CITY OF RIVERSIDE

PLANNING & ZONING COMMISSION

October 22, 2026

6:30 PM

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Previous Meeting Minutes
4. New Business

CASE 1

Darby Townhomes

Final Plat
NW Tullison Road and Missouri Highway 9
Applicant: Qiyamah Muhammad, Olsson
Owner: Balboa Real Estate Partners

Project Summary

- Final Plat Request for the development of a seven-unit Townhome Development on a 1.625-acre property zoned R-3 multi-family residential located between Highway 9, Northwest Tullison Road, and County Line.
- Staff Recommendation: *Approval with Conditions*

Conditions of Approval

1. The applicant must install a 5-foot sidewalk along the south side of the property from the entrance driveway, connecting to the existing sidewalk at the Riverside city limits, as required by the development plan.
2. Adequate fire flow shall be provided
3. The building height restriction shall be revised to state “Kansas City, Missouri ordinance no. 040342” as that is not a Riverside, Mo ordinance.
4. Revisions to the Plat as shown on the attached document shall be completed as indicated
5. Northwest Ames Avenue shall remain a private street and naming convention shall remain for the purpose of USPS use.
6. Zoning designation on plat shall be revised to reflect rezoning to R-3 Multi-family residential

RECOMMENDED MOTION

Approve the Final Plat of Darby Townhomes of Platte County subject to staff conditions.

CASE 2

Briarcliff Development at Larry's

Final Plat
2407 NW Platte Road
Applicant: Ryan Selby
Owner: Mary Carol King Tsevis (Larry’s Nursery) and BDC Platte Road LLC (Red X)

Project Summary

- Final Plat Request for a 14.24-acre property zoned C-1 Commercial for use by Larry’s Nursery. Located at 2407 NW Platte Road.
- Staff Recommendation: *Approval with Conditions*

Conditions of Approval

1. All existing easements to be vacated or redrawn shall be shown on plat
2. Existing water line and storm water easements shall be shown on plat
3. Stormwater detention easement to the City of Riverside on northeast side of the parcel must be shown on plat
4. Stormwater detention easement to the City of Riverside northeast side of the parcel may require relocation with the platting and development of The Charles on Lot 2. Accommodations shall be approved prior to any future development at this location

RECOMMENDED MOTION

Approve the Final Plat Briarcliff Development at Larry's subject to staff conditions.

5. Other Business

6. Adjournment

STAFF REPORT

Final Plat of Darby Townhomes of Platte County

PC26-01 | October 22, 2026 | Planning and Zoning Commission

REQUEST	Final Plat	**SITE AREA**	1.625 acres
APPLICANT	Qiyamah Muhammad, Olsson	**ZONING**	R-3 Multi-Family Residential
OWNER	Balboa Real Estate Partners	**STAFF LEAD**	Jamie Hickey, City Planner
LOCATION / ADDRESS	NW Tullison Road and Missouri Highway 9	**RECOMMENDATION**	Approval with conditions

EXECUTIVE SUMMARY

The applicant is seeking approval of the Final Plat for the Darby Townhomes development consists of a seven-unit, two-story townhome building that is part of a larger coordinated townhome development spanning the Riverside city limits and adjacent property in Kansas City, Missouri. The Riverside portion of the development represents a transition between existing commercial uses located south of NW Tullison Road and the residential development to the east within Kansas City. The approved development plan and the final plat both designate a single lot sized at approximately 1.625 acres to accommodate a seven-unit, two-story townhome building along a newly constructed private street.



Figure 1: Zoning Map



Figure 2: Aerial Image

SECTION I

The approved development plan and the final plat both designate a single lot sized at approximately 1.625 acres to accommodate an approved seven-unit, two-story townhome building along a newly constructed private street.

Lot boundaries and legal descriptions in the plat match those specified in the development plan, supporting the intended residential configuration.

Vehicular access is confirmed in both the plan and plat: one access point is located within the Riverside portion, as indicated in the plat and development plan. There is also recognition of access coordination with Kansas City, MO.

The final plat provides all required utility and access easements ensuring availability of water, sewer, gas, electric, and stormwater services, fully consistent with development plan requirements.

The plat and plan commit to extending infrastructure as described, matching the planned utility connections and stormwater management approach.

Final platting is required as the site previously existed only by metes and bounds description.

CASE HISTORY

DATE	MILESTONE / ACTION
2026	**Rezoning from GP-1 General Planned Industrial to R-3 Multi-Family Residential**
2026	**Preliminary and Final Development Plan**
2026	**Preliminary Plat**

SECTION II

Section 400.180 General Provisions for All Applicants states the following. Planning and Zoning Commission shall give consideration to the criteria stated below, to the extent they are pertinent to the particular application. The bodies may also consider other factors that may be relevant to a particular application.

1. **The impact the proposal would have on the general health, safety and welfare of the citizens of the City.**
   The proposed final plat is not expected to adversely affect the general health, safety, or welfare of City residents. The plat creates one legal lot for the approved Darby Townhomes development and identifies the property boundaries, existing rights-of-way, and applicable utility and drainage easements. No new public streets are proposed. The plat also notes that the property is within FEMA Zone AE regulatory floodway and near Missouri Highway 9, placing future development on notice of floodplain and traffic-noise considerations. Development of the site remains subject to the approved development plan and applicable City requirements for utilities, drainage, access, and construction.

2. **Whether the proposal is consistent with the intent and purpose of Chapter 400 and is consistent with the 2024 Comprehensive Plan and other adopted planning policies.**
   The final plat is consistent with Chapter 400 as it provides the legal subdivision framework required for development of the property. The plat establishes one lot for the approved residential development, identifies applicable easements and rights-of-way, and verifies that the property can be developed and served in accordance with adopted standards.

3. **Whether the proposal is consistent with the 2024 Comprehensive Plan and other adopted planning policies.**
   The final plat implements the land-use and development pattern established through the approved R-3 zoning and development plan.
   By creating a legal lot for the approved townhome development, it supports Comprehensive Plan policies related to housing diversity, compatible transitions between land uses, and coordinated mobility and utility improvements.
   The final plat itself does not alter the approved development.

4. **Whether the proposal is consistent with the City Municipal Code and other adopted policies.**
   The plat is consistent with the applicable subdivision-review requirements and is prepared as a single-lot subdivision for the proposed development.
   It includes a legal description, boundary survey information, owner dedication, surveyor certification, easement information, and City approval certificates.

5. **The extent to which public facilities and services are available and adequate to meet the demand generated by the proposal.**

   The approved development plan for this site identifies water service extended from the west across NW Tullison Road, sanitary sewer service from the east, gas and electric service from the west, and underground stormwater facilities discharging to the east.

   The final plat identifies existing utility and drainage easements affecting the property.

   Because the plat does not increase the approved development intensity, it does not generate demand beyond that evaluated with the development plan.

   Utility and infrastructure construction remain subject to City and utility-provider review and approval.

6. **The precedents and the possible impact of such precedents that might result from approval or denial of the application.**

   Approval would establish no broad land-use precedent because the final plat applies to a single, site-specific parcel and implements an approved development. Approval would allow the property to be formally platted in accordance with City requirements before development.

   Denial would prevent recording of the plat and delay development of the already approved project unless identified plat deficiencies are resolved.

7. **The character of the surrounding neighborhood and the existing and any proposed zoning and uses of adjacent properties and the extent to which the proposal is compatible with the adjacent zoning and uses.**

   The site is located at the intersection of NW Tullison Road and Missouri Highway 9, near the Riverside and Kansas City municipal boundary. The surrounding context includes transportation infrastructure, industrially zoned property to the south, and multi-family residential development to the east in Kansas City.

   The final plat does not independently change the physical character of the area; it provides the legal lot configuration for the approved townhome development.

8. **The extent to which the proposal will impact the property and neighboring property.**

   The final plat formalizes the parcel boundary and discloses existing rights-of-way and utility, gas, electric, water, and drainage easements; it does not dedicate new public streets or modify the approved site design.

   Potential construction-related effects on neighboring property, including drainage, utility connections, access, and pedestrian improvements, remain governed by the approved development plan and applicable engineering and construction requirements.

9. **The suitability of the property for the uses to which it has been restricted under the existing zoning district regulations.**

   The impetus of this proposal is private development and is in compliance with the regulatory requirements, values, and goals of Riverside. It provides the legal lot necessary to accommodate the approved townhome development, subject to the site constraints and recorded easements shown on the plat.

10. **The length of time, if any, the property has remained vacant as zoned.**

    Aside from the pump station, the property has been vacant for many years, and historically existed as a metes-and-bounds parcel rather than a platted lot. The final plat is required to establish a legal lot for the approved residential development; it does not independently determine the timing or appropriateness of the underlying zoning.

11. **The economic impact of the proposal on the community.**

    The final plat enables the approved townhome development to proceed by establishing the necessary legal lot of record. Development of the site is expected to add residential investment and expand the local tax base.

12. **The extent to which there is a need for the proposed use in the community.**

    This criterion was principally addressed through the R-3 rezoning and development-plan review. The final plat does not create a new use; it allows the approved seven-unit townhome development to be established on a legal lot.

Accordingly, the plat is consistent with the previously determined need for additional housing options and does not introduce a separate land-use question.

13. **Whether the proposal is made necessary because of changed or changing regulatory requirements, social values, new planning concepts or other social or economic conditions.**
    The plat is necessary because City regulations require property to be formally platted before development, and the subject property has not previously been platted.

SECTION III

CONDITIONS / RECOMMENDED ACTIONS

The proposed final plat creates one legal lot for the approved Darby Townhomes development, documents applicable boundaries and easements, and is generally consistent with the City's subdivision requirements and the previously approved development framework.

Approval remains appropriate subject to completion of applicable technical review requirements and any conditions adopted by the City. The staff of the Riverside Community Development Department recommends approval of the Final Plat of Darby Townhomes of Platte County, subject to the conditions below.

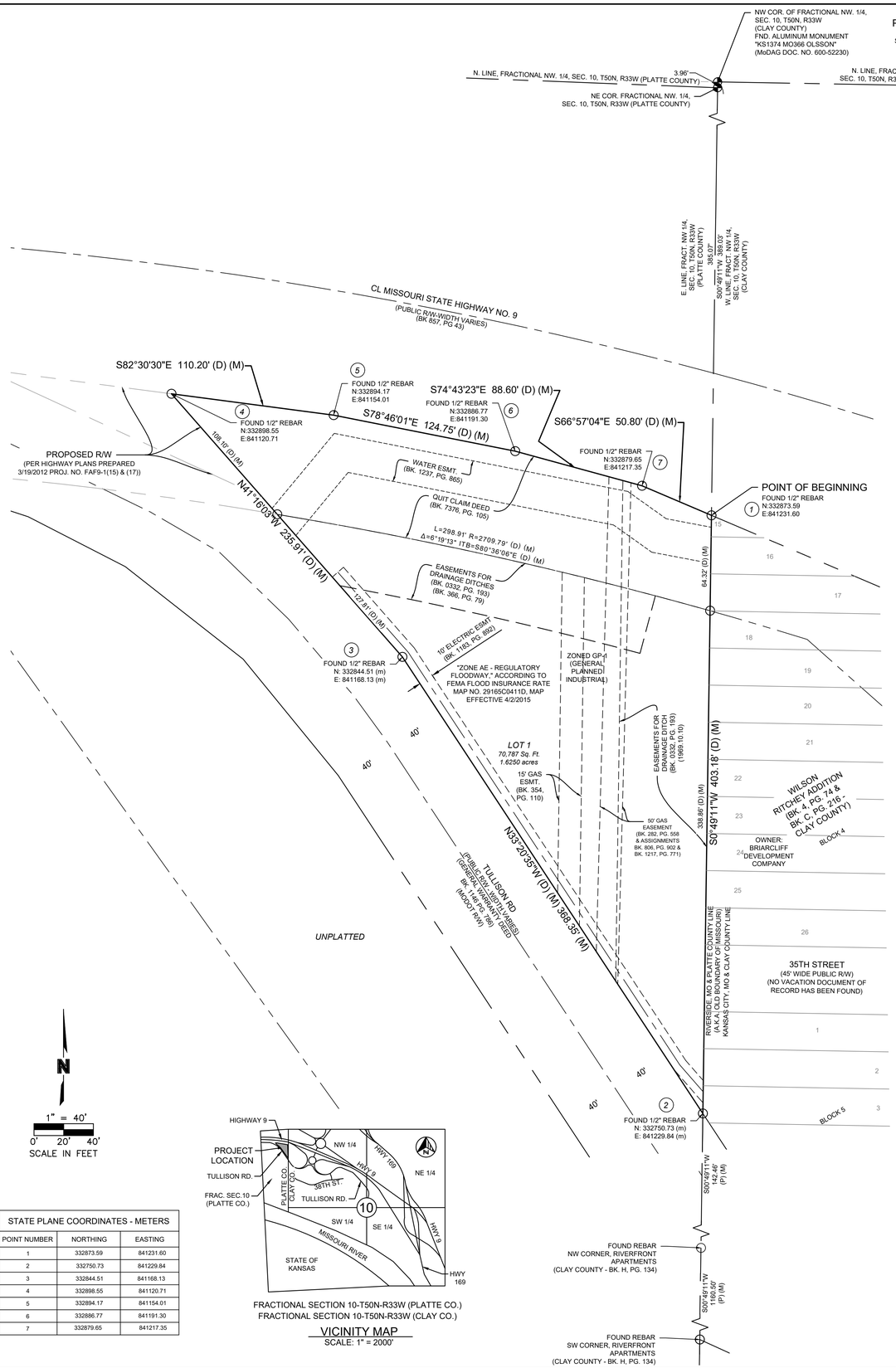
CONDITION / ACTION	
1	The applicant must install a 5-foot sidewalk along the south side of the property from the entrance driveway, connecting to the existing sidewalk at the Riverside city limits, as required by the development plan.
2	Adequate fire flow shall be provided
3	The building height restriction shall be revised to state "Kansas City, Missouri ordinance no. 040342" as that is not a Riverside, Mo ordinance.
4	Revisions to the Plat as shown on the attached document shall be completed as indicated
5	Northwest Ames Avenue shall remain a private street and naming convention shall remain for the purpose of USPS use.
6	Zoning designation on plat shall be revised to reflect rezoning to R-3 Multi-family residential

ATTACHMENTS

- Final Plat Document
- Previously approved Development Plan

STAFF CONTACT

Jamie Hickey, City Planner
Community Development
jhickey@riversidemo.gov
816-451-8231



STATE PLANE COORDINATES - METERS		
POINT NUMBER	NORTHING	EASTING
1	332873.59	841231.60
2	332750.73	841229.84
3	332844.51	841168.13
4	332898.55	841120.71
5	332894.17	841154.01
6	332886.77	841191.30
7	332879.65	841217.35

FINAL PLAT OF
DARBY TOWNHOMES OF PLATTE COUNTY
PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN THE CITY OF RIVERSIDE, PLATTE COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN THE CITY OF RIVERSIDE, PLATTE COUNTY, MISSOURI, DESCRIBED BY TIMOTHY BLAIR WISWELL, MISSOURI PLS-2009000067, OF OLSSON, INC., LC-366, ON JANUARY 7, 2026, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST, CLAY COUNTY, MISSOURI, THENCE NORTH 88 DEGREES 59 MINUTES 27 SECONDS WEST ON THE NORTH LINE OF SAID SECTION A DISTANCE OF 1727.15 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER, SAID POINT LYING ON THE CLAY COUNTY/PLATTE COUNTY LINE; THENCE SOUTH 00 DEGREES 49 MINUTES 11 SECONDS WEST, ON THE EAST LINE OF SAID FRACTIONAL NORTHWEST QUARTER AND SAID COUNTY LINE A DISTANCE OF 389.03 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 9, AS NOW ESTABLISHED, CONVEYED IN BOOK 857, PAGE 43, RECORDED AT THE PLATTE COUNTY RECORDER OF DEEDS OFFICE, THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 49 MINUTES 11 SECONDS WEST ON SAID WEST LINE AND SAID COUNTY LINE A DISTANCE OF 403.18 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF TULLISON ROAD, AS NOW ESTABLISHED, CONVEYED IN BOOK 1146, PAGE 786, RECORDED AT SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 33 DEGREES 20 MINUTES 35 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 368.35 FEET TO A POINT; THENCE NORTH 41 DEGREES 16 MINUTES 03 SECONDS WEST ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 235.91 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 82 DEGREES 30 MINUTES 30 SECONDS EAST, CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 110.20 FEET TO A POINT; THENCE SOUTH 78 DEGREES 46 MINUTES 01 SECONDS EAST, CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 124.75 FEET TO A POINT; THENCE SOUTH 74 DEGREES 43 MINUTES 23 SECONDS EAST, CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 88.60 FEET TO A POINT; THENCE SOUTH 66 DEGREES 57 MINUTES 04 SECONDS EAST, CONTINUING ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 50.80 FEET TO THE POINT OF BEGINNING. CONTAINING 70,787 SQUARE FEET OR 1.6250 ACRES, MORE OR LESS.

SURVEYORS NOTES

1. BASIS OF BEARINGS - HELD THE WEST LINE OF BLOCKS 4 & 5, WILSON RITCHEY ADDITION AT S0°49'11"W. (MISSOURI COORDINATE SYSTEM 1983, WEST ZONE). DISTANCES AS SHOWN ARE GROUND DISTANCES, US SURVEY FEET.
2. THIS SURVEY MEETS OR EXCEEDS THE URBAN PROPERTY ACCURACY STANDARD OF CLOSURE OF 1:20,000 AS DEFINED BY THE DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION DIVISION 2030, CHAPTER 16, TITLE 20 CSR 2030-16-040 - ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS, EFFECTIVE JUNE 30, 2017.
3. SITUS ADDRESS PER KANSAS CITY, MISSOURI GIS WEBSITE (maps.kcmo.org/apps/parcelviewer): NO ADDRESS AVAILABLE
4. SUBJECT PROPERTY IS LOCATED WITHIN "ZONE AE - REGULATORY FLOODWAY" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 29165C0411D, EFFECTIVE 4/2/2015.
5. NO ZONING REPORT WAS PROVIDED TO OLSSON, PER SARAH WAGNER, CITY PLANNER OF THE CITY OF RIVERSIDE, MISSOURI, THE SURVEYED PREMISES IS ZONED R-3 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT).
6. TITLE COMMITMENT PERFORMED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. KCC223023, DATED DECEMBER 28, 2022 AT 8:00 A.M.
7. SUBJECT PROPERTY WAS LAST CONVEYED IN DEED OF TRUST, BOOK 1211, PAGE 126, RECORDED AT THE AT THE PLATTE COUNTY RECORDER OF DEEDS OFFICE.
8. REFERENCE PLATS: WILSON RITCHEY ADDITION - BK. H, PG 74, RIVERFRONT APARTMENTS - BK. H, PG. 134 REFERENCE REPORTS: NE COR. OF FRACTIONAL NW. 1/4, 10-T50N-R33W (CLAY COUNTY) FOUND "+" CUT (MoDAG DOC. NO. 600-52231) & NW COR. OF FRACTIONAL NW 1/4, SEC. 10-T50N-R30W (CLAY COUNTY) FOUND ALUMINUM MONUMENT STAMPED "KS1374 MO366 OLSSON" (MoDAG DOC. NO. 600-52230)

PLAT DEDICATION:

THE UNDERSIGNED, OWNER AND DEVELOPER OF THE TRACT OF LAND HERON PLATTED AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "DARBY TOWNHOMES OF PLATTE COUNTY".

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 KANSAS CITY, 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 SERVICE FOR THE DELIVERY OF MAIL; PROVIDED 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 KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

UNDESIRABLE NOISE LEVELS:

THE AREA DESCRIBED HEREIN LIES IN PROXIMITY TO MISSOURI STATE HIGHWAY 9 AND DEVELOPMENT MAY BE SUBJECT TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION. APPROPRIATE MEASURES SHOULD BE TAKEN THROUGH ACOUSTICAL SITE PLANNING AND/OR ACOUSTICAL CONSTRUCTION TO REDUCE THE IMPACT OF UNDESIRABLE NOISE LEVELS.

BUILDING HEIGHT (DOWNTOWN):

THE SUBJECT PROPERTY IS LOCATED WITHIN THE CHARLES B. WHEELER DOWNTOWN AIRPORT HEIGHT ZONE MAP DATED JUNE 20, 2003. NO STRUCTURES, OBJECTS, OR NATURAL GROWTH OF TERRAIN SHALL BE ERECTED, ALTERED, OR ALLOWED TO GROW OR BE MAINTAINED TO A HEIGHT IN EXCESS OF THE HEIGHT LIMIT AS ESTABLISHED PER ORDINANCE NO. 040342 OR AS AMENDED OR REVISED BY FUTURE ORDINANCES.

PLANNING COMMISSION CERTIFICATION

THIS FINAL PLAT IS APPROVED ONLY UPON CONDITIONS AS SET FORTH BY THE CITY OF RIVERSIDE, MISSOURI:

_____
MIKE SOLER - PLANNING COMMISSION CHAIR

_____ _____
PRINT NAME DATE

IN WITNESS WHEREOF:

DARBY TH QOZB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20__.

DARBY TH QOZB, LLC, A DELAWARE 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 SHE/HE IS _____ OF DARBY TH QOZB, LLC, A DELAWARE 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 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

CITY CERTIFICATION

THIS FINAL PLAT IS APPROVED ONLY UPON CONDITIONS AS SET FORTH BY THE CITY OF RIVERSIDE, MISSOURI:

_____
KATHY ROSE - MAYOR

_____ _____
PRINT NAME DATE

CITY CERTIFICATION

I, MELISSA McCHESNEY, CITY CLERK OF THE CITY RIVERSIDE, MISSOURI, HEREBY CERTIFY THAT ODINANCE NO. _____ APPROVING THIS PLAT AND DIRECTING ME TO ENDORSE SAME UNDER MY HAND AND SEAL WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF SAID CITY AND SAME APPROVED BY THE MAYOR OF SAID CITY ON _____ 2026, AND AS ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS ___ DAY OF _____, 2026.

_____
MELISSA McCHESNEY
CITY CLERK - CITY OF RIVERSIDE, MISSOURI

LEGEND

⊕	SECTION CORNER (AS DESCRIBED)
O	FOUND MONUMENT (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
R/W	RIGHT-OF-WAY
(D)	PREVIOUSLY DEEDED DIMENSION
(P)	PREVIOUSLY PLATTED DIMENSION
(M)	MEASURED DIMENSION
(CP)	CALCULATED PLAT DIMENSION
BK.	BOOK
PG.	PAGE
MODOT	MISSOURI DEPARTMENT OF TRANSPORTATION

CERTIFICATION

I HEREBY CERTIFY THAT THE WITHIN FINAL PLAT OF "DARBY TOWNHOMES OF PLATTE COUNTY", A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND PLATTE COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE:_____

BY:_____
TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
OLSSON, LC-366
TWISWELL@OLSSON.COM

PREPARED FOR:
BALBOA REAL ESTATE PARTNERS
209 10TH AVE S, STE. 560
NASHVILLE, TN 37203

PROPERTY OWNER:
DARBY TH QOZB, LLC
545 S. 3RD STREET
LOUISVILLE, KY 40202

PREPARED BY:
OLSSON INC.
7301 WEST 133RD STREET, SUITE 300
OVERLAND PARK, KS 66213
TELEPHONE: (913) 381-1170

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TEL 913.381.1170
FAX 913.381.1174
Olsson - Survey
Missouri COA #000366

REVISIONS			
REV NO	DATE	DESCRIPTION	BY
1	2026.01.07	CITY COMMENTS	EDV
	2026.01.28	UPDATE OWNERSHIP	EDV

FINAL PLAT OF DARBY TOWNHOMES OF PLATTE COUNTY

PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10 - TOWNSHIP 50 NORTH - RANGE 33 WEST

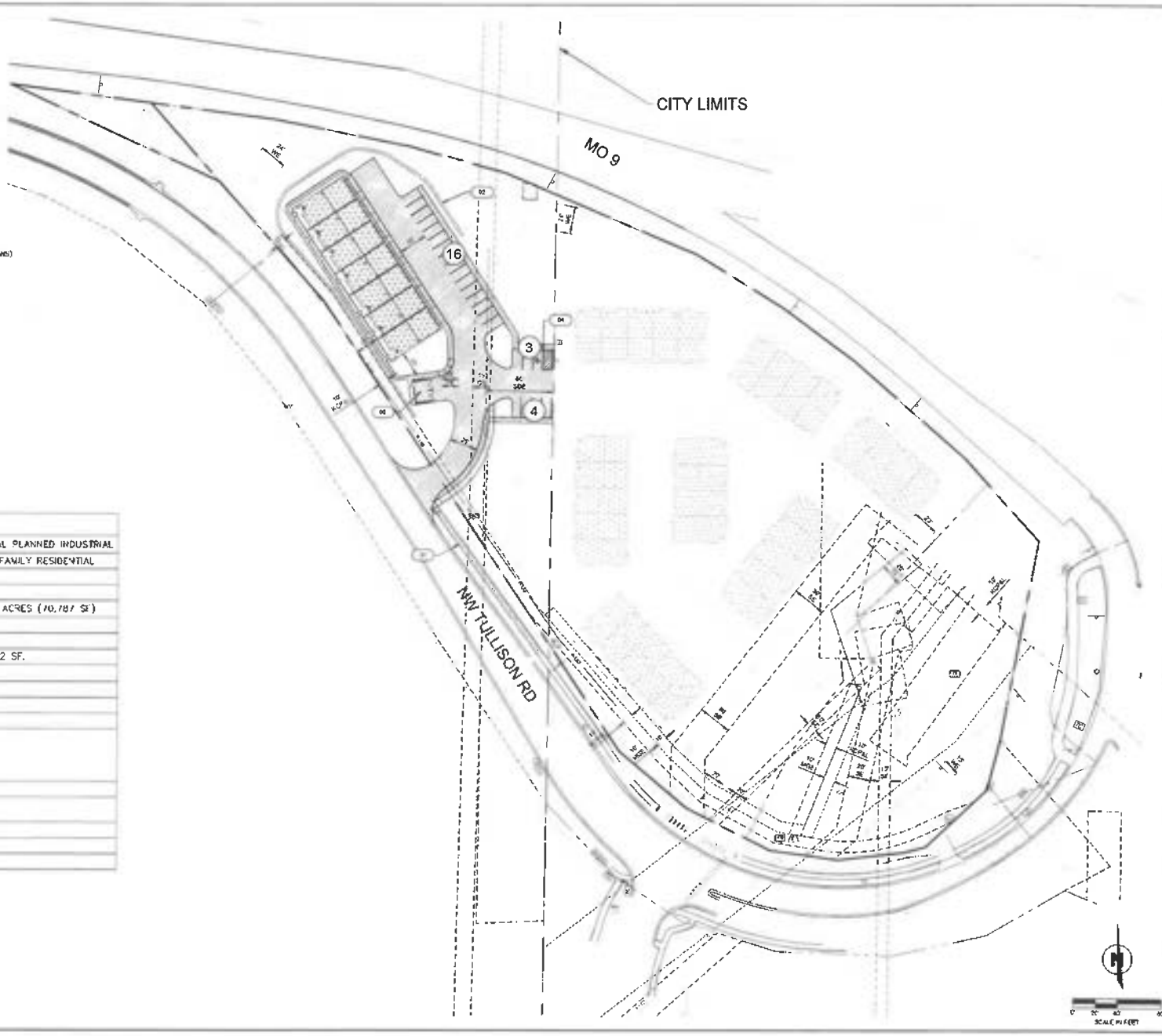
RIVERSIDE, PLATTE COUNTY, MISSOURI

2026

drawn by: EDV
designed by:
project no.: 02504711
date: 2026.01.07

SHEET 1 of 1

F:\2025\04501-050000\025-04711\40-Design\Survey\SRVY\Sheets\V_FPLAT_02504711_Darby Townhomes of Platte County.dwg
DATE: Jul 28, 2026 11:32am USER: evalentine



LEGEND

- PROPERTY BOUNDARY
- ASPHALT PAVEMENT
- PCC SIDEWALK
- PROPOSED BUILDING (SEE ARCHITECTURE PLANS)

EASEMENT & SETBACK LEGEND

THIS NOTE APPLIES TO ALL SHEETS IN PLAN SET
SE = SANITARY SEWER EASEMENT
SDE = STORM DRAINAGE EASEMENT
GLE = GAS EASEMENT
MWE = MISSOURI GAS EASEMENT
WW = WATER LINE WIDTH
KCPEL = KANSAS CITY POWER & LIGHT EASEMENT

KEYNOTES

01 PUBLIC SIDEWALK EXTENSION
02 PROPOSED RETAINING WALL
03 PROPOSED TRASH ENCLOSURE
04 ADA PARKING

SITE DATA

EXISTING LAND USE	GENERAL PLANNED INDUSTRIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
EXISTING ZONING	GP-I
PROPOSED ZONING	R-3
SITE AREA	1.6250 ACRES (70,785 SF)
BUILDING AREA	
TOWNHOUSES	16,203.2 SF.
FLOOR AREA RATIO	0.23
BUILDING HEIGHT	29'-1"
PARKING STALL DIMENSIONS	9'x18'
TOTAL STALLS REQUIRED (2 SPACES PER 2-BEDROOM & LARGER UNITS. ALL REQUIRED SPACES SHALL BE EXTERIOR UNLESS OTHERWISE APPROVED BY A DEVELOPMENT PLAN)	14
ADA STALLS REQUIRED	1
GARAGE/DRIVEWAY PARKING PROVIDED	14
EXTERIOR STALLS PROVIDED	23
ADA STALLS PROVIDED	1
TOTAL PARKING PROVIDED	37

olsson

1301 Burlington Street
North Kansas City MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1666
Olsson - Engineering
Missouri COA #001580

REVISIONS

NO.	DESCRIPTION	DATE	BY

SITE PLAN

DARBY TOWNHOMES
REZONING & FINAL DEVELOPMENT PLAN
RIVERSIDE, MISSOURI
2026

SHEET
C3.0

STAFF REPORT

Final Plat Briarcliff Development at Larry's

PC26-05 | October 22, 2026 | Planning and Zoning Commission

REQUEST	Final Plat	**ZONING**	PD – Planned Development
APPLICANT	Julie Andrews, Briarcliff Development Company	**LAND AREA**	14.24 acres
OWNER	BDC Platte Rd, LLC	**STAFF LEAD**	Jamie Hickey, City Planner
LOCATION / ADDRESS	2401 NW Platte Rd	**RECOMMENDATION**	Approval

EXECUTIVE SUMMARY



Figure 1: Zoning Map



Figure 2: Aerial Image

SECTION I

Briarcliff Development at Larry's is a final plat that reorganizes commercially zoned property along NW Platte Road to transfer a portion of the former Red X tract to Larry's Nursery, expanding the nursery while establishing clear lot boundaries and preserving access, utility easements, and City service rights for the retained development property.

CASE HISTORY

DATE	MILESTONE / ACTION
November 2020	**Rezoning from C-1 to PD**
November 2020	**Preliminary and Final Development Plan**
2023	**Preliminary and Final Plat**

SECTION II

Section 400.180 General Provisions for All Applicants states the following. Planning and Zoning Commission shall give consideration to the criteria stated below, to the extent they are pertinent to the particular application. The bodies may also consider other factors that may be relevant to a particular application.

1. **The impact the proposal would have on the general health, safety and welfare of the citizens of the City.**

The plat formalizes ownership and lot boundaries and preserves City access for fire, police, utility maintenance, and other city services. Existing utility easements are identified, which supports safe service access and coordinated infrastructure maintenance.

2. **Whether the proposal is consistent with the intent and purpose of Chapter 400.**
   The final plat is consistent with Chapter 400 because it provides the legal subdivision framework required for development of the property. The plat establishes two lots, Lot 1, which will be transferred to the ownership of Larry's Nursery, and Lot 2, for the pending multi-family residential development, The Charles.

3. **Whether the proposal is consistent with the 2024 Comprehensive Plan and other adopted planning policies.**
   The plat supports an orderly reconfiguration of commercially zoned property along NW Platte Road, including expansion of an existing nursery property and retention of a separate Red-X development tract to be utilized for the pending The Charles multi-family residential development.
   The submitted documents do not identify specific Comprehensive Plan goals, designations, or policies; consistency should therefore be confirmed against the applicable future land-use designation, which insofar has been appropriate.

4. **Whether the proposal is consistent with the City Municipal Code and other adopted policies.**
   The plat identifies property boundaries, easements, flood information, ownership, and rights of entry for City services. Final compliance with lot, access, utility, floodplain, and plat-recording requirements remains subject to City review and approval.

5. **The extent to which public facilities and services are available and adequate to meet the demand generated by the proposal.**
   The plat does not propose a new construction, programming, or significant intensity of use. It identifies existing water, sanitary sewer, stormwater, electric, and gas infrastructure and preserves access for City maintenance and emergency services. No evidence in the application identifies a new demand on public facilities from the boundary adjustment itself.

6. **The precedents and the possible impact of such precedents that might result from approval or denial of the application.**
   Approval would establish a precedent for administratively and technically supported lot reconfiguration where property ownership, access, easements, and service rights are clearly documented.
   Denial would retain the existing parcel arrangement and prevent the proposed transfer intended to enlarge Larry's Nursery business.

7. **The character of the surrounding neighborhood.**
   The plat area is located along NW Platte Road in an established commercial and business-park environment, with large lot residences to the north, with a significant, wooded, elevation change separating the uses.
   The properties include the existing Red-X site, Larry's Nursery, nearby Riverside Business Park property, roadway right-of-way, and utility infrastructure.

8. **The existing and any proposed zoning and uses of adjacent properties and the extent to which the proposal is compatible with the adjacent zoning and uses.**
   The property maintains C-1 commercial zoning. The surrounding context shown on the plat includes commercial/business-park parcels, the existing nursery, the Red-X site, all zoned C-1 or Industrial, and NW Platte Road right-of-way.
   There is no new use associated with this application and, therefore, it is generally compatible with the existing development pattern.

9. **The extent to which the proposal will impact the property and neighboring property.**
   The principal effect is a transfer of land to increase the Larry's Nursery area and establish separate lots.
   The plat alone does not identify off-site operational, traffic, drainage, or building impacts; any future development of Lot 1 or Lot 2 would require review under the applicable development process, as is occurring with The Charles Preliminary Development Plan on Lot 2.

10. **The suitability of the property for the uses to which it has been restricted under the existing zoning district regulations.**
    The commercial nursery use at this location is existing and has been found to be a suitable, appropriate use for the area.

11. **The length of time, if any, the property has remained vacant as zoned.**
    The property became vacant when the Red X grocery store was relocated to the east, which allows for this redistribution of the land for further use and development.

12. **The economic impact of the proposal on the community.**
    The plat enables expansion of an existing nursery property and preserves a separate development parcel, which is proposed for multi-family residential development.

13. **The extent to which there is a need for the proposed use in the community.**
    The plat will allows for continued, expanded commercial activity and future reinvestment on the lots created.

14. **Whether the proposal is made necessary because of changed or changing regulatory requirements, social values, new planning concepts or other social or economic conditions.**
    City regulations require property to be formally platted prior to development.

CONDITIONS / RECOMMENDED ACTIONS

All revisions shall be received and approved prior to recording of the Final Plat.

	CONDITION / ACTION	Reviewing Agency
1	All existing easements to be vacated or redrawn shall be shown on plat	Public Works
2	Existing water line and storm water easements shall be shown on plat	Public Works
3	Stormwater detention easement to the City of Riverside on southeast corner of Lot 1 must be shown on plat	Public Works
4	Stormwater detention easement to the City of Riverside northeast side Lot 2 may require relocation with the platting and development of The Charles on Lot 2. Accommodations shall be approved prior to any future development at this location	Community Development

ATTACHMENTS

1. Project Area Map
2. Final Plat

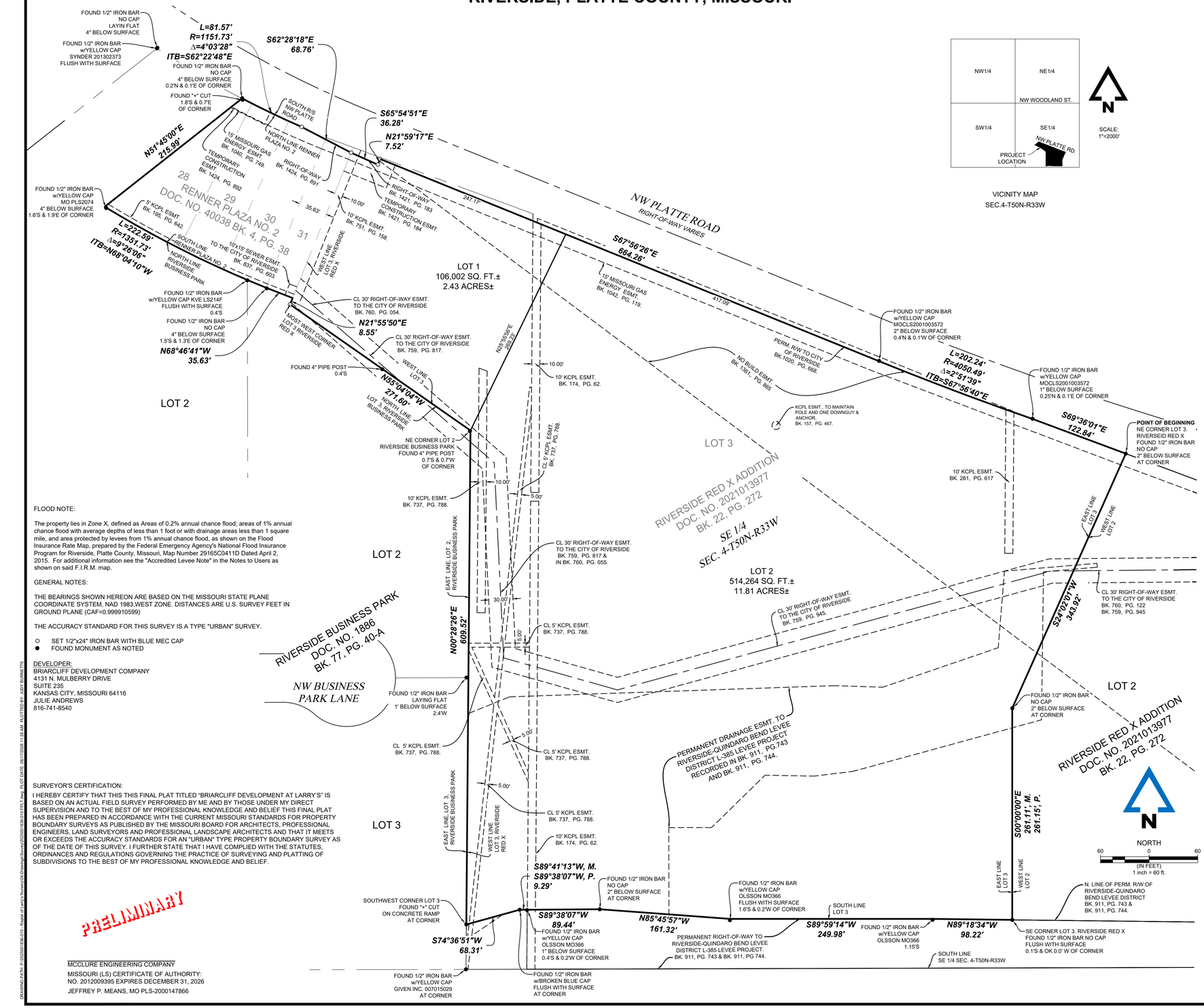
STAFF CONTACT

Jamie Hickey, City Planner
Community Development
jhickey@riversidemo.gov
816-451-8231

FINAL PLAT

BRIARCLIFF DEVELOPMENT AT LARRY'S

ALL OF LOT 3, RIVERSIDE RED X ADDITION AND A PORTION OF LOTS 28 - 31, RENNER PLAZA NO. 2
SECTION 4, TOWNSHIP 50 NORTH, RANGE 33 WEST
RIVERSIDE, PLATTE COUNTY, MISSOURI



FLOOD NOTE:

The property lies in 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 area protected by levees from 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 29165C0411D Dated April 2, 2015. For additional information see the "Accredited Levee Note" in the Notes to Users as shown on said F.I.R.M. map.

GENERAL NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983,WEST ZONE. DISTANCES ARE U.S. SURVEY FEET IN GROUND PLANE (CAF=0.999910599)

THE ACCURACY STANDARD FOR THIS SURVEY IS A TYPE "URBAN" SURVEY.

- ○ SET 1/2"x24" IRON BAR WITH BLUE MEC CAP
- ● FOUND MONUMENT AS NOTED

DEVELOPER:
BRIARCLIFF DEVELOPMENT COMPANY
4131 N. MULBERRY DRIVE
SUITE 235
KANSAS CITY, MISSOURI 64116
JULIE ANDREWS
816-741-8540

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS THIS FINAL PLAT TITLED "BRIARCLIFF DEVELOPMENT AT LARRY'S" IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PUBLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

PRELIMINARY

MCCLURE ENGINEERING COMPANY
MISSOURI (LS) CERTIFICATE OF AUTHORITY:
NO. 2012009395 EXPIRES DECEMBER 31, 2026
JEFFREY P. MEANS, MO PLS-2000147866

DESCRIPTION:

A tract of land being all of Lot 3, RIVERSIDE RED X ADDITION, a subdivision in the City of Riverside, Platte County, Missouri recorded July 22, 2021, in the Office of the Recorder of Deeds for said County as Document No. 2021013977 in Book 22 at Page 272 and a portion of Lot 28 and 31 and all of Lots 29 and 30, RENNER PLAZA NO. 2, a subdivision in said City, County and State, recorded June 2, 1948, in said Office of the Recorder of Deeds as Document No. 40038 in Book 4 at Page 38 being bounded and described for the purpose of a Final Plat by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866, under the authority of MEC Corporate Certificate / License No. 2012009395 on July 29, 2006. Said tract of land being situated in the Southeast Quarter of Section 4, Township 50 North, Range 33 West as more particularly described as follows:

Beginning at the Northeast corner of aforesaid Lot 3, RIVERSIDE RED X ADDITION, being also the Northwest corner of Lot 2 of said RIVERSIDE RED X and a point on the Southwesterly permanent right-of-way of Northwest Platte Road (formerly known as U.S. No. 71 Highway), recorded November 4, 2023 in said Office of the Recorder of Deeds as Document No. 30820 in Book 1020 at Page 668; thence S24°02'01"W along the East line of said Lot 3, RIVERSIDE RED X ADDITION, a distance of 343.92 feet; thence S00°00'00"E along the East line of said Lot 3, RIVERSIDE RED X ADDITION, a distance of 261.11 feet (261.15 feet, Plat) to the Southeast corner of said Lot 3, RIVERSIDE RED X ADDITION, being also a point on the North right-of-way line of the Riverside-Quindaro Bend Levee District L-385 Levee Project filed April 21, 1999, in said Office of the Recorder of Deeds as Document No. 13897 in Book 911 at Page 743 and recorded July 13, 1999, in Document No. 13898 in said Office of the Recorder of Deeds in Book 911 at Page 744; thence the following 6 courses along the North right-of-way line of said Riverside-Quindaro Bend Levee District L-385 Levee Project; thence N89°18'34"W, 98.22 feet; thence S89°59'14"W, 249.98 feet; thence N85°45'57"W, 161.32 feet; thence S89°38'07"W, 89.44 feet; thence S89°41'13"W (S89°38'07"W, Plat), 9.29 feet; thence S74°36'51"W, 68.31 feet to the Southwest corner of said Lot 3, RIVERSIDE RED X ADDITION, being also a point on the East line of Lot 3, RIVERSIDE BUSINESS PARK, a subdivision in said aforesaid City, County and State, recorded November 7, 1953 in said Office of the Recorder of Deeds as Document No. 1886 in Book 77 at Page 40-A; thence N00°28'26"E departing from the North right-of-way line of said Riverside-Quindaro Bend Levee District L-385 Levee Project, being now along the West line of said Lot 3, RIVERSIDE RED X ADDITION and along the East line of said Lot 3 and Lot 2, RIVERSIDE BUSINESS PARK, a distance of 609.52 feet to the Northeast corner of said Lot 2, RIVERSIDE BUSINESS PARK; thence N55°04'04"W along the West line of said Lot 3, RIVERSIDE RED X ADDITION, being also along the Northeasterly line of said Lot 2, RIVERSIDE BUSINESS PARK, a distance of 271.60 feet to the most West corner of said Lot 3, RIVERSIDE RED X ADDITION; thence N21°55'50"E along the West line of said Lot 3, RIVERSIDE RED X ADDITION, a distance of 8.55 feet to a point on the South line of said Lot 31, RENNER PLAZA NO. 2, said point being 35.63 feet East of the West line of said Lot 31, RENNER PLAZA NO. 2; thence the following 2 courses along the South line of said Lots 31, 30, 29 and 28 RENNER PLAZA NO. 2; thence N68°46'41"W, 35.63 feet; thence Northwesterly along a curve to the right, having an initial tangent bearing of N68°04'10"W, a radius of 1,351.73 feet and a central angle of 09°26'06", an arc length of 222.59 feet; thence N51°45'00"E departing from the South line of said Lots 31, 30, 29 and 28 RENNER PLAZA NO. 2, a distance of 215.99 feet to a on the North line of said RENNER PLAZA NO. 2, being also a point on the Southwesterly right-of-way line of said Northwest Platte Road; thence Southeasterly along the North line of said Lots 28, 29, 30 and 31, being also along Southwesterly right-of-way line of said Northwest Platte Road, being now along a curve to the left, having an initial tangent bearing of S62°22'48"E, a radius of 1,151.73 feet and a central angle of 04°03'28", an arc length of 81.57 feet to the West corner of the Right-of-Way Deed recorded October 8, 2025, in said Office of the Recorder of Deeds as Document No. 2025010846 in Book 1424 at Page 891; thence S62°28'18"E along the South line of said Document No. 2025010846, a distance of 68.76 feet to the Southeast corner of said Document No. 2025010846, said point being also the Southwest corner of the Right-of-Way Deed recorded July 10, 2025, in said Office of the Recorder of Deeds as Document No. 2025007117 in Book 1421 at Page 183; thence S65°54'51"E along the South line of said Document No. 2025007117, a distance of 36.28 feet; thence N21°59'17"E along the East line of said Document No. 2025007117, a distance of 7.52 feet to a point on said Southwesterly permanent right-of-way of Northwest Platte Road (formerly known as U.S. No. 71 Highway); thence the following 3 courses along said Southwesterly right-of-way line of said Northwest Platte Road; thence S67°56'25"E (S67°56'26"E, Plat), 664.26 feet; thence Southeasterly along a curve to the left, having an initial tangent bearing of S67°56'40"E, a radius of 4,050.49 feet and a central angle of 02°51'39", an arc length of 202.24 feet; thence S69°36'01"E, 122.84 feet to the Point of Beginning.

Containing 620,266 square feet or 14.239 acres, more or less.

Basis of Bearings - Missouri State Plane Coordinate System, NAD 83, West Zone

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 shall hereafter be known as "BRIARCLIFF DEVELOPMENT AT LARRY'S".

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: Lots 28-31, RENNER PLAZA NO. 2: LARRY'S NURSERIES LAND, LLC AND/OR ASSIGNS

_____
Jeffrey Lawrence Tsevis, Principal

STATE OF)
)SS
COUNTY OF)

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said County and State, came Jeffery Lawrence Tsevis, Principal of LARRY'S NURSERIES LAND, LLC AND/OR ASSIGNS, 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:_____

Owner: Lots 28-31, RENNER PLAZA NO. 2: LARRY'S NURSERIES LAND, LLC AND/OR ASSIGNS

_____
Richard Nicholas Tsevis, Principal

STATE OF)
)SS
COUNTY OF)

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said County and State, came Richard Nicholas Tsevis, Principal of LARRY'S NURSERIES LAND, LLC AND/OR ASSIGNS, 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:_____

Owner: Lot 3, RIVERSIDE RED X ADDITION: BDC PLATTE ROAD, LLC

_____
Julie Andrews, President

STATE OF)
)SS
COUNTY OF)

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said County and State, came Julie Andrews, President of BDC PLATTE ROAD, LLC, 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

APPROVED:_____, 2026

_____
Chairman - Mike Lombardo

RIVERSIDE, MISSOURI BOARD OF ALDERMAN

APPROVED:_____, 2026. Ordinance No. _____

_____
Mayor - Kathleen Rose

_____
City Clerk - Melissa McChesney

BRIARCLIFF DEVELOPMENT AT LARRY'S

ENGINEER: ENGINEER
DRAWN BY: J.BURNETTE
SURVEYOR: J.MEANS
CREW CHIEF: L.VEEMS
SHEET NO. 01/01

REVISIONS - - - - -

RIVERSIDE, PLATTE COUNTY MISSOURI
SE 1/4 SEC. 4-T50N-R33W
2025001836-010
8/17/2026

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making lives better.
1700 Swift Street, STE 100
North Kansas City, Missouri 64116
816.756.0444
www.mcclurevision.com

DRAWING PATH: P:\2025\01836.010 - Road of Larry's Nursery\04 Drawings\Survey\20250901836010 Plat 1.dwg PLOT DATE: 09/17/2026 11:29 AM PLOTTED BY: JEFF BURNETTE