

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

201 South Main Street, Suite 100, North Kansas City, MO 64116 | 816.386.0200

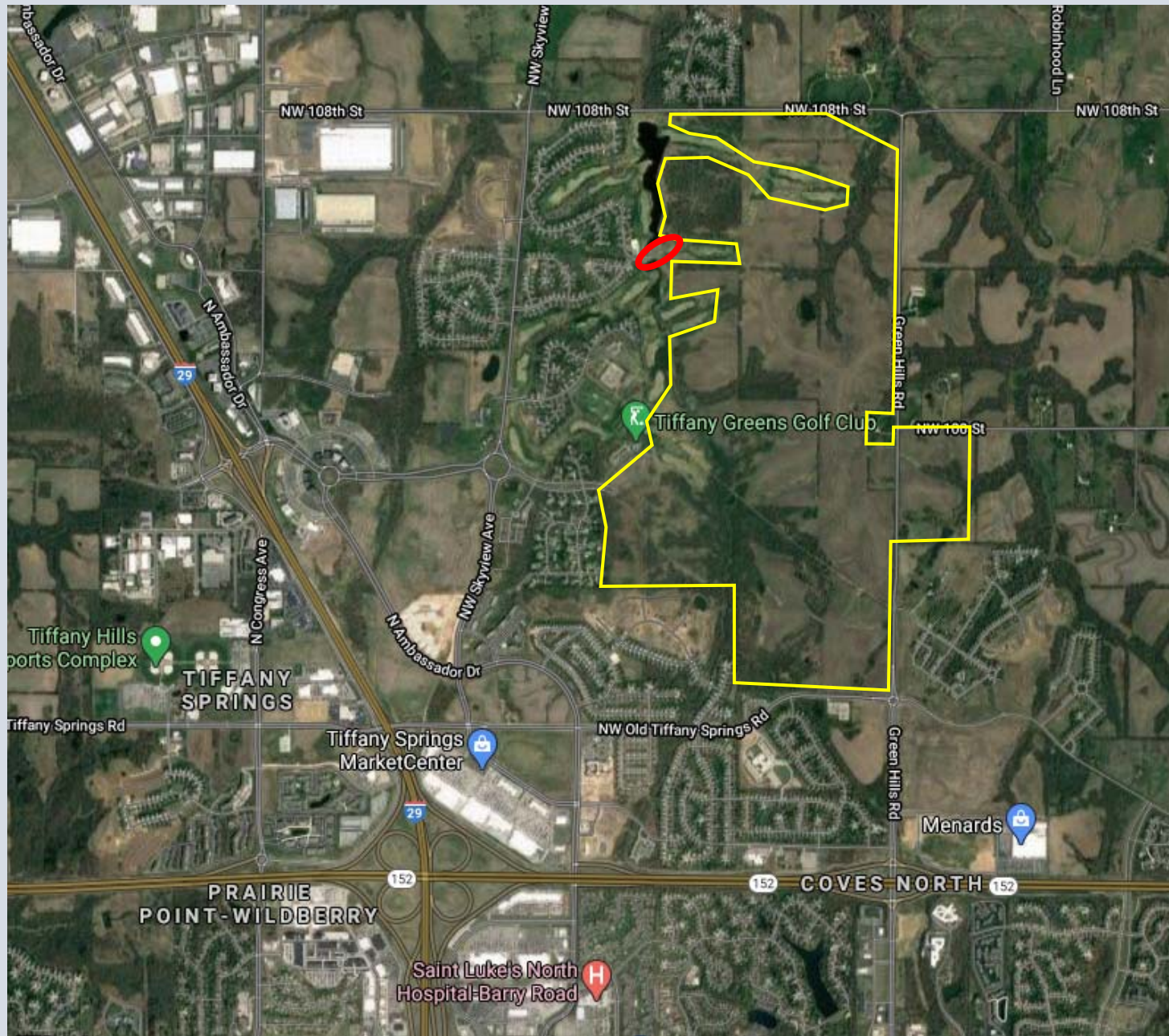
Doc #923926

Applicant Request

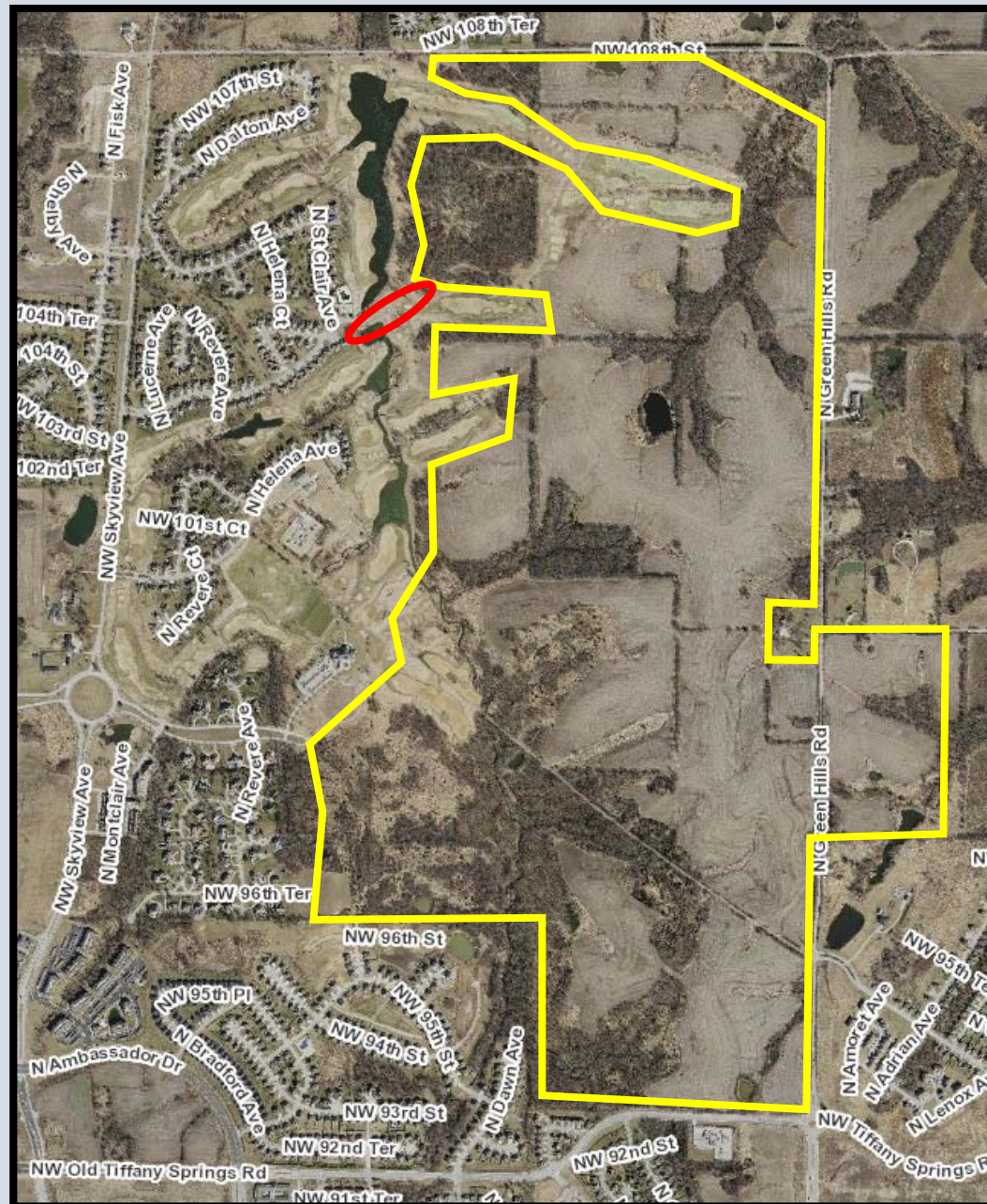
Tiffany Greens LLC requests the Committee recommend approval of its request to:

- ✓ **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

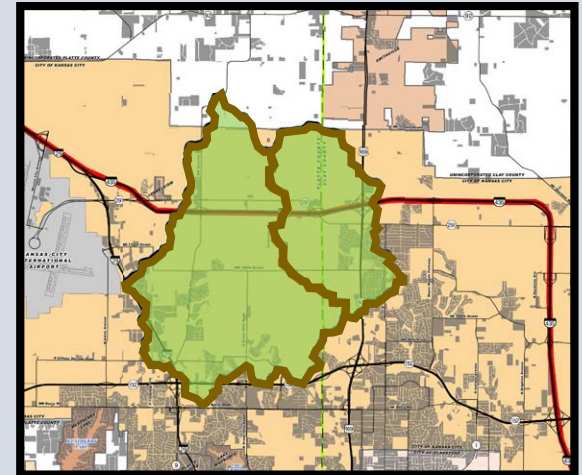


Aerial View – Tiffany Greens MPD



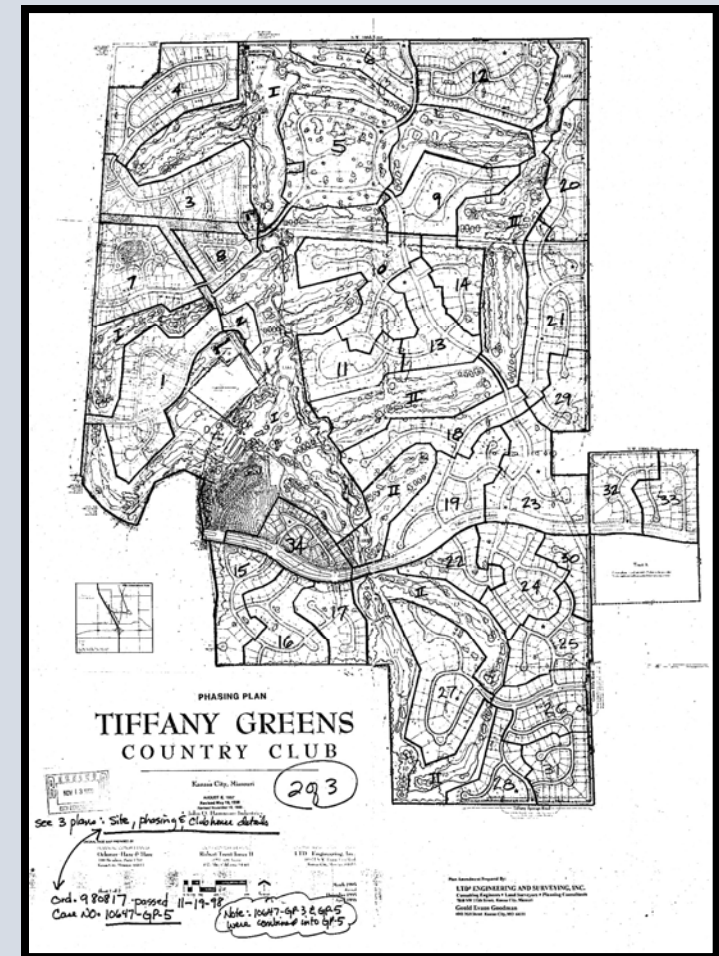
Why is the Tiffany Greens MPD positioned for Success?

- 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

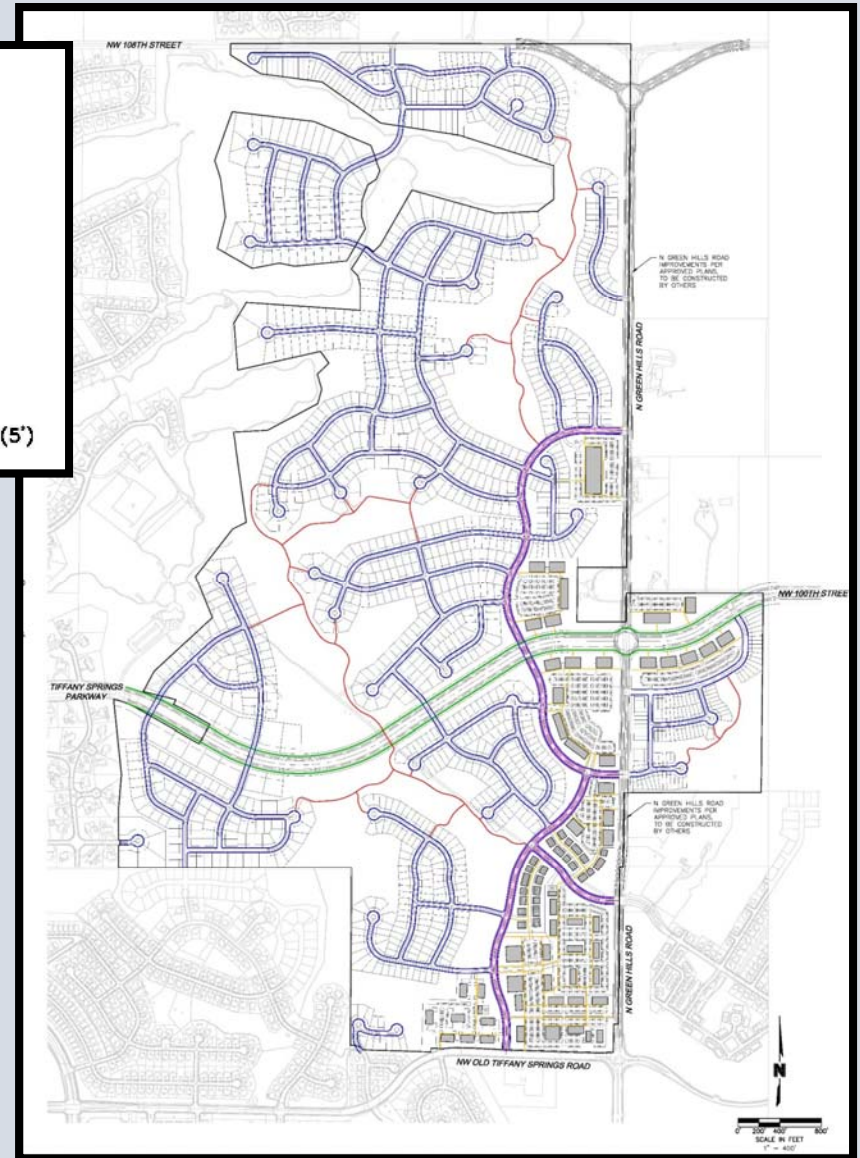
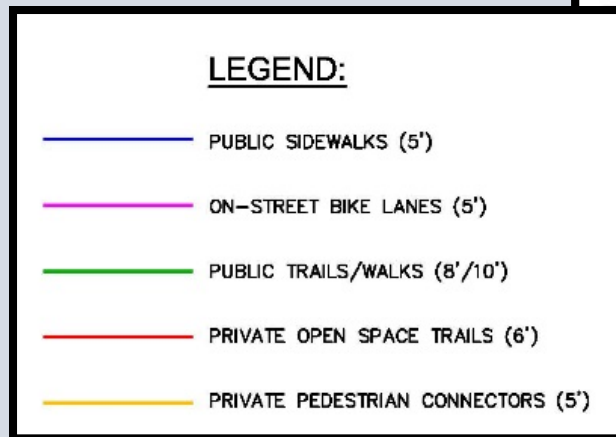
Highlights of Proposed Plan

- 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

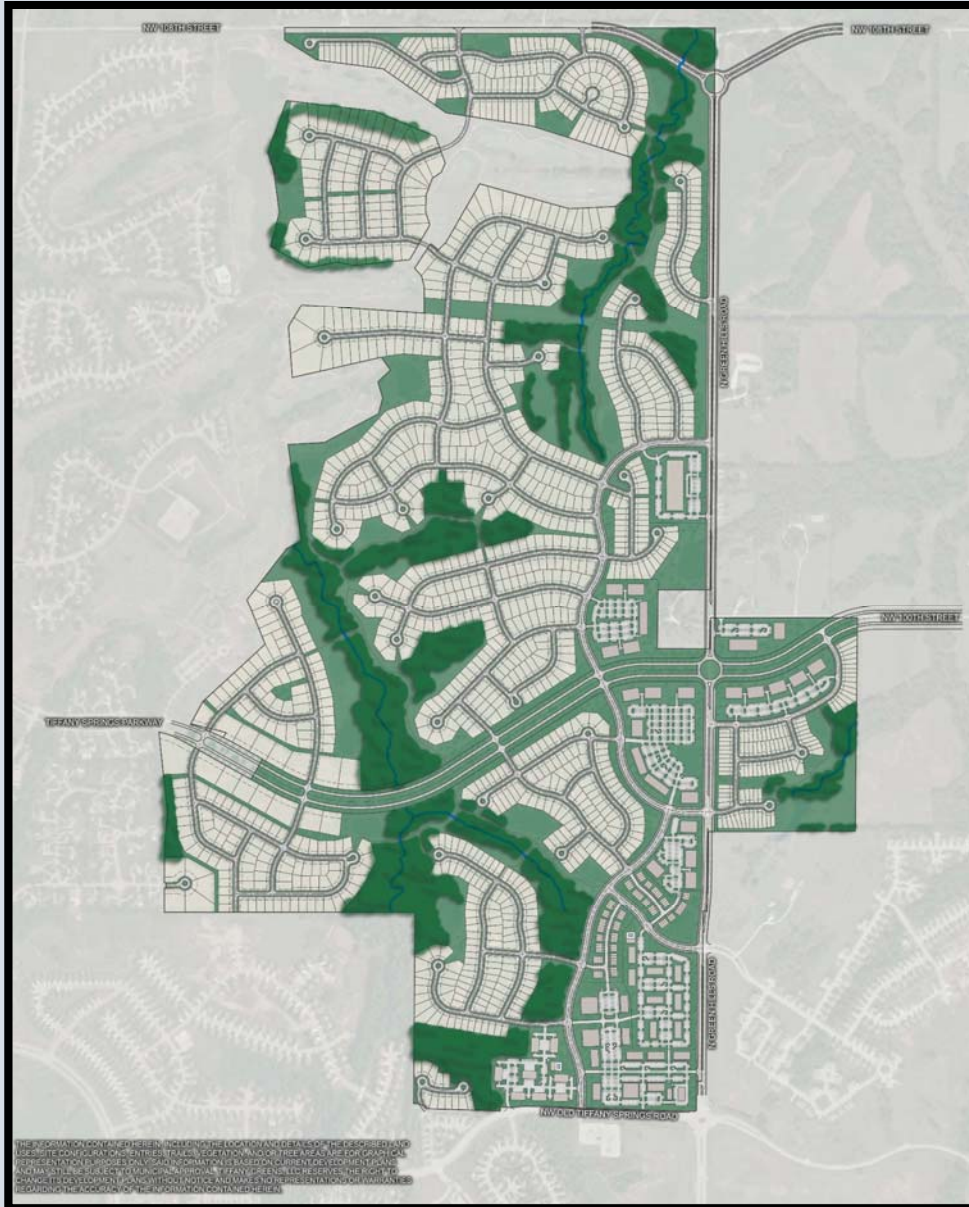
Pedestrian Connections & Trails



- 3.31 miles of trails & pedestrian connections
- Provides important north-south connection between 108th 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

Tiffany Greens MPD

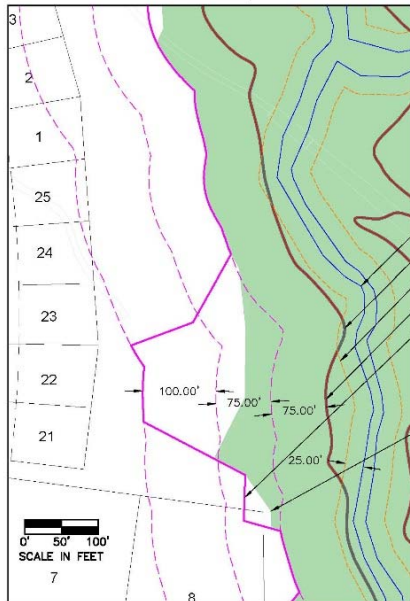
Open Space Considerations



- 238.9 ac of open space / detention (28.7% of 834 ac)
- Preserves wildlife and nature corridors along creek and streambed areas
- Creates natural viewshed corridors visible to future residents and visitors
- Provides opportunities for regional trail network and human-nature interaction

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 |
|--|---------------------------|---|
| Phase 2 | | |
| 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> |
| Phase 3 | | |
| 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 th Street | SB Left-Turn (250') | Any construction completed within Phase 3. |

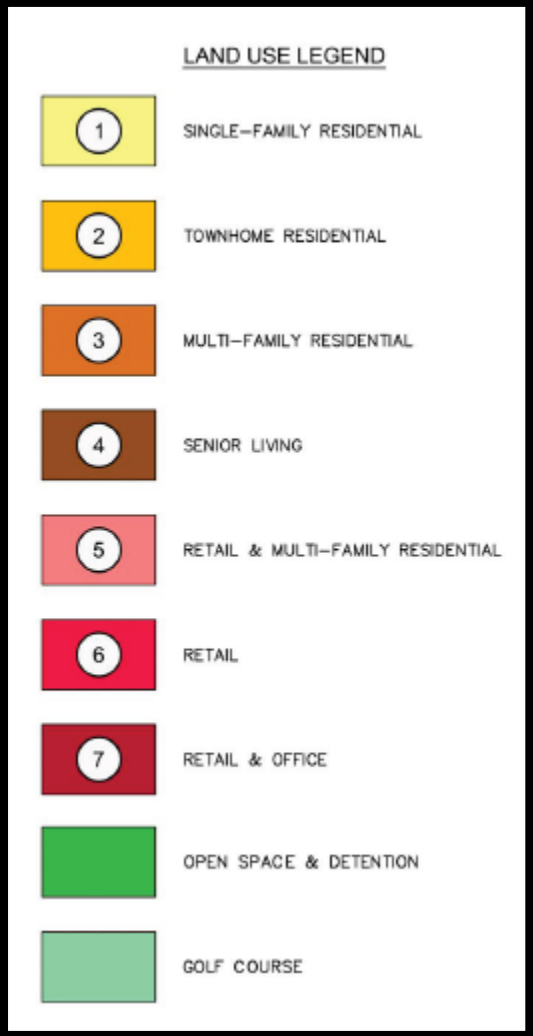
From: Bryan, Jeffrey <Jeffrey.Bryan@kcmo.org>
Sent: Monday, February 8, 2021 3:58 PM
To: Kurt Rotering <krotering@olsson.com>
Cc: Luke Zoller <lzoller@olsson.com>; Tom Fulton <tfulton@olsson.com>; Shannon Jeffries <sjeffries@olsson.com>; Nelson, Zachary <Zachary.Nelson@kcmo.org>; Nick Pascuzzi <npascuzzi@olsson.com>
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.

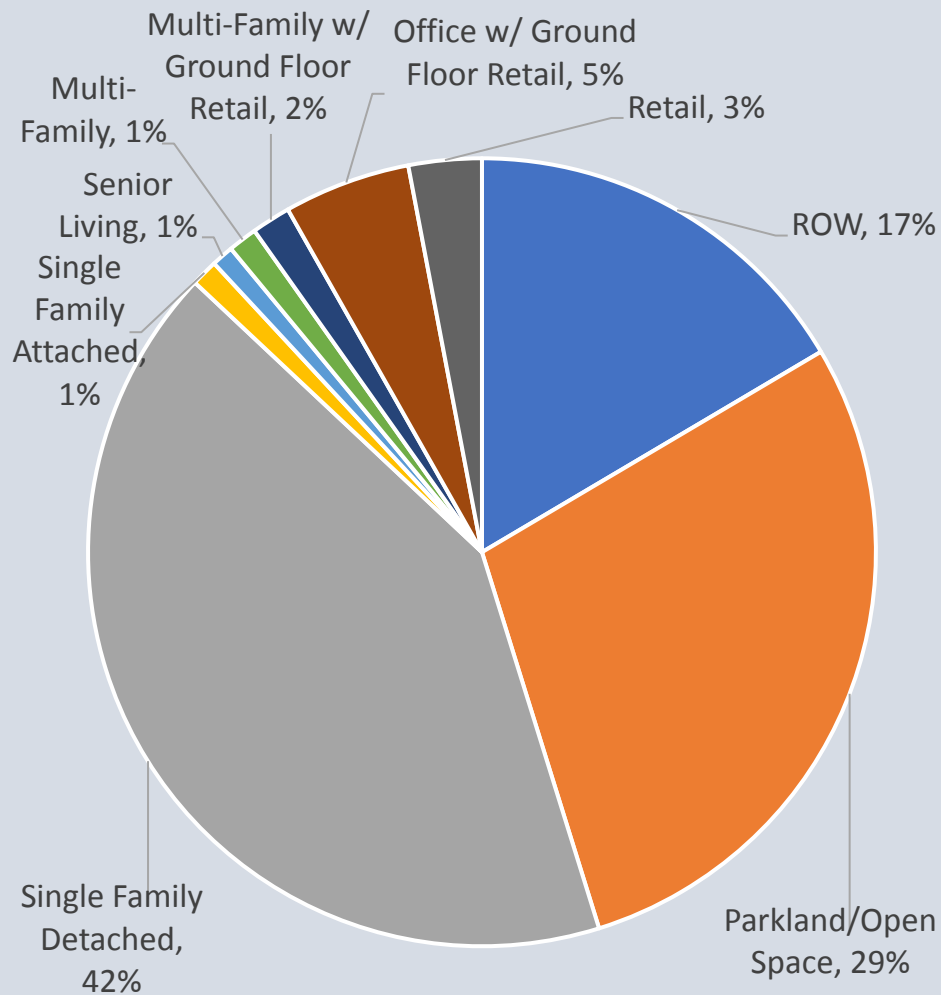
Thank you.
 Jeff

Tiffany Greens MPD Land Use Plan



Tiffany Greens MPD

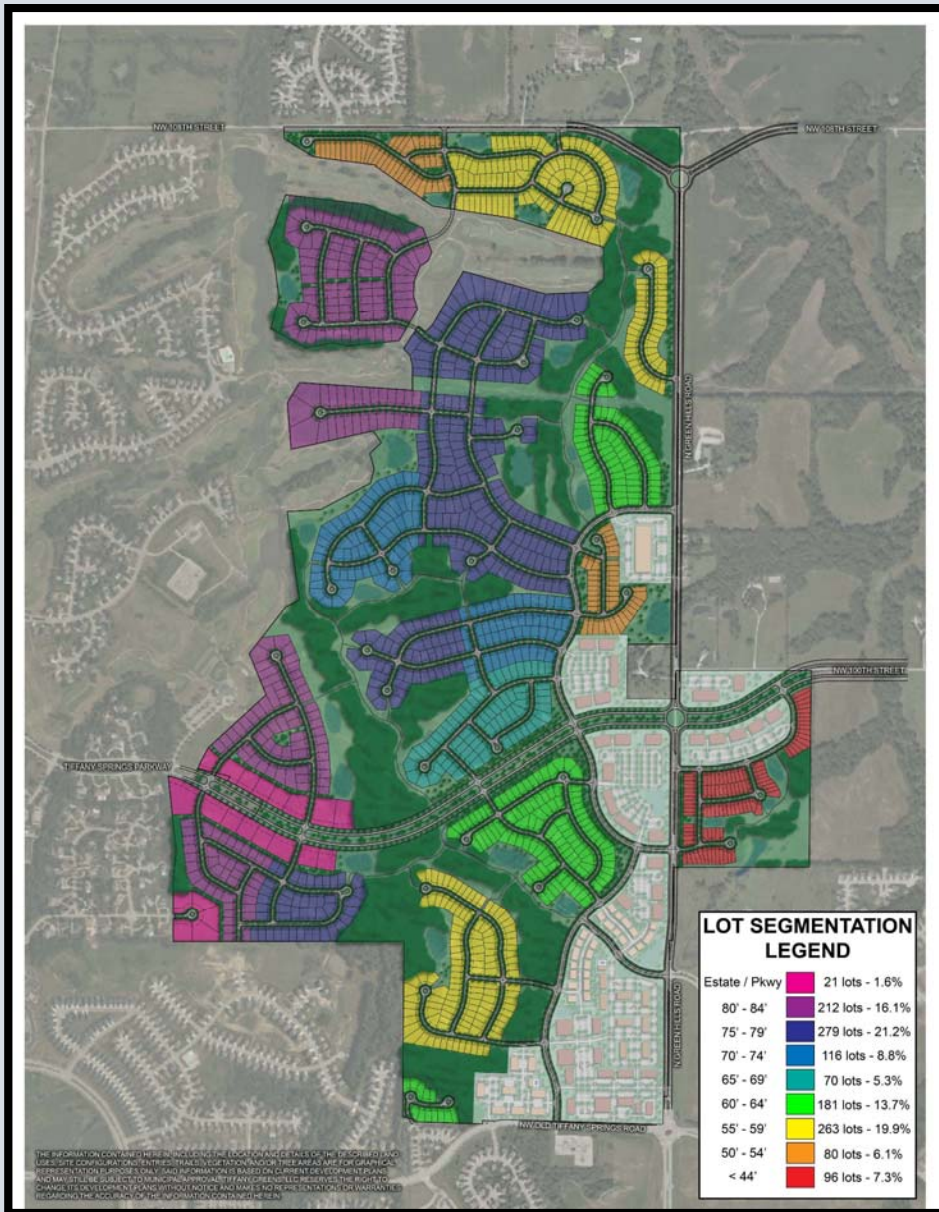
Summary of Land Uses



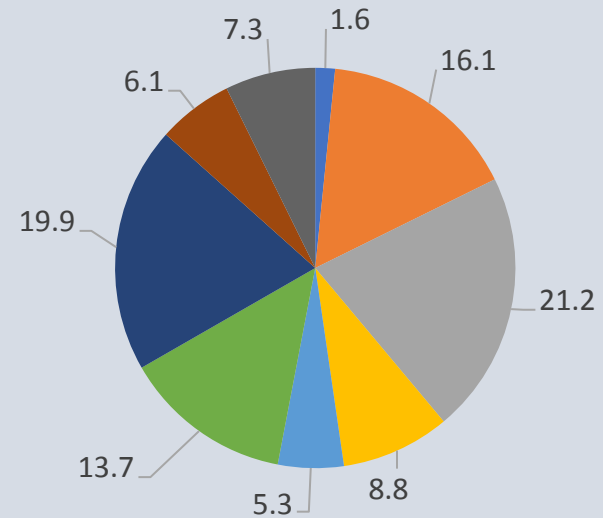
| LAND USE | ACRES | % OF MPD |
|---|--------------|-------------|
| Rights-of-Way | 137.9 | 16.5% |
| Parkland/Open Space | 238.9 | 28.7% |
| Single Family Detached | 348.5 | 41.8% |
| Single Family Attached | 9.5 | 1.1% |
| Multi-Family Residential | 10.0 | 1.2% |
| Senior Living | 7.4 | 0.9% |
| Neighborhood 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% |
| Total | 833.6 | 100% |

Tiffany Greens MPD

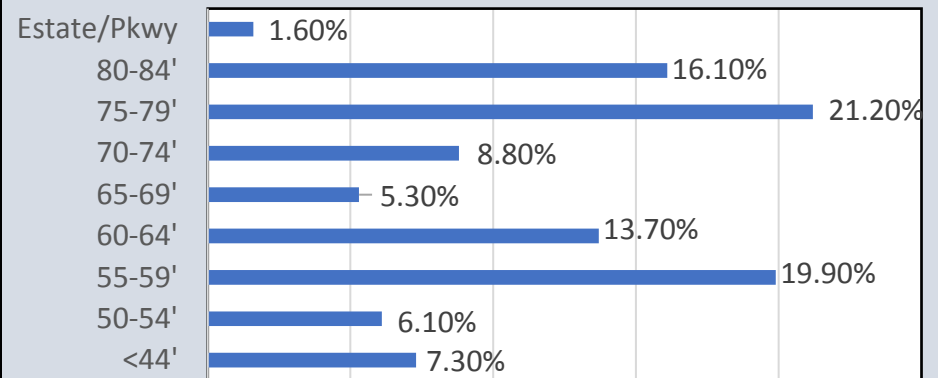
Diversity of Single Family Housing Product



Lot Segmentation by SFD Totals



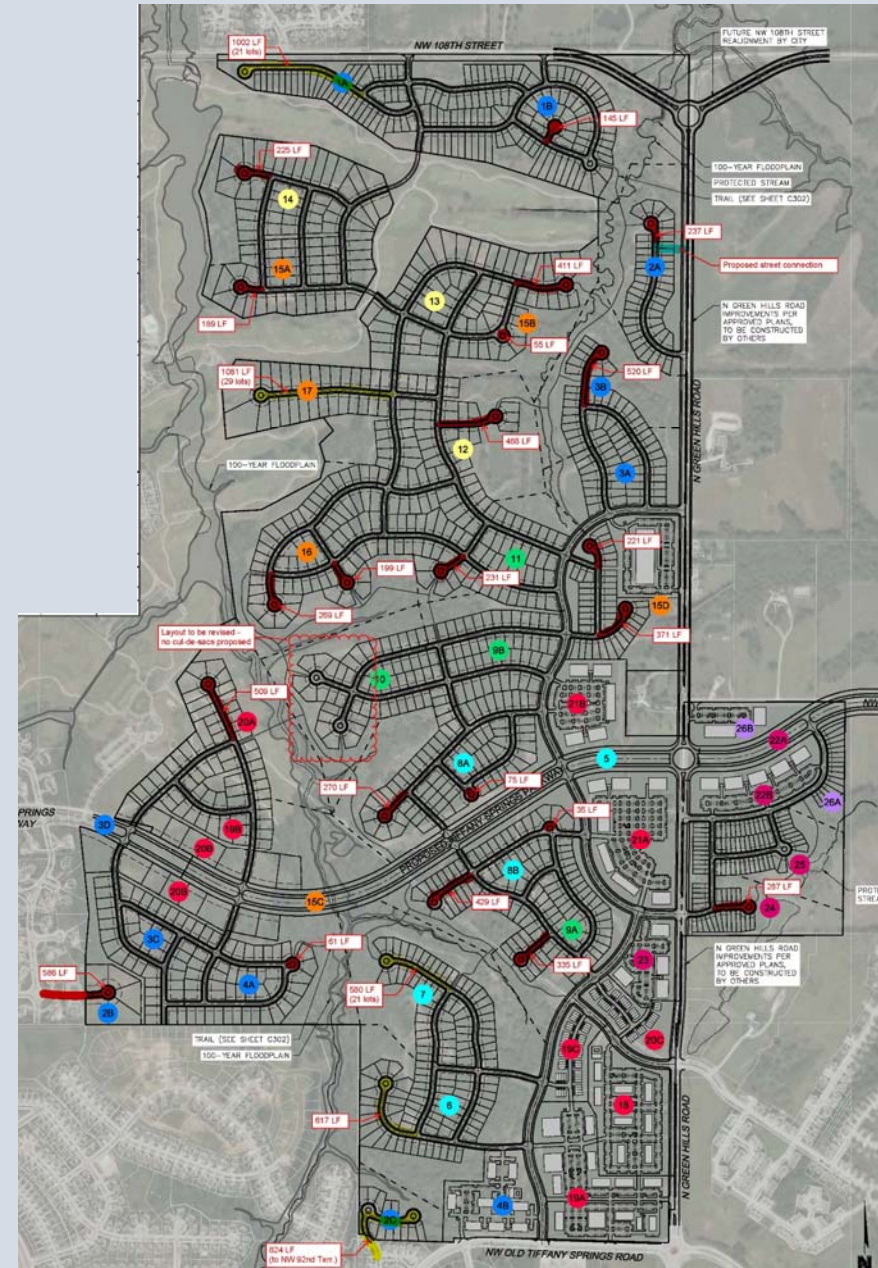
Lot Segmentation by Lot Width



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

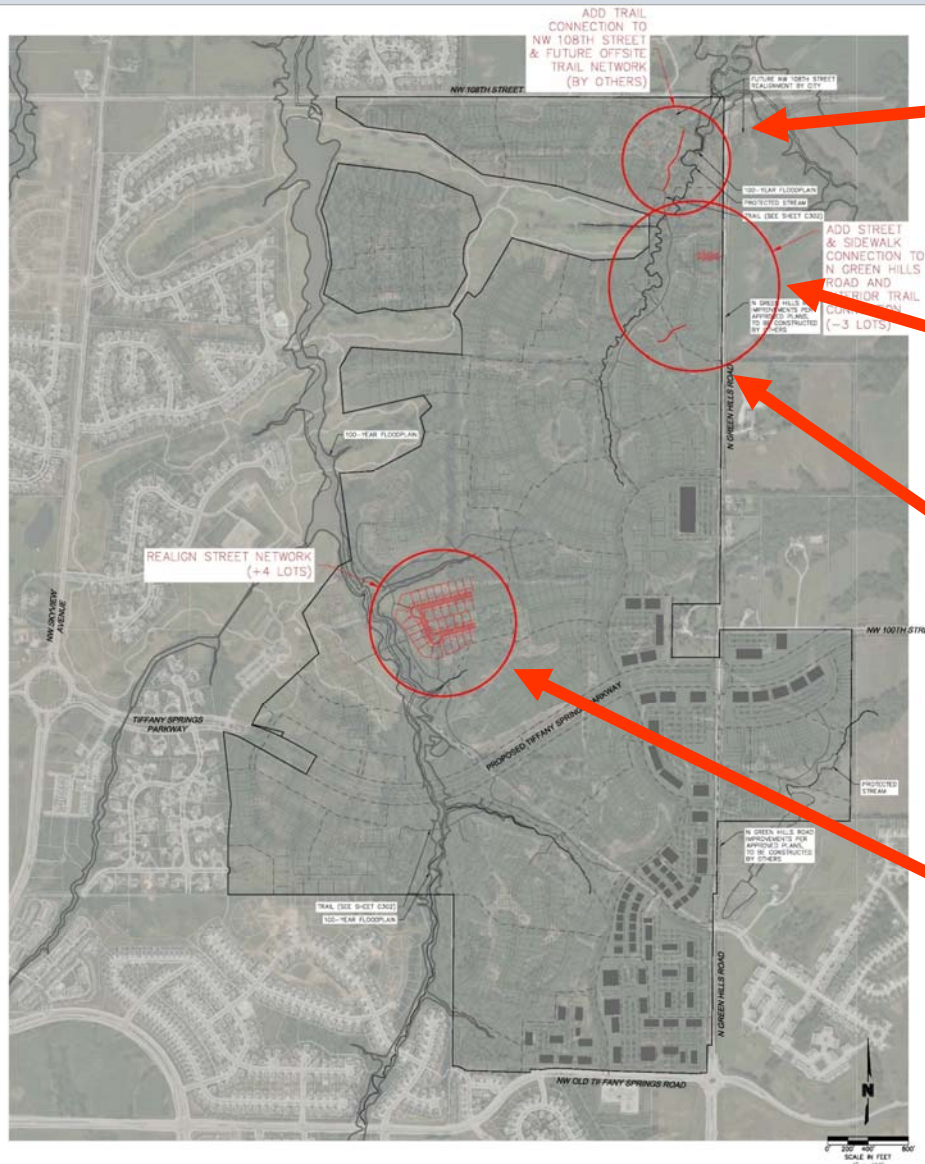


Tiffany Greens MPD

Site Plan Revisions from Staff Discussions

1. Extended trail connection to future alignment of NE 108th 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 108th 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

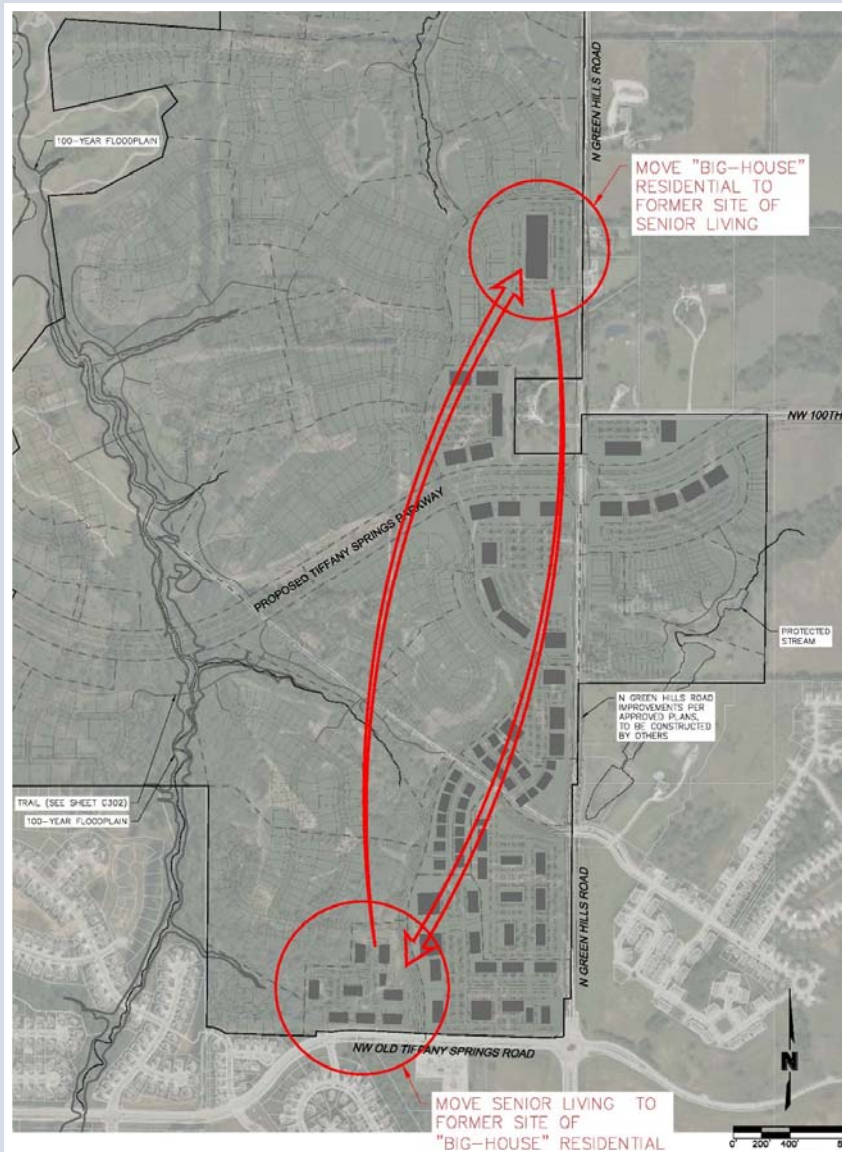


Existing conditions include rolling terrain, steep topography, streambed/creek, and drainage corridors, along with constraints of existing golf course and utility corridors

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

Tiffany Greens MPD

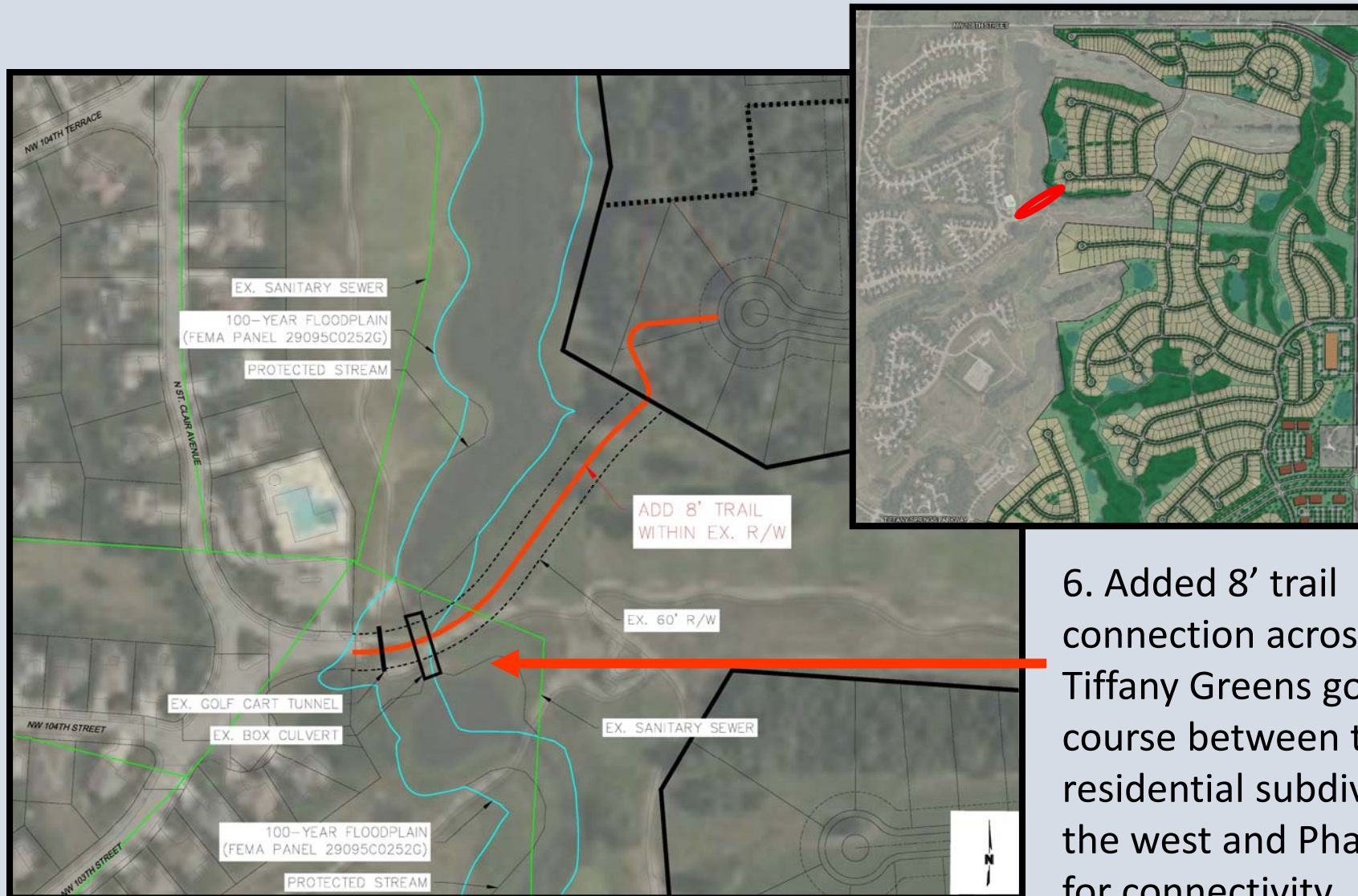
Relocation of Senior Housing



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

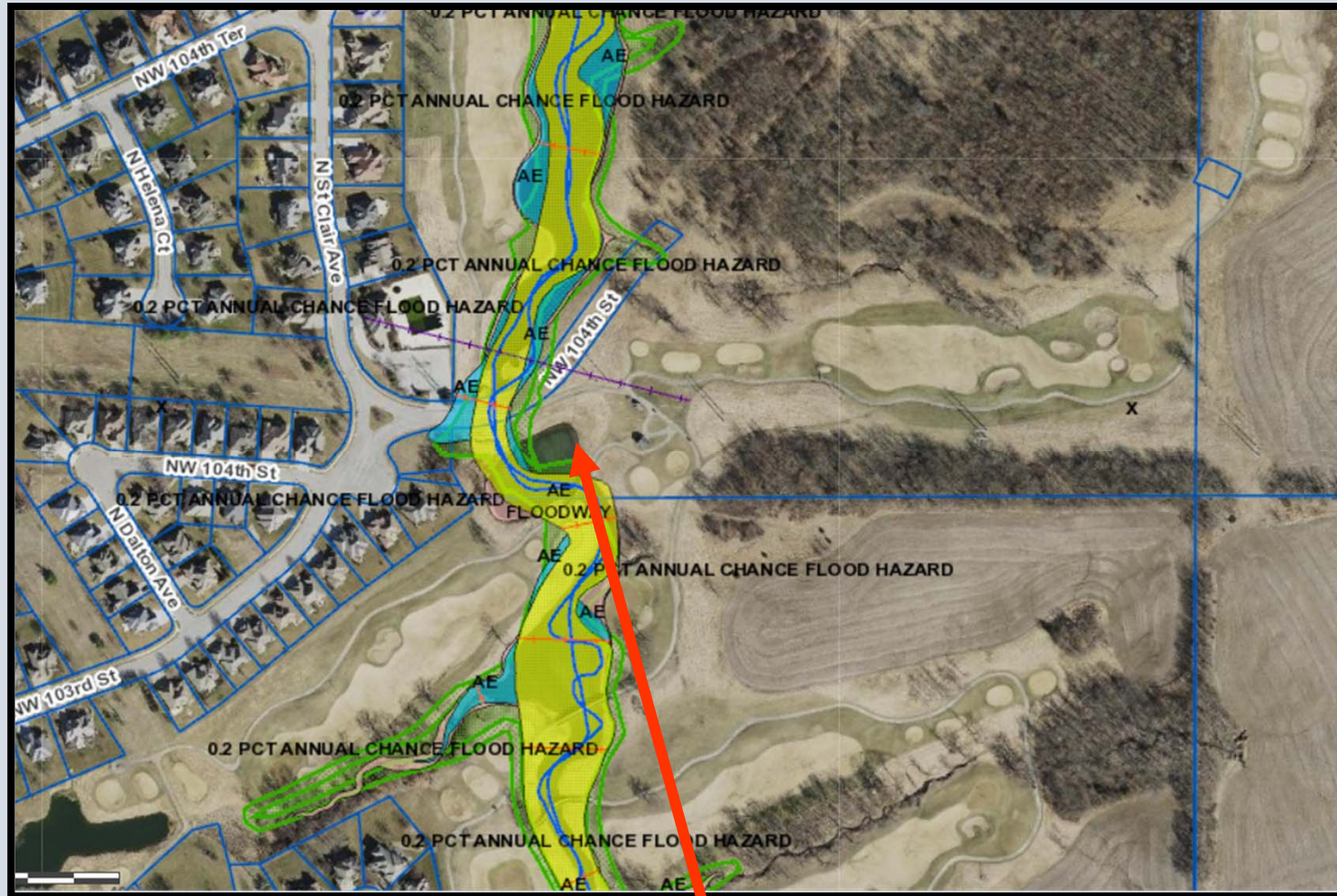
Tiffany Greens MPD

Street Connection at 104th 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 104th 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 104th Street



Tiffany Greens MPD Street Connection at 104th Street



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

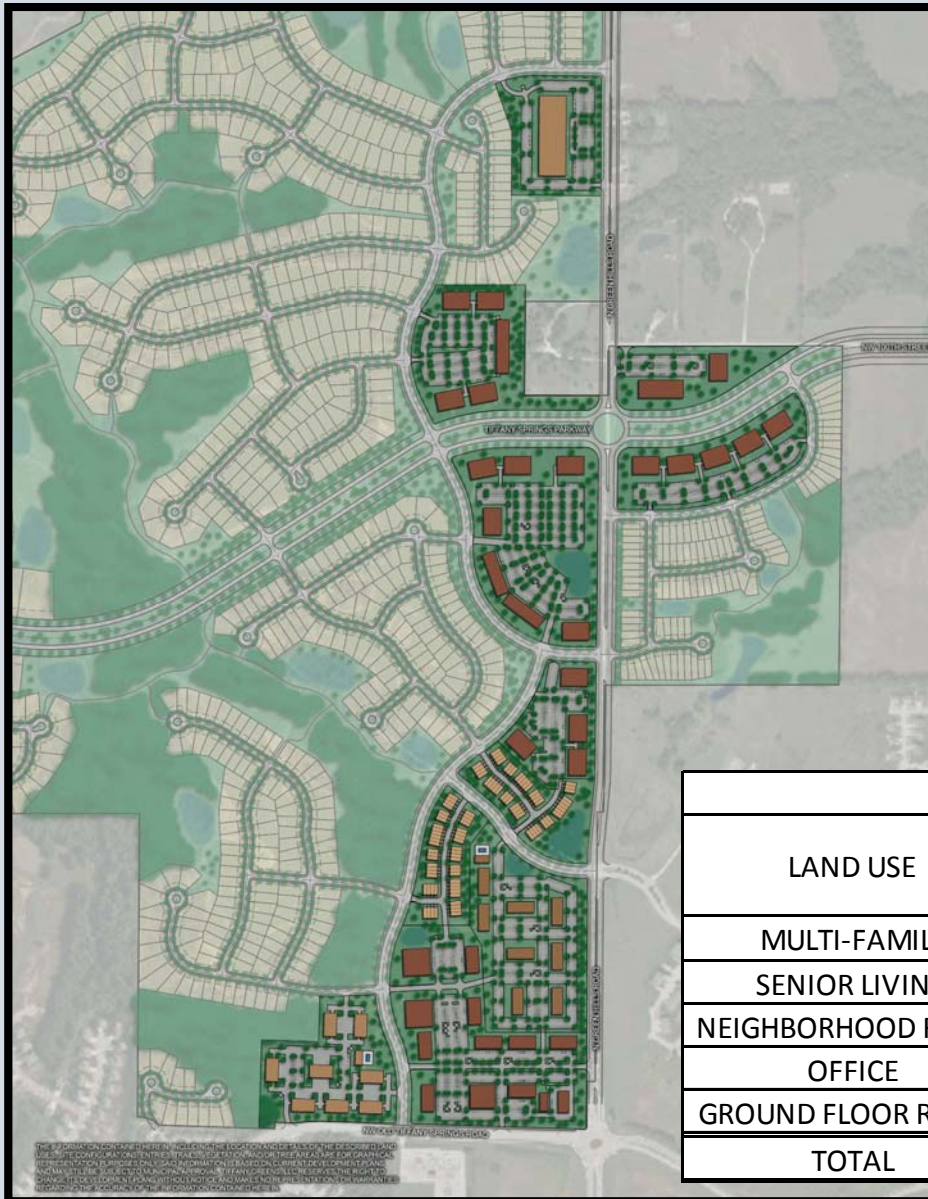
Tiffany Greens MPD Street Connection at 104th Street



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% |
| Total | 833.6 | 100% |

| 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 | |
| TOTAL | 454 | 1,084,000 | |

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

Compliance with Section 88-405-18

From: Reik, Michael <reikm@platteco.k12.mo.us>

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

To: Rexwinkle, Joseph <Joseph.Rexwinkle@kcmo.org>

Cc: DeBauche, John <John.Debauche@kcmo.org>; Elliott, Kyle <Kyle.Elliott@kcmo.org>; Binckley, Diane <Diane.Binckley@kcmo.org>; Williams, Jeffrey <Jeffrey.Williams@kcmo.org>

Subject: Re: KCMO Code Language

Joe,

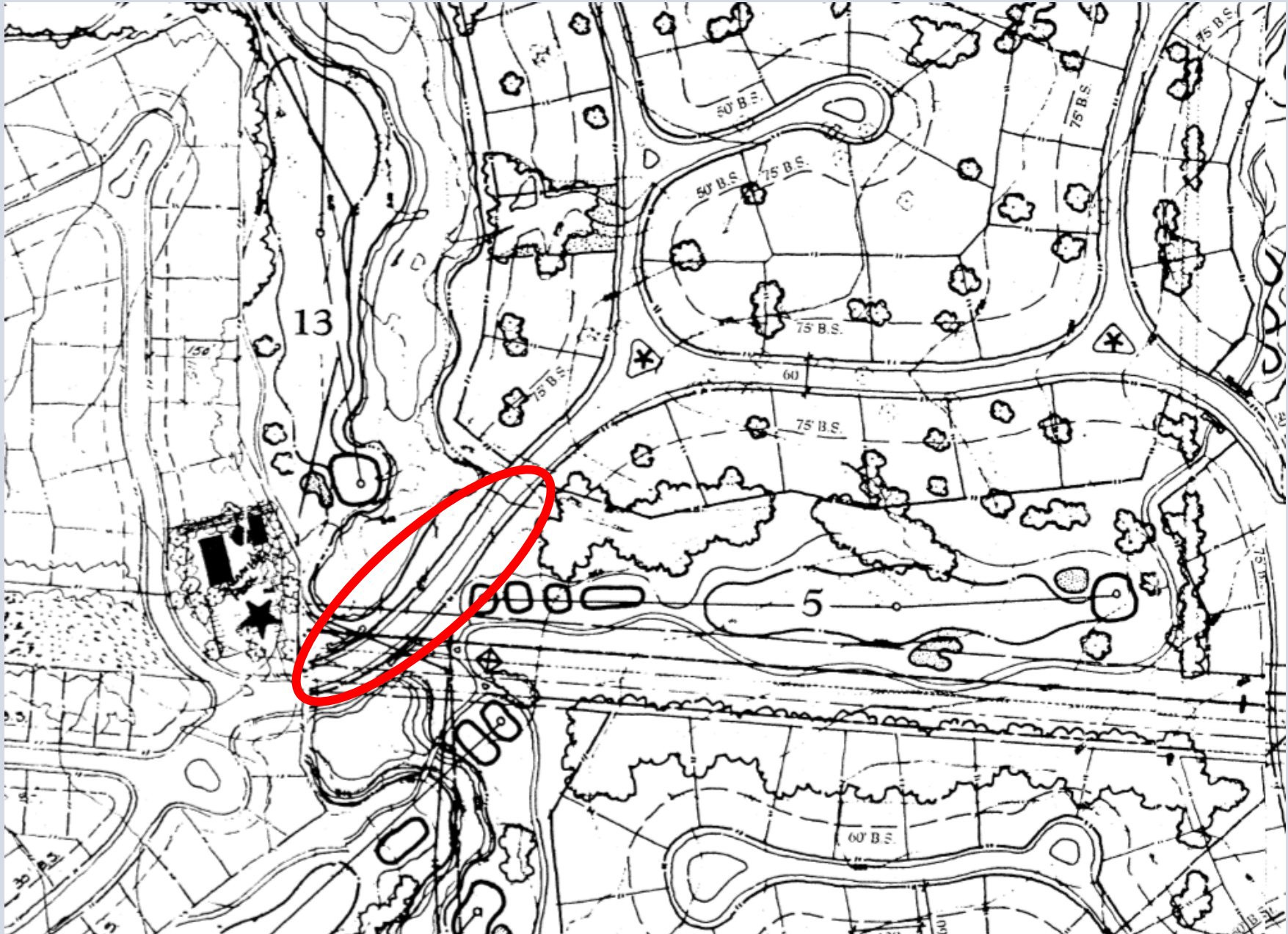
You asked whether the Platte County R-3 School District would like any area of the Tiffany Greens MPD Plan reserved for a future school site. At this time and after further consideration, Platte County R-3 does not desire to have any land reserved. As you know, Platte R-3 is working on a bond issue that 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

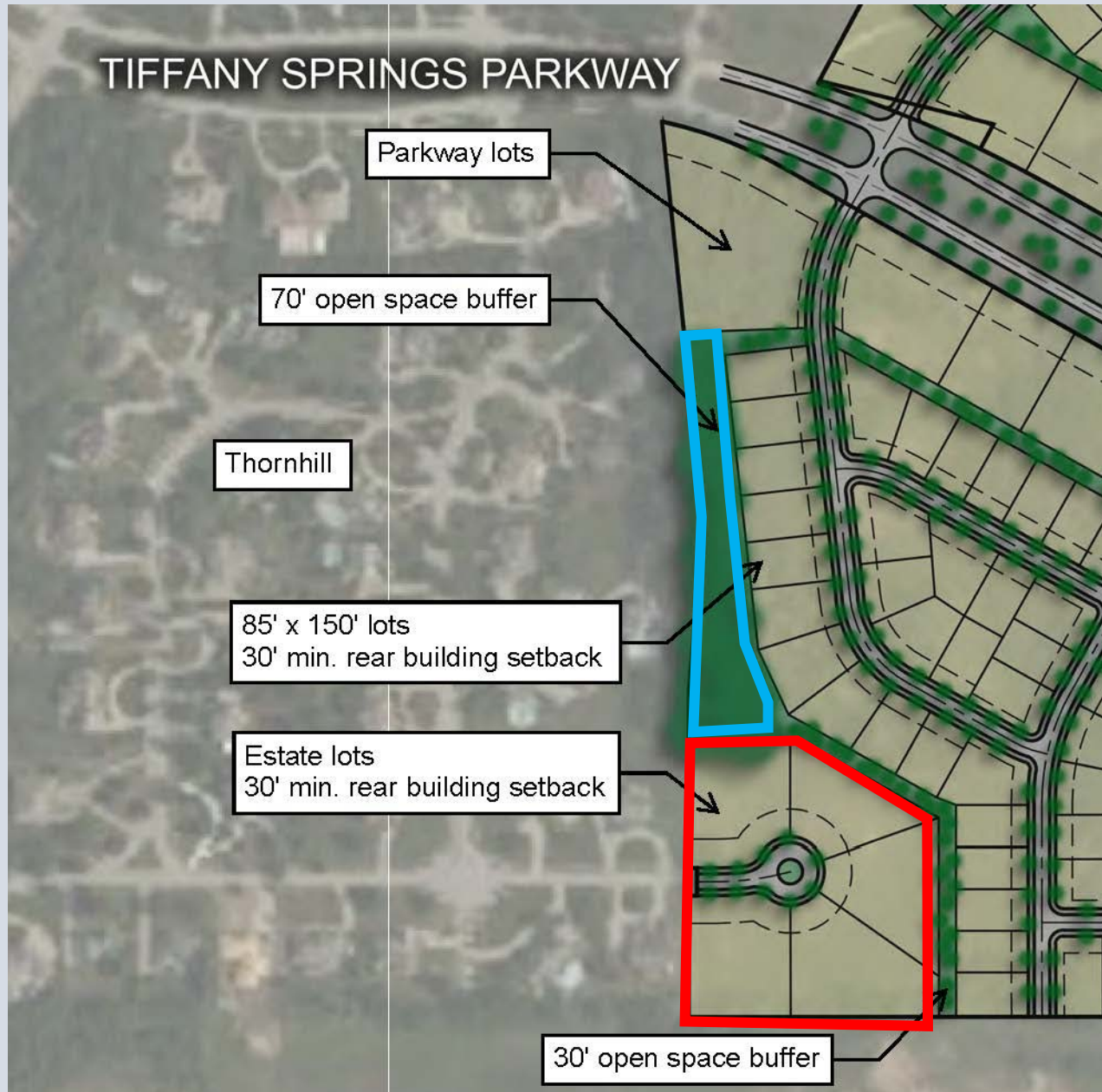
Approved Site Plan at N.W. 104th Street & Golf Course



Proposed MPD Plan at N.W. 104th Street & Golf Course



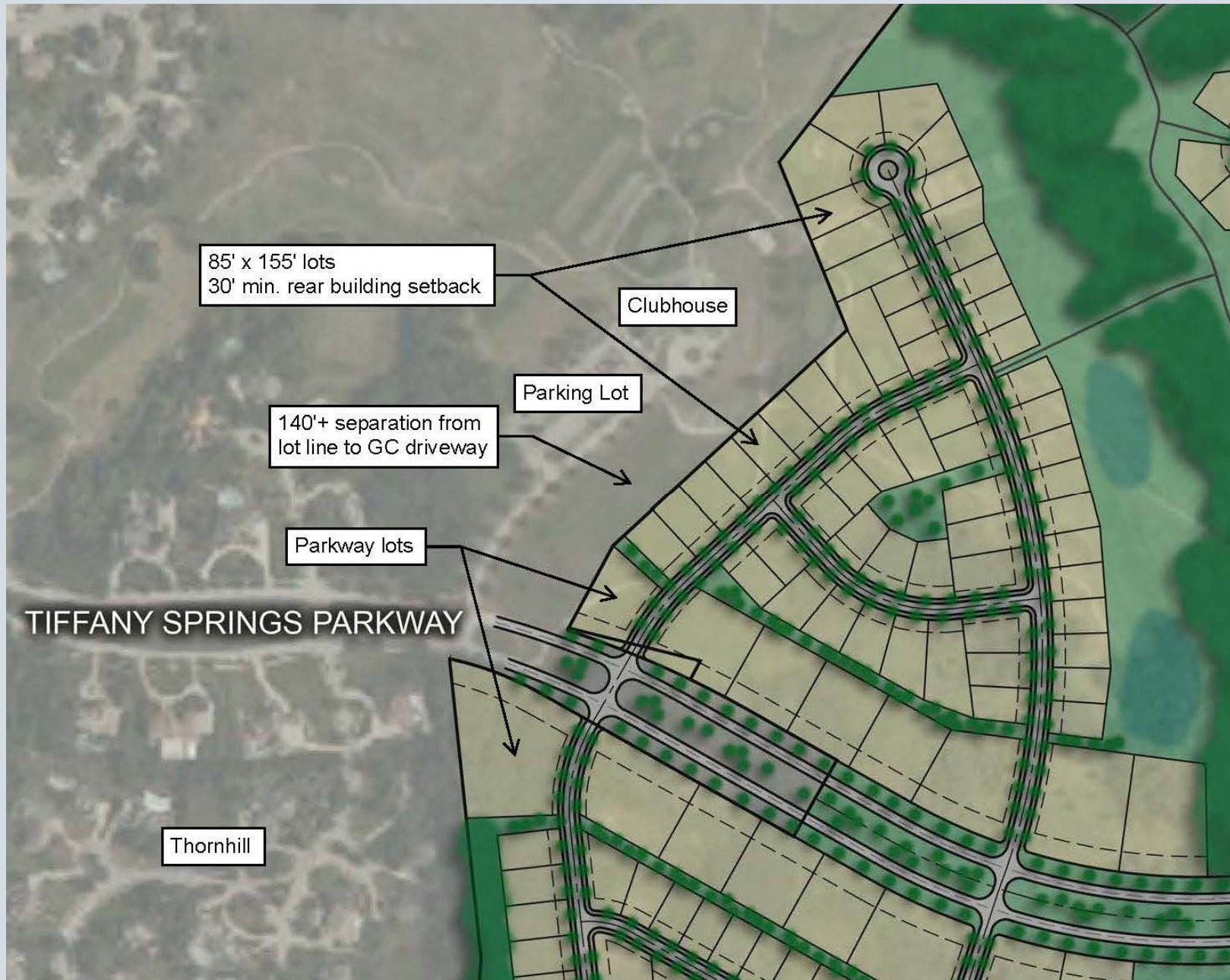
Proposed MPD Plan near Thornhill Subdivision



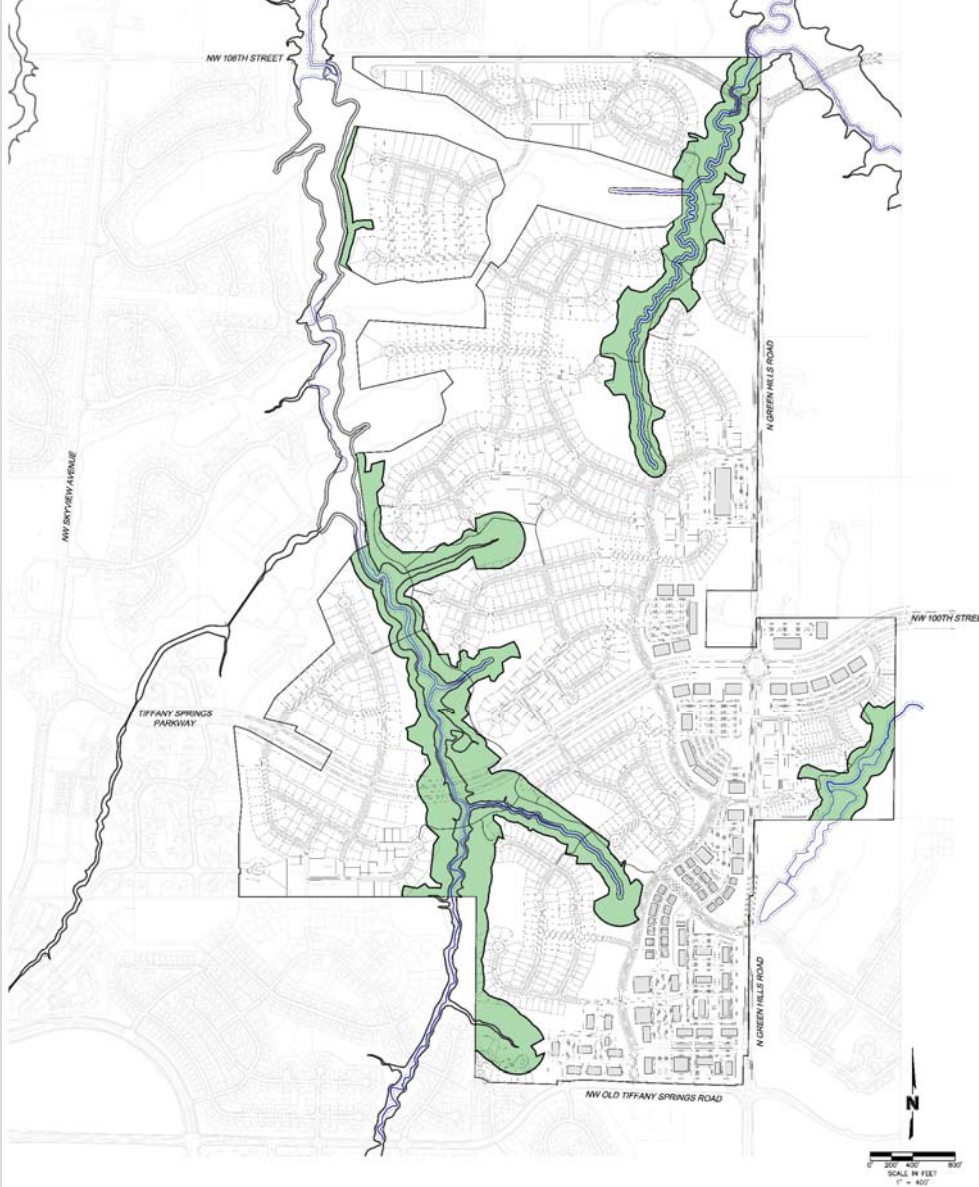
Approved Plan by Clubhouse



Proposed MPD Plan by TG Clubhouse



Tiffany Greens MPD Stream Buffer Plan



Tiffany Greens MPD

Street Connection at Thornhill / 96th Terrace

THORNHILL HOMEOWNERS' ASSOCIATION

March 30, 2021

City Plan Commission
414 E. 12th Street
Kansas City, Missouri 64106

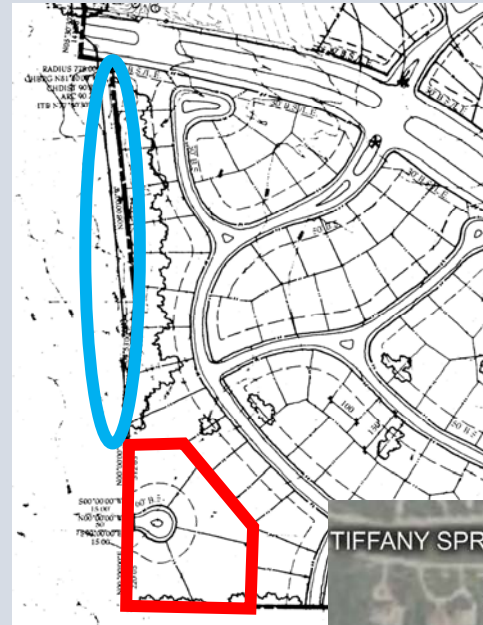
Re: Tiffany Greens Master Planned Development ("MPD")
Case Number CD-CPC-2020-00205

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 96th 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 96th 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 / 96th Terrace



Aerial of Thornhill Subdivision

