

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**221019**

Ordinance Number

**Brief Title**

Approving the plat of Tiffany Springs Plaza – Second Plat an addition in Kansas City, Platte County, Missouri

<p><b>Specific Address</b> Approximately 1.092 acres generally located at the northwest corner of Northwest Old Tiffany Springs Road and North Congress Avenue</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><b>Sponsor</b></td> <td>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</td> </tr> <tr> <td><b>Programs, Departments, or Groups Affected</b></td> <td><b>City-Wide</b>  <b>Council District(s)</b> 2(PL) Loar - Fowler  <b>Other districts (school, etc.)</b> Park Holl</td> </tr> <tr> <td><b>Applicants / Proponents</b></td> <td><b>Applicant(s)</b> S&amp;M Stores LLC,  <b>City Department</b> City Planning and Development  <b>Other</b></td> </tr> <tr> <td><b>Opponents</b></td> <td><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></td> </tr> <tr> <td><b>Staff Recommendation</b></td> <td><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></td> </tr> <tr> <td><b>Board or Commission Recommendation</b></td> <td><b>By: City Plan Commission</b> December 15, 2022  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</td> </tr> <tr> <td><b>Council Committee Actions</b></td> <td><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</td> </tr> </table>	<b>Sponsor</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development	<b>Programs, Departments, or Groups Affected</b>	<b>City-Wide</b>  <b>Council District(s)</b> 2(PL) Loar - Fowler  <b>Other districts (school, etc.)</b> Park Holl	<b>Applicants / Proponents</b>	<b>Applicant(s)</b> S&M Stores LLC,  <b>City Department</b> City Planning and Development  <b>Other</b>	<b>Opponents</b>	<b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b>	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b>	<b>Board or Commission Recommendation</b>	<b>By: City Plan Commission</b> December 15, 2022  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions	<b>Council Committee Actions</b>	<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
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<p><b>Reason for Project</b> This final plat application was initiated by S&amp;M Stores LLC, in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to construct a 1 lot commercial subdivision.</p>															
<p><b>Discussion</b> 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.</p> <p><b>CONTROLLING CASE</b> Case No. CD-SUP-2022-00034– On September 22, 2022 the Board of Zoning adjustment approved a Special Use Permit is District B3- 3 on about 1 acre generally located at the northwest corner of Northwest Old Tiffany Springs Road and North Congress Avenue to allow for the use of Fuel Sales and Service. This application also served as the Preliminary Plat.</p>															

**Details**

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**Policy / Program Impact**

<b>Policy or Program Change</b>  N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>  N/A	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>  N/A	
<b>Financial Impact</b>  N/A	
<b>Fund Source and Appropriation Account Costs</b>  N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of platting to create a single lot for a commercial development on approximately 1.092 acres. The pre-development peak discharge rate and volume for storm water will not be exceeded after development of the site.</p> <p>Written by Lucas Kaspar, PE</p>

**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**

Thomas Holloway

**Date:** November 21, 2022

**Reviewed by:**

Joe Rexwinkle

Land Development Division (LDD)

City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2022-00038

**FINAL PLAT OF  
TIFFANY SPRINGS PLAZA - SECOND PLAT**  
PART OF THE NW 1/4 OF SECTION 1, TOWNSHIP 51, RANGE 34 IN THE  
CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

FOUND NE COR. NW 1/4 SECTION 1-31-34 FOUND 3" ALUMINUM CAP

FOUND SE COR. NW 1/4 SECTION 1-31-34 FOUND 3" ALUMINUM CAP

FOUND SW COR. NW 1/4 SECTION 1-31-34 FOUND 3" ALUMINUM CAP

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**DESCRIPTION:**

All that part of the Northwest Quarter of Section 1, Township 51, Range 34, Kansas City, Platte County, Missouri being more particularly described as follows:  
Commencing at the SE corner of the NW 1/4 of said Section 1; thence N 0° 25' 50" E, along the west line of said NW 1/4, a distance of 133.82 feet; thence N 89° 33' 56" W, a distance of 46.36 feet; to a point on the west right of way line of North Congress Avenue, on line established, said point being the point of beginning; thence S 45° 17' 17" W, along said west right of way line, a distance of 106.33 feet; to the intersection with the north right of way line of NW Old Tiffany Springs Road, as now established; thence N 89° 50' 13" W, along said north right of way line, a distance of 161.16 feet; thence N 0° 28' 47" E, a distance of 103.89 feet; thence S 89° 50' 13" E, a distance of 10.00 feet; thence N 0° 09' 47" E, a distance of 15.00 feet; thence N 89° 50' 13" W, a distance of 10.00 feet; thence N 0° 09' 47" E, a distance of 87.13 feet; to the SW corner of Lot 4, TIFFANY SPRINGS PLAZA - FIRST PLAT, a subdivision in the City of Kansas City, Platte County, Missouri; thence along the south line of said Lot 4, northwesterly along a curve to the left having a radius of 100.00 feet, a central angle of 73° 30' 15", an arc distance of 13.28 feet; to a point of tangency; thence N 82° 33' 12" E, a distance of 14.47 feet; to a point of curvature; thence northwesterly along a curve to the right having a radius of 175.00 feet, a central angle of 174° 50' 15", an arc distance of 23.24 feet; to a point of tangency; thence S 89° 50' 13" E, a distance of 38.74 feet; to a point of curvature; thence northwesterly along a curve to the right having a radius of 35.00 feet, a central angle of 88° 42", an arc distance of 11.04 feet; to the SE corner of said Lot 4, said point being on the west right of way line of said North Congress Avenue; thence S 0° 25' 37" W, along said west right of way line, a distance of 140.17 feet, to the point of beginning.

The above described tract contains 47,579 Sq. Ft. or 1.092 acres more or less.

**OWNERS CERTIFICATION AND DEDICATION:**  
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "TIFFANY SPRINGS PLAZA - SECOND PLAT".

A water main easement or "Water Easement" for the operation and movement of a working force in connection with the location, construction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through (including, but not limited to, Kansas City, Missouri) is hereby granted to the City of Kansas City, Missouri, employees of, and independent contractors shall have the right to go upon the above described tract of land, for the purpose of construction, maintenance and operating the water main improvements and appurtenances thereto. And shall, upon completion of said construction, maintenance, or repair cause the land to be restored to a substantially the same condition that existed prior to the city entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-commercial green, non-commercial shrubs, sidewalks, roadways, pavement for curbs) that would interfere with the city in executing upon said easement for the purpose of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incident thereto. No change in the earth cover over the water line will be made without the written approval of the Director of Water Services. This easement shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing of streets, sidewalks, roadways, curbs and gutters along, over, or across said easement or any portion thereof.

**DRUGS ACCESS:** The right of ingress-egress between lot 5 and future development immediately adjacent to the west, along the access street or through the parking lots is hereby granted.

**EXECUTION:** IN WITNESS WHEREOF, the undersigned proprietor of has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_ 20\_\_.

S&M Stores LLC, Missouri

By: Mahi Shah, Owner

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned, a Notary Public in and for said County and State, personally appeared Mahi Shah, Owner, of S&M Stores LLC, Missouri, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto EXISTING my hand and affixed my official seal the day and year last above written.

Notary Public: \_\_\_\_\_ Print Name \_\_\_\_\_ My Appointment Expires \_\_\_\_\_

**APPROVALS**

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City Missouri by ordinance # \_\_\_\_\_, duly authenticated on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: Quinton Lucas, Mayor \_\_\_\_\_ Attest: Marilyn Sanders, City Clerk \_\_\_\_\_

**PUBLIC WORKS**

By: Michael J. Shaw, Director \_\_\_\_\_  
Street Address: North Congress Ave - Grades established by Ord. #051278  
Old Tiffany Springs Road - Street grade could not be established through public record search of city archives.

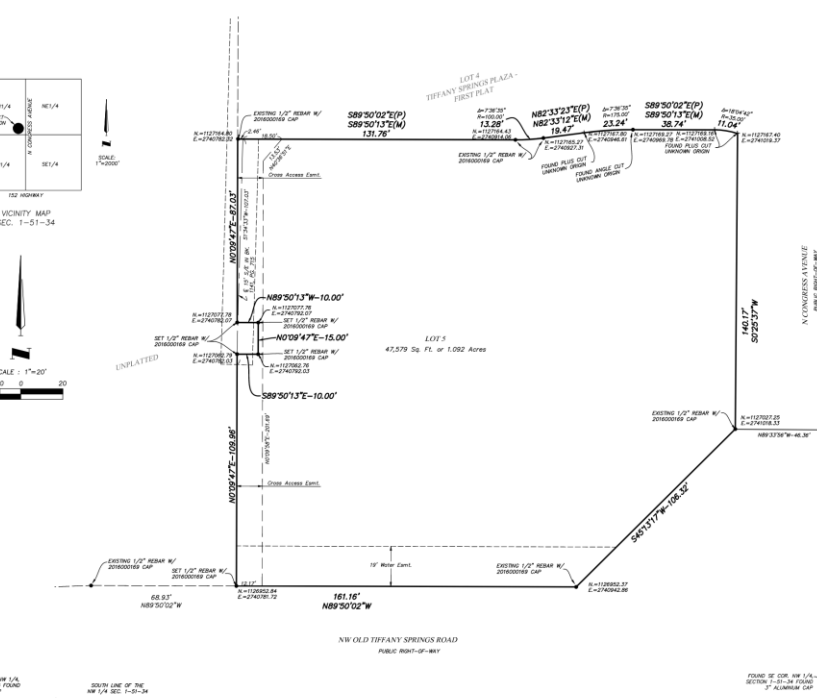
**GENERAL NOTES:**

Coordinates shown hereon are State Plane Coordinates, Missouri West Zone NAD 83, using GPS observation using the MADO2 VRS Network.

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83  
Distances shown hereon are modified to ground plane using 1/999898866

The accuracy standard for this survey is "curb".  
Title Information shown hereon was taken from Standard Title Insurance Company Commitment For Title Insurance, No. 1679315 Effective Date: May 13, 2022 at 8:00 A.M. and the survey is based upon the property described in Exhibit A, therein.

**FLOOD NOTE:**  
This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on Map No. 2005000042D in effective date January 30, 2017, prepared by the Federal Emergency Agency's National Flood Insurance Program for Kansas City, Missouri.



I hereby certify that this survey was completed by me or under my direct supervision, and was executed in accordance with the Missouri Standards for Property Boundary Surveys. Field work was completed on September 20, 2022.

Robert C. Sandlin, MO PLS 2016002169  
Beyond Surveying, LLC Corporate Certificate/License No. 2016041532

**AGENT**  
S&M Stores LLC  
8728 Foster Street, Overland Park, KS 66202  
(913) 271-2320  
www.beyondsurveying.com

Job No. 2022-0078  
SP P.L. No. 01-16-24  
2022-0078 County, #2  
2022-0078 Final Plat/Ord.