

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220408

Ordinance Number

Brief Title

Approving the plat of Villas At Tiffany Springs, an addition in Kansas City, Platte County, Missouri

Specific Address Approximately 8.27 acres generally located at the east side of N. Green Hills Road in between N.W. Old Stagecoach Road to the north and N. Tiffany Springs Road to the south, creating 26 lots and 5 tracts	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Creekside Land LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 26 lot single family home subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Platte County R-III
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. CONTROLLING CASE Ord. 061258 – On November 30, 2006, the Council approved a community unit project in District R-1a on approximately 202 acres generally located east of N. Platte Purchase Drive and south of NW 108th Street. (13662-CUP-1)	Applicants / Proponents Applicant(s) Creekside Land LLC City Department City Planning and Development Other
	Opponents Groups or Individuals None Known Basis of Opposition
	Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:
	Board or Commission Recommendation By: City Plan Commission July 20, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions
	Council Committee Actions <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

Details

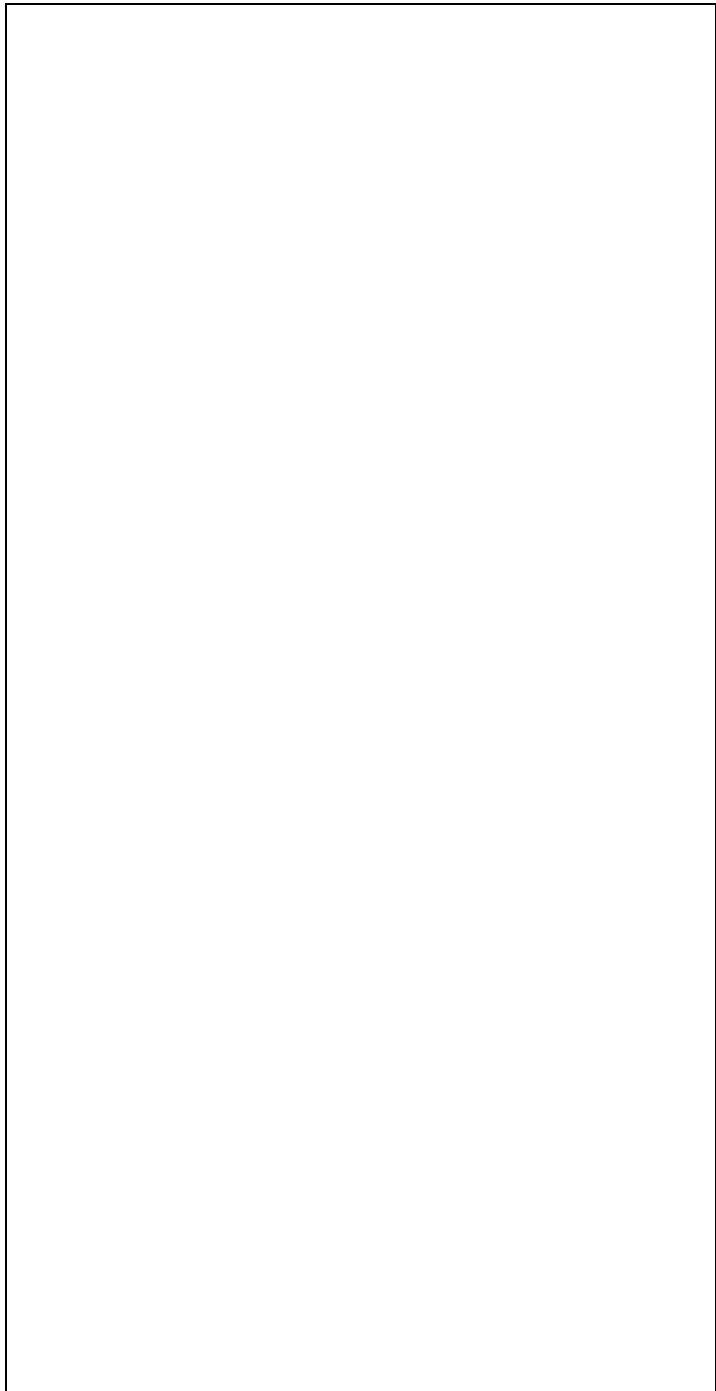
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Policy / Program Impact

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 a 26 lot single-family residential development, six private open space tracts on approximately 8.3 acres of previously undeveloped property. The stormwater detention facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

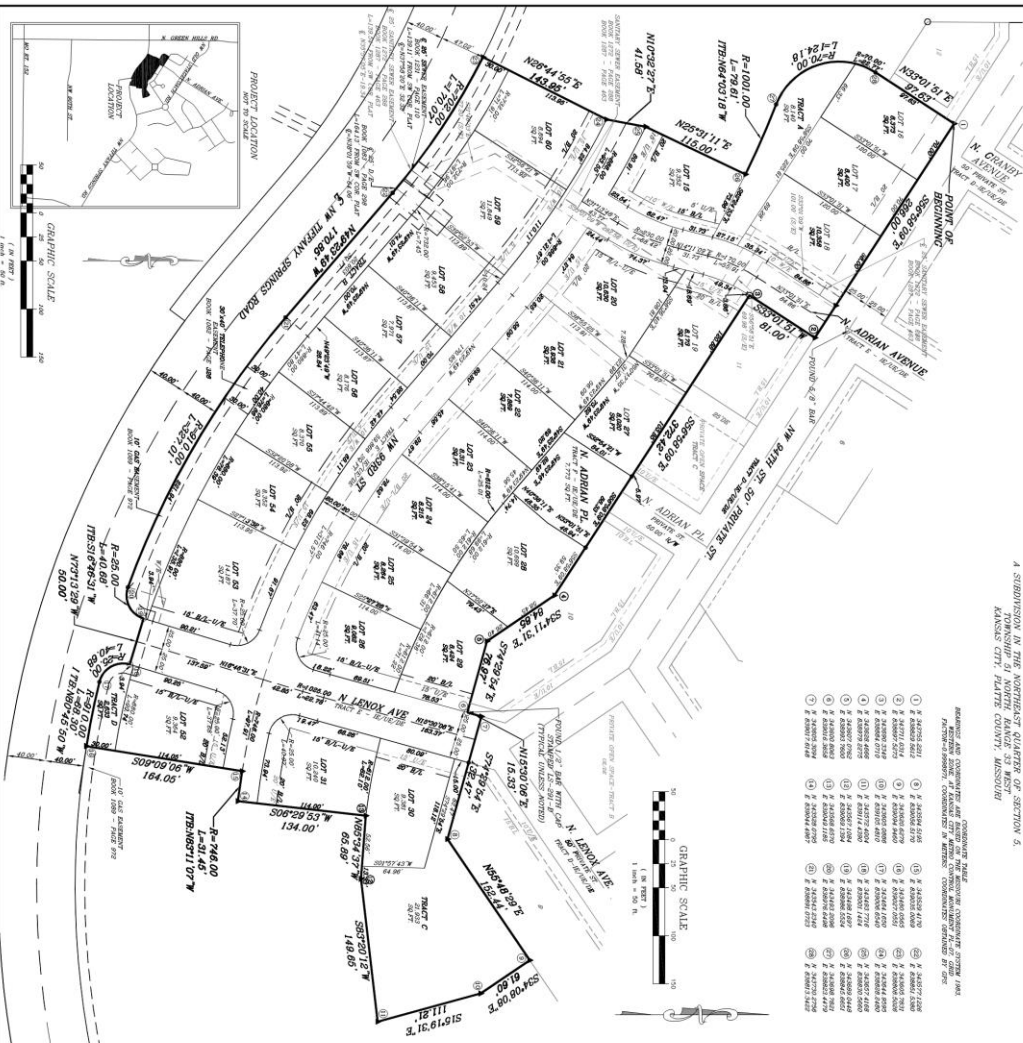
Date: May 5, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00022

VILLAS AT TIFFANY SPRINGS

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 31 NORTH, RANGE 23 WEST,
KANSAS CITY, PLATTE COUNTY, MISSOURI



REMARKS AND COMMENTS ARE INDICATED BY THE FOLLOWING SYMBOLS:

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PROPERTY ACQUISITION COST OF \$47,000

A TRACT OF LAND IN THE UNINCORPORATED TOWNSHIP OF SECTION 35, RANGE 23 NORTH AND RANGE 23 WEST, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

PLAT PREPARED BY: R.L. BUFORD & ASSOCIATES, LLC

DATE: 04/27/2021

SCALE: 1" = 40'

GRAPHIC SCALE: 0 20 40 60 80 100 FEET

R.L. Buford & Associates, LLC
 LAND SURVEYING & DEVELOPMENT CONSULTANTS
 1400 S. WASHINGTON, SUITE 100
 P.O. BOX 1400, PARKVILLE, MO 64151 (816) 741-6152

FOR SNYDER & ASSOCIATES
 SEC - TWO - RICE COUNTY
 DATE: 04/27/2021
 FIELD BOOK & PAGE: 107

FINAL PLAT

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT WE HAVE PREPARED THIS DRAWING FROM AN ACTUAL FIELD TOPOGRAPHIC SURVEY OF THE PROPERTY REPRESENTED HEREON. THAT ALL WORK WAS PERFORMED BY ME OR UNDER MY SUPERVISION. THAT THIS DOES NOT REPRESENT A BOUNDARY SURVEY AS NO CORNERS WERE VERIFIED ON-GROUND AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Robert C. Young
 ROBERT C. YOUNG, PLS - 200700089
 DATE: 04/27/2021



