



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

September 19, 2023

Project Name
Tiffany Meadows 1st Plat

Docket # C1

Request
CLD-FnPlat-2022-00041
Final Plat

Applicant
Steve Warger

Owner
Russ Groshans
Casa Bella Construction

Location 5100 NW 108th Street
Area About 59.47 acres
Zoning R-7.5
Council District 2nd
County Platte
School District Platte County R-III

Surrounding Land Uses

North: Undeveloped, zoned AG-R
South: Residential, zoned MPD
East: Residential/Agricultural, zoned AG-R
West: Residential, zoned R-7.5

Major Street Plan

NW 108th Street is identified as a four-lane local link on the City's Major Street Plan.

Land Use Plan

The KCI Area Plan recommends residential low density for the land use.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 10/7/2022. Scheduling deviations from 2022 Cycle V have occurred.

- The applicant had outstanding corrections related to the development plan.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject property is currently undeveloped and was recently rezoned to R-7.5 in 2023.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a final plat in district R-7.5 (Residential) to create 58 lots and eight tracts on about 60 acres generally located at N. Green Hills Road and NW 108th Street.

CONTROLLING + RELATED CASES

CD-CPC-2022-00051 - A request to rezone from District AG-R (Agriculture dash Residential) to R-7.5 (Residential 7.5) (Ord. No. 230199).

CD-CPC-2022-00050 - A request to approve a development plan and a preliminary plat to develop 251 detached homes on about 59.47 acres generally located at NW 108th Street and N. Green Hills Road (Ord. No. 230199).

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

C1 APPROVAL WITH CONDITIONS

PLAN REVIEW

The request to consider approval of a Final Plat in District R-7.5 to create 58 lots and eight tracts on about 60 acres generally located at N. Green Hills Road and NW 108th Street. This use was approved in cases CD-CPC-2022-00050 which served as the preliminary plat to develop 251 dwelling units and CD-CPC-2022-00051 which served as the rezoning from AG-R to R-7.5. This Final Plat is in conformance with the Preliminary Plat.

PLAN ANALYSIS

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	Deviations to the lot and building standards were granted by Council (Ord. No. 230199)
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

The requested Final Plat is in conformance with the controlling plan.

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions

Report Date: September 14, 2023

Case Number: CLD-FnPlat-2022-00041

Project: Tiffany Meadows, 1st Plat

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. That prior to final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
2. That upon submittal for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
3. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

4. The developer must dedicate additional right of way [and provide easements] for NW 108th Street as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
5. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
6. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
7. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
8. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
9. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
10. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
11. The developer shall submit plans for approval and permitting by the Land Development Division prior to beginning construction of the improvements within the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
12. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
13. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

15. The applicant shall pay a Parkland Dedication Fee in lieu of the dedication of parkland space in the amount of \$82,689.90 as required per section 88-408 and as conditioned under CLD-FnPlat-2022-00041. The fee shall be paid prior to release of the final plat.
16. As indicated on the plat, the developer shall pay money in lieu of parkland for the 58 single family residential units created. The developer shall pay fee prior to recording of Final Plat.

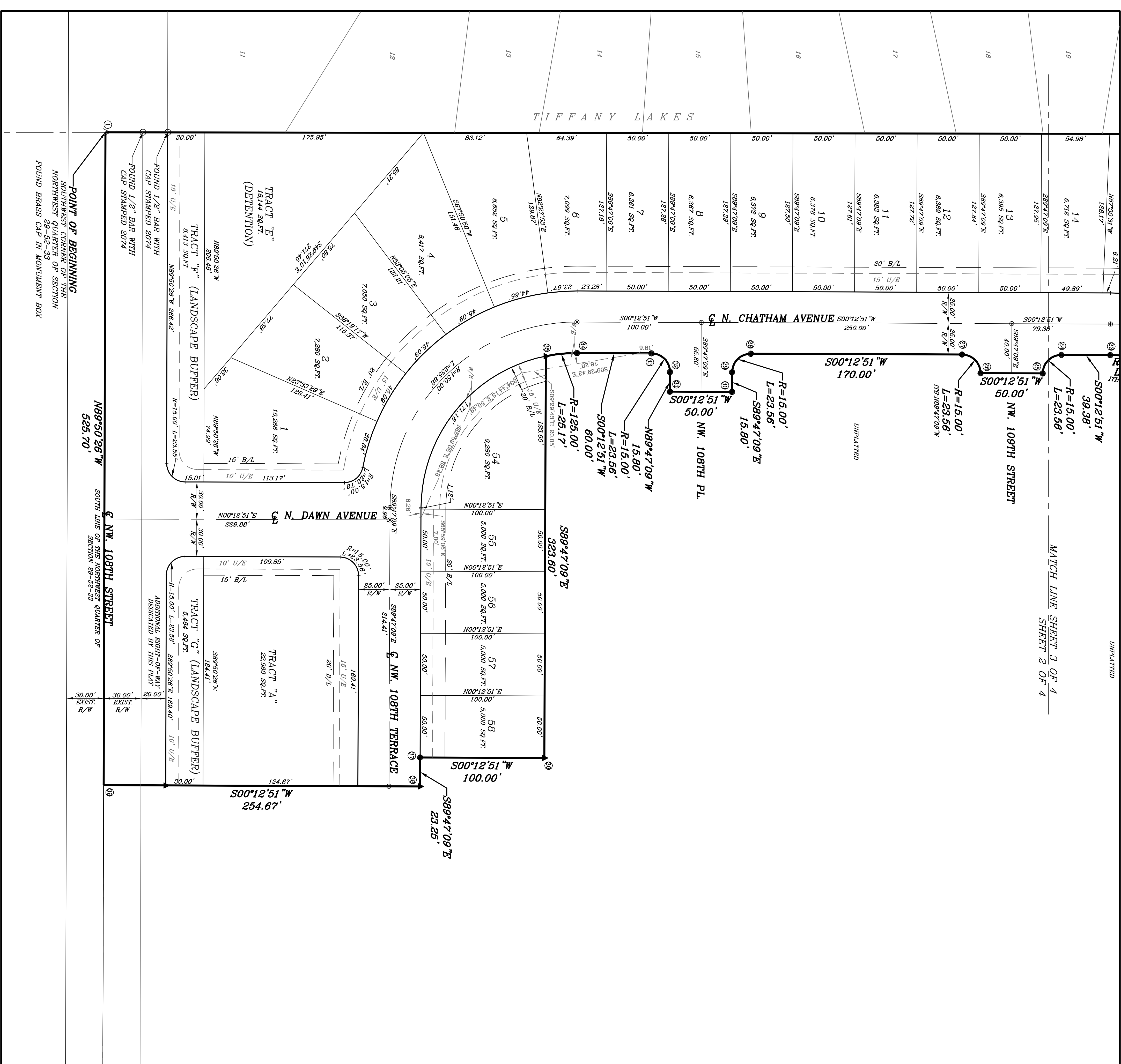
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

17. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
18. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
19. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
20. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
21. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
22. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

UNPLATTED

MATCH LINE SHEET 3 OF 4

FINAL PLAT
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI



PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS TIFFANY MEADOWS STREET DEDICATION. STREETS SHOWN HEREBY AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

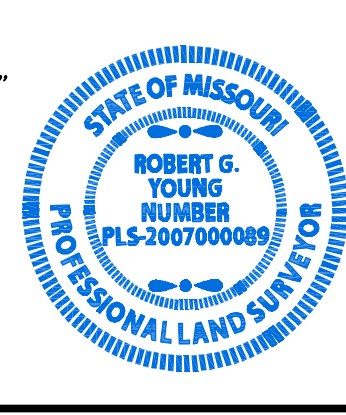
BUILDING LINES, BUILDING LINES OR SPACED LINES ARE HEREBY ESTABLISHED, AS SHOWN, ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

UTILITY EASEMENT: A WATER MAIN EASEMENT (W/M) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT AND THE MOVEMENT OF A WORKING APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LINGS, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY, THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN APPURTENANCES AND RESPECTED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SOFTWEEDS, ROWANES, RAINWATER OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON THE TRACT OF LAND OVER WHICH THE WATER MAIN EASEMENT IS BEING GRANTED. THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MAIN EASEMENT AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MAIN EASEMENT. THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MAIN EASEMENT.

MAINTENANCE OF TRACT TRACTS A, B, E, H, K AND L ARE TO BE USED AS OPEN SPACE. THE CITY OF KANSAS CITY, MISSOURI, A SINK OF \$ AND PAYMENT IN LIEU OF LAND DEDICATION FOR SAID SINGLE FAMILY UNITS PULSANT TO SECTION 29-406-C OF THE ZONING AND DEVELOPMENT CODE.

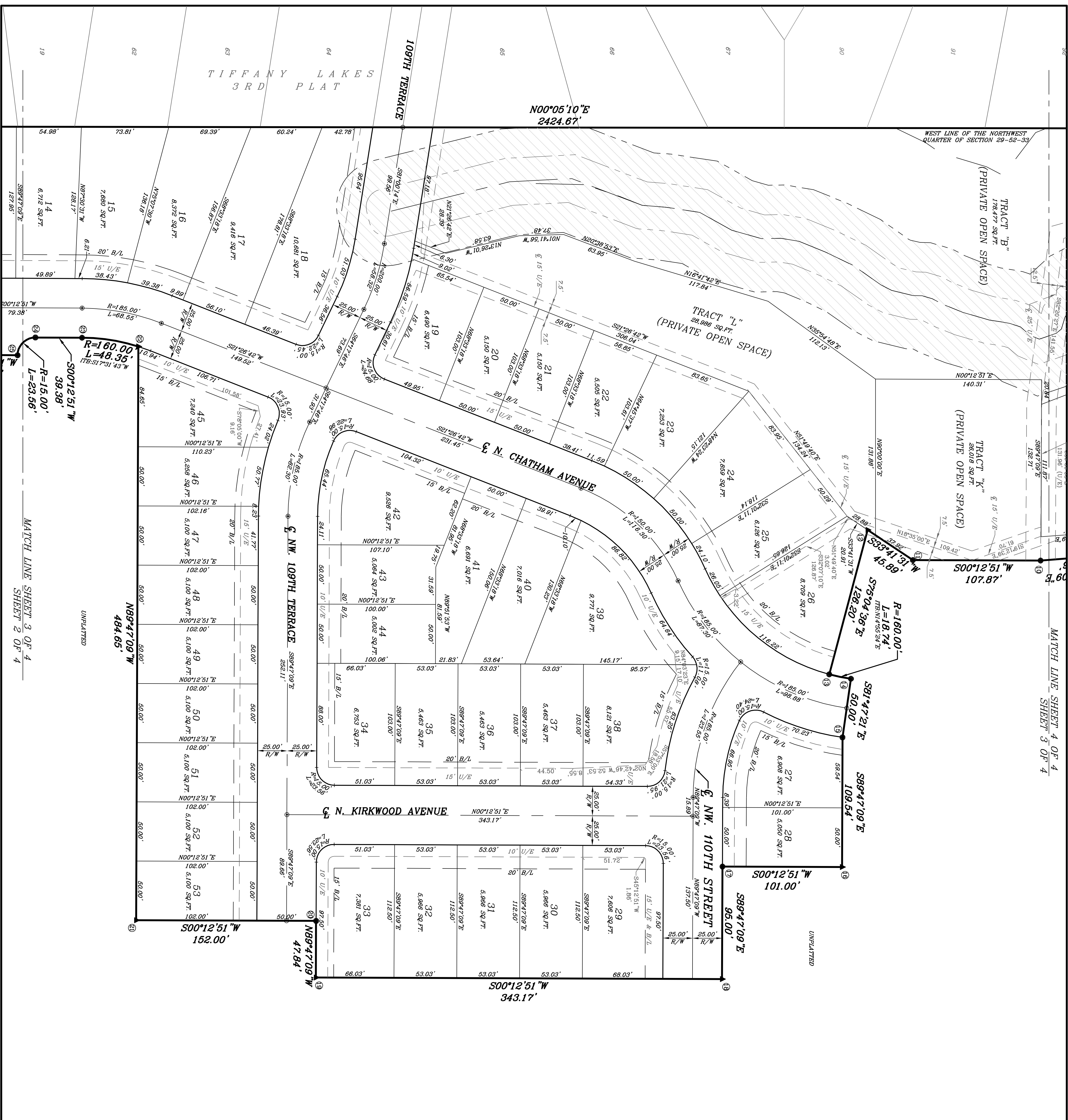
IN WITNESS WHEREOF, I, ROBERT G. YOUNG, SURVEYOR, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 17th DAY OF AUGUST, 2022.

CITY PLAN COMMISSION APPROVED: PUBLIC WORKS ACTING DIRECTOR RALPH S. DAVIS
CITY CLERK MARILYN SANDERS
COUNCIL MEMBER QUINTON LUCAS



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

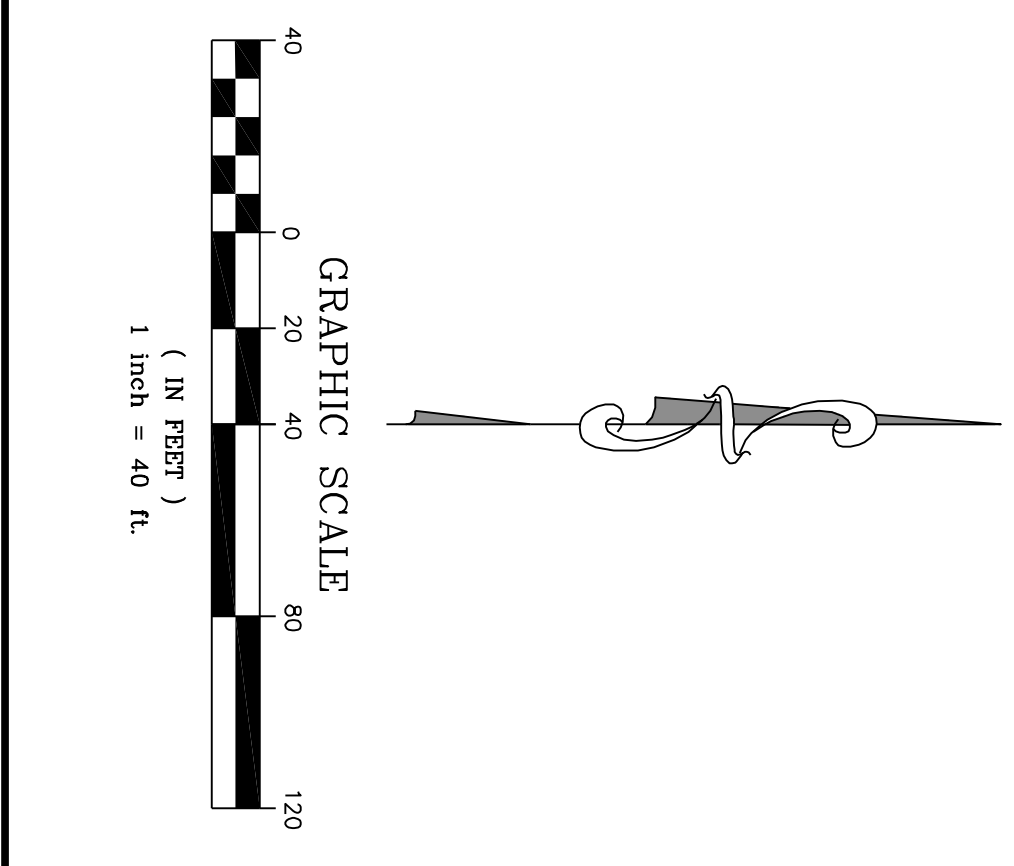
Logo for R.L. Buford & Associates, LLC. Includes contact information: P.O. BOX 14069, PARKVILLE, MO, 64152 (816) 741-6152. Also includes a table with project details: SEC.-TWP.-RGE. 29-52-33, COUNTY PLATTE, JOB NO. P-22084, DATE 08/17/2022, FIELD BOOK, DRAWN BY R.C.Y.



FINAL PLAT
TIFFANY MEADOWS
 KANSAS CITY, PLATTE COUNTY, MISSOURI

COORDINATE TABLE
 BEARINGS AND COORDINATES ARE IN MISSOURI STATE PLAT SYSTEM 1983,
 WESTERN ZONE, N.T. KANSAS CITY METRO CONTROL MONUMENT PL-04, GDD, 1983.
 FACTOR=0.9999996, COORDINATES IN METERS. COORDINATES OBTAINED BY GPS

1	N 347528.5814	E 539055.1840	20	N 346897.4484	E 538075.1499
2	N 347515.6274	E 539055.1840	21	N 346874.6928	E 538075.1499
3	N 347502.6734	E 539055.1840	22	N 346851.9372	E 538075.1499
4	N 347489.7194	E 539055.1840	23	N 346829.1816	E 538075.1499
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7	N 347450.8574	E 539055.1840	26	N 346760.9148	E 538075.1499
8	N 347437.9034	E 539055.1840	27	N 346738.1592	E 538075.1499
9	N 347424.9494	E 539055.1840	28	N 346715.4036	E 538075.1499
10	N 347411.9954	E 539055.1840	29	N 346692.6480	E 538075.1499
11	N 347399.0414	E 539055.1840	30	N 346669.8924	E 538075.1499
12	N 347386.0874	E 539055.1840	31	N 346647.1368	E 538075.1499
13	N 347373.1334	E 539055.1840	32	N 346624.3812	E 538075.1499
14	N 347360.1794	E 539055.1840	33	N 346601.6256	E 538075.1499
15	N 347347.2254	E 539055.1840	34	N 346578.8700	E 538075.1499
16	N 347334.2714	E 539055.1840	35	N 346556.1144	E 538075.1499
17	N 347321.3174	E 539055.1840	36	N 346533.3588	E 538075.1499
18	N 347308.3634	E 539055.1840	37	N 346510.6032	E 538075.1499
19	N 347295.4094	E 539055.1840	38	N 346487.8476	E 538075.1499
20	N 347282.4554	E 539055.1840	39	N 346465.0920	E 538075.1499
21	N 347269.5014	E 539055.1840	40	N 346442.3364	E 538075.1499
22	N 347256.5474	E 539055.1840	41	N 346419.5808	E 538075.1499
23	N 347243.5934	E 539055.1840	42	N 346396.8252	E 538075.1499
24	N 347230.6394	E 539055.1840	43	N 346374.0696	E 538075.1499
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35	N 347088.1454	E 539055.1840			



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R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 rob@rlbuford.com

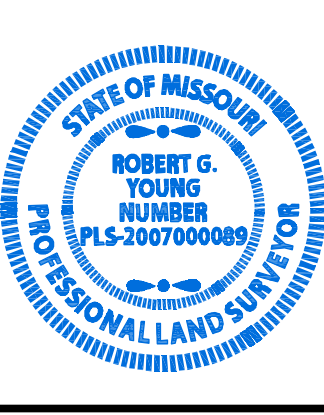
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

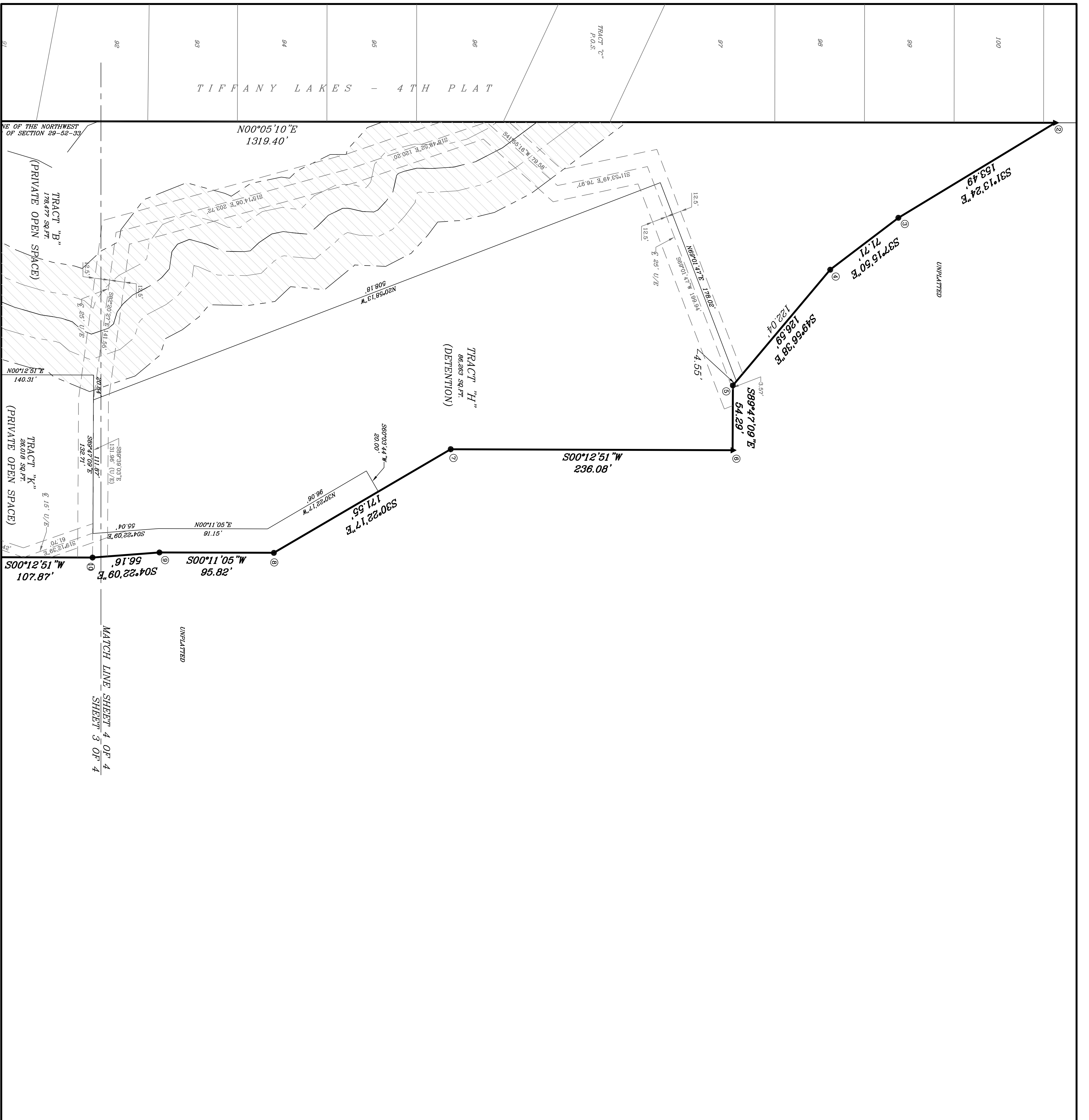
FOR RENOVATION INVESTMENTS	SEC.-TWP.-RGE. 29-52-33	COUNTY PLATTE	JOB NO. P-22084
FINAL PLAT	DATE 08/17/2022	FIELD BOOK	DRAWN BY R.C.Y.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

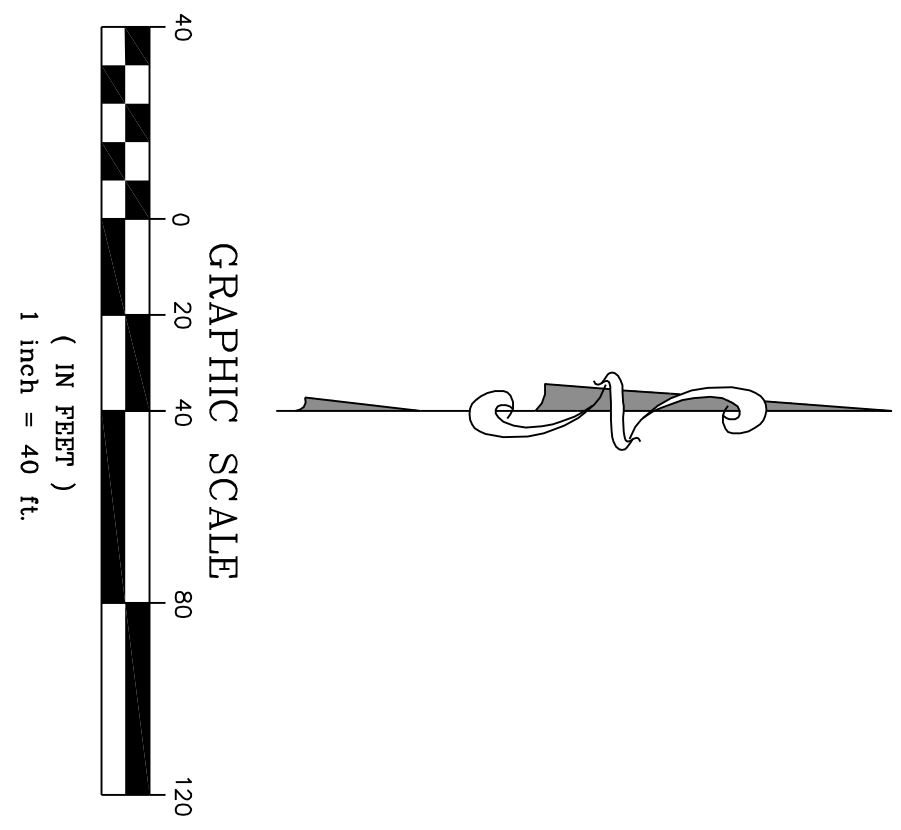
Robert G. Young
 ROBERT G. YOUNG, PLS-200700089

08/17/2022
 DATE





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TIFFANY MEADOWS
 A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
 KANSAS CITY, PLATTE COUNTY, MISSOURI



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R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
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 rob@rlbuford.com

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FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
RENOVATION	29-52-33	PLATTE	P-22084
INVESTMENTS	DATE	FIELD BOOK	
	08/17/2022		
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Robert G. Young
 ROBERT G. YOUNG, PLS-2007000089
 08/17/2022
 DATE

