



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5020

Submitted Department/Preparer: City Planning

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving the plat of Tiffany Square, an addition in Platte County, Missouri, on approximately 3 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive, creating 13 lots for the purposes of mixed use development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00003)

Discussion

The request is to consider approval of a Final Plat in District B3-3 on about 31 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive creating 13 lots to allow for a mixed-use development. This use was approved in Case No. CD-CPC-2023-00145 which served as the Preliminary Plat. The Development Plan proposes to develop a mixed-use development which has commercial and residential components. The plan also proposes to construct new private drive connections on Skyview, Ambassador, and Old Tiffany Springs Road. No waivers or deviations are requested.

This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code. The City Plan Commission recommended Approval with Conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing the subdivision of land.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the subdivision of land.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance authorizing the subdivision of land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing the subdivision of land.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
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Prior Legislation

Case No. CD-CPC-2023-00145 – Ordinance 240428 approved a major amendment to preliminary development to allow for commercial and residential uses which also serves as a preliminary plat on about 31 acres generally located at NW Old Tiffany Springs Road and N. Ambassador Drive.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the subdivision of land.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the subdivision of land.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the subdivision of land.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the subdivision of land.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the subdivision of land.
Not applicable as this is a zoning ordinance authorizing the subdivision of land.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Not applicable as this is a zoning ordinance authorizing the subdivision of land.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the subdivision of land.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)