

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

180478

Ordinance Number

Brief Title

Approving the plat of Watermark at Tiffany Springs, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 21.21 acres generally located at N. Ambassador Drive and west of N.W. Skyview Avenue, creating 2 lots and 8 tracts.</p>	<p>Sponsor</p>	<p>City Development</p>
<p>Reason for Project This final plat application was initiated by Tiffany Springs at Watermark MO LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 276 multi-family residential units.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2 (PL) Other districts (school, etc.) Park Hill</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>Case No. 9831-P-19 – A request to approve a development plan, also serving as a preliminary plat, on approximately 20.62 acres generally located on the northwest corner of N. Ambassador Drive and N.W. Skyview Avenue to allow construction of a 292-unit multi-family development and creation of one lot and several private open space and stormwater detention tracts in District B3-3 Community Business (dash 3). City Plan Commission recommended approval subject to conditions on April 18, 2017 and the City Council passed Ordinance No. 170319 on May 4, 2017.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Tiffany Springs at Watermark MO LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission February 6, 2018 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for on approximately 20.62 acres generally located on the northwest corner of N. Ambassador Drive and N.W. Skyview Avenue to allow construction of a 292-unit multi-family development and creation of one lot and several private open space and stormwater detention tracts in District B3-3 Community Business (dash 3). Runoff from the site will be conveyed in a storm sewer system. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. This development will increase the tax base for the developed site.</p> <p>Written by Lucas A. Kaspar, PE</p>
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Project Start Date

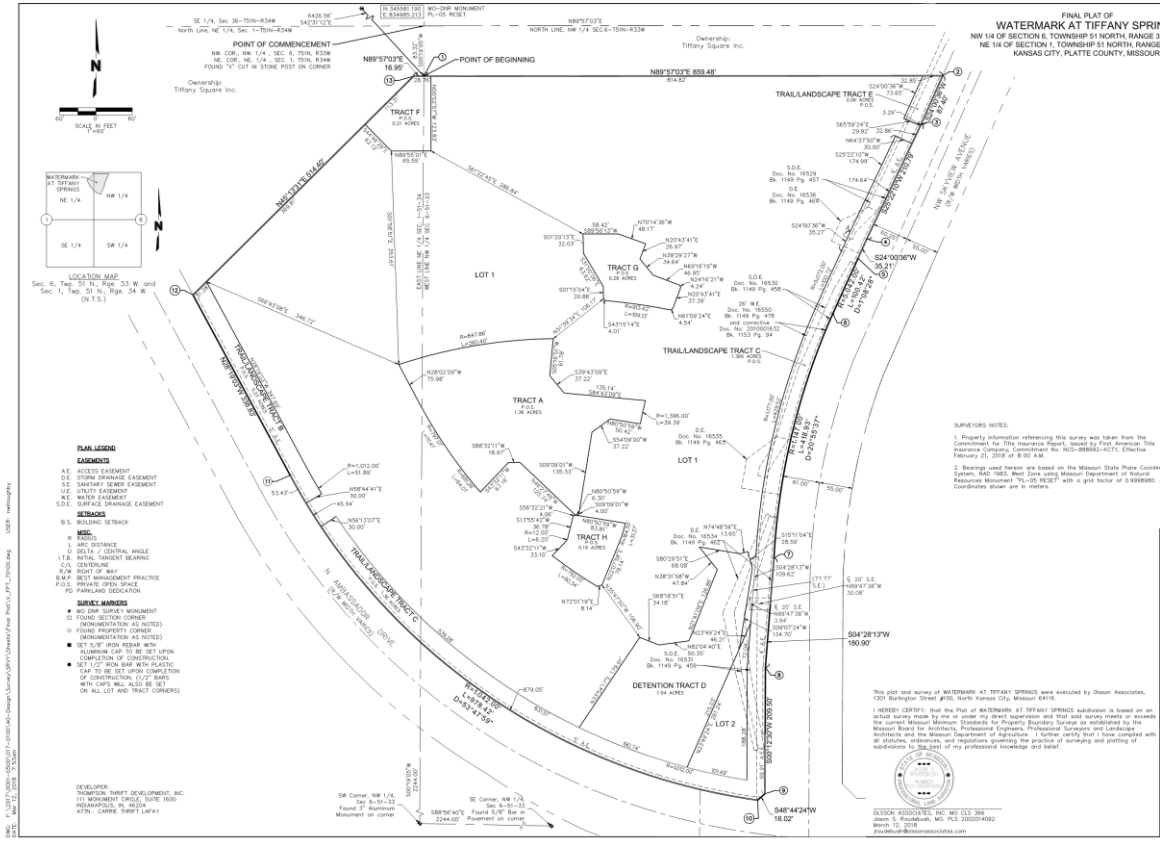
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Pam Powell

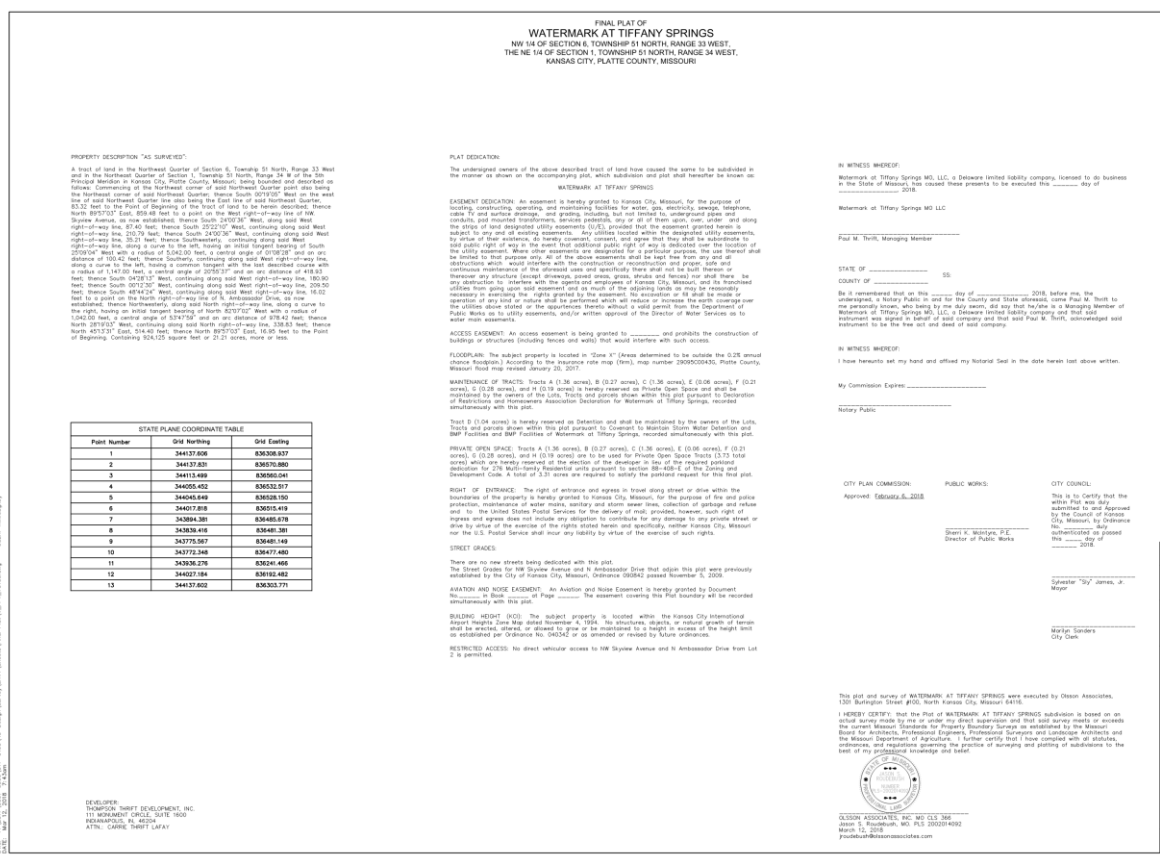
Date:
June 21, 2018

Reviewed by:
Lucas A. Kaspar, PE
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:



FINAL PLAT OF WATERMARK AT TIFFANY SPRINGS. NW 1/4 OF SECTION 6, TOWNSHIP 51 NORTH, RANGE 34 WEST, NE 1/4 OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI. SHEET 1 of 2.



FINAL PLAT OF WATERMARK AT TIFFANY SPRINGS. NW 1/4 OF SECTION 6, TOWNSHIP 51 NORTH, RANGE 34 WEST, NE 1/4 OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI. SHEET 2 of 2.

PROPERTY DESCRIPTION 'AS SURVEYED'.

PLAT DEDICATION. The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall thereafter be known as the plat dedication at Tiffany Springs. EASEMENT DEDICATION: An easement is hereby granted to Tiffany City, Missouri, for the purpose of building, maintaining, operating and improving facilities for water, gas, electric, sewage, telephone, radio, TV and audio, fire alarm, and other utilities, and other public utility easements, and also for the purpose of such other utility easements as may hereafter be required by the utility companies...

IN WITNESS WHEREOF: Watermark at Tiffany Springs LLC, a Delaware limited liability company, licensed to do business in the State of Missouri, has caused these presents to be executed this 29th day of March, 2018.

STATE OF MISSOURI. I, Paul M. Smith, Manager/Member, do hereby certify that I am the duly authorized officer of Watermark at Tiffany Springs LLC.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the state herein last above written. My Commission Expires: Notary Public.

CITY PLAN COMMISSION. PUBLIC WORKS. CITY COUNCIL. Approved: City Council. PUBLIC WORKS: This is to certify that the water main was laid, installed, and tested in accordance with the City of Kansas City, Missouri, Public Works Department specifications and approved by the Council of Kansas City, Missouri, by Ordinance No. 146012, passed March 27, 2018.

Shari K. McNeal, P.E. Director of Public Works. This is to certify that I am the duly authorized officer of the City of Kansas City, Missouri, and I have hereunto set my hand and affixed my Notarial Seal in the state herein last above written. My Commission Expires: Notary Public.

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STATE PLANE COORDINATE TABLE. Table with 4 columns: Point Number, Old Northing, Old Easting, and New Northing/Easting. Contains 13 points for the property.

DEVELOPER: TOWNSHIP TRUST DEVELOPMENT, INC. 111 MONUMENT DRIVE, SUITE 1000, KANSAS CITY, MISSOURI. ATTN: CARRIE THRETT LAYMAN. SHEET 2 of 2.