



CITY PLAN COMMISSION STAFF REPORT

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

August 1, 2023

Project Name
Congress Circle Apartments Final Plat

Docket # C1

Request
CLD-FnPlat-2023-00014
Final Plat

Applicant
Robert Young
RL Buford

Owner
Lena Poteet
Corporate Circle Apartments, LLC

Location	7410 NW Tiffany Springs Pkwy
Area	About 5.7 acres
Zoning	B3-3
Council District	2 nd
County	Platte
School District	Park Hill

Surrounding Land Uses
North: Residential, zoned B3-3
South: Commercial, zoned B3-3
East: Commercial, zoned B3-3
West: Commercial, zoned B3-3

Major Street Plan
NW Tiffany Springs Parkway is identified as a parkway on the City's Major Street Plan.

Land Use Plan
The KCI Area Plan recommends commercial/industrial for the land use.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 05/24/2023. Scheduling deviations from 2023 Cycle M have occurred.

- The applicant had outstanding corrections related to the final plat.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The subject property is currently developed. The existing buildings are being converted into residential units.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a Final Plat in District B3-3 on about 5.7 acres generally located at NW Tiffany Springs Parkway and N. Polo Drive creating two lots and five tracts for two multi-unit buildings.

CONTROLLING + RELATED CASES

CD-CPC-2021-00009 - A request to approve a development plan to amend the originally approved plan in order to allow a change of use from office to multi-family residential containing 108 units in District B3-3 (Community Business 3) on about 5.75 acres generally located on the north side of NW. Tiffany Springs Pkwy, in between N. Ambassador Dr. to the west and NW. Skyview Ave. to the east.
(Ord. No. 210454).

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
C1 APPROVAL WITH CONDITIONS

PLAN REVIEW

The request to consider approval of a final plat in B3-3 to create two lots and five tracts on about 5.72 acres generally located at NW Tiffany Springs Parkway and N. Polo Drive. This use was approved in case CD-CPC-2021-00009 which served as the preliminary plat. This final plat is in conformance with the preliminary plat.

PLAN ANALYSIS

Standards	Applicability	Meets	More Information
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	

ATTACHMENTS

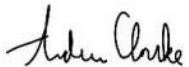
1. Conditions Report
2. Applicants Submittal

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, Corrections, & Suggestions Report

Recommended To
Recommended By Staff

Report Date: July 27, 2023

Case Number: CLD-FnPlat-2023-00014

Project: Congress Circle Apartments

Plan Conditions

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

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (6/26/2023)
2. The developer shall secure approval of a street tree planting plan from the City Forester prior to recording the final plat. (6/26/2023)
3. Prior to recording of the Final Plat please update the date that the City Plan Commission approved the Final Plat, Date City Council approved the Final Plat, and the Ordinance Number. (6/26/2023)
4. Prior to mylar approval of this final plat please upload an updated Title Report (current within 90 days) and the most recent years paid tax receipt. (6/26/2023)
5. Prior to recording submit an executed original (hard copy) of the aviation and noise easement. The document will be recorded simultaneously with the final plat (6/26/2023)
6. Prior to recording of the final plat please submit five (5) executed originals (hard copy) of the covenants, conditions and restrictions document. The covenants will be recorded simultaneously with the final plat. (6/26/2023)

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

7. 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. (7/02/2023)
8. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in 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. (7/02/2023)
9. 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. (7/02/2023)

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

10. Utility easements Show and label all water, sewer and utility easements properly. (6/21/2023)

