

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 210442

Rezoning an approximately 834 acre tract of land generally located between N.W. 108th Street on the north, N.W. Old Tiffany Springs Road on the south, Tiffany Greens Country Club and N. Skyview Avenue on the west and N. Green Hills Road on the east, from District R-7.5 to District MPD, and approving a MPD development plan that serves as a preliminary plat for the development of mixed-use, residential and commercial uses. (CD-CPC-2020-00205)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1285, rezoning an approximately 834 acre tract of land generally located between N.W. 108th Street on the north, N.W. Old Tiffany Springs Road on the south, Tiffany Greens Country Club and N. Skyview Avenue on the west and N. Green Hills Road on the east, from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1285. That an area legally described as:

TRACT 1:

A tract of land in the Southwest Quarter of Section 29, the Southeast Quarter of Section 30, the Northeast Quarter and Southeast Quarter of Section 31, the Northwest Quarter, the Southwest Quarter and the Southeast Quarter of Section 32, all in Township 52 North, Range 33 West of the 5th Principal Meridian and the Northwest Quarter of Section 5, Township 51 North, Range 33 West of the 5th Principal Meridian, including part of Lot 4 and Lot 5, Tiffany Greens Country Club, a subdivision of land in said Kansas City, Platte County, Missouri recorded September 27, 2000, as Document No 2000013612, in Book 19, at Page 199, all in Kansas City, Platte County, Missouri, being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 29, said point also being the Southeast corner of the Southeast Quarter of said Section 30, and the Northeast corner of the Northeast Quarter of said Section 31, and the Northwest corner of the Northwest Quarter of said Section 32; thence North 00 degrees 36 minute 28 seconds East, along the West line of the Southwest Quarter of said Section 29 and the East line of the Southeast Quarter of said Section 30, 78.05 feet to the point of beginning of the tract of land to be herein described, said point also being on the Southerly line of Lot 4, said Tiffany Greens Country Club; thence South 86 degrees 02 minutes 57 seconds East, along the Southerly line of said Lot 4, 42.16 feet; thence North 00 degrees 06 minute 55 seconds West, along the Easterly line of said Lot 4, 242.90 feet; thence North 14 degree 14 minute 41 seconds West, along the Easterly line of said Lot 4, 100.00 feet; thence North 42 degrees 58 minutes 11 seconds West, along the Easterly line of said Lot 4, 89.90 feet; thence North 32 degrees 49 minutes 09 seconds East, along the Easterly line of said Lot 4, and along the Easterly right of way line of N.W. 104th Street as established by last said plat, 261.47 feet; thence Southeasterly along the Southerly line of Lot 2, last said plat,

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along a curve to the right having an initial tangent bearing of South 57 degrees 10 minutes 51 seconds East with a radius of 380.00 feet, a central angle of 13 degrees 17 minutes 51 seconds and an arc distance of 88.19 feet; thence North 46 degrees 07 minutes 00 seconds East, along the Easterly line of said Lot 2, 96.53 feet; thence North 29 degrees 49 minutes 12 seconds East, along the Easterly line of said Lot 2, 605.79 feet; thence South 74 degrees 26 minutes 47 seconds East, along the Southerly line of said Lot 2, 828.45 feet; thence North 87 degrees 21 minutes 42 seconds East, along the Southerly line of said Lot 2, 410.61 feet; thence North 52 degrees 59 minutes 55 seconds East, along the Southerly line of said Lot 2, 191.43 feet; thence North 00 degrees 00 minutes 05 seconds West, along the Easterly line of said Lot 2, 322.13 feet; thence North 72 degrees 24 minutes 48 seconds West, along the Northerly line of said Lot 2, 941.85 feet; thence North 81 degrees 16 minutes 10 seconds West, along the Northerly line of said Lot 2, and along the Northerly right of way line of Hammons Drive as established by last said plat, and along the Northerly line of Lot 1, last said plat, 770.94 feet; thence North 55 degree 01 minute 27 seconds West, along the Northerly line of said Lot 1, 688.61 feet; thence North 82 degrees 25 minutes 04 seconds West, along the Northerly line of said Lot 1, 594.40 feet; thence North 58 degrees 06 minutes 55 seconds West, along the Northerly line of said Lot 1, 339.32 feet; thence North 00 degrees 09 minutes 09 seconds West, along the Northerly line of said Lot 1 and its Northerly extension, 110.01 feet to a point on the North line of the Southeast Quarter of said Section 30; thence North 89 degrees 50 minutes 51 seconds East, along said North line, 1231.56 feet to the Northeast corner of said Southeast Quarter, said point also being the Northwest corner of the Southwest Quarter of said Section 29; thence South 89 degrees 50 minutes 42 seconds East, along the North line of the Southwest of said Section 29, 2611.12 feet to the Northeast corner of the Southwest Quarter of said Section 29; thence South 00 degrees 30 minutes 01 seconds West, along the East line of the Southwest Quarter of said Section 29, 2638.99 feet to the Southeast corner of the Southwest Quarter of said Section 29, said point also being the Northeast corner of the Northwest Quarter of said Section 32; thence South 00 degrees 24 minutes 04 seconds West, along the East line of the Northwest Quarter of said Section 32, 2386.42 feet to the Northeast corner of a tract of land recorded May 15, 1981 as Document 1981056021, in Book 605, at Page 650; thence North 89 degrees 53 minutes 09 seconds West, along the North line of said tract of land, 470.46 feet (Deed 470.65 feet) to the Northwest corner thereof; thence South 00 degrees 40 minutes 04 seconds West, along the West line of said tract of land, 392.00 feet to the Southwest corner of last said tract of land, said point also being the Northwest corner of a tract of land recorded June 22, 1981 as Document 1981056794, in Book 608, at Page 213; thence continuing South 00 degrees 40 minutes 04 seconds West along the West line of said tract of land, 138.53 feet to the Southwest corner thereof; thence South 89 degrees 53 minutes 09 seconds East, along the South line of last said tract of land, 471.65 feet to the Southeast corner thereof, said point also being on the East line of the Southwest Quarter of said Section 32; thence North 00 degrees 40 minutes 04 seconds East, along the East line of said Southwest Quarter, also being the East line of said tract of land recorded in Book 608 at Page 213, 138.83 feet to the Northeast corner thereof, said point

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also being the Southeast corner of aforesaid tract of land recorded in Book 605 at Page 650; thence North 00 degrees 40 minutes 04 seconds East, along the East line of said Southwest Quarter, also being the East line of said tract of land recorded in Book 605 at Page 650, 138.83 feet to the Northeast corner of the Southwest Quarter of said Section 32, said point also being the Northwest corner of the Southeast Quarter of said Section 32; thence North 89 degrees 53 minutes 18 seconds East, along the North line of the Southeast Quarter of said Section 32, 1312.19 feet to the Northeast corner of the West Half of the Southeast Quarter of said Section 32; thence South 00 degrees 35 minutes 56 seconds West, along the East line of the West Half of the Southeast Quarter of said Section 32, 1907.16 feet to a point on the North line of Jayhawk Acres, a minor subdivision of land in said Kansas City, Platte County, Missouri, recorded September 25, 2015 as Document 2015013010, in Book 21 at Page 164; thence South 89 degrees 53 minutes 02 seconds West, along the North line of last said plat, 1258.48 feet to the Northwest corner thereof, said point also being on the East right of way line of N. Green Hills Road as established by the General Warranty Deed recorded September 8, 2015 as Document 2015012068, in Book 1249 at Page 732; thence continuing South 89 degrees 53 minutes 02 seconds West, along the North line of last said General Warranty Deed and Northerly right of way line, 56.01 feet to the Northwest corner of last said General Warranty Deed, said point also being on the West line of the Southeast Quarter of said Section 32 and on the East line of the Southwest Quarter of said Section 32; thence South 00 degrees 40 minutes 04 seconds West, along West line of last said General Warranty Deed and along the East line of the Southwest Quarter of said Section 32, 714.53 feet to the Southeast corner of the Southwest Quarter of said Section 32; thence South 89 degrees 49 minutes 39 seconds West, along the South line of the Southwest Quarter of said Section 32, Township 52 North Range 33 West, 35.97 feet to the Northeast corner of the Northwest Quarter of said Section 5, Township 51 North, Range 33 West; thence South 00 degrees 25 minutes 20 seconds West, along the East line of the Northwest Quarter of said Section 5, 1510.72 feet to the Easterly extension of the Northerly right of way line of N. Green Hills Road as recorded in the General Warranty Deed recorded July 29, 2014 as Document 2014008170, in Book 1231, at Page 196; thence North 89 degrees 34 minutes 40 seconds West, along said Easterly extension and along the Northerly line of said right of way, 46.00 feet; thence South 00 degrees 25 minutes 20 seconds West, along the Westerly right of way line of said N. Green Hills Road, 261.31 feet; thence Southwesterly along said Westerly right of way line, along a curve to the right having an initial tangent bearing of South 27 degrees 59 minutes 20 seconds West with a radius of 22.00 feet, a central angle of 29 degrees 35 minutes 42 seconds and an arc distance of 11.36 feet to a point on the Northerly right of way line of N.W. Old Tiffany Springs Road as established by last said General Warranty Deed; thence North 88 degrees 12 minutes 50 seconds West, along said Northerly right of way line, 56.62 feet; thence South 01 degrees 47 minutes 10 seconds West, along said Northerly right of way line, 10.00 feet; thence North 88 degrees 12 minutes 50 seconds West, along said Northerly right of way line, 869.55 feet; thence North 86 degrees 55 minutes 29 seconds West, along said Northerly right of way line, 400.00 feet; thence North 88 degrees 12 minutes

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50 seconds West, along said Northerly right of way line, 150.45 feet; thence Westerly along said Northerly right of way line, along a curve to the left being tangent to the last described course with a radius of 740.00 feet, a central angle of 11 degree 33 minutes 21 seconds and an arc distance of 149.25 feet; thence North 88 degrees 12 minutes 50 seconds West, along said Northerly right of way line, 118.89 feet; thence South 01 degree 47 minutes 10 seconds West, along said Northerly right of way line, 34.73 feet; to a point on a line that is 600.60 feet North of and parallel with the South line of the Northwest Quarter of said Section 5 as measured at right angles thereto; thence North 88 degrees 12 minutes 50 seconds West, along said parallel line and along the North line of Tiffany Estates, a subdivision of land in said Kansas City, Platte County, Missouri, recorded September 28, 2007, as Document 2006015495, in Book 20 at Page 246, 644.11 feet to a point on the Northerly right of way line of N.E. 94th Terrace (per Deed) (N.W. 93rd Street per Tiffany Estates) as established by General Warranty Deed recorded March 10, 2006 as Document 2006003910, in Book 1078, at Page 106; thence Westerly along said Northerly right of way line, along a curve to the left having an initial tangent bearing of North 47 degrees 26 minutes 46 seconds West with a radius of 175.00 feet, a central angle of 42 degrees 07 minutes 45 seconds and an arc distance of 128.68 feet; thence North 89 degrees 34 minutes 31 seconds West, along said Northerly right of way line, 11.51 feet to a point on the West line of the Northwest Quarter of said Section 5, said point also being on the East line of Tiffany Woods Reserve First Plat, a subdivision of land in said Kansas City, Platte County, Missouri, recorded May 14, 2014, as Document 2014004961, in Book 21, at Page 102; thence North 00 degrees 25 minutes 36 seconds East, along the West line of said Northwest Quarter and along the East line of last said plat, 1702.31 feet to the Northeast corner of last said plat and to the Northwest corner of the Northwest Quarter of said Section 5; thence South 89 degrees 57 minutes 51 seconds West, along the South line of the Southwest Quarter of said Section 32, and along the North line of last said plat, 19.48 feet to the Southwest corner of the Southwest Quarter of said Section 32, said point also being the Southeast corner of the Southeast Quarter of said Section 31; thence continuing South 89 degrees 57 minutes 51 seconds West, along the South line of the Southeast Quarter of said Section 31, and along the North line of last said plat and along the North line of Tiffany Woods Reserve Fourth Plat, a subdivision of land in said Kansas City, Platte County, Missouri, recorded January 8, 2020, as Document 2020000320, in Book 22, at Page 86, 2217.65 feet to the Southeast corner of Thornhill, a subdivision of land in said Kansas City, Platte County, Missouri; thence North 00 degrees 00 minutes 05 seconds West, along the Easterly line of last said plat, 219.05 feet; thence North 89 degrees 59 minutes 55 seconds East, along the Easterly line of last said plat, 15.00 feet; thence North 00 degrees 00 minutes 05 seconds West, along the Easterly line of last said plat, 50.00 feet; thence South 89 degrees 59 minute 55 seconds West, along the Easterly line of last said plat, 15.00 feet; thence North 00 degrees 00 minutes 05 seconds West, along the Easterly line of last said plat, 312.63 feet; thence North 04 degrees 52 minutes 55 seconds East, along the Easterly line of last said plat, 315.66 feet; thence North 06 degrees 00 minutes 05 seconds West, along the Easterly line of last said plat, 720.15 feet to a point on the

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Southerly right of way line of N.W. Tiffany Springs Road as established by Document 26147, in Book 683, at Page 746 and by Document 26148, in Book 683, at Page 747; thence Easterly along said Southerly right of way line, along a curve to the right having an initial tangent bearing of South 77 degrees 50 minutes 34 seconds East with a radius of 778.00 feet, a central angle of 17 degrees 20 minute 30 seconds and an arc distance of 235.48 feet; thence South 60 degrees 30 minute 05 seconds East, along said Southerly right of way line, along 690.68 feet; thence North 29 degrees 29 minutes 55 seconds East, along the Easterly limits of said right of way line, 209.28 feet to the Northerly right of line of said N.W. Tiffany Springs Road as established by last said documents; thence North 60 degrees 30 minute 05 seconds West, along said Northerly right of way line, 245.96 feet; thence Northwesterly along said Northerly right of way line, along a curve to the left being tangent to the last described course with a radius of 2342.00 feet, a central angle of 03 degrees 44 minutes 19 seconds and an arc distance of 152.82 feet to a triangle shaped tract of land dedicated as right of way by said Tiffany Greens Country Club; thence North 28 degrees 20 minutes 55 seconds East, along the Northerly right of way line of N.W. Tiffany Springs Road as established by last said plat, 50.76 feet to the Southeast corner of said Lot 5, Tiffany Greens Country Club; thence North 76 degrees 00 minutes 05 seconds West, along last said Northerly right of way line, and along the Southerly line of said Lot 5, 323.95 feet; thence North 28 degrees 23 minutes 37 seconds East, 222.87 feet; thence North 47 degrees 22 minutes 03 seconds East, 759.10 feet; thence North 22 degrees 05 minutes 40 seconds West, 431.78 feet; thence North 37°44'17" East, 581.43 feet; thence North 63 degrees 39 minutes 34 seconds East, 145.67 feet to a point on the Easterly line of said Lot 4; thence North 07 degrees 55 minutes 33 seconds West, along the Easterly line of said Lot 4, 870.00 feet; thence North 86 degrees 44 minutes 24 seconds East, along the Easterly line of said Lot 4, 325.72 feet; thence North 61 degrees 59 minutes 14 seconds East, along the Easterly line of said Lot 4, 545.99 feet; thence North 14 degrees 59 minutes 13 seconds East, along the Easterly line of said Lot 4, 144.94 feet; thence North 16 degrees 20 minutes 27 seconds West, along the Easterly line of said Lot 4, 150.42 feet; thence North 46 degrees 30 minutes 18 seconds East, along the Easterly line of said Lot 4, 153.27 feet; thence North 35 degrees 20 minutes 45 seconds West, along the Easterly line of said Lot 4, 139.32 feet; thence South 77 degrees 13 minutes 23 seconds West, along the Easterly line of said Lot 4, 814.00 feet; thence North 04 degrees 28 minutes 48 seconds West, along the Easterly line of said Lot 4, 454.15 feet; thence North 30 degrees 56 minutes 11 seconds East, along the Easterly line of said Lot 4, 229.39 feet; thence South 86 degrees 02 minutes 57 seconds East, along the Southeasterly line of said Lot 4, 1054.79 feet to the point of beginning. Containing 34,460,727 square feet or 791.109 acres, more or less. Except that part if any, in public street right of way for N.W. 108th Street, N.W. 100th Street and N. Green Hills Road, and

TRACT 2:

A tract of land in the Southwest Quarter of Section 29 and the Southeast Quarter of Section 30, all in Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described by or under

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the direct supervision of Jason S. Roudebush, P.L.S. as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 29, said point also being the Southeast corner of the Southeast Quarter of said Section 30, and the Northeast corner of the Northeast Quarter of Section 31 (noted for reference only), and the Northwest corner of the Northwest Quarter of Section 32 (noted for reference only), all in said Township 52 North, Range 33 West; thence North 00 degrees 36 minute 28 seconds East, along the West line of the Southwest Quarter of said Section 29 and the East line of the Southeast Quarter of said Section 30, 723.10 feet to the point of beginning of the tract of land to be herein described, said point also being on the Northwesterly right of way line of N.W. 104th Street as established by Tiffany Green Country Club, a subdivision of land in said Kansas City, Platte County, Missouri recorded September 27, 2000, as Document No 2000013612, in Book 19, at Page 199; thence South 29 degrees 59 minutes 47 seconds West, along said Northwesterly right of way line and along the Northerly line of Lot 4, said Tiffany Green Country Club, 189.88 feet; thence South 84 degrees 02 minutes 56 seconds West, along said Northerly line, 500.00 feet; thence North 78 degrees 48 minutes 52 seconds West, along said Northerly line, 152.59 feet; thence South 78 degrees 59 minutes 23 seconds West, along said Northerly line, 265.44 feet; thence North 60 degrees 09 minutes 39 seconds West, along said Northerly line, and along the Northeasterly right of way line of N.E. 104th Street as established by last said plat and along the Northerly line of Lot 1, last said plat, 386.69 feet; thence North 14 degrees 40 minutes 40 seconds East, along the Easterly line of said Lot 1, 312.57 feet; thence North 07 degrees 31 minutes 16 seconds West, along the Easterly line of said Lot 1, 375.25 feet; thence North 17 degrees 57 minutes 19 seconds West, along the Easterly line of said Lot 1, 174.73 feet; thence North 19 degree 51 minutes 06 seconds East, along the Easterly line of said Lot 1, 492.01 feet; thence South 83 degrees 10 minutes 25 seconds East, along the Southerly line of said Lot 1, 792.59 feet; thence South 67 degrees 16 minutes 05 seconds East, along the Southerly line of said Lot 1, 589.99 feet; thence South 19 degrees 54 minutes 04 seconds East, along said Southerly line, and along the Southwesterly right of way line of Hammons Drive as established by last said plat and along the Westerly line of Lot 2, last said plat, 251.78 feet; thence South 23 degrees 04 minutes 17 seconds West, along the Westerly line of said Lot 2, 88.84 feet; thence South 56 degrees 15 minutes 58 seconds West, along the Westerly line of said Lot 2, 96.61 feet; thence South 20 degrees 26 minutes 03 seconds West, along the Westerly line of said Lot 2, 158.55 feet; thence South 02 degrees 07 minutes 42 seconds West, along the Westerly line of said Lot 2, 150.00 feet; thence South 17 degrees 22 minutes 58 seconds East, along the Westerly line of said Lot 2, 126.14 feet; thence South 29 degrees 59 minutes 47 seconds West, along the Westerly line of said Lot 2, and along the Northeasterly right of way line of aforesaid N.W. 104th Street as established by last said plat, 167.69 feet to the point of beginning. Containing 1,852,163 square feet or 42.520 acres, more or less.

is hereby rezoned from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88 -20A-1285, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the

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zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved which also serves as a preliminary plat, subject to the following conditions:

1. The City Council hereby grants the following deviations pursuant to Section 88-280-05, finding that the resulting development will provide a greater public benefit than normally expected if developed in accordance with strict compliance of the Zoning and Development Code:
 - a. A deviation of the requirements of Section 88-405-10-C, to allow more than 600 feet for a cul-de-sac to allow up to 1,005 feet for cul-de-sac streets in Phase 1A as shown on the Master Development Plan.
 - b. A deviation of the requirements of Section 88-405-10-C, to allow more than 600 feet for a cul-de-sac to allow up to 825 feet for cul-de-sac streets in Phase 2C as shown on the Master Development Plan.
 - c. A deviation of the requirements of Section 88-405-10-C, to allow more than 600 feet for a cul-de-sac to allow up to 620 feet for cul-de-sac streets in Phase 6 as shown on the Master Development Plan.
 - d. A deviation of the requirements of Section 88-405-10-C, to allow more than 600 feet for a cul-de-sac to allow up to 1,085 feet for cul-de-sac streets in Phase 17 as shown on the Master Development Plan.
 - e. A deviation of the requirements of Section 88-405-10-C, to allow more than 20 dwelling units served by a cul-de-sac to allow up to 21 lots in Phase 1A as shown on the Master Development Plan.
 - f. A deviation of the requirements of Section 88-405-10-C, to allow more than 20 dwelling units served by a cul-de-sac to allow up to 21 lots in Phase 7 as shown on the Master Development Plan.
 - g. A deviation of the requirements of Section 88-405-10-C, to allow more than 20 dwelling units served by a cul-de-sac to allow up to 29 lots in Phase 17 as shown on the Master Development Plan.
 - h. A deviation of the requirements of Section 88-405-10-B-2 to allow a waiver of street connection requirements for N.W. 104th Street to the existing portions of Tiffany Greens to the west, as shown on the Master Planned Development Plan.
2. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

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3. 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 a certificate of occupancy.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
6. The developer shall secure approval of a final development plan from the City Plan Commission prior to building permit.
7. The developer shall grant on City approved forms, a stream buffer easement to the City or show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
8. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
9. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first as required by the Land Development Division.
10. The developer shall 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 the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.

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11. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
12. The developer shall submit plans for grading, siltation, and erosion control to the 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.
13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
14. The developer shall 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.
15. The developer shall integrate into the existing streetlight system any relocated existing streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
16. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
17. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
18. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
19. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
20. 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.

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21. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
22. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
23. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
24. The developer shall dedicate additional right of way and provide easements for the frontage along North Green Hills Road as required by the adopted Major Street Plan so as to provide a minimum of 80 feet of right of way, and ensure right of way dedication is adequate for any proposed road improvements as required by the Public Works Department adjacent to this project.
25. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
26. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
27. Dead end Fire Department access road(s) in excess of 150 feet shall be provided with an approved turnaround feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turnaround feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
28. The turning radius for Fire Department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
29. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105)
30. Required Fire Department access roads are designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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31. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
32. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
33. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2).
34. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
35. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D104.3)
36. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
37. 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 (2021) acquisition rate of \$48,801.37 per acre. This requirement shall be satisfied prior to recording the final plat or a certificate of occupancy, whichever is applicable to each phase of the project.
38. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
39. The developer shall comply with the parkway and boulevard standards for all development along Tiffany Springs Parkway per 88-323.
40. Proposed trails shall be calculated per 88 408 H.
41. If N. Green Hills Road has not been improved to a 3-lane cross section at the time of Phase 2, as part of overall Phase 2 the developer shall construct a northbound left turn lane on N. Green Hills Road at N.W. Tiffany Springs Parkway with 250 feet of storage plus taper, prior to certificate of occupancy for any building in overall Phase 2.

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42. For overall Phase 2, the developer shall construct a northbound right turn lane with 150 feet of storage plus taper on N. Green Hills Road at N.W. Old Stagecoach Road prior to a certificate of occupancy for any building in overall Phase 2.
43. If N. Green Hills Road has not been improved to a 3-lane cross section at the time of Phase 2, as part of overall Phase 2 the developer shall construct a northbound left turn lane on N. Green Hills Road at proposed Driveway #4 with 250 feet of storage plus taper, prior to certificate of occupancy for any building in overall Phase 2.
44. For overall Phase 3, the developer shall construct a southbound left turn lane with 250 feet of storage plus taper on N. Skyview Avenue at N.W. 108th Street prior to a certificate of occupancy for any building in overall Phase 3.
45. For overall Phase 3, the developer shall construct a northbound right turn lane with 150 feet of storage plus taper on N. Green Hills Road at N.W. Tiffany Springs Parkway prior to a certificate of occupancy for any building in overall Phase 3.
46. For overall Phase 3, the developer shall construct a northbound right turn lane with 150 feet of storage plus taper on N. Green Hills Road at proposed Driveway #7 prior to a certificate of occupancy for any building in overall Phase 3.
47. For overall Phase 3, the developer shall construct a southbound right turn lane with 150 feet of storage plus taper on N. Green Hills Road at N.W. Old Stagecoach Road prior to a certificate of occupancy for any building in overall Phase 3.
48. For overall Phase 3, the developer shall construct the eastbound approach on proposed Drive #6 at N.W. Old Tiffany Springs Road with two exit lanes prior to certificate of occupancy for any building in overall Phase 3.
49. As part of the required drainage studies, the developer shall provide analysis of erosion hazard potential for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders, including areas outside of the stream buffer outer zone, as appropriate and required by good engineering practices, to assess potential threats of future stream meander, cut, or erosion endangering or damaging facilities, structures, or property.
50. The developer shall follow the Kansas City, Missouri rules and regulations for domestic water and fire service lines.
51. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City water rules and regulations for water main extensions and relocations.

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52. The developer shall submit a preliminary stream buffer plan in conjunction with the final development plan for each phase of the development in accordance with the Section 88-415 requirements.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.


Secretary, City Plan Commission

Approved as to form and legality.


Sarah Baxter
Assistant City Attorney



Authenticated as Passed


Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JUN 17 2021

Date Passed