

# Tiffany Greens Master Planned Development

**Neighborhood Planning &  
Development Committee**

**City of Kansas City, Missouri  
June 16, 2021**

**Committee Substitute for  
Ordinance No. 210442**

**TIFFANY GREENS**  
Kansas City, MO



**olsson**

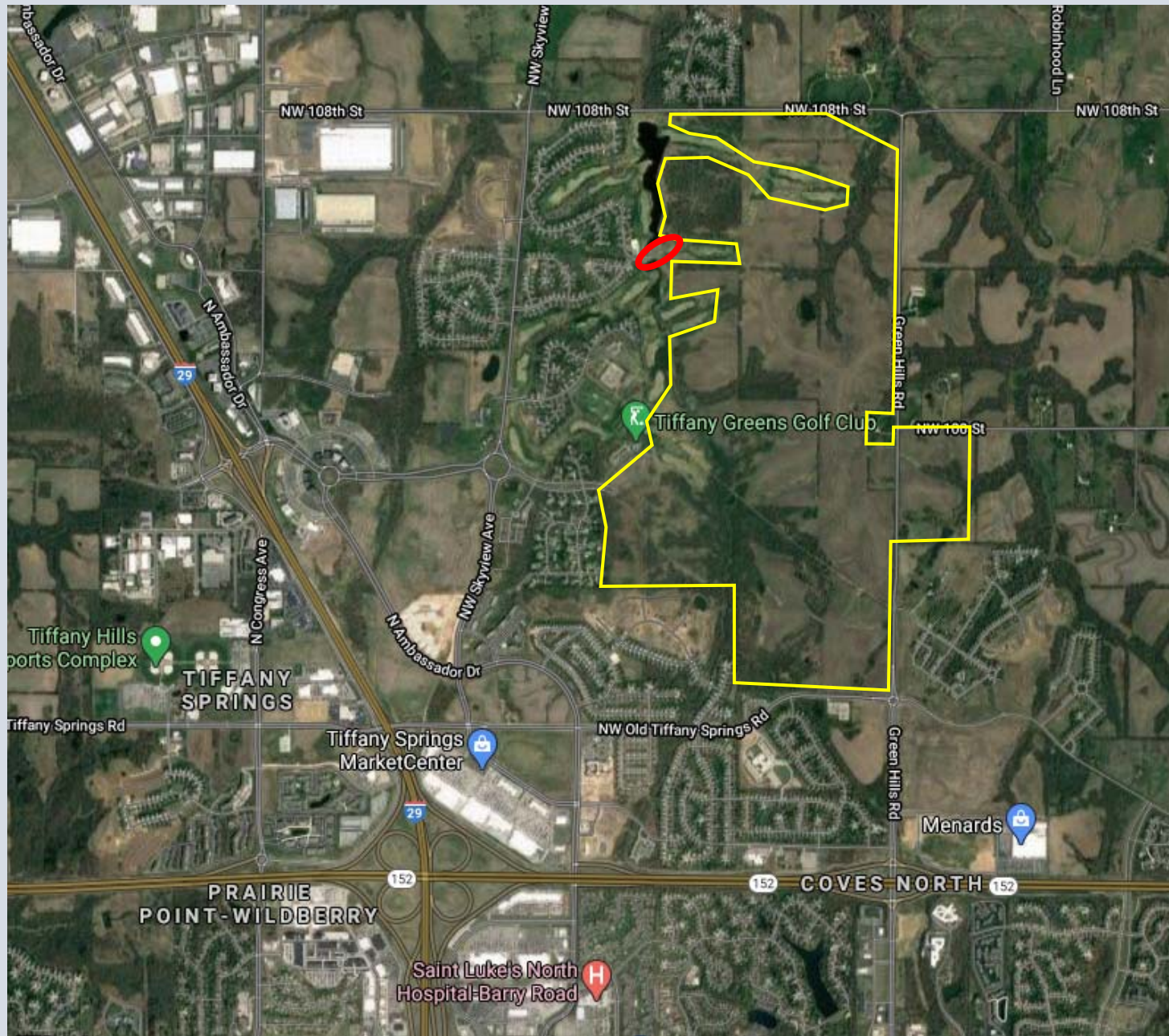
## Applicant Request

Tiffany Greens LLC requests the Committee recommend approval of its request to:

- ✓ **Rezone** 834 acres from **R-7.5 to District MPD** (Master Planned Development)
- ✓ **Approve** an **MPD Plan and Preliminary Plat** for the development of 834 acres containing a mixture of residential, multi-family, senior housing, office, and retail land uses
  - 1,318 units of single family detached
  - 454 units of single family attached, multi-family, and senior living
  - 151,000 sf of neighborhood retail
  - 495,000 sf of office
  - 437,500 sf of ground floor retail space with office and multi-family uses



# Aerial View – Tiffany Greens MPD

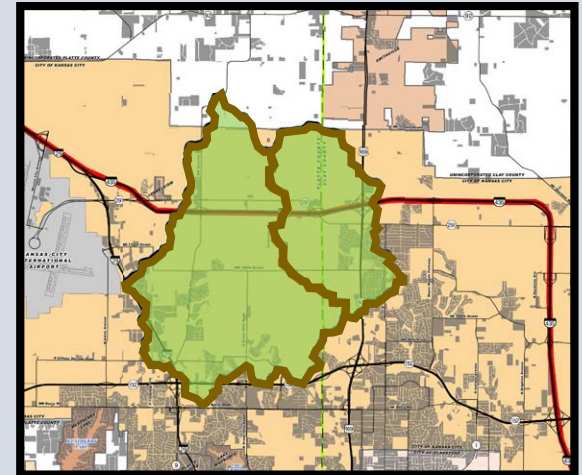






# Why is the Tiffany Greens MPD positioned for Success?

- First and Second Creeks Watersheds:  
+/- 14,500 ac
  - 4X the size of Shoal Creek Watershed
  - Located between Highway 169, I-435, I-29, and Highway 152 in both Clay and Platte Counties
- Investment: \$44 million from Water Department Bonds, the KCI Corridor TIF Plan, PIAC, and other City funds
- Construction of Sewers occurred from 2013 to 2014
- New Development Opportunities
  - Northland Sports Complex
  - Platte County R-III School District Campus
  - Twin Creeks Village
  - Cadence
  - Tiffany Greens

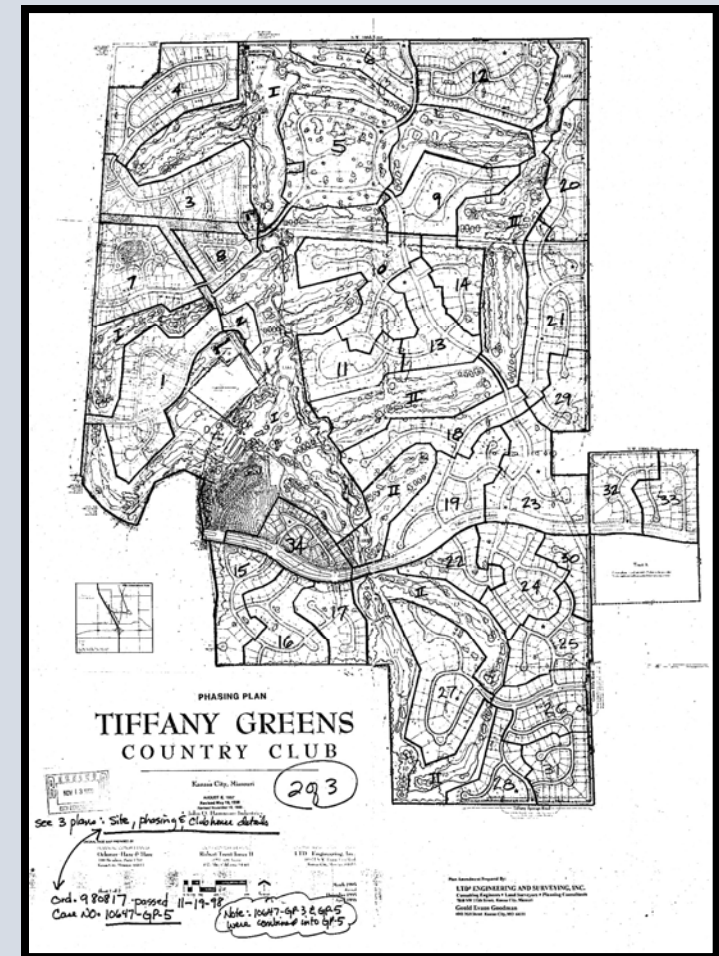






# Tiffany Greens History

- From the **late 1980's through the 1990's**, the corridor located between Interstate 29 and Green Hills Drive was entitled and developed by John Q. Hammons Industries and Executive Hills North Inc.
- This corridor includes the area known as Tiffany Greens today, where past development plans included over **1,218 single family units**, **36 holes of golf**, a **golf club**, and at one time, a proposed **hotel/resort**
- Today, there is the **existing residential development east of Skyview Ave** and an **18-hole golf course and club** bearing the same name
- However, **progress stalled** and plans to continue further with a larger development ceased
- In 2013, **Mr. Hammons passed away**





# Tiffany Greens MPD

## Plan Considerations & Area History

- In 2018, the site was **acquired** by Tiffany Greens LLC **through bankruptcy** proceedings of the John Q. Hammons entities
- Energized by the new ownership and the City's Twin Creeks Sewer improvements, **efforts have renewed** to plan and develop a **quality master planned community** serving the needs of the Northland
- Proposed plans update the existing approved plans of the Tiffany Greens Shops and Tiffany Greens Country Club originally approved in October 1989 and April 1996
- Critical planning items include the **finalization** of the east-west connection of **Tiffany Springs Pkwy** (top-funding priority of City per Area Plan) and **updating of entitlements** to City development code
- Tiffany Greens MPD Plan is planned over a 30-year period
- A **step-down approach to density** is utilized with respect to existing residential uses and the golf course, whereby commercial and multi-family opportunities are located along Green Hills Road
- Plan took into consideration **existing residents** and **City staff** feedback



# Tiffany Greens MPD

## Vision & Design Intent

- Designed to incorporate a **healthy variety** of shopping, dining, employment, and residential opportunities within one cohesive master plan and to connect that development area to parks, greenways, and trails
- Include a ***mixture of compatible land uses*** which will complement the development corridor and match both present and future market opportunities
- Plan for **diversity of housing product** through carefully executed lot segmentation which will support the notions of ***attainability*** and ***cross-generational living***
- Promote a ***walkable community*** which fosters and protects nature and ***wildlife corridors*** as an amenity to the community
- Propose a **framework of infrastructure** which not only serves the community but also the surrounding area by establishing a regional east-west connection between Interstate 29 and Highway 169
- Develop a clear design intent for a **high-quality development** with community theme and brand through design guidelines

# Tiffany Greens MPD

## Development Objectives

- Always strive for **collaboration** between property owners, developers, residents, and municipal representatives to work in concert to achieve community goals and excellence in the development's execution.
- **Encourage mixed-used development opportunities** by integrating various compatible land uses within a defined commercial corridor.
- Provide thoughtful planning and execution of **open space, trails, and community features** to increase the connection between the residents and nature.
- Attract unique **commercial opportunities** which **serve both the community and surrounding neighborhoods** and uphold quality of the development.
- Provide a structure within the development plan to allow **creativity and flexibility**, while instilling the need for **high quality of standards** in the continued planning and future execution of the development.



# Tiffany Greens MPD

## Timeline of Discussions with City Staff

**November 2, 2018:** Inquiry to City Planning to obtain information on plans in area

**December 19, 2018:** Meeting with Planning Department to gather facts and discuss development of remaining Tiffany Greens area

**January 24, 2019:** Letter from Joe Rexwinkle describing approved plans and recommendations for Tiffany Greens

**February 15, 2019:** Conference call between Joe Rexwinkle and Michael Van Epp

**February 15, 2019:** Follow-up letter from Joe Rexwinkle to Michael Van Epp regarding zoning and procedural recommendations for Tiffany Greens

**December 19, 2019:** Pre-Application meeting with City Staff

# Tiffany Greens MPD

## Timeline of Discussions with City Staff (cont'd)

**December 10, 2020:** Pre-Application meeting with City Staff

**December 24, 2020:** Application filed for Tiffany Greens MPD

**January 29, 2021:** Microsoft Teams Meeting with City Planning

**February 4, 2021:** Initial Comments from City Planning

**February 18, 2021:** Applicant response to City Planning

**March 10, 2021:** City Staff holds DRC Meeting

**March 10, 2021:** City Planning issues DRC Comment Letter

**March 31, 2021:** Microsoft Teams Meeting with Jeff Williams & Diane Binckley

**April 8, 2021:** Applicant provides proposed revisions to MPD Plan to City Planning

**April 15, 2021:** Microsoft Teams Meeting with Jeff Williams & Diane Binckley to discuss proposed revisions



## Tiffany Greens MPD

### Timeline of Discussions with City Staff (cont'd)

**May 4, 2021:** Commission requested continuance to May 15, 2021

**May 18, 2021:** Case heard by Commission, continued to allow additional time for discussions between staff and applicant.

**May 24, 2021:** Microsoft Teams Meeting with Diane Binckley and Joe Rexwinkle to discuss Staff Conditions.

**June 9, 2021:** Staff and Applicant Development Review Committee

**June 15, 2021:** Case heard by City Plan Commission.

# Tiffany Greens MPD Public Engagement

**January 26, 2021:** Letters mailed to 115 adjacent property owners and 5 neighborhood associations:

Tiffany Lakes Homes Association, Tiffany Place Homeowners Association, Tiffany Estates Homeowners Association, Tiffany Greens Community Association and Thornhill Homeowners Association

**February 25, 2021:** Neighborhood Meeting (via Zoom video conference) with 18 attendees

**February 26, 2021:** Public Meeting Summary submitted to City Planning



# Tiffany Greens MPD

## Highlights of Proposed Plan






- The plan contains 238.9 ac of open space/detention (28.7% of 833.63 ac) and 3.31 miles of trails
- The plan has a 70' private open space buffer along the Thornhill subdivision, where the approved plan has none
- The plan has 140'+ of buffer space on the golf course property between private lots and the parking lot drive
- The plan has no street connection to NW 104th Street (near the existing Tiffany Greens swimming pool) across golf course due to design and drainage concerns, but does include an 8' trail connection for connectivity



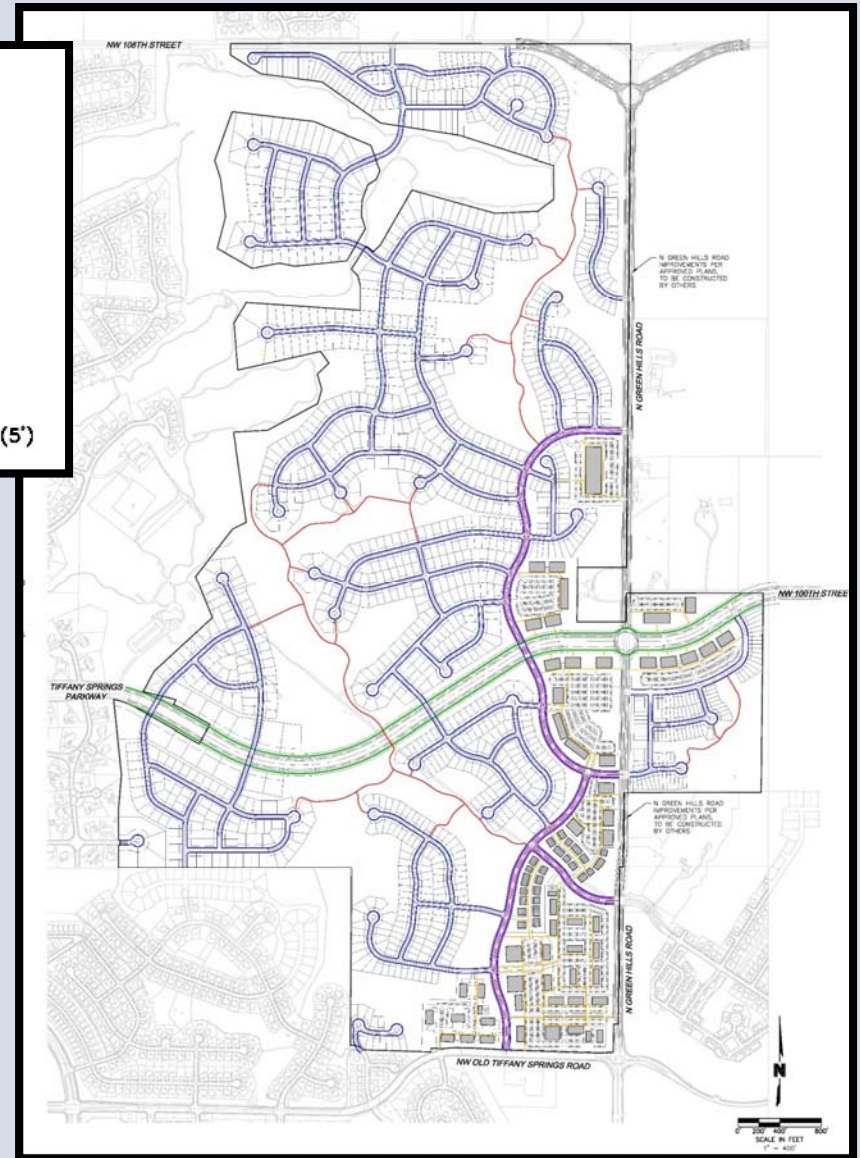
# Tiffany Greens MPD

## Pedestrian Connections & Trails

**LEGEND:**

	PUBLIC SIDEWALKS (5')
	ON-STREET BIKE LANES (5')
	PUBLIC TRAILS/WALKS (8'/10')
	PRIVATE OPEN SPACE TRAILS (6')
	PRIVATE PEDESTRIAN CONNECTORS (5')

- 3.31 miles of trails & pedestrian connections
- Provides important north-south connection between 108<sup>th</sup> Street to NW Old Tiffany Springs Road
- Fosters multiple east-west connections between subdivisions
- An established Tiffany Springs Parkway alignment will provide regional east-west trail corridor

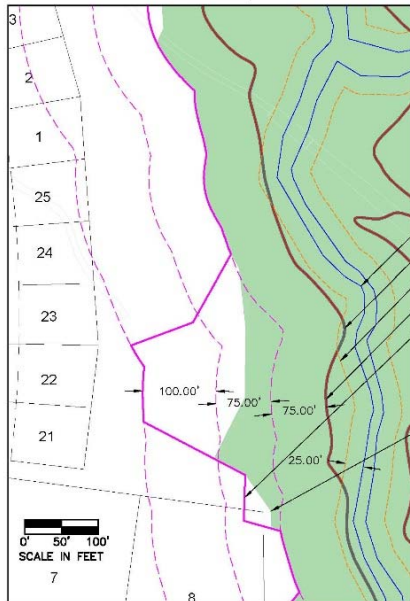






# Stream Buffer

## STREAM BUFFER LEGEND:



- PROTECTED STREAM (BLUE)
- 100-YEAR FLOODPLAIN (GREY)
- STREAMSIDE ZONE (ORANGE)
- MIDDLE ZONE (RED)
- DETERMINED OUTER ZONE (MAGENTA)  
(MIN. 75' PLUS AREAS OF MATURE RIPARIAN VEGETATION AND/OR SLOPES EXCEEDING 12%, TO A MAXIMUM OF 150' IF UNDISTURBED OR 250' IF DISTURBED)
- FINAL OUTER ZONE (HATCHED, GREEN)  
REFLECTING DISTURBED AREA.

## STREAM BUFFER NOTES:

- .. A FINAL STREAM BUFFER PLAN SHALL BE PROVIDED FOR EACH PHASE WHEN APPLICABLE. THIS PLAN SHALL INCLUDE:
- .... BUFFER ZONES AS DETERMINED PER SECTION 88-415-03
- .... FINAL IMPACTS AND MITIGATION PER SECTION 88-415-05
- .. FINAL STREAM BUFFERS SHALL FOLLOW ALL REGULATIONS OF SECTION 88-415.

## PRELIMINARY STREAM BUFFER CALCULATIONS:

- .. DETERMINED OUTER ZONE AREA: 123.52 AC.
- .. FINAL OUTER ZONE AREA: 102.92 AC.
- .. DISTURBED AREA: 20.60 AC. (16.68% OF TOTAL)





# Tiffany Greens MPD

**Table 15. Phase 2 and Phase 3 Recommendations Mitigation Thresholds**

Intersection	Mitigation Recommendation	Development Threshold
<b>Phase 2</b>		
N. Green Hills Road and N.W. Tiffany Springs Parkway	NB Left-Turn (250')	45 or more trips generated in <i>Phase ID Areas 11, 12, 13, 15D, 16, or 17</i>
N. Green Hills Road and N.W. Old Stagecoach Road	NB Right-Turn (150')	Any construction completed within Phase 2 except if in <i>Phase ID Area 14 or 15A</i>
N. Green Hills Road and Drive 4	NB Left-Turn (250')	Any construction completed within Phase 2 except if in <i>Phase ID Area 14 or 15A</i>
<b>Phase 3</b>		
N. Green Hills Road and N.W. Tiffany Springs Parkway	NB Right-Turn (150')	Any construction completed within Phase 3 in <i>Phase ID Area 22B, 26A, or 26B</i>
N. Green Hills Road and Drive 7	NB Right-Turn (150')	Interior Road constructed as part of <i>Phase ID Area 22B.</i>
N. Green Hills Road and N.W. Old Stagecoach Road	SB Right-Turn (150')	Interior Road constructed as part of <i>Phase ID Area 18, 19C, or 20C.</i>
Old Tiffany Springs and Drive 8	EB Approach	Construct with two exit lanes.
Skyview Avenue and 108 <sup>th</sup> Street	SB Left-Turn (250')	Any construction completed within Phase 3.

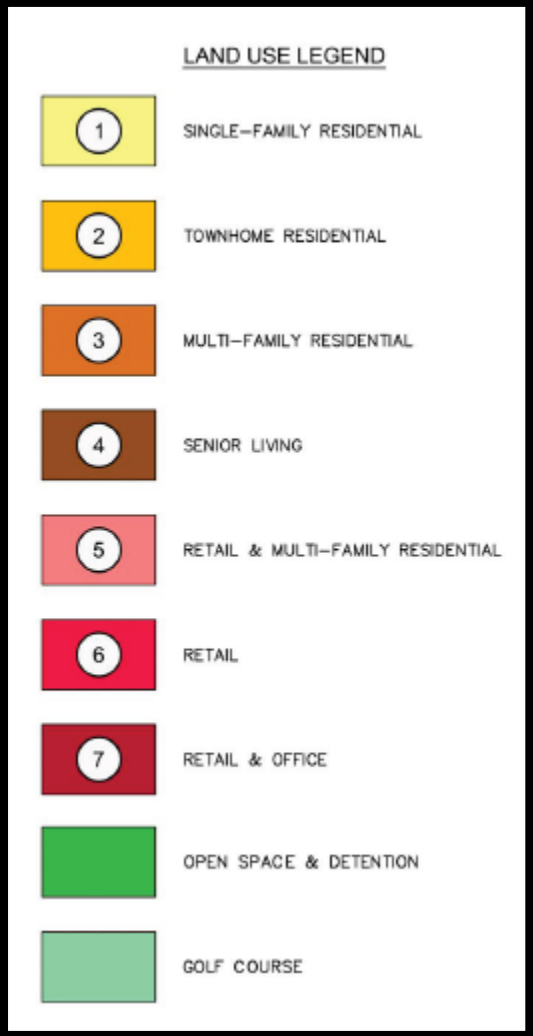
**From:** Bryan, Jeffrey <[Jeffrey.Bryan@kcmo.org](mailto:Jeffrey.Bryan@kcmo.org)>  
**Sent:** Monday, February 8, 2021 3:58 PM  
**To:** Kurt Rotering <[krotering@olsson.com](mailto:krotering@olsson.com)>  
**Cc:** Luke Zoller <[lzoller@olsson.com](mailto:lzoller@olsson.com)>; Tom Fulton <[tfulton@olsson.com](mailto:tfulton@olsson.com)>; Shannon Jeffries <[sjeffries@olsson.com](mailto:sjeffries@olsson.com)>; Nelson, Zachary <[Zachary.Nelson@kcmo.org](mailto:Zachary.Nelson@kcmo.org)>; Nick Pascuzzi <[npascuzzi@olsson.com](mailto:npascuzzi@olsson.com)>  
**Subject:** RE: Tiffany Greens TIA

Kurt,

The updated study is acceptable. Please submit two (2) hard copies of the complete final study as well as a hard drive containing the synchro files and turning movement count data.

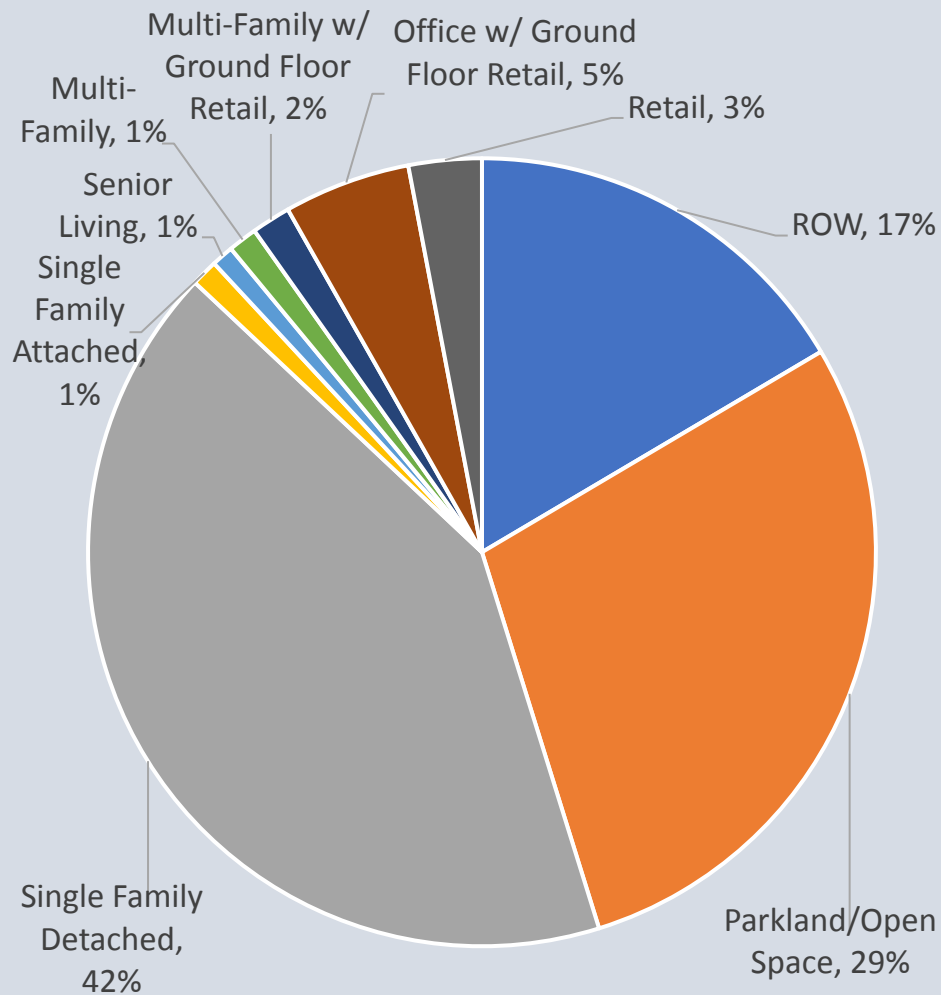
Thank you.  
 Jeff

# Tiffany Greens MPD Land Use Plan



# Tiffany Greens MPD

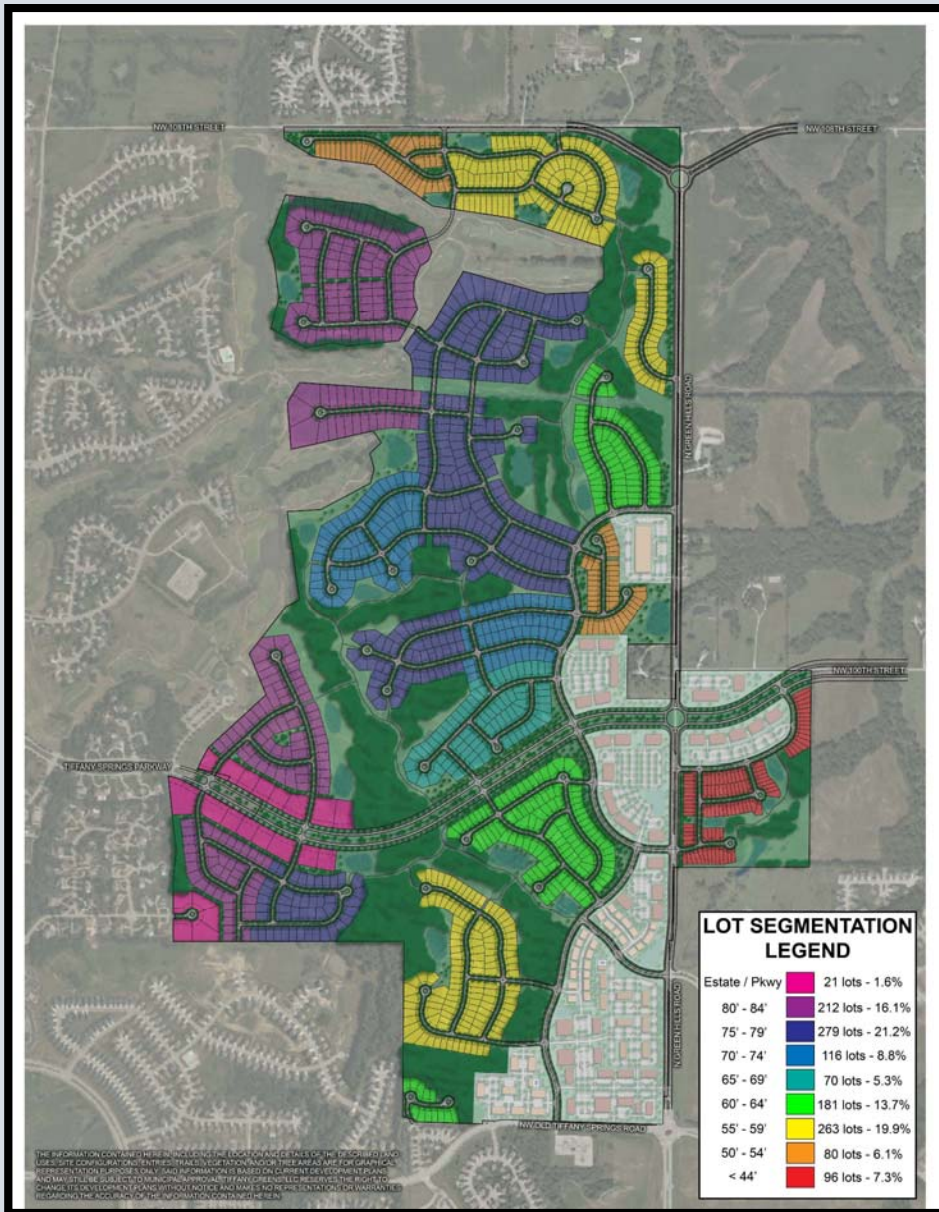
## Summary of Land Uses



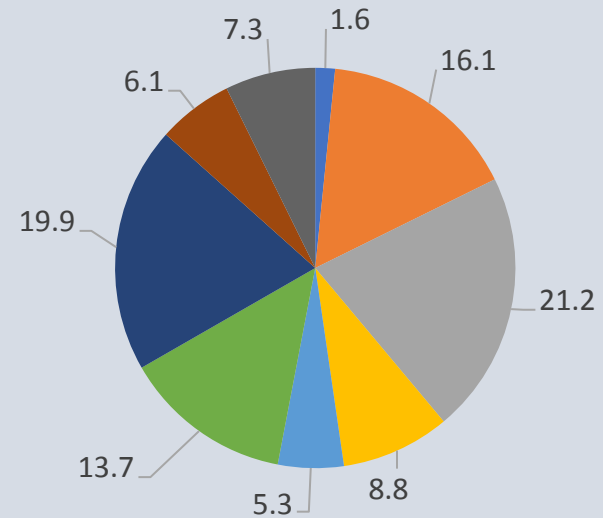
LAND USE	ACRES	% OF MPD
Rights-of-Way	137.9	16.5%
Parkland/Open Space	238.9	28.7%
Single Family Detached	348.5	41.8%
Single Family Attached	9.5	1.1%
Multi-Family Residential	10.0	1.2%
Senior Living	7.4	0.9%
Neighborhood Retail	25.0	3.0%
Office with Ground Floor Retail	43.1	5.2%
Multi-Family Residential with Ground Floor Retail	13.2	1.6%
<b>Total</b>	<b>833.6</b>	<b>100%</b>

# Tiffany Greens MPD

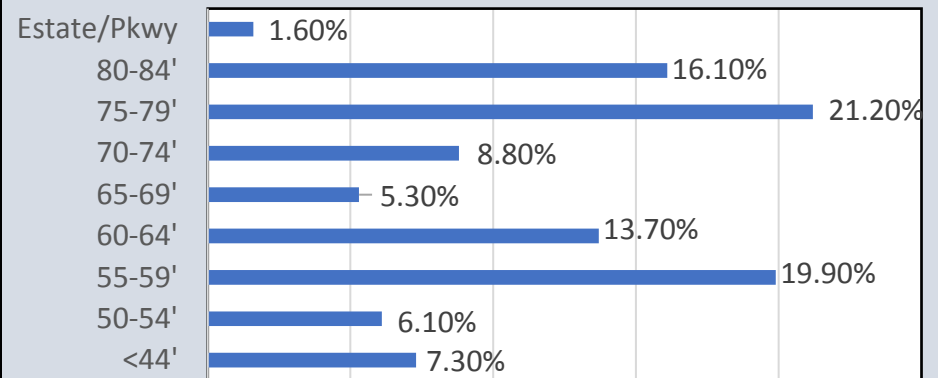
## Diversity of Single Family Housing Product



Lot Segmentation by SFD Totals



Lot Segmentation by Lot Width

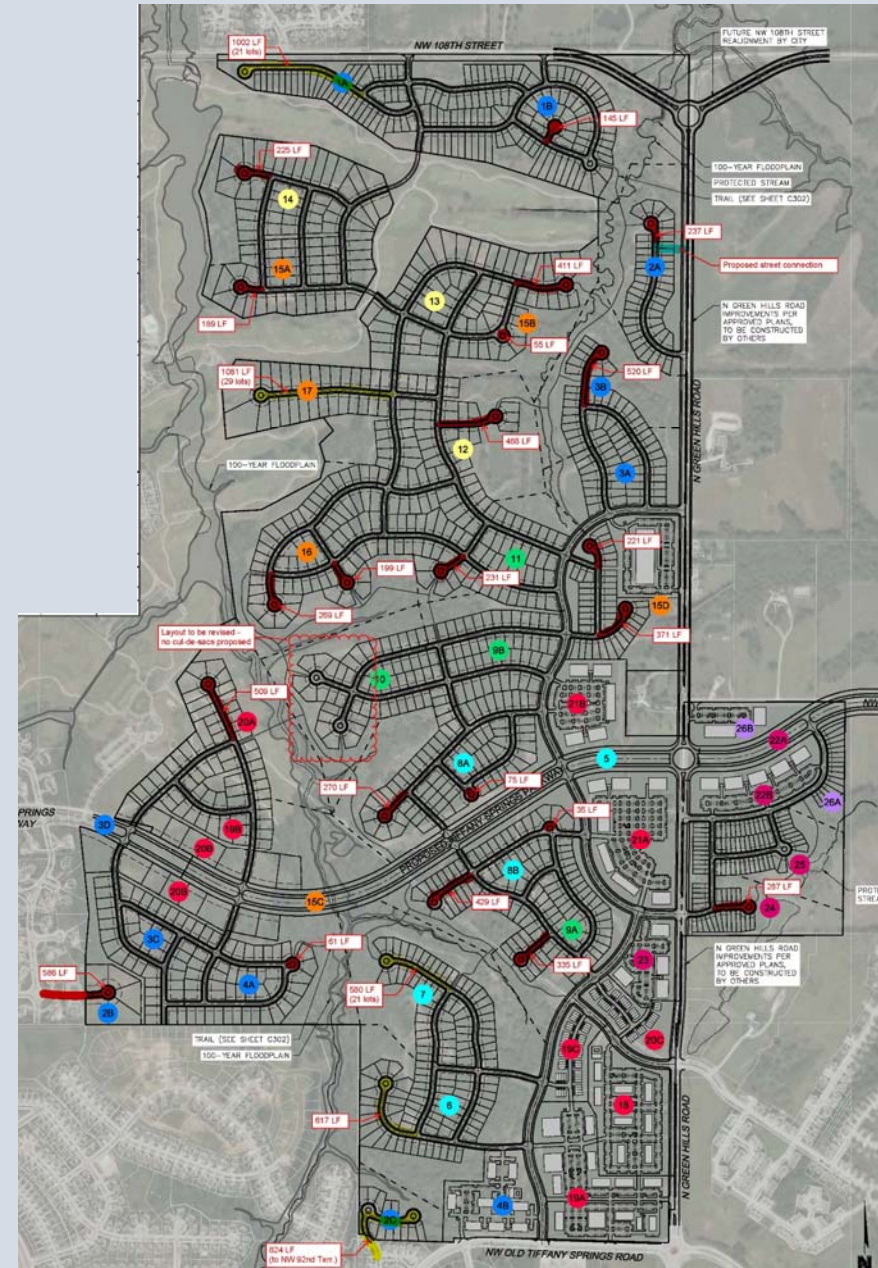




# Cul-de-sac Waivers

**Section 88-405-10-C.** says cul-de-sacs streets may not exceed 1,320 feet in length or serve more than 20 dwelling units.

- There are five cul-de-sacs that will require modifications/waivers due to length (over 600'), unit count (over 20), or both.
  - 1A: 1002 LF, 21 Lots.
  - 2C: 824 LF, 13 Lots (includes one existing lot).
  - 6: 617 LF, 19 Lots
  - 7: 580 LF, 21 Lots.
  - 17: 1081 LF, 29 Lots

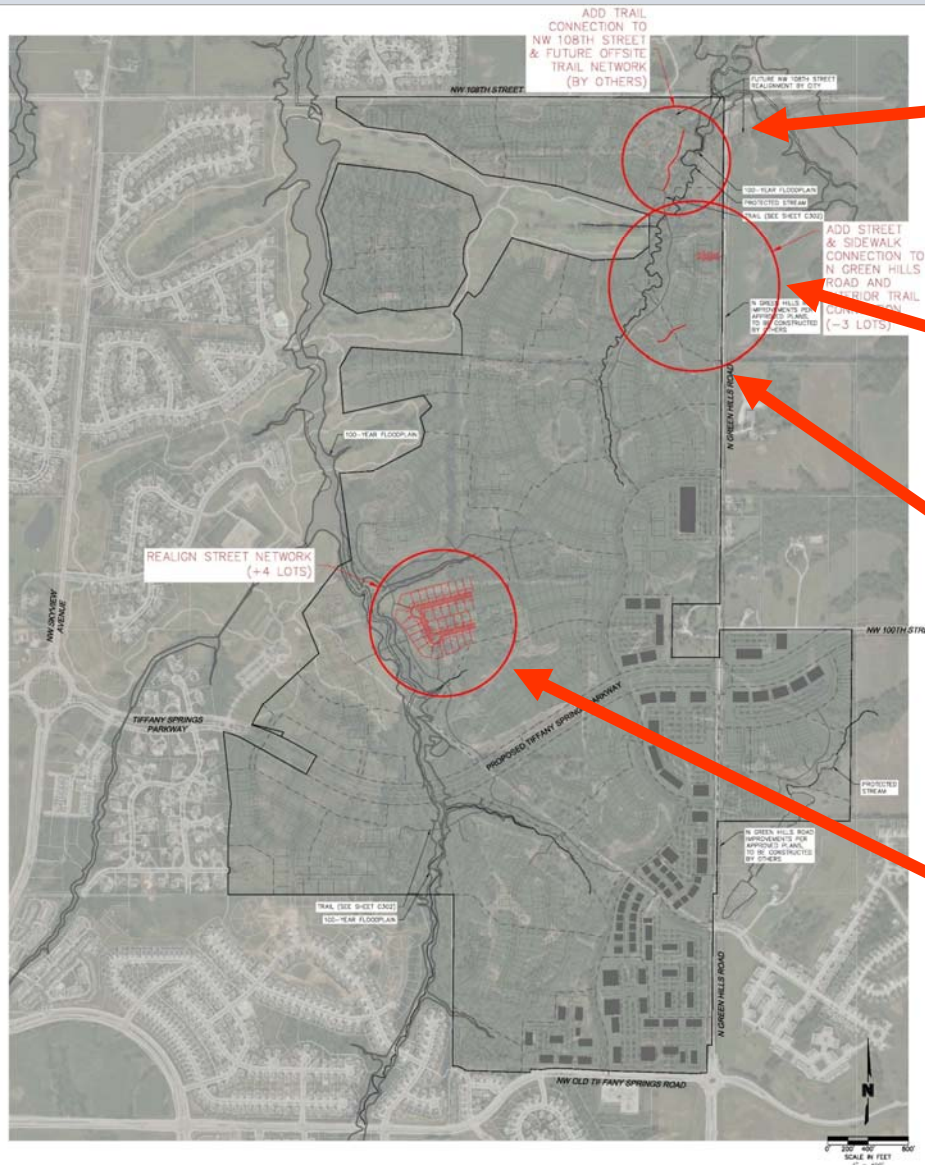


# Tiffany Greens MPD

## Site Plan Revisions from Staff Discussions

1. Extended trail connection to future alignment of NE 108<sup>th</sup> Street
2. Added additional street & sidewalk connection to N Green Hills Road at Phase 2A
3. Added 8' trail connection across streambed area between Phases 2A and 3A/3B for additional connectivity
4. Realigned street network to remove crossing cul-de-sacs at Phase 10
5. Relocated Senior Housing closer to the commercial corridor by swapping out with the Big House Multifamily located at NW Old Tiffany Springs Road
6. Added 8' trail connection across the Tiffany Greens golf course between the residential subdivision to the west and Phase 15A for connectivity

# Tiffany Greens MPD Implemented Site Plan Revisions



1. Extended trail connection to future alignment of NE 108<sup>th</sup> Street
2. Added additional street & sidewalk connection to N Green Hills Road at Phase 2A
3. Added 8' trail connection across streambed area between Phases 2A and 3A/3B for additional connectivity
4. Realigned street network to remove crossing cul-de-sacs at Phase 10



# Tiffany Greens MPD

## Connection between Phases 2A & 3A/3B

3. Added 8' trail connection across streambed area between Phases 2A and 3A/3B for connectivity



*Existing conditions include streambed / creek and vegetation*



# Tiffany Greens MPD

## Street Realignment at Phase 10

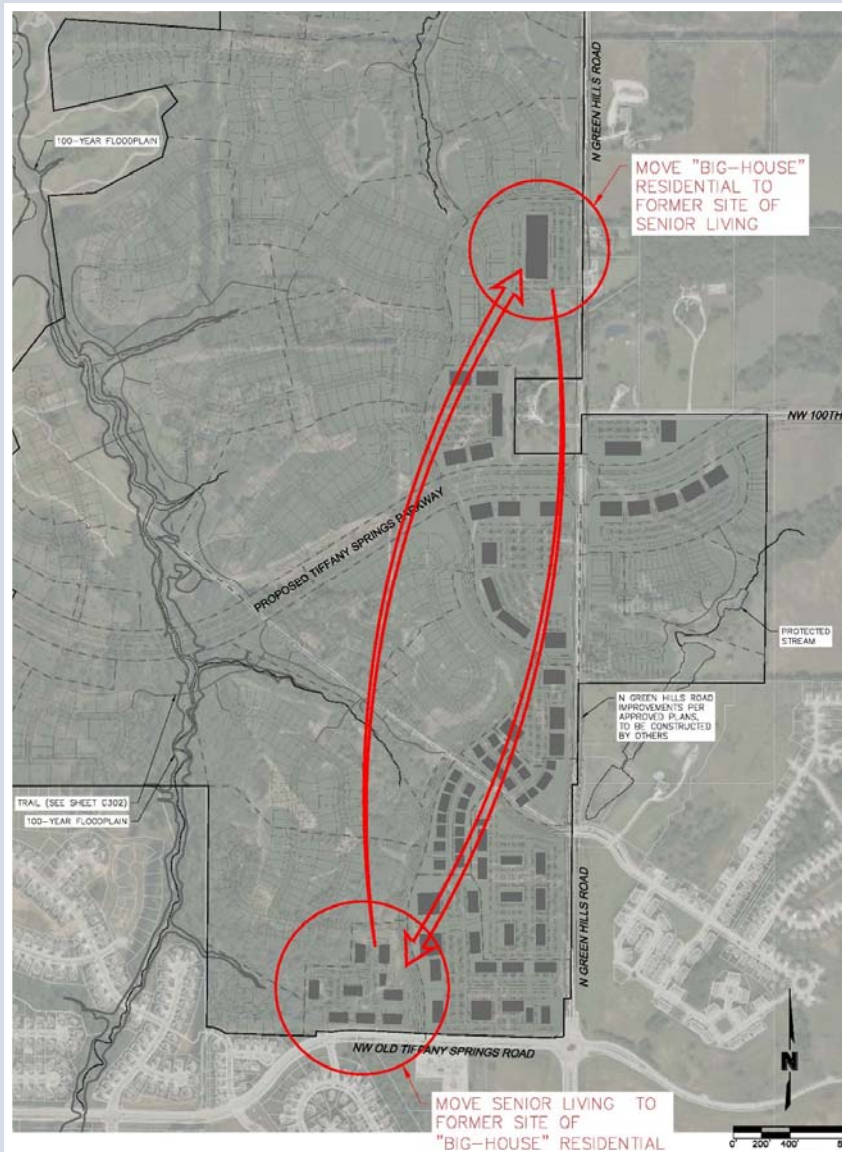


*Existing conditions include rolling terrain, steep topography, streambed/creek, and drainage corridors, along with constraints of existing golf course and utility corridors*

4. Realigned street network to remove crossing cul-de-sacs at Phase 10

# Tiffany Greens MPD

## Relocation of Senior Housing

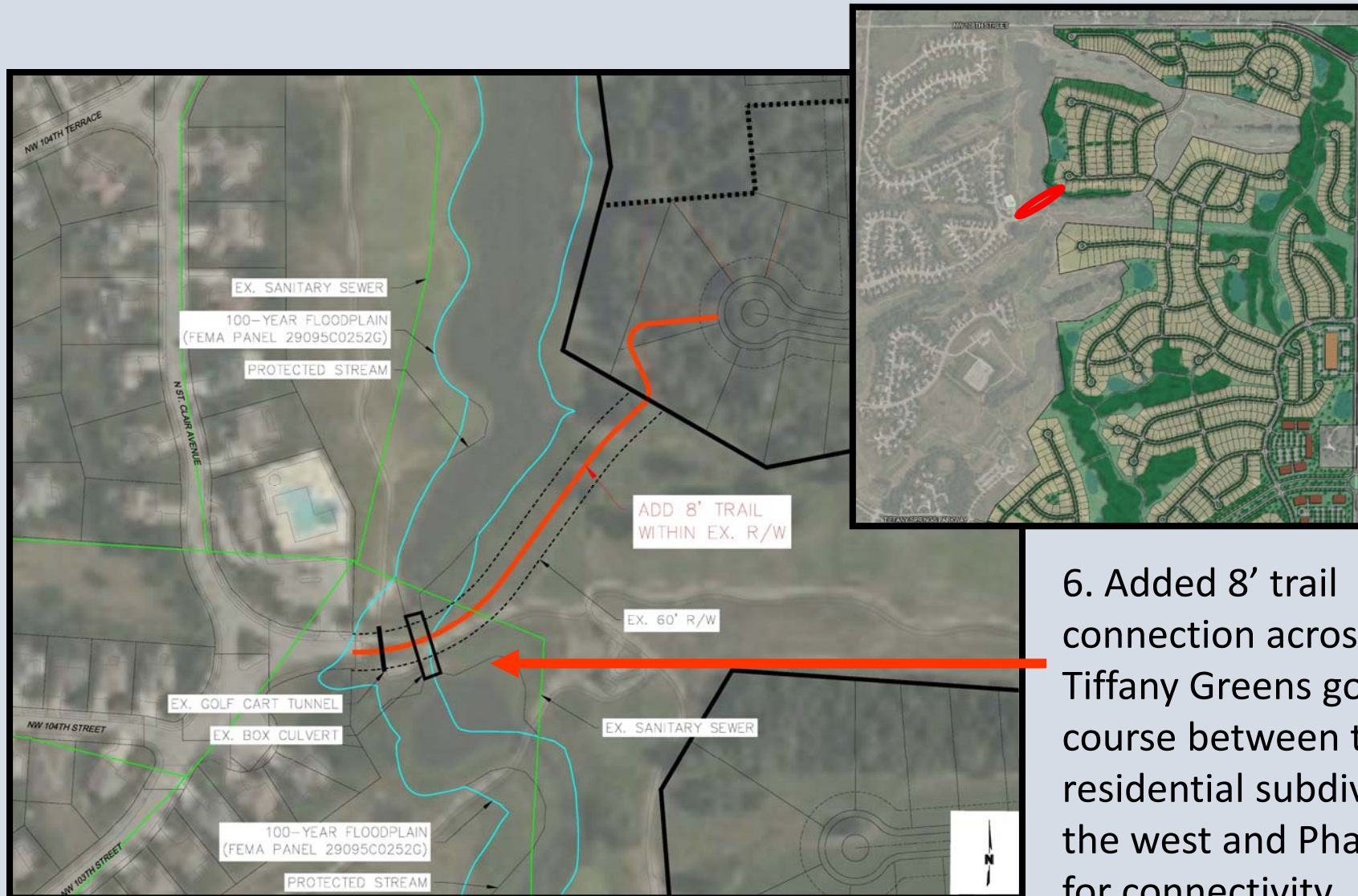


5. Relocated Senior Housing closer to the commercial corridor by swapping out with the Big House Multifamily located at NW Old Tiffany Springs Road



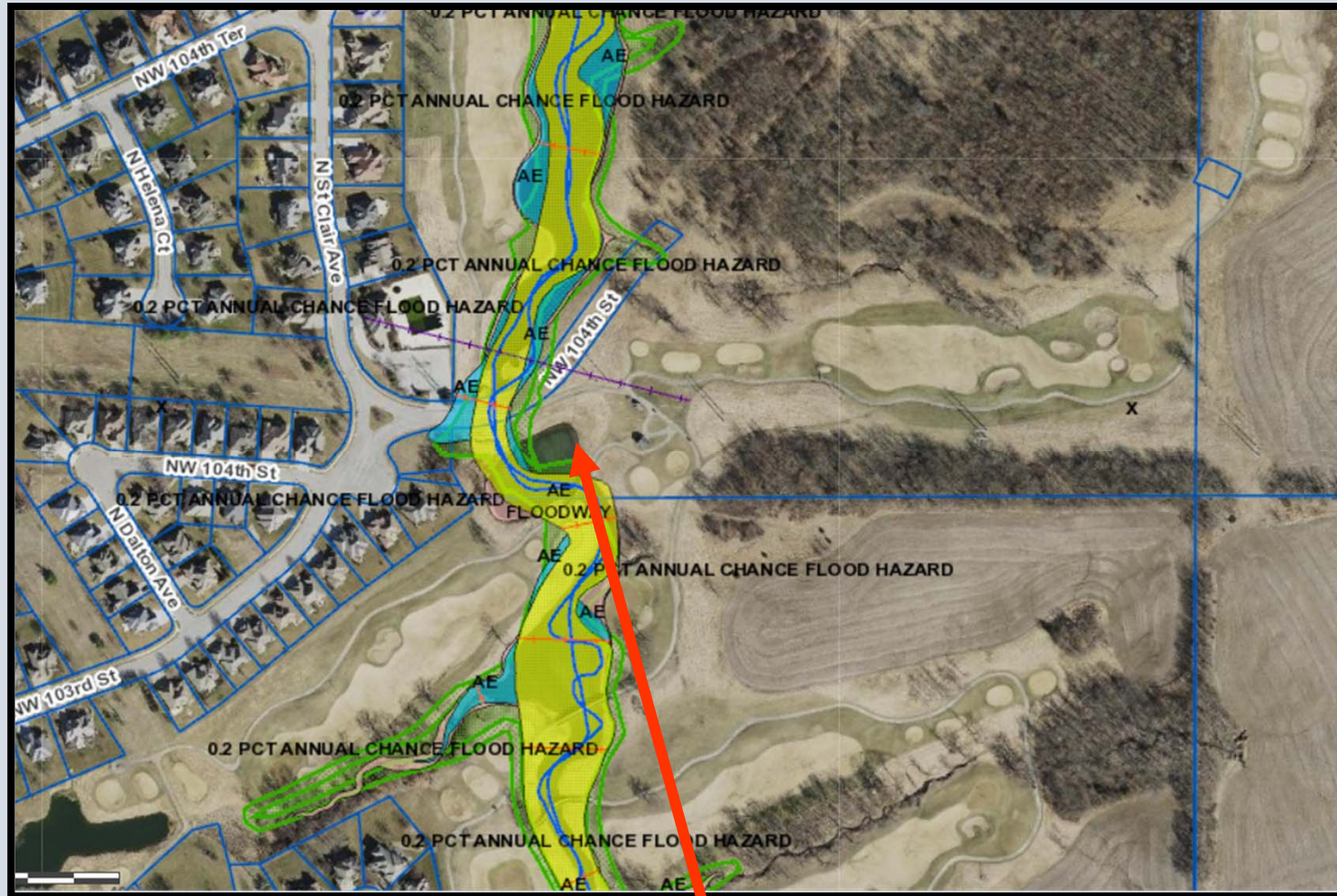
# Tiffany Greens MPD

## Street Connection at 104<sup>th</sup> Street



6. Added 8' trail connection across the Tiffany Greens golf course between the residential subdivision to the west and Phase 15A for connectivity

# Tiffany Greens MPD Street Connection at 104<sup>th</sup> Street



*A proposed roadway must navigate a major floodway and would be surrounded by golf course and ponds which are inundated with water during rain events*



# Tiffany Greens MPD Street Connection at 104<sup>th</sup> Street



# Tiffany Greens MPD Street Connection at 104<sup>th</sup> Street



*Existing conditions also include sewer main, golf cart path and tunnel, tee box, and multiple overhead utility transmission lines*



# Tiffany Greens MPD Street Connection at 104<sup>th</sup> Street

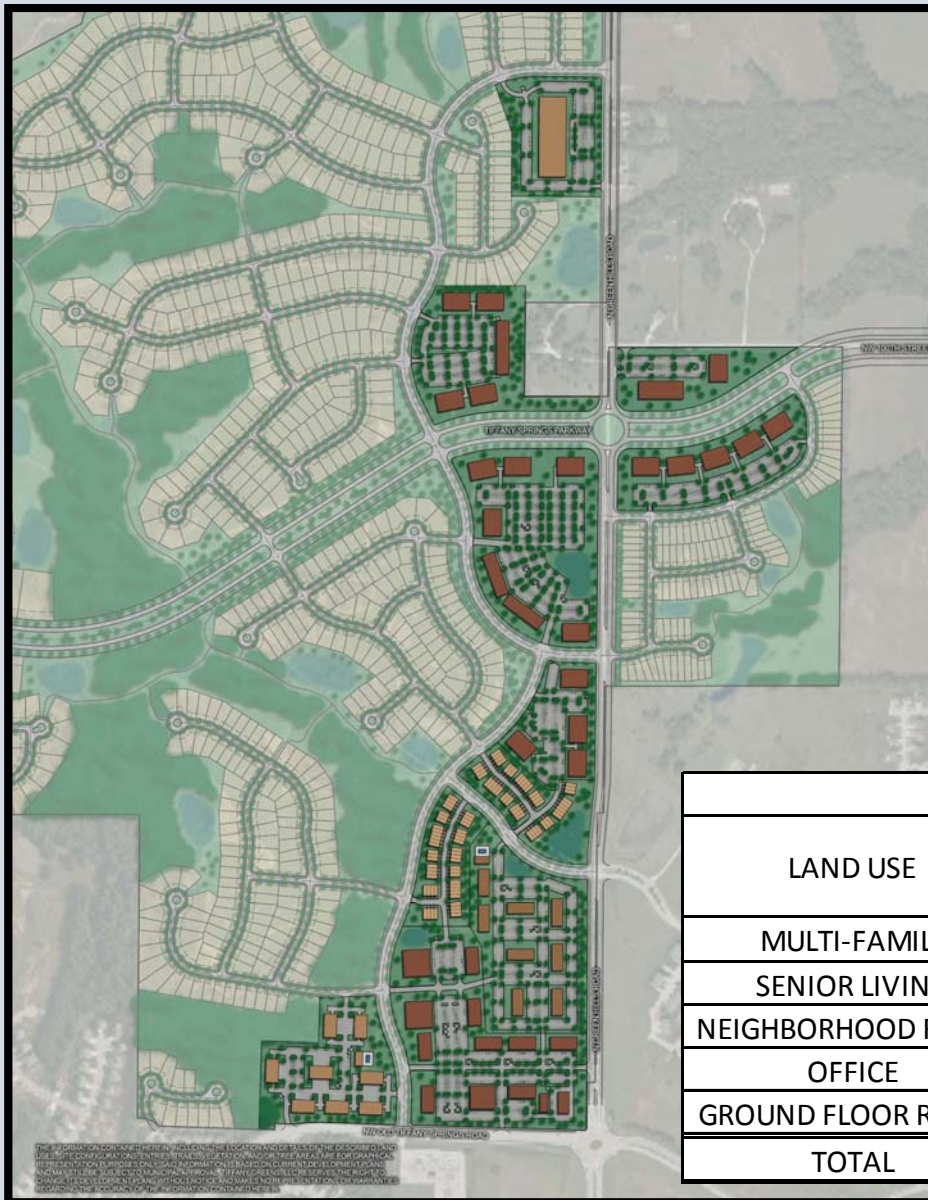


*Signs of significant washout and erosion due to offsite regional drainage are currently visible today along this corridor*



# Tiffany Greens MPD

## Commercial Corridor along Green Hills Road



MPD LAND USE	ACRES	% OF MPD
Rights-of-Way	137.9	16.5%
Parkland/Open Space	238.9	28.7%
Single Family Detached	348.5	41.8%
Single Family Attached	9.5	1.1%
Multi-Family Residential	10.0	1.2%
Senior Living	7.4	0.9%
Neighborhood Retail	25.0	3.0%
Office with Ground Floor Retail	43.1	5.2%
Multi-Family Residential with Ground Floor Retail	13.2	1.6%
<b>Total</b>	<b>833.6</b>	<b>100%</b>

DEVELOPMENT DATA SUMMARY			
LAND USE	RESIDENTIAL UNITS	BUILDING AREA (SF)	PROJECT SUMMARY
MULTI-FAMILY	304		2 Projects (2-story, 4-story)
SENIOR LIVING	150		1 Project (4-story)
NEIGHBORHOOD RETAIL		191,500	2 Projects (1-story, 1-story)
OFFICE		495,000	4 Projects (Floors 2-3)
GROUND FLOOR RETAIL		397,500	
<b>TOTAL</b>	<b>454</b>	<b>1,084,000</b>	

## Applicant Request

Tiffany Greens LLC requests the Committee recommend approval of Committee Substitute for Ordinance No. 210442, subject to the conditions outlined in the Committee Substitute offered by Councilmembers Fowler and Loar:

- ✓ **Rezone** 834 acres from **R-7.5 to District MPD** (Master Planned Development)
- ✓ **Approve** an **MPD Plan and Preliminary Plat** for the development of 834 acres containing a mixture of residential, multi-family, senior housing, office, and retail land uses.

**Thank You**

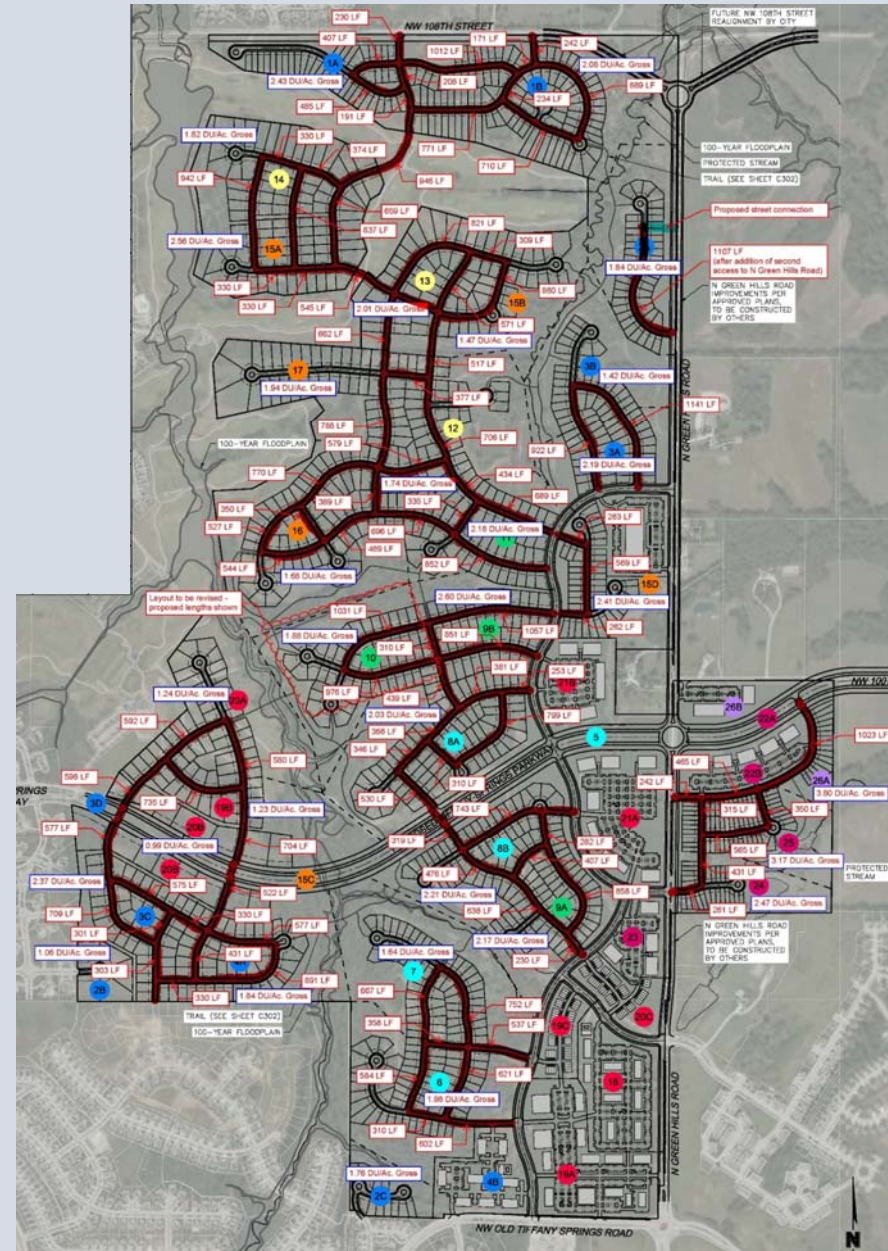
## **Additional Reference Slides**



# Block Length Waivers

**Section 88-405-06-B.** says block may not exceed 600 feet in length in subdivisions with a gross density of 4 or more units per acre. In lower density residential subdivisions blocks may not exceed 1,200 feet in length.

- No modifications/waivers are needed for block lengths as gross density (single-family only) is 1.90 units/acre, well below the 4.0 number that reduces the maximum allowable length.

















# Stream Buffer



# Compliance with Section 88-405-18

**From:** Reik, Michael <[reikm@platteco.k12.mo.us](mailto:reikm@platteco.k12.mo.us)>

**Sent:** Monday, April 5, 2021 1:03 PM

**To:** Rexwinkle, Joseph <[Joseph.Rexwinkle@kcmo.org](mailto:Joseph.Rexwinkle@kcmo.org)>

**Cc:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>; Elliott, Kyle <[Kyle.Elliott@kcmo.org](mailto:Kyle.Elliott@kcmo.org)>; Binckley, Diane <[Diane.Binckley@kcmo.org](mailto:Diane.Binckley@kcmo.org)>; Williams, Jeffrey <[Jeffrey.Williams@kcmo.org](mailto:Jeffrey.Williams@kcmo.org)>

**Subject:** Re: KCMO Code Language

**Joe,**

You asked whether the Platte County R-3 School District would like any area of the Tiffany Greens MPD Plan reserved for a future school site. At this time and after further consideration, Platte County R-3 does not desire to have any land reserved. As you know, Platte R-3 is working on a bond issue that will not only make improvements to its existing high school in Platte City but also construct the new middle school at the Twin Creeks Village site. That will free up the two existing schools (Barry and Pathfinder) on the south side of Highway 152, west of N. Platte Purchase Road to be 100% elementary schools. A new future high school is planned for the Twin Creeks site as well and will be constructed as enrollment dictates. These schools are all part of Platte County R-3 Master Plan. Platte County R-3 has always also been able to work directly with our development community when it identifies a need and we are confident that this will be the case here. Again, thank you for contacting me but at this time we do not see a need to reserve land in the Tiffany Greens MPD Plan for a school site. We will work directly with the developer should the need arise in the future years.

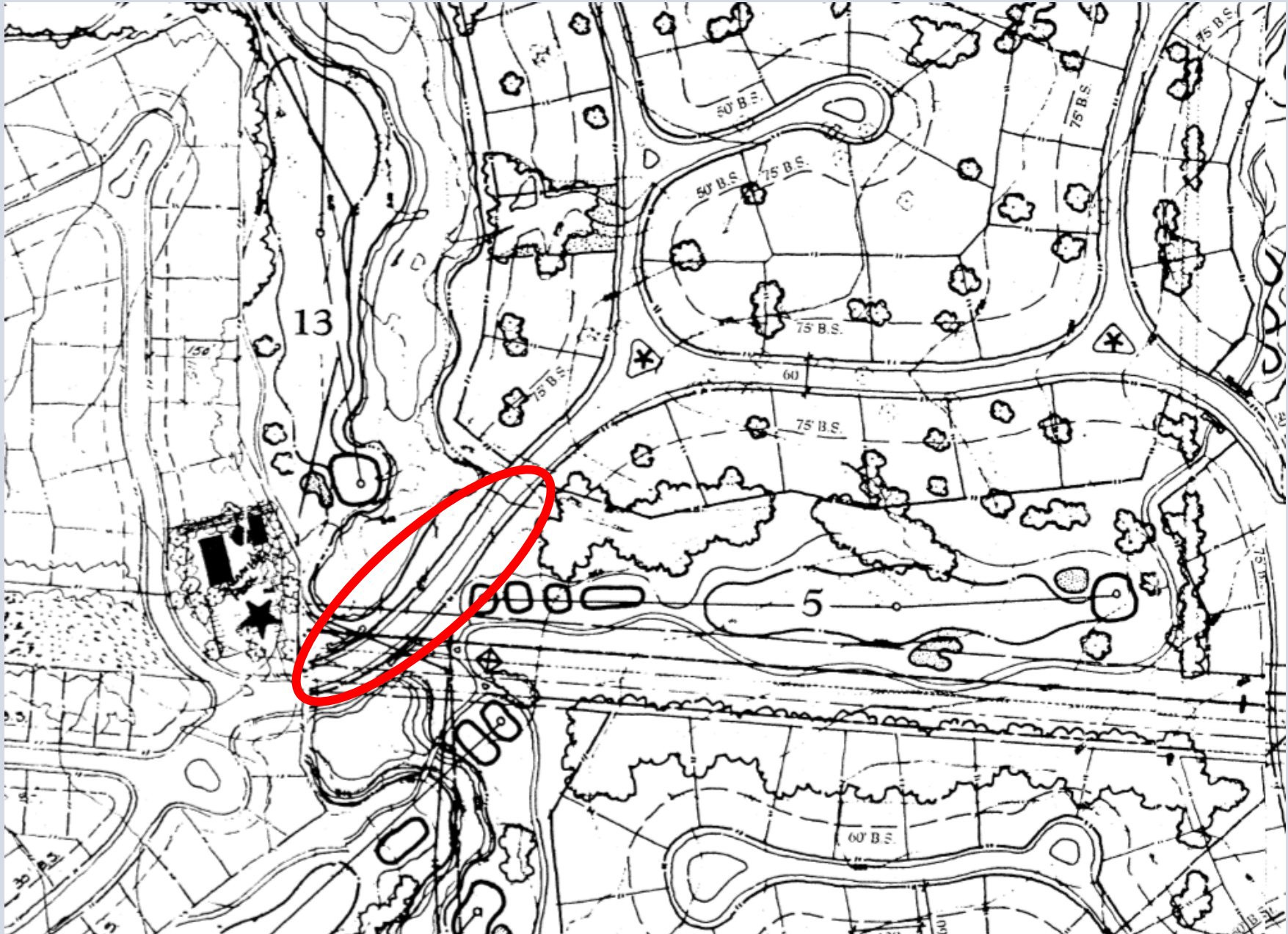
I greatly appreciate you keeping me in the loop.

Very Best,

Mike



# Approved Site Plan at N.W. 104<sup>th</sup> Street & Golf Course

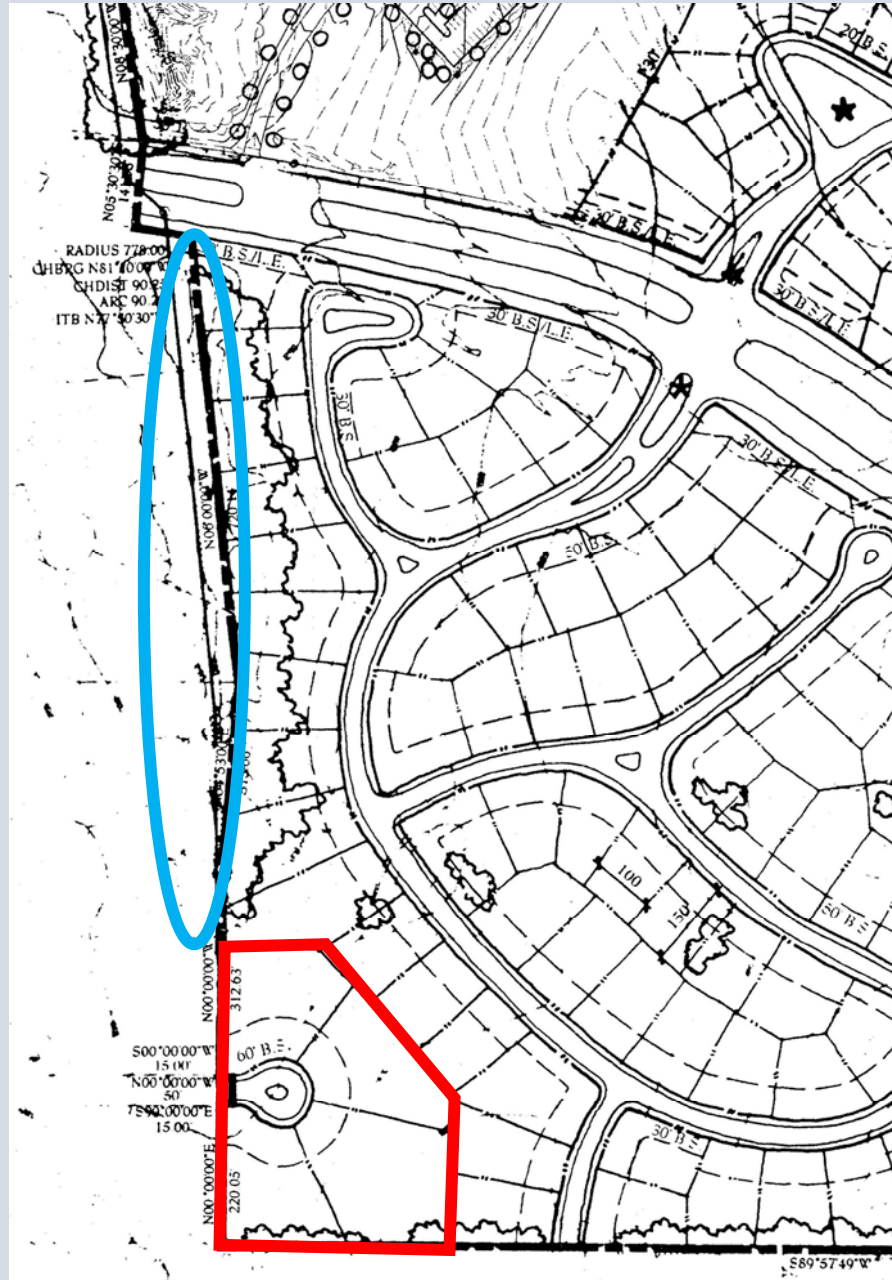


# Proposed MPD Plan at N.W. 104<sup>th</sup> Street & Golf Course



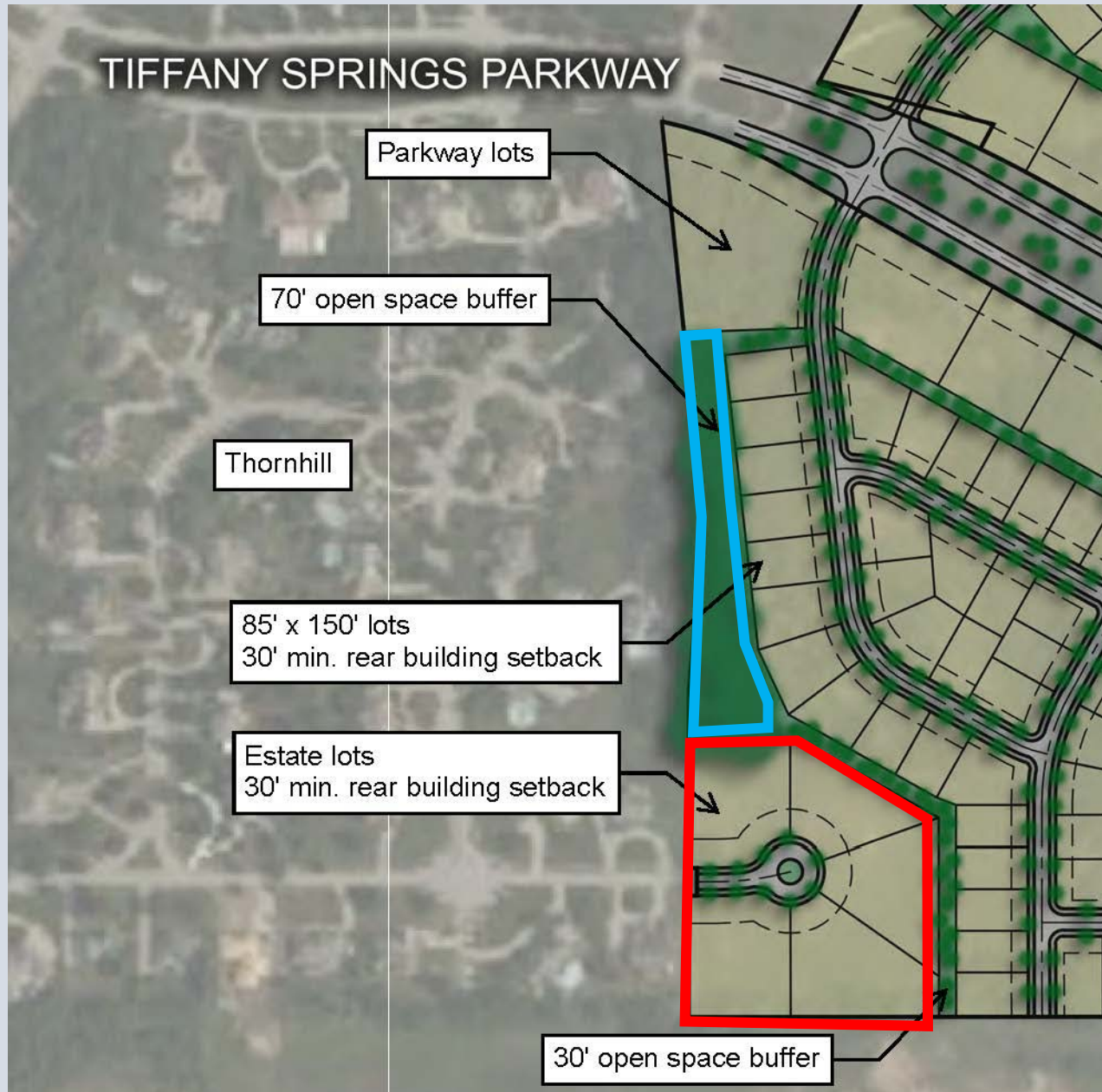


# Approved Site Plan by Thornhill Subdivision

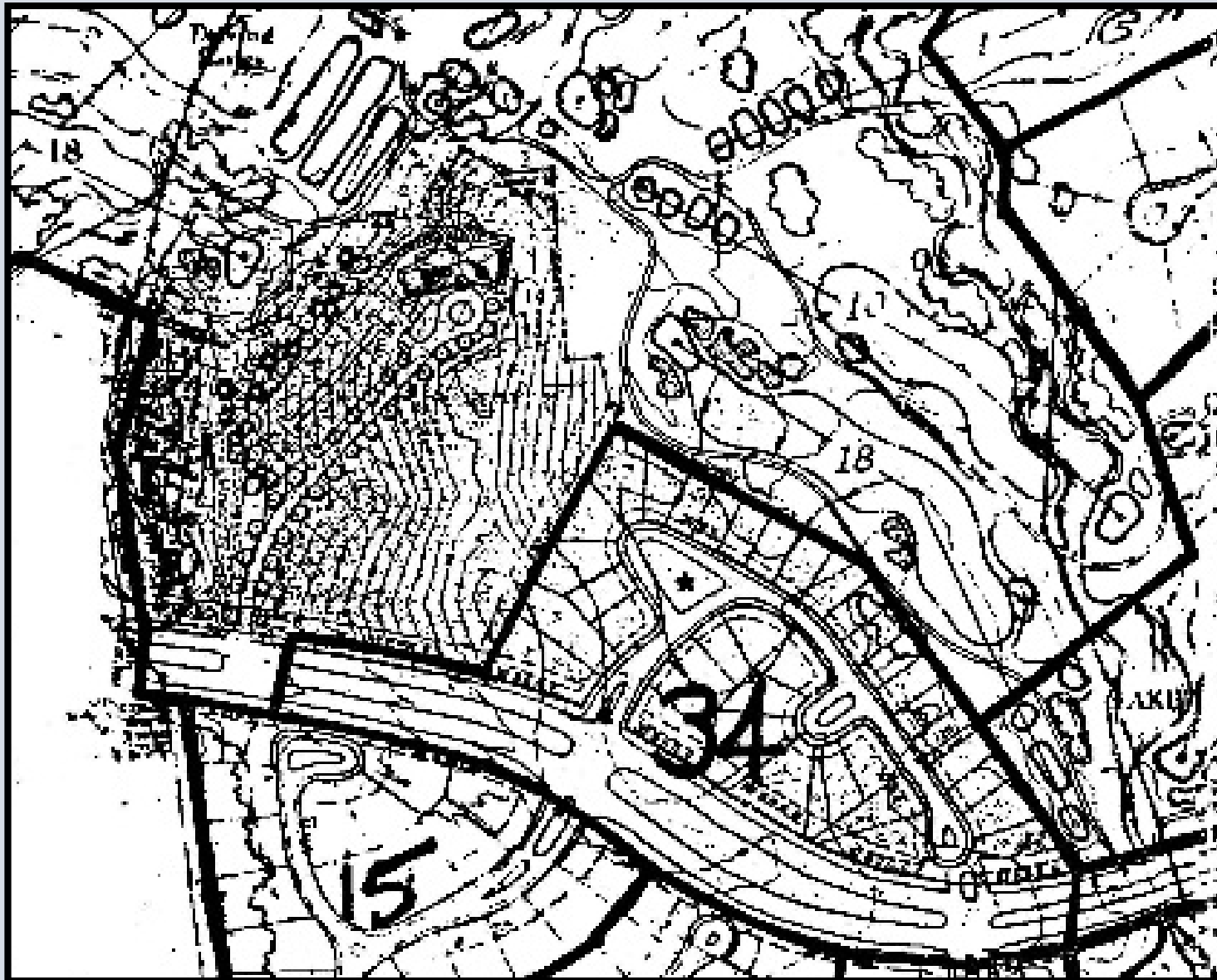




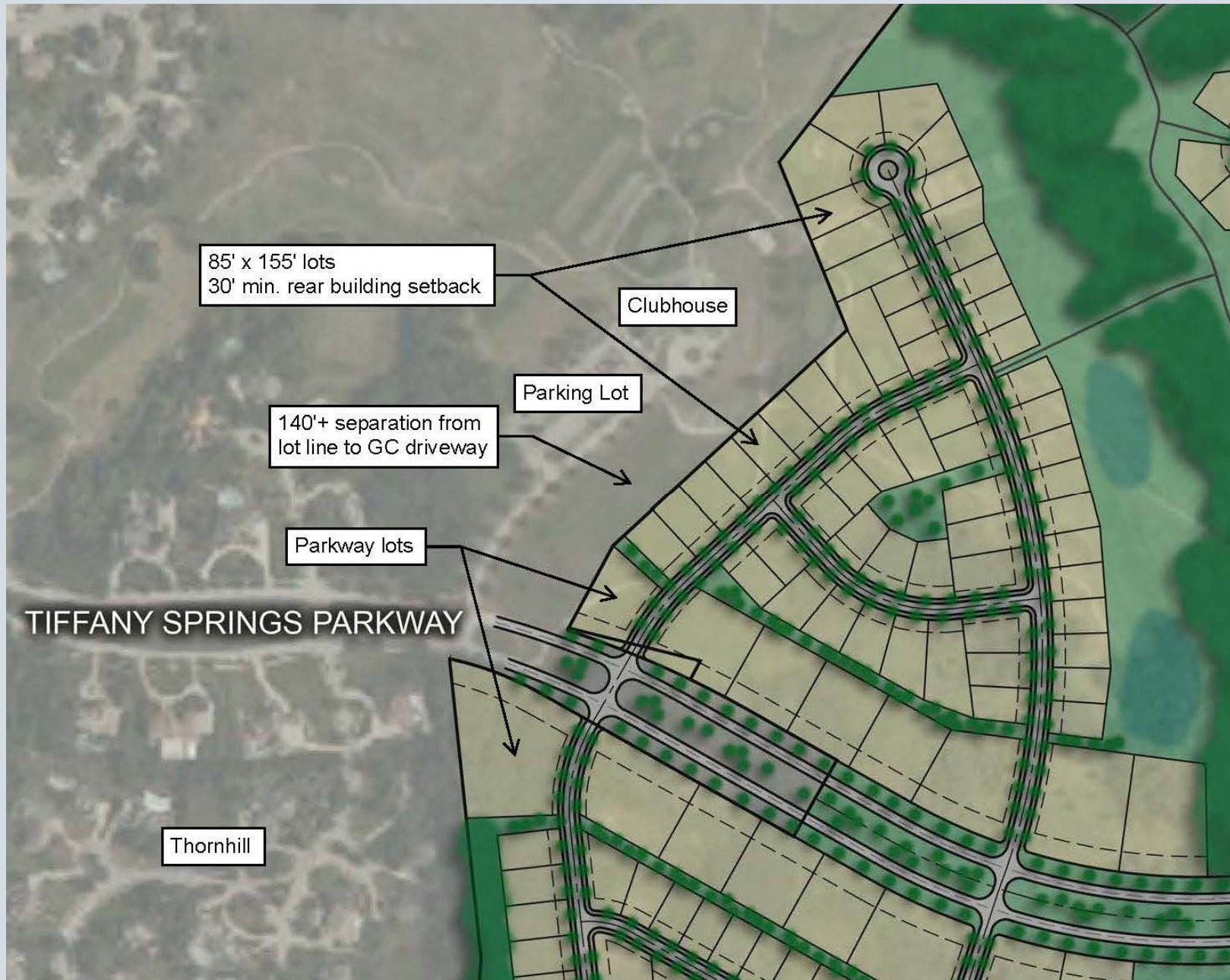
# Proposed MPD Plan near Thornhill Subdivision



## Approved Plan by Clubhouse

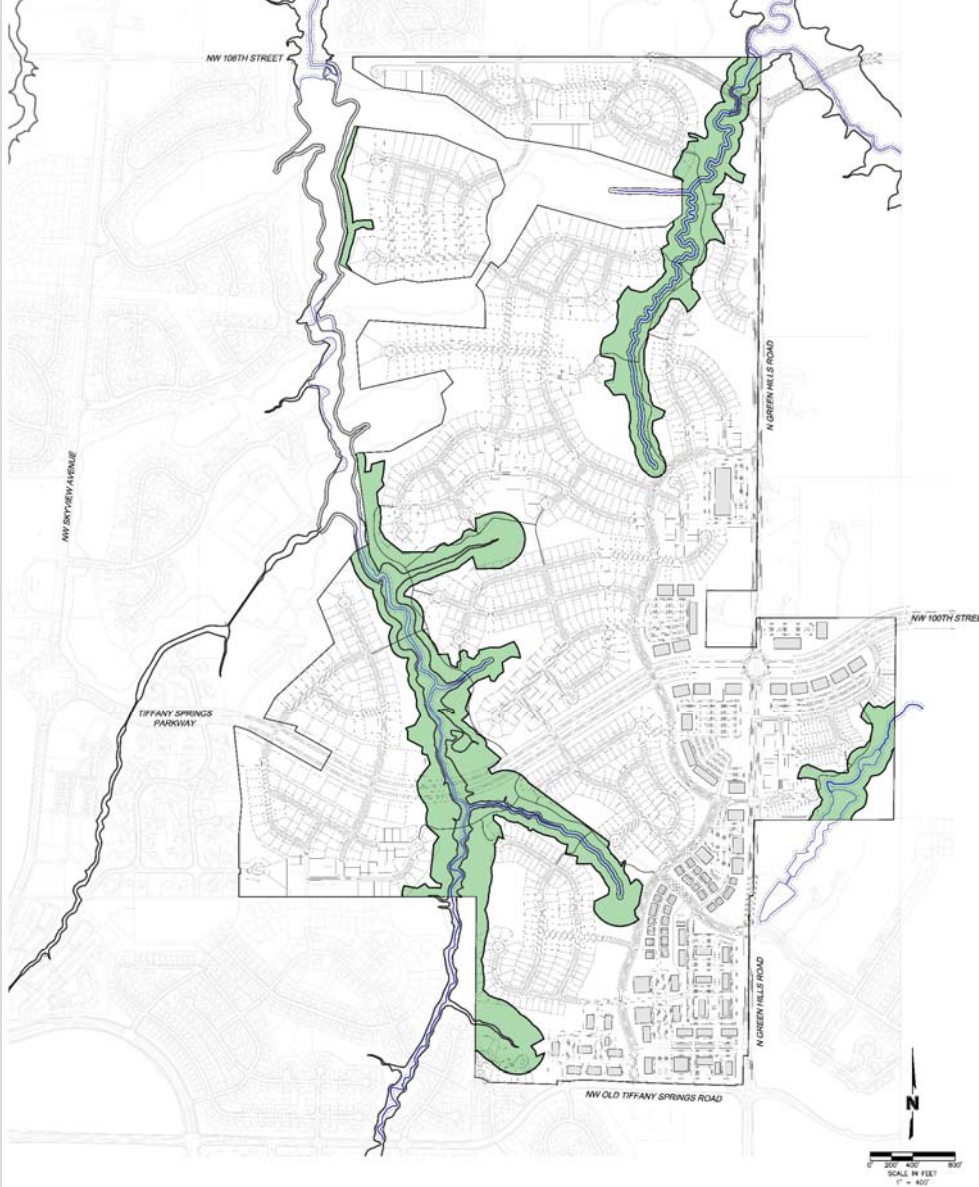


# Proposed MPD Plan by TG Clubhouse





# Tiffany Greens MPD Stream Buffer Plan



# Tiffany Greens MPD

## Street Connection at Thornhill / 96<sup>th</sup> Terrace

### THORNHILL HOMEOWNERS' ASSOCIATION

March 30, 2021

City Plan Commission  
414 E. 12<sup>th</sup> Street  
Kansas City, Missouri 64106

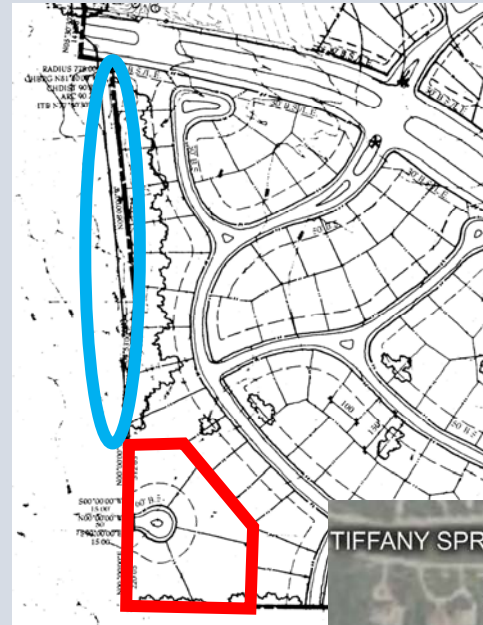
Re: Tiffany Greens Master Planned Development ("MPD")  
Case Number CD-CPC-2020-00205

Dear Sir or Madam:

I am the president of the Thornhill Homeowners' Association ("Thornhill"). Thornhill is located immediately adjacent to the most western boundary of the MPD in the area between Tiffany Springs Parkway and 96<sup>th</sup> Terrace. Thornhill appreciates that the hearing scheduled for April 6 is to approve rezoning, a MDP Development Plan and a preliminary plat and certain of the concerns of Thornhill will be addressed at future hearings. However, Thornhill would like to identify its areas of concerns at this initial stage even though some of these details may be addressed in the future.

Thornhill's primary concerns relate to the areas identified as 2B, 3C and 20B on the overall site plan that was sent to Thornhill prior to an initial public meeting held on February 25, 2021 ("Site Plan"). Thornhill's concerns are as follows:

1. Thornhill appreciates the proposed 70 ft. green space/buffer between the eastern boundary of Thornhill and the western edge of lots in 3C on the Site Plan.
2. Thornhill is concerned about the drainage, run-off and erosion along (a) the eastern boundary of Thornhill and the western edge of lots in 3C of the Site Plan and (b) the area to the south of the lots in 20B of the Site Plan. To address these issues, Thornhill believes an expansion of the green space/buffer described in #1 above may be necessary or appropriate. Thornhill also supports and advocates for the retention of the drainage area to the south of the lots in 20B of the Site Plan.
3. Thornhill is concerned that the lots in 3C of the Site Plan remain low density single-family residences similar to or less dense than as shown on the overall site plan.
4. Thornhill encourages consideration be given to the area described in #1 above as a wildlife habitat.
5. Thornhill supports the continuation of a previously proposed cul-de-sac of 96<sup>th</sup> Terrace as shown in 2B of the Site Plan and the island as shown in this cul-de-sac.
6. Thornhill supports the lots sizes for the lots in 2B of the Site Plan.
7. Thornhill advocates for the lots in 2B of the Site Plan being annexed into Thornhill so houses on these lots will be subject to the covenants and restrictions applicable to Thornhill and approval of the Architectural Review Board of Thornhill.
8. Related to #2 above, Thornhill is concerned about drainage, run-off and erosion from the lots in 2B into the eastern boundary of Thornhill.



Approved  
Site Plan



Proposed  
MPD Plan

# Tiffany Greens MPD

## Street Connection at Thornhill / 96<sup>th</sup> Terrace





# Aerial of Thornhill Subdivision

