

# RIVERDALE PLANNING COMMISSION

**Schneiter's Riverside Golf Course**  
**Amended Site Plan**  
March 12, 2024



# Background

## Property Information

- Approx. 180 acres
- 18-hole layout
- Driving Range
- Full Amenities
- Current Parking – ~128 stalls
- Current Zoning (GF) – O1
- Current Zoning (parking) – A1
- Previous Home demolished

## Code Review

- 10-25 Development in All Zones
- 10-7 Open Space Zone
- 10-8 Agricultural Zone
- 10-14 Regulations Applicable to All
- 10-15 Parking





# Existing Conditions





# Proposed Project

## New Parking Lot

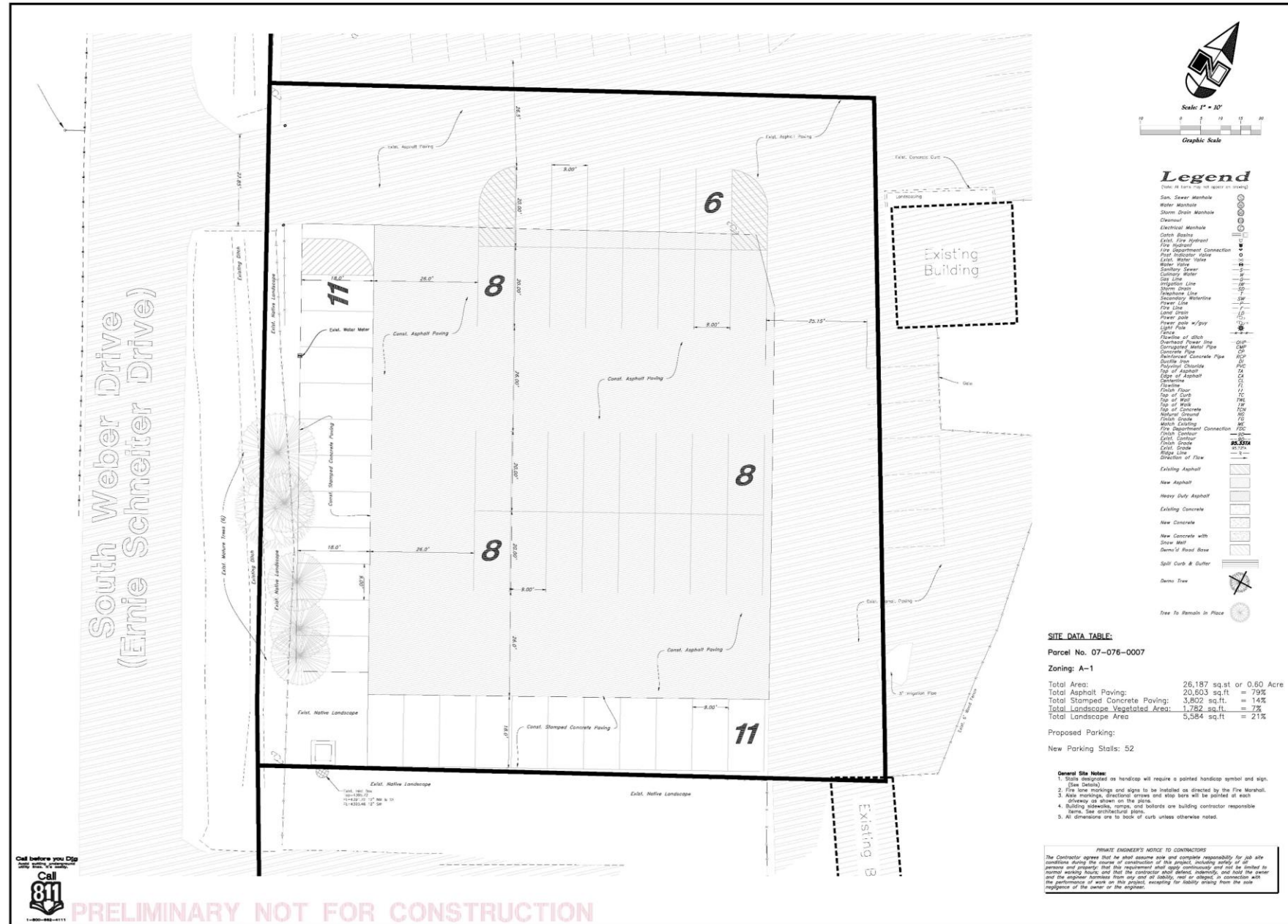
Total Area:  
26,187 sq. ft or .60 acre

Total Asphalt Paving:  
20,603 sq. ft = 79%

Total Stamped Concrete Paving:  
3,802 sq. ft = 14%

Total Landscape Vegetated Area:  
1,782 sq. ft = 7%

New Parking Stalls:  
55



# What Planning Commission Reviews

## **Planning Commission is required to review all Site Plans/Amended Site Plans to determine:**

- Conformance to the General Plan (10-1-3.A)
- Complies with approved Land Use Ordinance (10-8-2)
- Complies with all Riverdale City Code

### **City staff recommends APPROVAL of the proposed Amended Site plan with modifications, subject to:**

- Installation of oil/water separator or other approved method of cleaning storm water runoff prior to entering the existing ponds
- Submission of storm water flow calculations and storage calculations of existing ponds
- Satisfying all department staff requirements/city approvals
- Obtaining all the required permits

# Planning Commission's Determination for Action

## Possible findings of Commission:

- Approve with modifications, subject to Staff Recommended Action, finding that:
  - The proposed site plan conforms to the General Plan
  - The proposed site plan complies with Riverdale City Code by implementing Staff comments
- Approve with modifications, differing from Staff Recommended Action, finding that:
  - The proposed site plan conforms to the General Plan
  - The proposed site plan complies with Riverdale City Code by implementing: (list additional requirements and conditions)

# Planning Commission's Determination for Action

## **Possible findings of Commission:**

- Denial, finding that:
  - The proposed site plan does not conform to the General Plan
  - The proposed site plan does not comply with Riverdale City Code by implementing Staff comments
- Table to (specify date):
  - Finding that insufficient information is available to make a decision at this time and more information is needed (provide direction and specific information needed)





# **Thank You**

**Brandon Cooper**  
**Community Development Director**

**[bcooper@riverdalecity.com](mailto:bcooper@riverdalecity.com)**