

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00019

Tiffany Square Apartments Final Plat



KANSAS CITY
Planning & Dev

August 20, 2025

Docket # C8

Request

Final Plat

Applicant

Kaitlin Raynor
Kimley Horn

Owner

Bridge Clanton
JPL Development

Site Information

Location	6201 NW Old Tiffany Springs Rd
Area	8 Acres
Zoning	B3-3
Council District	1 st
County	Platte
School District	Park Hill

Surrounding Land Uses

North: Undeveloped, B3-3
South: Undeveloped, B3-3
East: Undeveloped, B3-3
West: Undeveloped, B3-3

Land Use Plan

The KCI Area Plan recommends Commercial Land Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

Northwest Old Tiffany Springs Road is identified as Local Link at this location.

Approval Process



Overview

The applicant seeks to gain approval of a Final Plat in District B3-3 (Commercial) on about 8 acres generally located at the southwest corner of North Ambassador Drive and Northwest Old Tiffany Springs Road creating one (1) lot and two (2) tracts for a residential apartment development.

Existing Conditions

The subject site is currently undeveloped. It is within the Tiffany Square Development, which has been approved but not constructed. There is no associated regulated stream with the subject site.

Neighborhood(s)

This site is located within the Tiffany Woods Homes Association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-CPC-2023-00145 - Ordinance 240428, approved a development plan in District B3-3 for approximately 31 acres generally located at the southwest corner of N.W. Old Tiffany Springs Road and N. Ambassador Drive to permit development of commercial and residential uses which also served as the preliminary plat, approved May 4, 2024

Project Timeline

The application for the subject request was filed on June 13, 2025. No scheduling deviations from 2025 Cycle 8.2 have occurred.

Professional Staff Recommendation

Docket #C8 Approval Subject to Conditions

VICINITY MAP



RELATED CASES

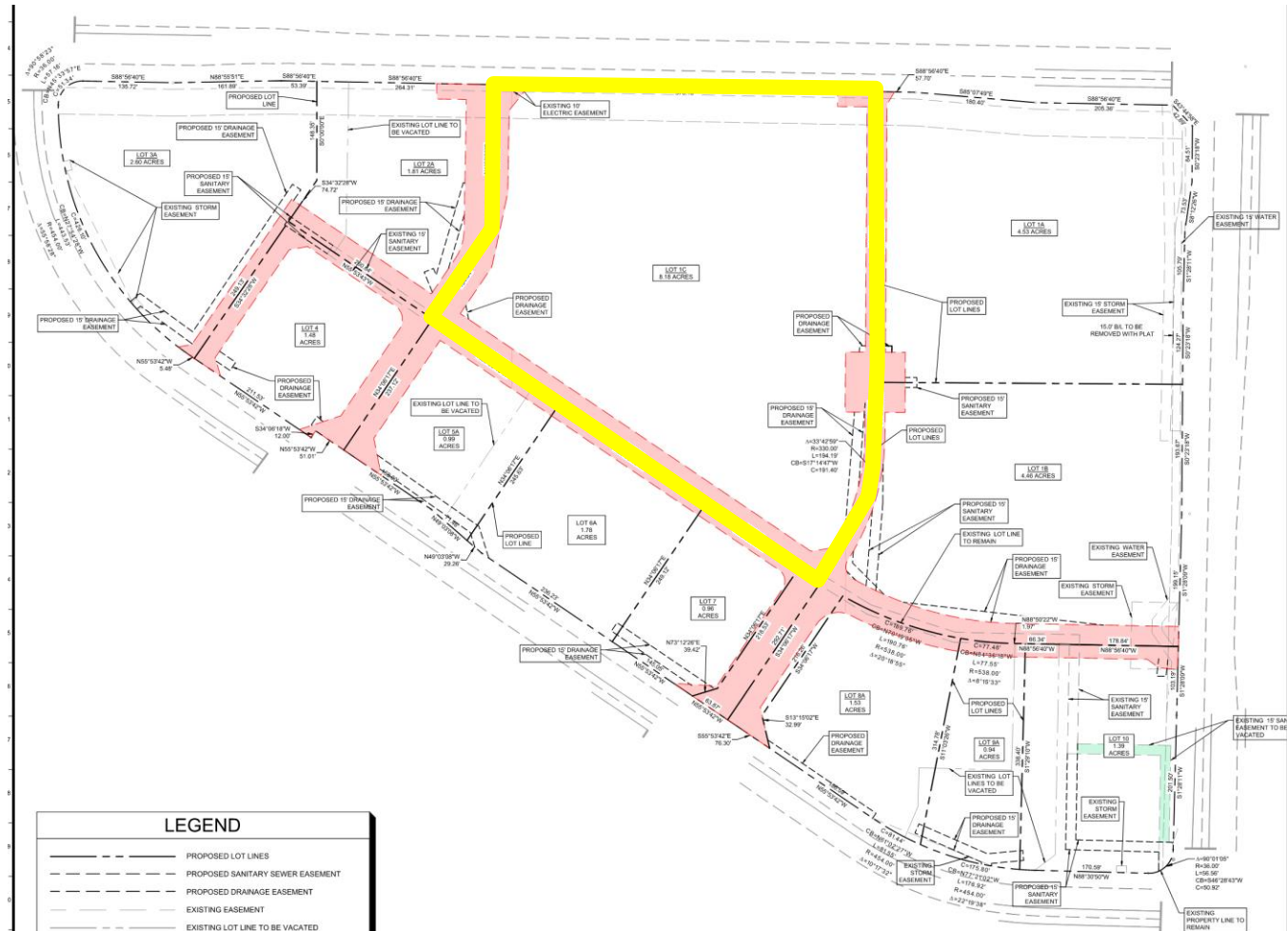
6029-P-34 - Ordinance 160508 approved a development plan on about 32 acres located at the southwest corner of NW Tiffany Springs Road and N Ambassador Drive, in District B3-3 to allow for a Sam's Club building with a separate fuel station building and eight (8) commercial parcels, approved by Council on July 14, 2016.

PLAT REVIEW

The request is to consider approval of a Final Plat in District B3-3 (Commercial) on about 8 acres generally located at the southwest corner of North Ambassador Drive and Northwest Old Tiffany Springs Road creating one (1) lot and two (2) tracts for a residential apartment development. This use was approved in Case No. CD-CPC-2023-00145 which served as the Preliminary Plat.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-120 of the Zoning and Development Code.

The Preliminary Plat proposed to develop twelve lots for a mixture of uses including commercial and residential. The plan proposed to construct internal street connections as private streets. No public streets are proposed with this Final Plat. See image below:



PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	Final Plat is in conformance with the Preliminary Plat.
Parkland Dedication (88-408)	Yes	Applicant is providing private open space tracts to satisfy parkland dedication requirements.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: August 14, 2025

Case Number: CLD-FnPlat-2025-00019

Project: Tiffany Square Apartments

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00019.
2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.

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

4. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

5. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
6. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

7. The developer must grant a BMP for the proposed infiltration trench to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
8. The developer must 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.
9. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
10. The developer must secure permit to connect to public storm water inlet serving the lot prior to issuance of a building permit.
11. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

