572 KSCLS234 CAP ○ SET 1/2" X 24" REBAR WITH RIC ○ MOCLS2011003572 KSCLS234 CAP □ SET 5/8" X 24" REBAR WITH 2" ALUMINUM RIC MOCLS 2011003572 KSCLS 234 CAP (D) DEEDED (P) PLATTED L= LENGTH OF CURVE R= RADIUS OF CURVE CL= CHORD LENGTH CB= CHORD BEARING 	<ul style="list-style-type: none"> ⊘/L BUILDING SETBACK LINE D/E DRAINAGE EASEMENT G/E GAS LINE EASEMENT PED/E PEDESTRIAN EASEMENT SS/E SANITARY SEWER EASEMENT U/E UTILITY EASEMENT WL/E WATERLINE EASEMENT ZZZ RESTRICTED ACCESS ▨ RIVERSIDE-QUINDARO BEND LEVEE DISTRICT RW
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RIVERSIDE AMPHITHEATER

Prepared For:

PRELIMINARY

FINAL PLAT UNDER REVIEW

naissance

astructure

consulting

Date of Preparation:
September 6, 2024

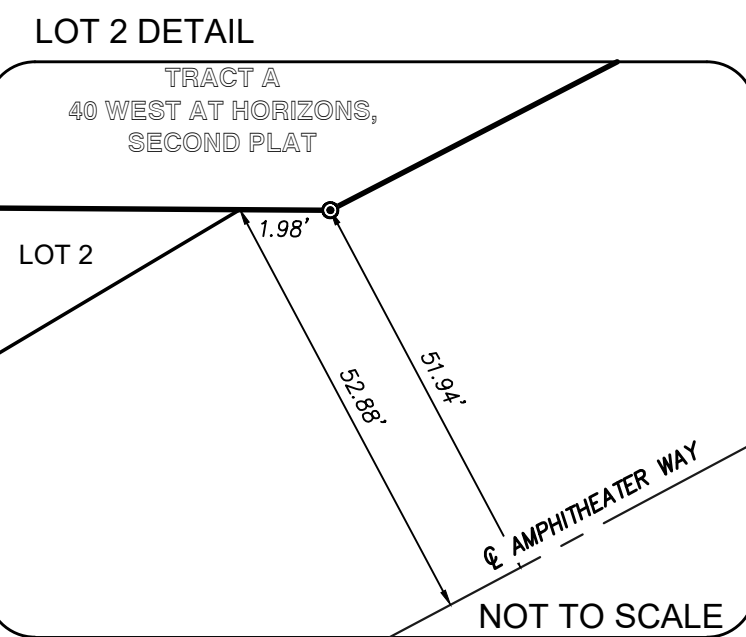
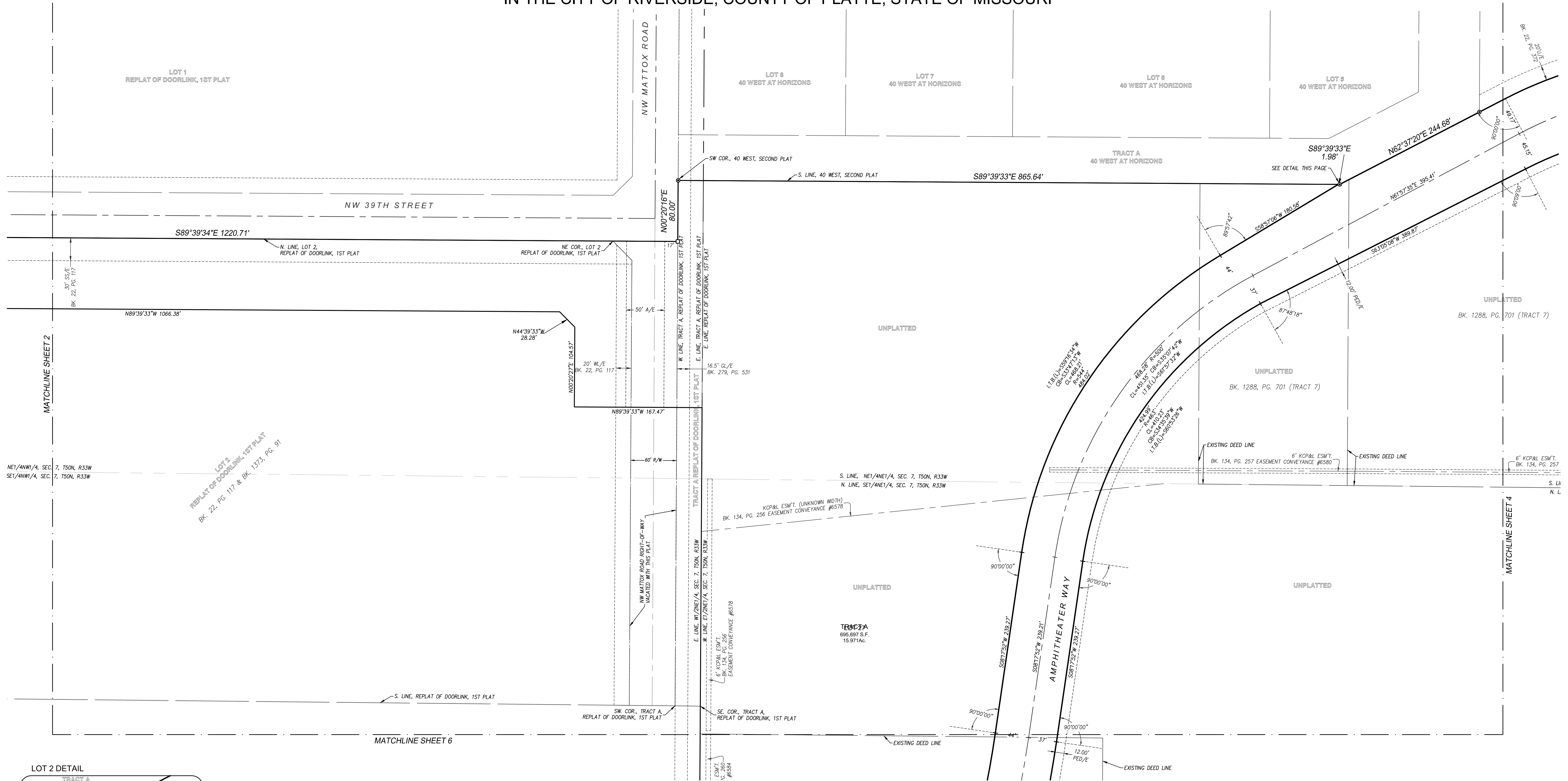
102 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ric-consult.com

MO CLS-2011003572

FINAL PLAT

RIVERSIDE AMPHITHEATER

PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHEAST QUARTER, AND
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IN THE CITY OF RIVERSIDE, COUNTY OF PLATTE, STATE OF MISSOURI



LEGEND:

● FOUND MONUMENT AS NOTED	⊘ FOUND 1/2" REBAR WITH RIC	⊘/L BUILDING SETBACK LINE
⊘ MOCLS2011003572 KSCLS234 CAP	⊘/E GAS LINE EASEMENT	⊘/E DRAINAGE EASEMENT
⊘ SET 1/2" X 24" REBAR WITH RIC	⊘/E PEDESTRIAN EASEMENT	⊘/E GAS LINE EASEMENT
⊘ MOCLS2011003572 KSCLS234 CAP	⊘/E SANITARY SEWER EASEMENT	⊘/E PEDESTRIAN EASEMENT
⊘ SET 5/8" X 24" REBAR WITH 2" ALUMINUM	⊘/E UTILITY EASEMENT	⊘/E SANITARY SEWER EASEMENT
RIC MOCLS 2011003572 KSCLS 234 CAP	⊘/E WATERLINE EASEMENT	⊘/E UTILITY EASEMENT
(D) DEEDED	⊘/E RESTRICTED ACCESS	⊘/E WATERLINE EASEMENT
(P) PLATTED	⊘/E RIVERSIDE-QUINDARO BEND	⊘/E RESTRICTED ACCESS
L= LENGTH OF CURVE	⊘/E LEVEE DISTRICT RW	⊘/E RIVERSIDE-QUINDARO BEND
R= RADIUS OF CURVE		⊘/E LEVEE DISTRICT RW
CL= CHORD LENGTH		
CB= CHORD BEARING		



RIVERSIDE AMPHITHEATER

Prepared For:

**PRELIMINARY
FINAL PLAT UNDER REVIEW**

Date of Preparation:
September 6, 2024

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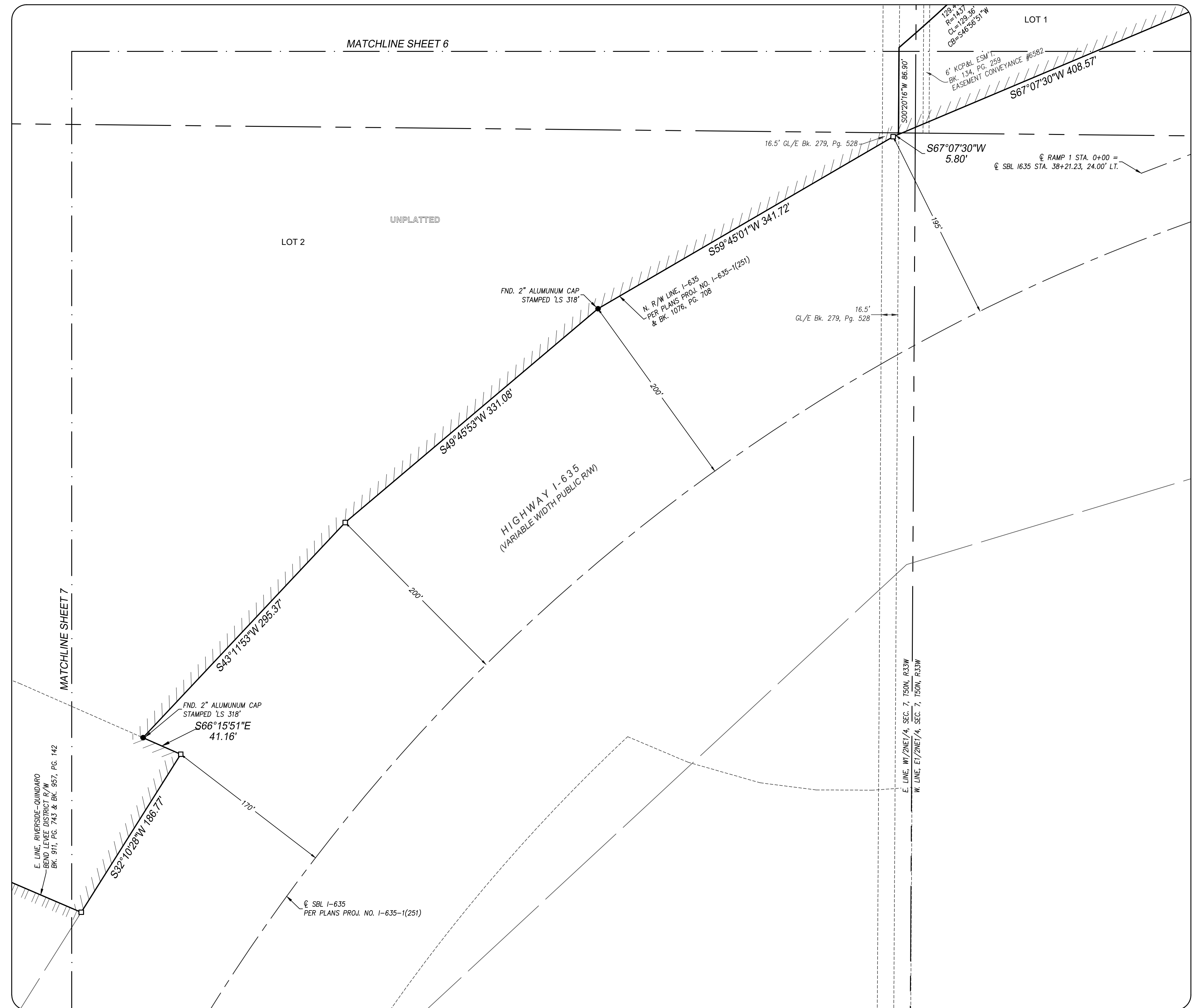
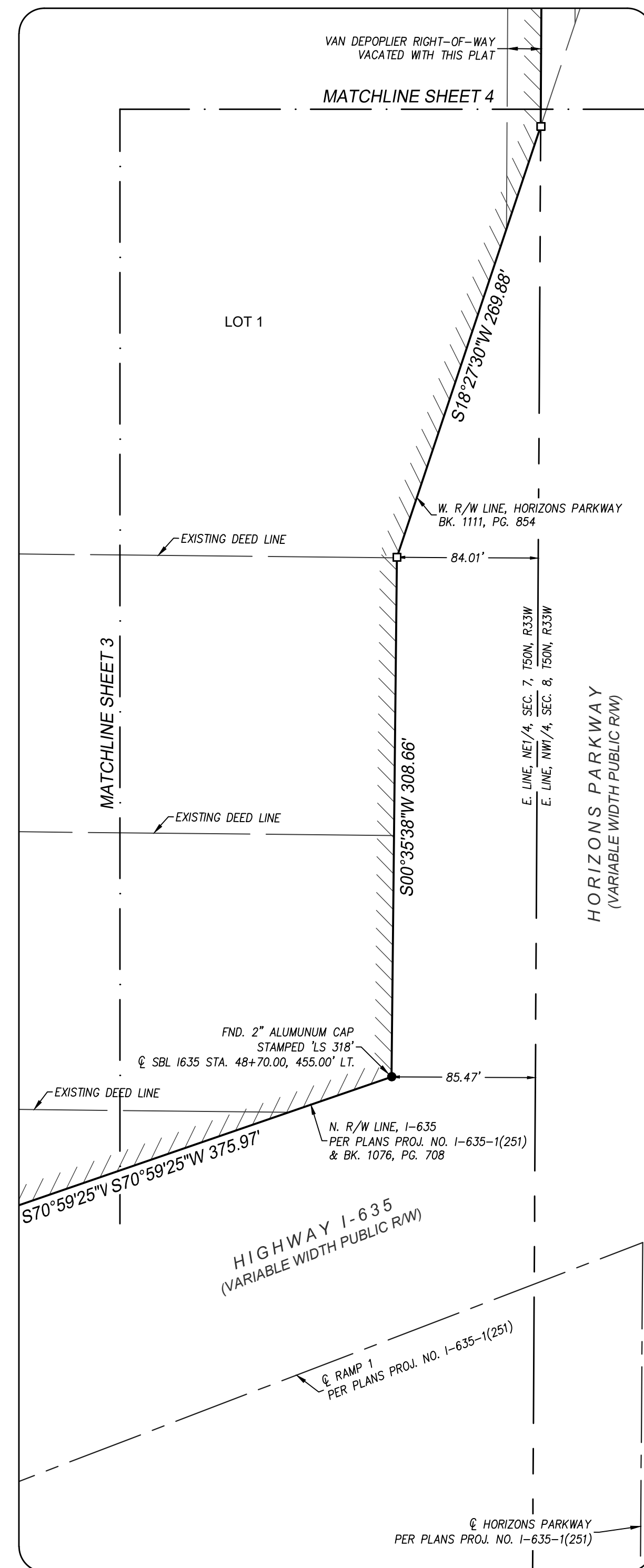
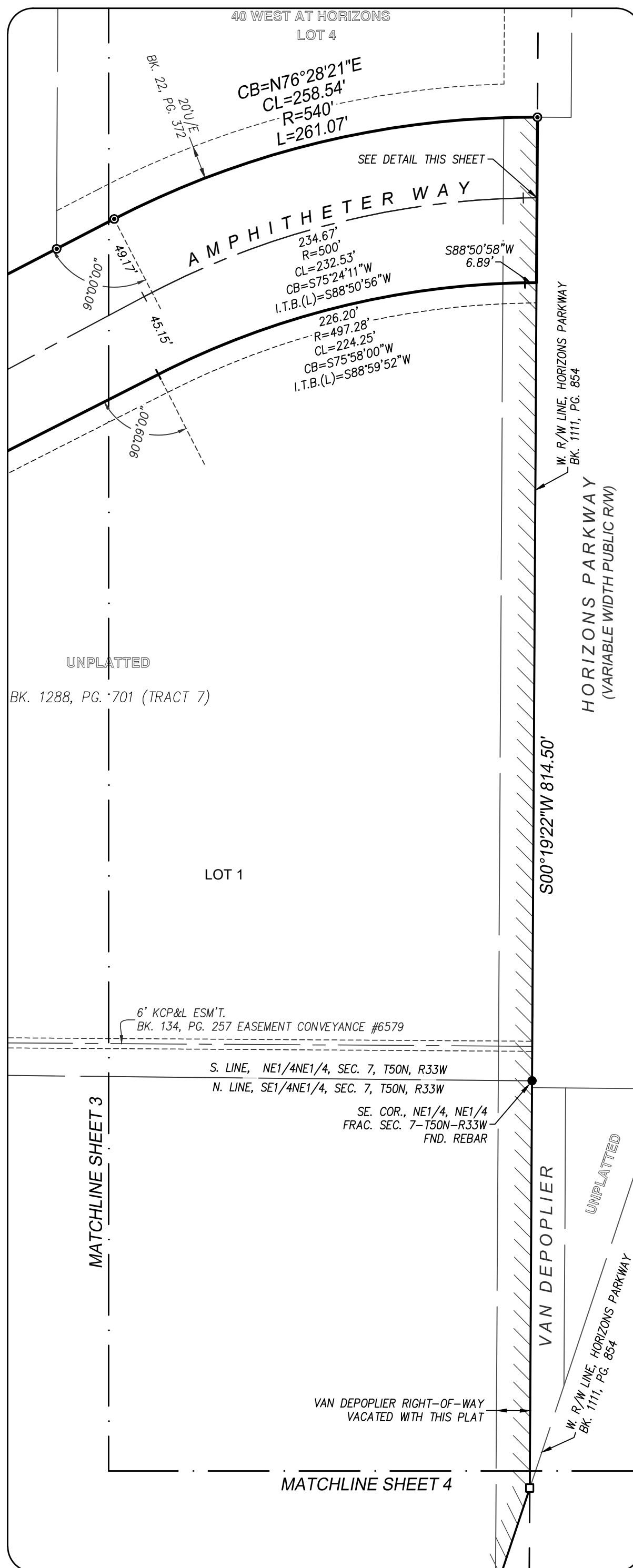
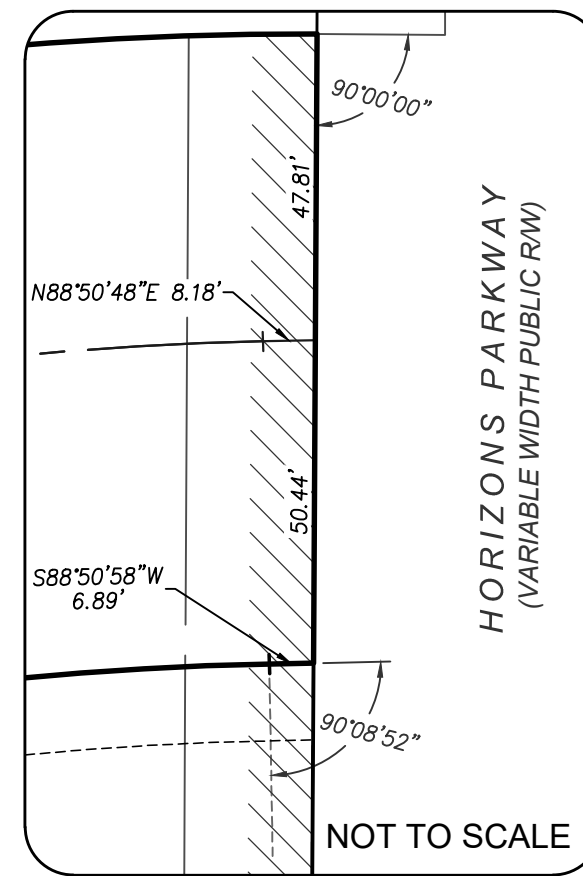
SHEET 3 OF 7

FINAL PLAT

RIVERSIDE AMPHITHEATER

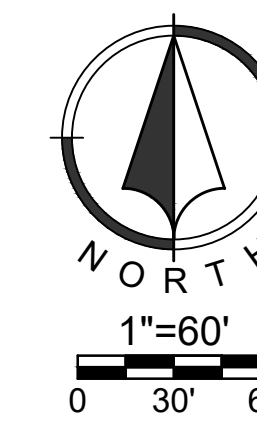
PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 50 NORTH, RANGE 33 WEST IN THE CITY OF RIVERSIDE, COUNTY OF PLATTE, STATE OF MISSOURI

AMPHITHEATER WAY DETAIL



LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH RIC
- MOCL S2011003572 KSCLS234 CAP
- SET 1/2" X 24" REBAR WITH RIC
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- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT
- ZZZ RESTRICTED ACCESS
- ▨ RIVERSIDE-QUINDARO BEND
- ▨ LEVEE DISTRICT RW



SHEET 4 OF 7

RIVERSIDE AMPHITHEATER

Prepared For: **renaissance astructure consulting**

PRELIMINARY FINAL PLAT UNDER REVIEW

Date of Preparation: September 6, 2024

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

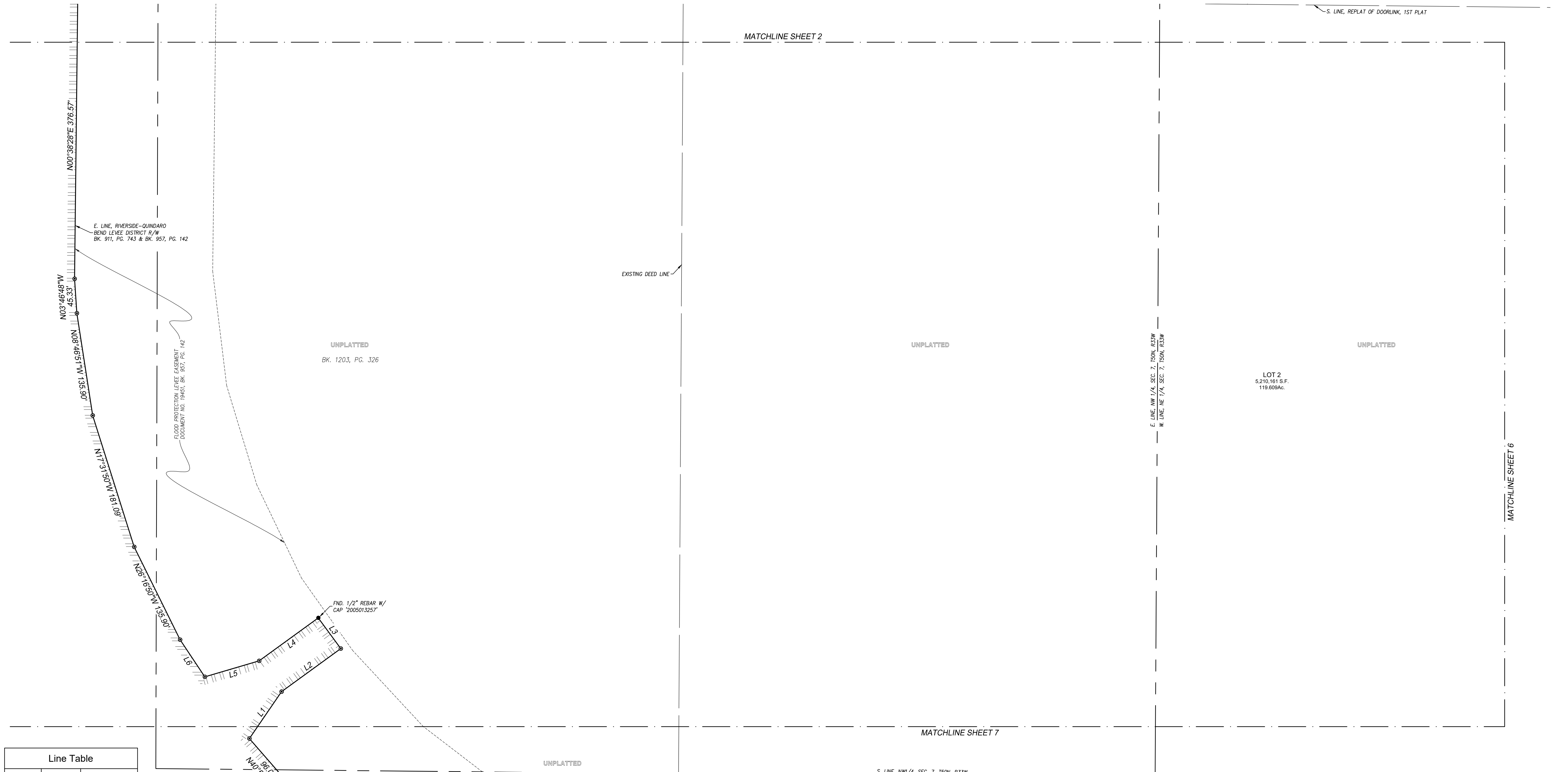
MO CLS-2011003572

22-0204

FINAL PLAT

RIVERSIDE AMPHITHEATER

PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHEAST QUARTER, AND
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IN THE CITY OF RIVERSIDE, COUNTY OF PLATTE, STATE OF MISSOURI



Line Table		
Line #	Length	Direction
L1	74.70'	N34°25'09"E
L2	96.12'	N53°58'19"E
L3	50.00'	N36°12'34"W
L4	95.98'	S53°58'18"W
L5	74.34'	S73°37'17"W
L6	58.61'	N33°38'59"W

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - FOUND 1/2" REBAR WITH RIC
 - FOUND 1/2" X 24" REBAR WITH RIC
 - SET 1/2" X 24" REBAR WITH RIC
 - SET 5/8" X 24" REBAR WITH 2" ALUMINUM
 - (D) DEEDED
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 - L= LENGTH OF CURVE
 - R= RADIUS OF CURVE
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 - CB= CHORD BEARING
 - ⊖/L BUILDING SETBACK LINE
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 - U/E UTILITY EASEMENT
 - W/E WATERLINE EASEMENT
 - RESTRICTED ACCESS
 - RIVERSIDE-QUINDARO BEND
 - LEVEE DISTRICT RW



RIVERSIDE AMPHITHEATER

Prepared For:

PRELIMINARY

FINAL PLAT UNDER REVIEW

naissance
astructure
consulting

Date of Preparation:
September 6, 2024

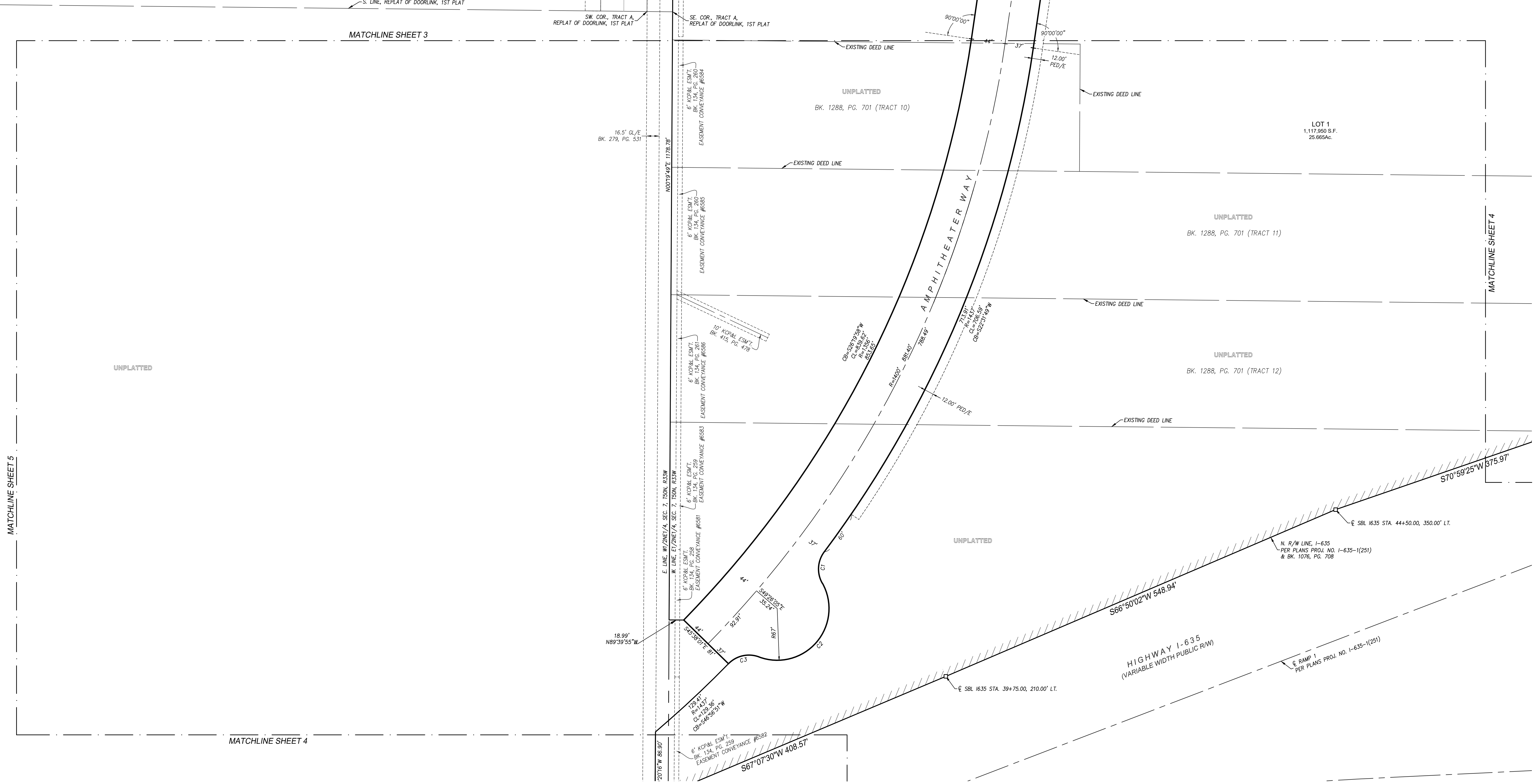
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FINAL PLAT

RIVERSIDE AMPHITHEATER

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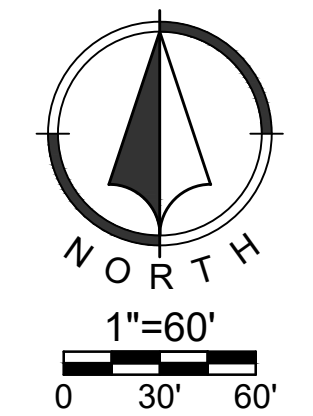


Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	42.77'	37.00'	S03°38'50\"W	40.43'
C2	163.79'	67.00'	S40°33'55\"W	125.95'
C3	42.77'	37.00'	S77°29'12\"W	40.42'

ALL CURVES ARE TANGENT UNLESS SPECIFIED OTHERWISE

LEGEND:

- FOUND MONUMENT AS NOTED
- ⊙ FOUND 1/2\" REBAR WITH RIC
- ⊙ MOCLS2011003572 KSCLS234 CAP
- ⊙ SET 1/2\" X 24\" REBAR WITH RIC
- ⊙ MOCLS2011003572 KSCLS234 CAP
- ⊙ SET 5/8\" X 24\" REBAR WITH 2\" ALUMINUM
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- RIVERSIDE-QUINDARO BEND
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RIVERSIDE AMPHITHEATER

Prepared For:

**PRELIMINARY
FINAL PLAT UNDER REVIEW**

Date of Preparation:
September 6, 2024

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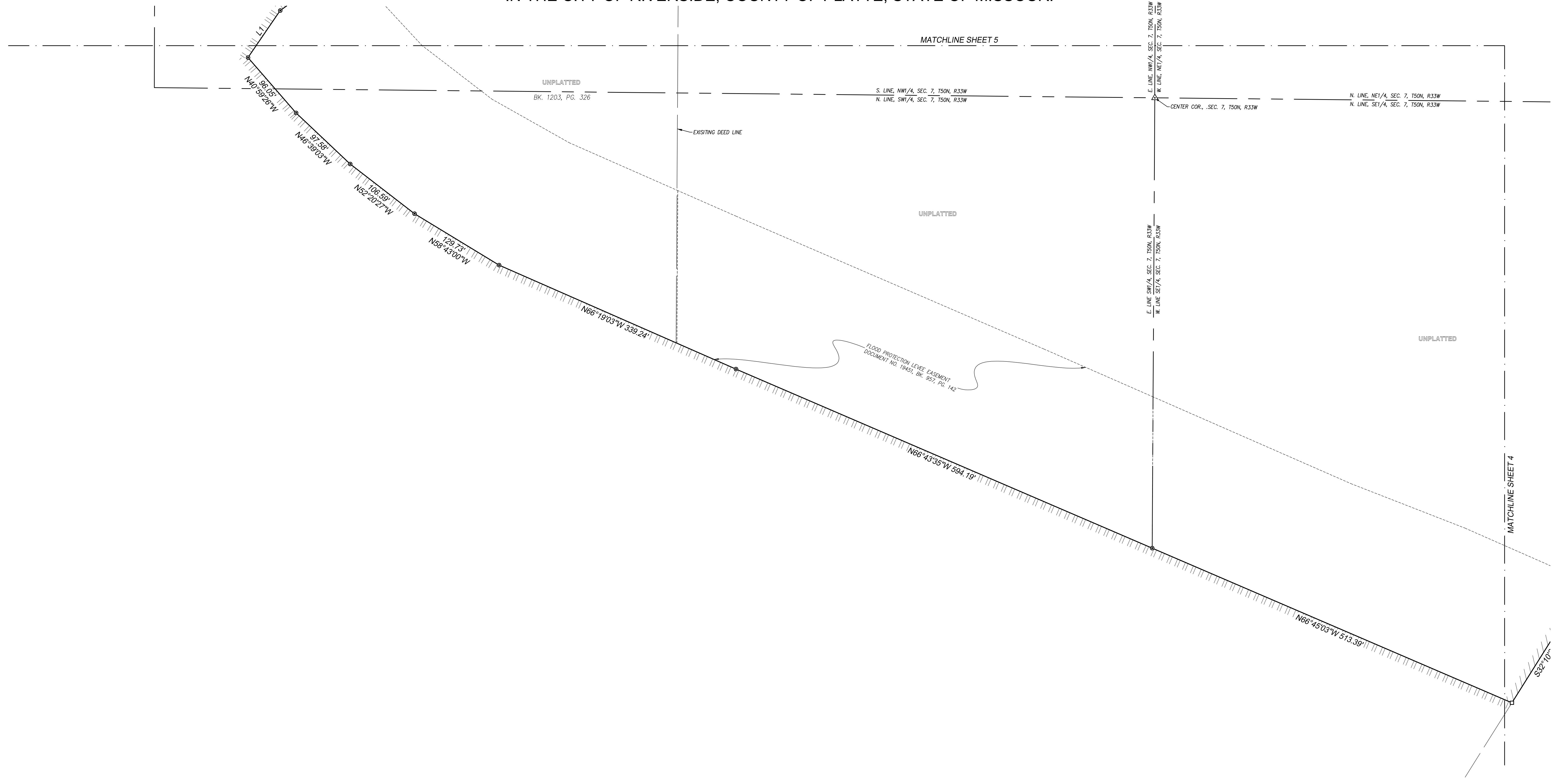
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Kansas City, Kansas 66103

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FINAL PLAT

RIVERSIDE AMPHITHEATER

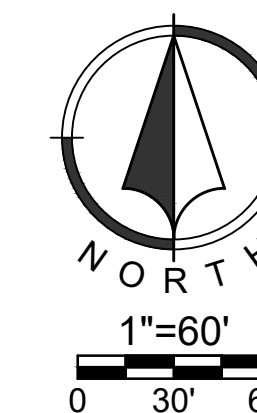
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Line Table		
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- SET 1/2" X 24" REBAR WITH RIC
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- U/E UTILITY EASEMENT
- WL/E WATERLINE EASEMENT
- ZZZ RESTRICTED ACCESS
- ▨ RIVERSIDE-QUINDARO BEND
LEVEE DISTRICT RW



SHEET 7 OF 7

RIVERSIDE AMPHITHEATER

Prepared For:

PRELIMINARY
FINAL PLAT UNDER REVIEW

Date of Preparation: September 6, 2024

102 Abbie Avenue
Kansas City, Kansas 66103

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City of Riverside
Staff Analysis Report
Case PC22-07 Lot Split
Lot 14 Riverside Horizons East First Plat

General Information

Applicant: WFC KC StadCo, LLC.

Location: North of Taylor Memorial Blvd, east of Horizons Pkwy, south of 5005 NW 41st Street, and west of NW Teal Rising Way

Application: Lot Split

Current Zoning: PD Planned Development

Existing Land Use: Vacant

Proposed Land Use: Hospitality/Commercial/Retail

Site Area: 316,826 sq.ft. (7.27 acres)

Proposed Lot Size: Lot 1 – 147,511 sq.ft. (3.39 acres)
Lot 2 – 169,249 sq.ft. (3.88 acres)

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

Analysis

Overview: The applicant is requesting to divide the existing lot 14 into two lots. Lot 1 is the future location of the Hilton Garden Inn. Lot 2 will be developed into a future commercial use. Any new development on Lot 2 will have to go through the Final Development Plan process and be approved by the Planning Commission and Board of Aldermen. The proposed lots meet all minimum requirements for the PD zoning.

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

Conformance to Comprehensive Plan: The proposed plat is in conformance with the Comprehensive Plan as the plan identifies the area for commercial development.

Recommendation

Staff finds the application in conformance with the Comprehensive Master Plan and, therefore, recommends approval of the lot split for 2900 NW 47th Terrace.

Attachments

- Plat
- Location Map

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

LOT 14A & 14B, RIVERSIDE HORIZONS EAST FIRST PLAT

IN WITNESS WHEREOF:

KC WFC STADCO, LLC A MISSOURI LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 20____

KC WFC STADCO, LLC A MISSOURI LIMITED LIABILITY COMPANY

NAME _____ TITLE _____ STATE OF _____ SS: _____ COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT HE IS KC WFC STADCO, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

APPROVED: PLANNING COMMISSION CHAIRMAN _____

APPROVED: PLANNING COMMISSION SECRETARY _____

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE INFORMATIONAL TITLE REPORT, ISSUED BY COFFELT LAND TITLE, INC. TITLE NO. 24070347, EFFECTIVE APRIL 24, 2024 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE AND MATCH THE RECORDED PLAT OF "RIVERSIDE HORIZONS EAST FIRST PLAT"

3. ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2916500392D, MAP REVISED APRIL 2, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE).

NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT PROPERTY ON THE ABOVE REFERENCED MAP.

LEGEND table with columns: SURVEY MARKERS (FND FOUND MONUMENT, SET SET MONUMENT) and GENERAL (L ARC LENGTH, R RADIUS, D DELTA / CENTRAL ANGLE, ITB INITIAL TANGENT BEARING)

DEVELOPER:

KC WFC STADCO, LLC 1 TEAL RISING WAY RIVERSIDE, MO 64150

THIS PLAT AND SURVEY OF LOT 14A & 14B, RIVERSIDE HORIZONS EAST FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF LOT 14A & 14B, RIVERSIDE HORIZONS EAST FIRST PLAT 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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014092 SEPTEMBER 18, 2022 JR.ROUDEBUSH@OLSSON.COM

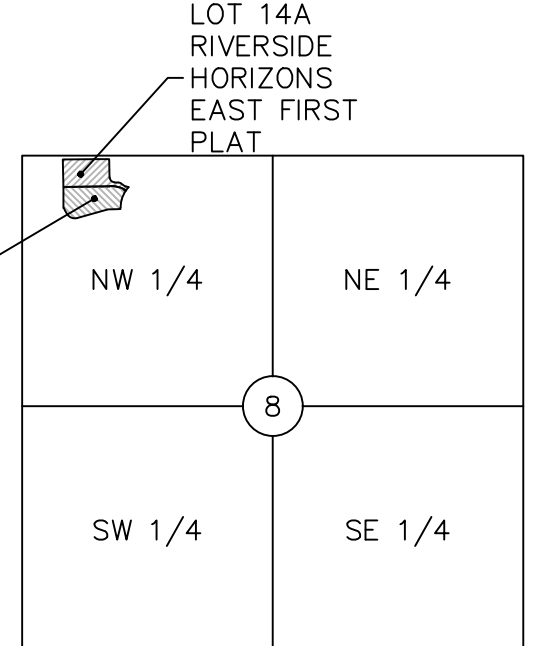
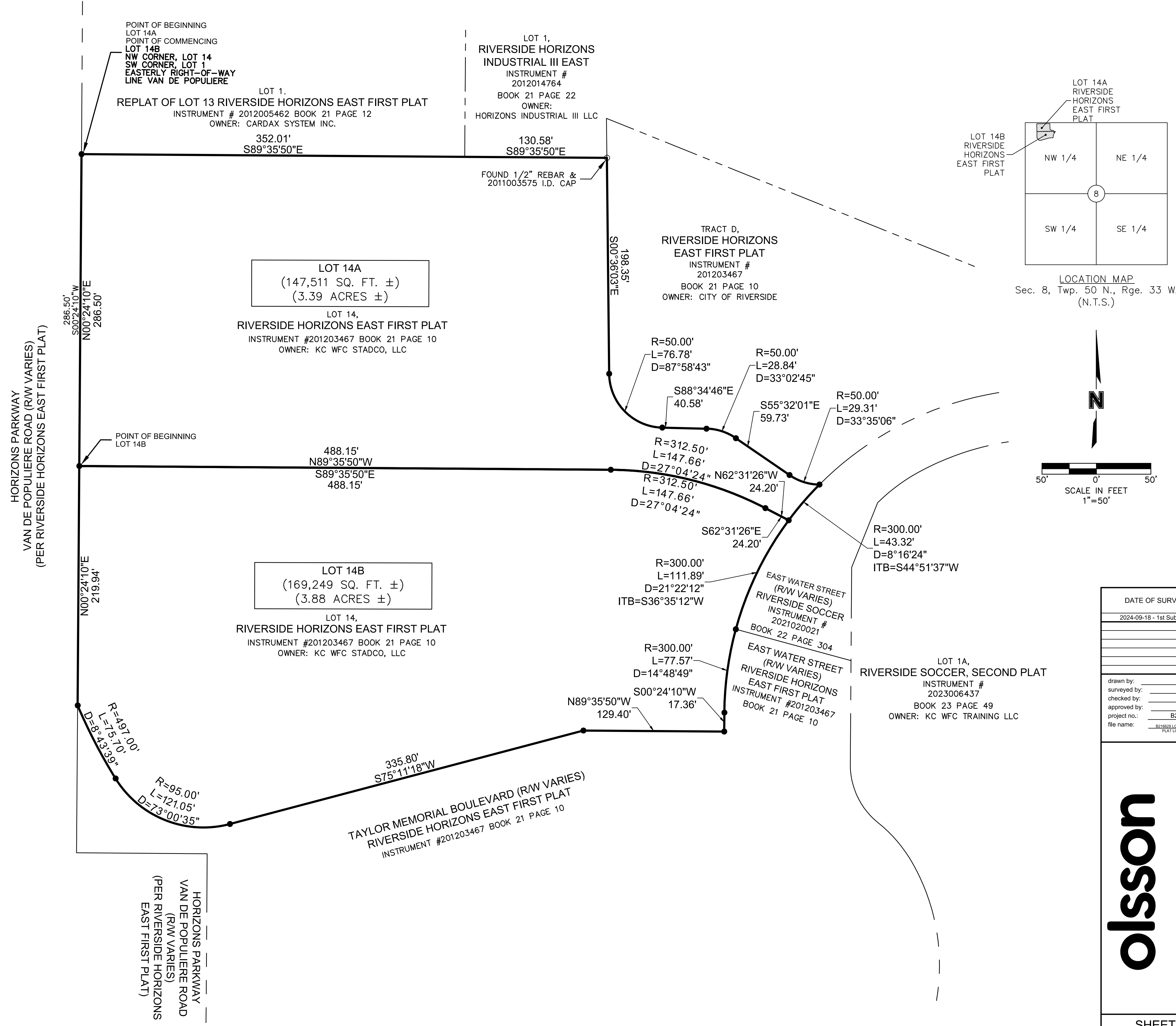
LOT 14A DESCRIPTION

PART OF LOT 14, OF RIVERSIDE HORIZONS EAST FIRST PLAT, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 5, THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 50 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN RIVERSIDE, PLATTE COUNTY, MISSOURI RECORDED MARCH 9, 2012 AS INSTRUMENT NUMBER 2012003467 IN BOOK 21 AT PAGE 10 IN THE OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14, ALSO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF VAN DE POPULIERE ROAD AS DISPLAYED ON SAID RIVERSIDE HORIZONS EAST FIRST PLAT, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, OF REPLAT OF LOT 13, RIVERSIDE HORIZONS EAST FIRST PLAT, A SUBDIVISION OF LAND IN SAID RIVERSIDE RECORDED APRIL 18, 2012 AS INSTRUMENT NUMBER 2012005462 IN BOOK 21 AT PAGE 12 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE LEAVING SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, SOUTH 89°35'50" EAST, ON THE NORTH LINE OF SAID LOT 14, ALSO BEING THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 352.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, OF RIVERSIDE HORIZONS INDUSTRIAL III EAST, A SUBDIVISION OF LAND IN SAID RIVERSIDE RECORDED OCTOBER 1, 2012 AS INSTRUMENT NUMBER 2012014764 IN BOOK 21 AT PAGE 22 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE SOUTH 89°35'50" EAST ON SAID NORTH LINE, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 1 OF SAID RIVERSIDE HORIZONS INDUSTRIAL III EAST, 130.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 14, ALSO BEING A POINT ON THE WESTERLY LINE OF SAID TRACT D OF SAID RIVERSIDE HORIZONS EAST FIRST PLAT; THENCE LEAVING SAID SOUTHERLY LINE OF SAID LOT 1 OF SAID RIVERSIDE HORIZONS INDUSTRIAL III EAST, SOUTH 00°36'03" EAST, ON SAID WESTERLY LINE OF SAID TRACT D, ALSO BEING THE EASTERLY LINE OF SAID LOT 14, A DISTANCE OF 198.35 FEET; THENCE SOUTHEASTERLY, ON SAID WESTERLY LINE OF SAID TRACT D, 40.58 FEET; THENCE EAST, ON SAID SOUTHERLY LINE OF SAID TRACT D, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 87°58'43" AND AN ARC DISTANCE OF 76.78 FEET; THENCE SOUTH 88°34'46" EAST, ON SAID EASTERLY LINE OF SAID LOT 14, ALSO BEING THE SOUTHERLY LINE OF SAID TRACT D, 40.58 FEET; THENCE EAST, ON SAID EASTERLY LINE OF SAID TRACT D, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 33°02'45" AND AN ARC DISTANCE OF 28.84 FEET; THENCE SOUTH 55°32'01" EAST, ON SAID EASTERLY LINE OF SAID LOT 14, ALSO BEING THE WESTERLY LINE OF SAID TRACT D, 59.73 FEET; THENCE EASTERLY, ON SAID EASTERLY LINE OF SAID LOT 14 AND SAID SOUTHERLY LINE OF SAID TRACT D, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 33°35'08" AND AN ARC DISTANCE OF 28.84 FEET; THENCE EAST, ON SAID EASTERLY LINE OF SAID TRACT D, 59.73 FEET; THENCE EASTERLY, ON SAID EASTERLY LINE OF SAID LOT 14 AND SAID SOUTHERLY LINE OF SAID TRACT D, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 33°35'08" AND AN ARC DISTANCE OF 28.84 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 312.50 FEET, A CENTRAL ANGLE OF 27°04'24" AND AN ARC DISTANCE OF 147.66 FEET; THENCE NORTH 89°35'50" WEST, 488.15 FEET TO A POINT ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAID VAN DE POPULIERE ROAD, ALSO BEING A POINT ON THE WESTERLY LINE OF SAID LOT 14; THENCE NORTH 02°34'10" EAST, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, 286.50 FEET TO THE POINT OF BEGINNING, CONTAINING 147,511 SQUARE FEET OR 3.39 ACRES, MORE OR LESS.

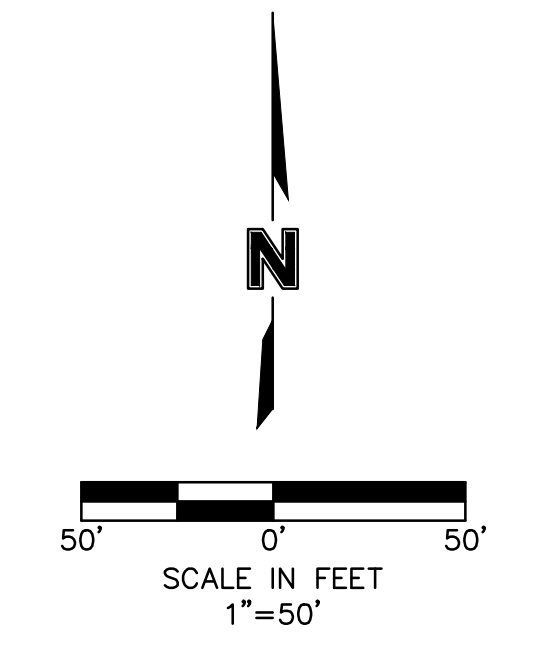
LOT 14B DESCRIPTION

PART OF LOT 14, OF RIVERSIDE HORIZONS EAST FIRST PLAT, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 5, THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 50 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN RIVERSIDE, PLATTE COUNTY, MISSOURI RECORDED MARCH 9, 2012 AS INSTRUMENT NUMBER 2012003467 IN BOOK 21 AT PAGE 10 IN THE OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14, ALSO BEING A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF VAN DE POPULIERE ROAD AS DISPLAYED ON SAID RIVERSIDE HORIZONS EAST FIRST PLAT, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, OF REPLAT OF LOT 13, RIVERSIDE HORIZONS EAST FIRST PLAT, A SUBDIVISION OF LAND IN SAID RIVERSIDE RECORDED APRIL 18, 2012 AS INSTRUMENT NUMBER 2012005462 IN BOOK 21 AT PAGE 12 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE SOUTH 00°24'10" WEST, ON SAID WESTERLY LINE OF SAID LOT 14, A DISTANCE OF 286.50 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, SOUTH 89°35'50" EAST, 488.15 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 312.50 FEET, A CENTRAL ANGLE OF 27°04'24" AND AN ARC DISTANCE OF 147.66 FEET; THENCE SOUTH 62°31'26" EAST, 24.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 14, ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID EAST WATER STREET, ESTABLISHED BY SAID RIVERSIDE HORIZONS EAST FIRST PLAT AND RE-PLATTED AS RIVERSIDE SOCCER, A SUBDIVISION OF LAND IN SAID RIVERSIDE RECORDED OCTOBER 21, 2021 AS INSTRUMENT NUMBER 2021020021 IN BOOK 22 AT PAGE 304 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE SOUTHWESTERLY, ON SAID EASTERLY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 36°35'12" WEST WITH A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 21°22'12" AND AN ARC DISTANCE OF 111.89 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE ESTABLISHED BY SAID RIVERSIDE HORIZONS EAST FIRST PLAT; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE RE-PLATTED AS RIVERSIDE SOCCER, SOUTHERLY, ON SAID EASTERLY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ESTABLISHED BY SAID RIVERSIDE HORIZONS EAST FIRST PLAT, ON A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET, HAVING A CENTRAL ANGLE OF 14°48'49" AND AN ARC DISTANCE OF 77.57 FEET; THENCE SOUTH 00°24'10" WEST, ON SAID EASTERLY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 17.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, ALSO BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF TAYLOR MEMORIAL BOULEVARD ESTABLISHED BY SAID RIVERSIDE HORIZONS EAST FIRST PLAT; THENCE NORTH 89°35'50" WEST, ON THE SOUTHERLY LINE OF SAID LOT 14, AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 129.40 FEET; THENCE SOUTH 75°11'18" WEST, ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 335.80 FEET; THENCE WESTERLY, ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 73°00'35" AND AN ARC DISTANCE OF 121.05 FEET; THENCE NORTHWESTERLY, ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 497.00 FEET, A CENTRAL ANGLE OF 08°43'39" AND AN ARC DISTANCE OF 75.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, ALSO BEING A POINT ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAID VAN DE POPULIERE ROAD; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 00°24'10" EAST, ON SAID WESTERLY LINE OF SAID LOT 14 AND SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 219.94 FEET TO THE POINT OF BEGINNING, CONTAINING 169,249 SQUARE FEET OR 3.88 ACRES, MORE OR LESS.

LOT 14A & 14B, RIVERSIDE HORIZONS EAST FIRST PLAT A LOT SPLIT OF LOT 14 NW 1/4, SEC. 8 T50N, R33W RIVERSIDE, PLATTE COUNTY, MISSOURI



LOCATION MAP Sec. 8, Twp. 50 N., Rge. 33 W. (N.T.S.)



DATE OF SURVEY: 2024-09-18 - 1st Submittal

drawn by: NRW surveyed by: KT/CA checked by: JPM approved by: JSR project no.: B21-06629 file name: RIVERSIDE_HORIZONS_EAST_FIRST_PLAT_LOT_SPLIT.DWG

Olsson logo and contact information: Olsson, Inc., Land Surveying, MO 366, KS 114, MO Certificate of Authority: 001592, 1301 Burlington Street, Suite 117, North Kansas City, MO 64116. TEL: 816.361.1177 FAX: 816.361.1888 www.olsson.com



City of Riverside
Staff Analysis Report
Case Number PC24-08, Final Development Plan
5006 NW Teal Rising Way (Lot 14A) Hilton Garden Inn

General Information

Applicant: WFC KC StadCo, LLC.

Location: 5006 NW Teal Rising Way (Lot 14A Riverside Horizons East First Plat)

Application: Final Development Plan

Site Area: 147,511 sq.ft. (3.39 Acres)

Building Size: 22,852 sq.ft foot print with five stories totaling 83,744 sq.ft.

Zoning: PD Planned Development

Existing Land Use: Vacant

Proposed Land Use: Hotel

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

Project Overview:

The applicant is proposing to construct a new 83,744 sq.ft. hotel building on Lot 14A Riverside Horizons East First Plat. The Hilton Garden Inn has been selected as the flag for the 134 key, five story hotel.

Site Layout: The proposed hotel will be oriented east and west on the lot with the main entrance facing south. The main drive will enter the property from the east off NW Teal Rising Way. A future right in/right out entrance will be constructed on the west side of the property off NW Horizons Parkway.

Infrastructure

Sanitary Sewer: Sanitary sewer enters the property at the southeast corner and runs along the south side of the property.

Water: Water enters the property from the southeast from NW Teal Rising Way and extends along the north of the property.

Gas: Gas enters the property from the southeast from NW Teal Rising Way and extends along the north of the property.

Electric: Electric enters the property from the southeast from NW Teal Rising Way and extends along the north of the property.

Stormwater: Stormwater from the property will be routed to the City's regional detention system.

Loading & Parking Areas: General parking will be located on the north and south side of the building. The applicant is required to provide 101 parking spaces (75% of the number of rooms) and they are proposing 107 spaces.

Landscaping: The approved PD regulations note four components of landscaping.

- Building frontage at the street (1 tree / 40 ft of street frontage)

- Building foundation (groundcover, shrubs and ornamental trees) main entrance and around the vehicular parking area near the main entrance.

The applicant has provided a landscaping plat that meets these requirements.

Building Elevations: The building will be constructed of wood.

Lighting: Lighting will be provided in the parking lot via wall mounted lights.

Signage: Staff will work with the applicant on to approve signage.

Outdoor Storage: The applicant is not proposing any outdoor storage.

Analysis

Comprehensive Plan: Throughout the development of the Comprehensive Plan it was articulated by participants that improving community image/character and the quality and design of buildings was a key concern.

The proposed project represents a continuation of the work going on in the Horizons Area and will integrate well with the quality entertainments options already constructed in Horizons. Generally, the proposed development plan is consistent with the site layouts, construction style, methods and architecture on the southeast side of Horizons.

Recommendation

The final development meets the standards of the UDO and approved PD regulations.

Attachments

- Location Map
- Site Plan
- Building Elevations



NO.	DATE	REVISIONS
1	2024	ISSUED FOR PERMIT

PLANT SCHEDULE

SYMBOL	CODE	QTY	SCIENTIFIC / COMMON NAME	SIZE	CONTAINER
	C1	20	CORONATUS BEECHLEAF TASTYBARK JAPANESE SPANISH BURNING BUSH	21" CAL	48L
	C2	17	CLIPDI SA THACKENI HOS IN RMS SAYONARA JONNY DUCUS	21" CAL	48L
	C3	5	ZH KOWA SHIRAZIA GAN-N-VASE GRIFFIN WAST JAPANESE / I HOVA	21" CAL	48L

EMERGENT TREES

SYMBOL	CODE	QTY	SCIENTIFIC / COMMON NAME	SIZE	CONTAINER
	J5	21	SPARTAN JUNIPER	8" HT	

SPERMATOPHYTES

SYMBOL	CODE	QTY	SCIENTIFIC / COMMON NAME	SIZE	CONTAINER
	AN	11	AMERICAN REDWOOD	25" CAL	48L
	CC	1	CONDOLIA GIBBA	27" CAL	48L

SCROTIUM

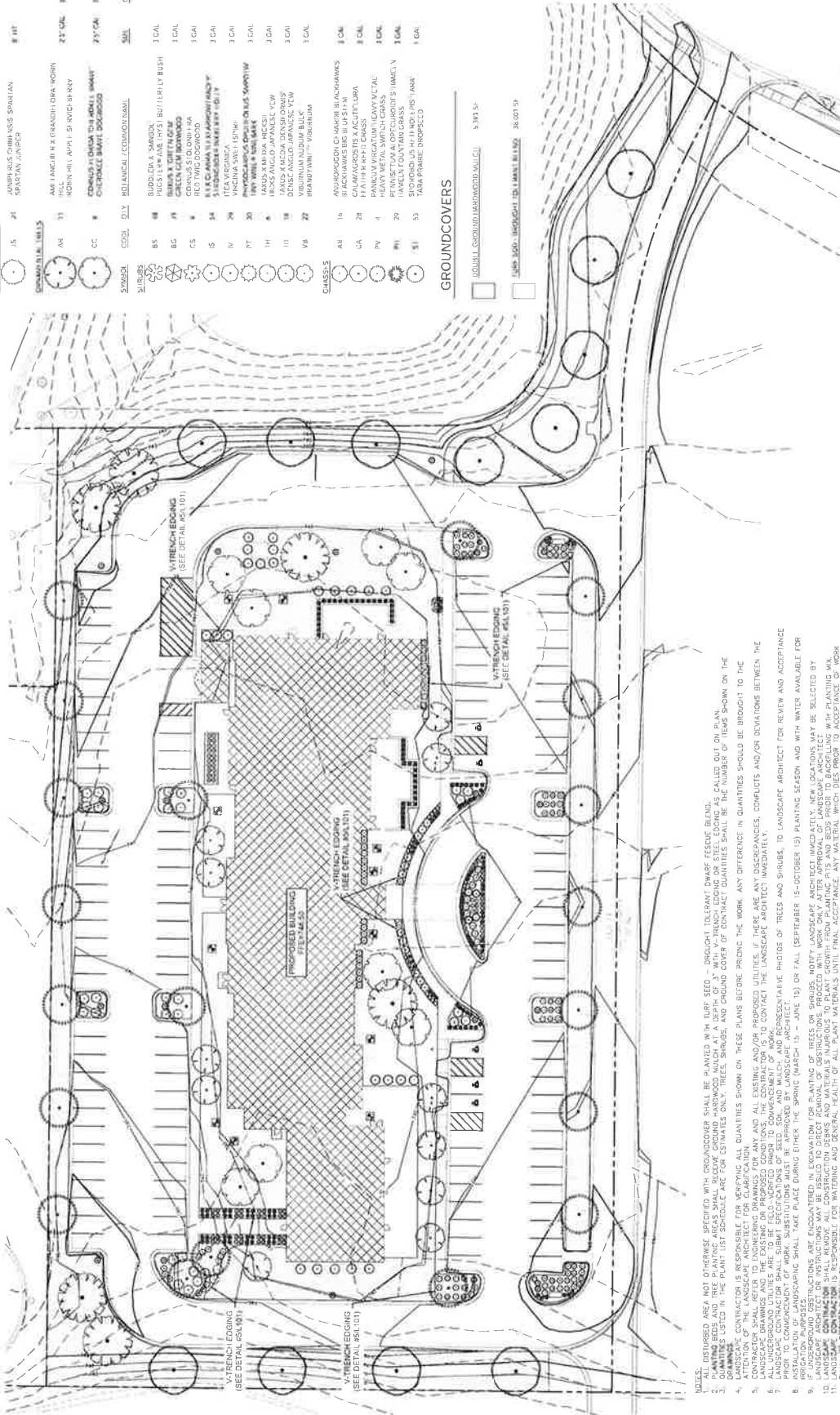
SYMBOL	CODE	QTY	SCIENTIFIC / COMMON NAME	SIZE	CONTAINER
	BS	48	BLOOD RED SPANISH	3" CAL	
	BG	17	BURNING BUSH	3" CAL	
	CS	4	CONDOLIA GIBBA	3" CAL	
	IS	14	ITALIAN SPANISH	3" CAL	
	IV	24	ITALIAN SPANISH	3" CAL	
	PT	20	PORTUGAL SPANISH	3" CAL	
	TH	4	THAI SPANISH	3" CAL	
	IT	18	ITALIAN SPANISH	3" CAL	
	V8	27	VIRGINIA SPANISH	3" CAL	

GRASSES

SYMBOL	CODE	QTY	SCIENTIFIC / COMMON NAME	SIZE	CONTAINER
	AR	16	ARIZONA GRASS	3" CAL	
	CA	28	CALIFORNIA GRASS	3" CAL	
	PV	4	PANAMA GRASS	3" CAL	
	PI	29	PANAMA GRASS	3" CAL	
	SI	13	SOUTH ISLAND GRASS	3" CAL	

GROUNDCOVERS

SYMBOL	CODE	QTY	SCIENTIFIC / COMMON NAME	SIZE	CONTAINER
	GR	1	GRASS	3" CAL	



- NOTES:
- ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUNDCOVER SHALL BE PLANTED WITH TURF SEED - BROUGHT TOLERANT DWARF FESCUE BLEND.
 - ALL QUANTITIES LISTED IN THE PLANT LIST SPECIFIED ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER QUANTITIES SHALL BE IN ACCORDANCE WITH THE QUANTITIES SHOWN ON THE DRAWINGS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE BEGINNING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 - ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDUCTING ALL NECESSARY UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
 - LANDSCAPE BRANNING AND THE EXISTING OR PROPOSED CONDITIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
 - IF UNDERGROUND UTILITIES ARE ENCOUNTERED IN EXAVATION FOR PLANTING OF TREES OR SHRUBS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS NEARBY TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
 - LANDSCAPE EDGES SHALL BE FREE OF WEEDS AND VOLUNTARY PLANT MATERIAL PRIOR TO COMMENCEMENT OF WORK.
 - REPLACEMENTS SHALL BE PROMPTLY MADE UNDER THE GUARANTEE OF ONE YEAR PLUS TWENTY DAYS BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY UNDER THIS GUARANTEE (AS PER DIRECTION OF OWNER).



HDA
HANNA
ALLIANCE

2024-09-01 10:00 AM

PROJECT: HILTON GARDEN INN
 024-0401

DATE: 06 SEPTEMBER 2024

PERMIT SET

COVER SHEET

MISSOURI

LOT 14 - KC CURRENT TRAINING FACILITY

HILTON GARDEN INN
RIVERSIDE MISSOURI

ARCHITECT
 HANNA ALLIANCE
 1000 N. GARDEN ST.
 SUITE 100
 KANSAS CITY, MO 64108

INTERIOR DESIGNER
 HANNA ALLIANCE
 1000 N. GARDEN ST.
 SUITE 100
 KANSAS CITY, MO 64108

STRUCTURAL ENGINEER
 HANNA ALLIANCE
 1000 N. GARDEN ST.
 SUITE 100
 KANSAS CITY, MO 64108

MEP ENGINEER
 HANNA ALLIANCE
 1000 N. GARDEN ST.
 SUITE 100
 KANSAS CITY, MO 64108

CIVIL ENGINEER
 HANNA ALLIANCE
 1000 N. GARDEN ST.
 SUITE 100
 KANSAS CITY, MO 64108

HILTON GARDEN INN

RIVERSIDE MISSOURI



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024-0401

06 SEPTEMBER 2024

PERMIT SET

COVER SHEET

A0.00