



CITY PLAN COMMISSION STAFF REPORT

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

April 6, 2021

Project Name

Tiffany Greens

Docket

15

Request

CD-CPC-2020-00205

Applicant

Patricia Jensen
Rouse Frets White Goss Gentile Rhodes, PC
4510 Belleview, Suite 300
Kansas City, MO 64111

Owner

Tiffany Greens Inc
12735 Morris Rd Ext, Ste 400
Alpharetta, GA 30004

Location

Tiffany Greens Golf Course on the west, NW Old Tiffany Springs Rd on the south, N Green Hills Rd on the east, and NW 108th St on the north.

| | |
|------------------|---|
| Area | 834 acres |
| Zoning | R-7.5 |
| Council District | 2 nd |
| County | Platte |
| School District | Platte County R-III (small portion in Park Hill) |

Surrounding Land Uses

North: NW 108th St beyond which is Tiffany Lakes subdivision and undeveloped land.

South: Tiffany Woods Subdivision in the west and NW Old Tiffany Springs Rd in the east.

East: N Green Hills Rd (a small portion of the plan area lies east of Green Hills Rd) beyond which are, south to north Genesis subdivision and undeveloped land.

West: Existing portion of the Tiffany Greens Subdivision and golf course, beyond which is N Skyview Ave.

Major Street Plan

See body of report.

Land Use Plan

See body of report.

APPROVAL PROCESS



PROFESSIONAL STAFF RECOMMENDATION

Docket

#15

Recommendation

Staff recommends approval with conditions.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to Northland Neighborhoods, Inc., KCI Neighborhood Association, Tiffany Estates Homeowners Association, Tiffany Lakes Homes Association, Tiffany Woods at Rose Creek Homes Association, Genesis Homes Association and owners of surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant held a neighborhood meeting on February 25, 2021 at 6:30 p.m. on Zoom. A copy of the meeting invitation and sign-in sheet is attached.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning to District MPD (Master Planned Development) and a preliminary development plan which also acts as a preliminary plat.

KEY POINTS

- Master Planned Developments (MPD) such as this require approval of preliminary development plan concurrent with rezoning. Final development approval from the City Plan Commission is required prior to development of each phase after City Council approves the rezoning and preliminary development plan.
- The preliminary development plan (PDP) proposes the following:
 - Development of 834 acres in 45 phases between 2022 and 2052.
 - 1,873 dwelling units consisting of 1,319 detached house lots (single-family), 100 dwelling units in multiplex buildings, and 454 dwelling units in multi-unit buildings (150 of which are marketed toward senior residents).
 - A total of 1,084,000 square feet of commercial space is proposed consisting of 589,000 square feet dedicated to retail tenants and the balance (495,000 sf) dedicated to office tenants.

- o The nonresidential uses are concentrated near the intersection of N Green Hills Rd and Tiffany Springs Pkwy (extended) and N Green Hills Rd and NW Old Tiffany Springs Rd and contained in Phases 18, 19A, 21A, 21B, 22B, 23, and 26B. The remaining 38 phases are single-use residential.
- o The applicant has submitted a Traffic Impact Study which has been accepted and reviewed by the Public Works Department. A copy is attached.
- o The applicant has submitted Design Standards which will serve to govern the architectural and site planning standards for each phase. Staff will evaluate all final plans against the approved preliminary development plan and these standards for compliance as each phase is developed.

CONTROLLING CASE

Case No. 10647-GP-2 –Rezoned 1,223 acres between NW 108th Street, Green Hills Road, Tiffany Springs Road and NW Skyview Avenue from GP-3, GP-6 and GP-7 to GP-6 and approved a development plan to allow for the construction of 1,170 single family lots, two 18-hole golf courses with a club house and private open space. (Ordinance No. 960156, passed April 11, 1996). *This plan is the original plan approving the Tiffany Greens development which included the area developed to the west (excluding Thornhill) all the way To S Skyview Ave and included the subject property. The proposed plan would, if approved, supersede the previously approved plan for the subject property.*

NEARBY DEVELOPMENTS

Residential subdivisions, in various stages of development, exist to the southwest (Thornhill and Tiffany Woods), west (Tiffany Greens), north (Tiffany Lakes), and southeast (Genesis). Most of the area to the north and east of the subject property is undeveloped and has not received approval to be developed. All the residential subdivisions described are served by the Platte County R-III School District except for Tiffany Woods and most of Thornhill both of which are served by Park Hill School District.

EXISTING BUILT ENVIRONMENT

The subject property consists of several large, undeveloped parcels under common ownership totaling 834 acres in area. The entire property is undeveloped. The plan area is bound by the developed portions of Tiffany Greens and Thornhill subdivisions and First Creek on the west, NW 108th St on the north, N Green Hills Rd on the east (except a small portion near its intersection with NW 100th St where the plan area extends east of N Green Hills Rd) and NW Old Tiffany Springs Rd on the south. Except for NW Old Tiffany Springs Rd all roads referenced are narrow hard-surfaced roads and are not currently built to city standards. A sanitary sewer main has been constructed by the city along First Creek. This will serve to provide sanitary sewer service to the First Creek Watershed.

EXISTING NATURAL ENVIRONMENT

Topographically, the land consists of a mixture of grasslands interspersed with stands of trees among rolling hills. The property lies within the watershed of First Creek which flows northward through the western portion of the property eventually draining into the Platte River. Small portions of the property: one in the northeast corner and another east of N Green Hills Rd drain directly to Second Creek and lie within that watershed.

ADOPTED PLANS/POLICIES

Major Street Plan

- **NW Tiffany Springs Parkway** is identified on the Major Street Plan as a future parkway. The plan proposes it be extended through the plan area west to east, intersecting with N Green Hills Rd just south of its current intersection with NW 100th St. In Kansas City, a mile is equivalent to eight blocks north to south (16 east to west) therefore the distance between NW 100th and NW 108th, for example, is one mile. In other words, Tiffany Springs Parkway will intersect N Green Hills Rd approximately one mile south of NW 108th St.
- **NW Old Tiffany Springs Rd** is identified as a four-lane local link requiring 100 feet of right-of-way. The road is already constructed to current city standards except for a sidewalk which needs to be added along its north side. It is located slightly less than one mile south of the alignment of NW Tiffany Springs Parkway. Since it forms the southern boundary of the plan area at N Green Hills Rd this means that the plan area extends north to south approximately two miles.

- **NW 108th St** is identified as a four-lane local link requiring 100 feet of right-of-way. The road is not constructed to current city standards.
- **N Green Hills Rd** is identified as a two-lane local link requiring 80 feet of right-of-way. The road is not constructed to current city standards.

BikeKC

This plan was developed but never adopted by City Council, therefore there is no bicycle policy to apply to this project aside from the bicycle parking requirements of the code.

Kansas City Walkability Plan

This plan recommends changes to city policies, regulations, and construction standards. It also makes specific recommendations for pedestrian improvements in some established neighborhoods, but none in this area of the city.

TrailsKC

This plan recommends citywide trails and neighborhood connectors. The nearest citywide trail is the Line Creek Trail which extends from the Missouri River northward along Line Creek to its current terminus at Line Creek Parkway and NW Old Tiffany Springs Rd about $\frac{3}{4}$ of a mile east of the southeast corner of the subject property. The trail is planned to be extended northward from its current terminus along Second Creek, all of which lies outside the boundary of the subject property. No similar trail is contemplated along First Creek (which flows through the west side of the subject property). The plan does not identify locations for "neighborhood connector" trails; however, their purpose is to connect neighborhoods with citywide trails. There are opportunities to connect the subject property with the Line Creek / Second Creek Trail, particularly along Tiffany Springs Parkway as it is extended eastward and from the northeast corner of the subject property. While Tiffany Springs Parkway is constructed westward from the subject property to I-29, the pedestrian network along the parkway is intermittent so improvements would be necessary along this corridor to provide a connection to the I-29 Trail. Additionally, the I-29 Trail currently terminates on the east side of I-29 at NW Old Tiffany Springs Rd, about a mile south of Tiffany Springs Parkway, so it would need to be extended to provide a connection. The 152 Trail, is accessible from the southeast corner of the subject property via existing sidewalks along both sides of N Green Hills Rd south of NW Old Tiffany Springs Rd. However, it should be noted that the southeast corner of the subject property is in one of the later phases of development (Phase 19A) which is planned to be developed between 2042 and 2046. Finally, the plan notes that N Green Hills Rd will be constructed "by others" and it is the developer's intent and the city's policy (because it is a major street per the Major Street Plan) that the "others" referenced in the note is the City. While the Public Works Department has engaged in preliminary design for improving N Green Hills, no funding has been identified or allocated for its improvement.

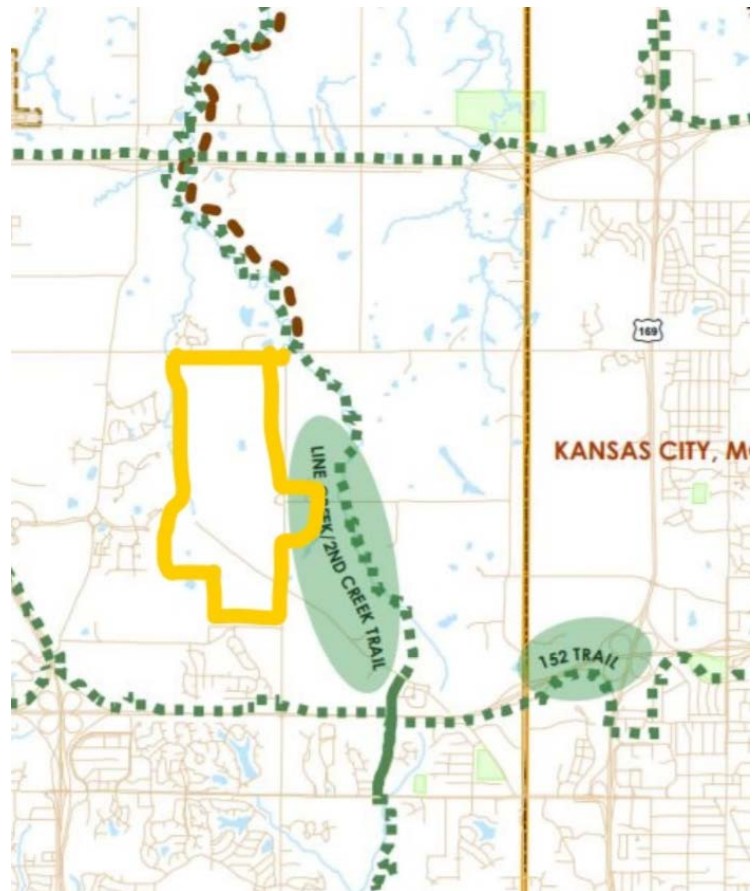


Figure 1. Subject Property (yellow) in relation to nearest citywide trails (Courtesy: Trails KC)

Capital Improvement Plan

This plan identifies specific improvements planned for fiscal year 2021-2022. No adjacent roads (i.e. NW Old Tiffany Springs Rd east of N Green Hills, N Green Hills, NW 108th St, or Tiffany Springs Parkway) are identified for improvements. The nearest project to the subject property are the planned improvements to N Green Hills Rd from NW 78th to NW Barry Rd. The \$6 million project will improve the corridor to a three-lane street with curb, gutter, sidewalk and streetlights.

Urban Forest Master Plan

This plan recommends general policies related to tree planting and preservation. Relevant policies include:

- Encourage tree planting and preservation on private property (Page 24)
- Impose penalties for clear-cutting trees from properties to be developed (Page 29). Note: no such penalties exist yet, this plan simply recommends adoption of regulation allowing fees to be imposed.

Five Year Housing Plan

This plan contains considerable data, some of which is relevant to the proposed plan considering the quantity of residential units proposed. For example, in a resident survey, 72% of respondents preferred a single-family home, 15% preferred an apartment, 12% preferred a townhome, and 9% preferred a duplex. And the five most important factors in selecting a new neighborhood are (in order): safety, affordability, "other", quality of housing, and energy efficiency of home. (Page 21) The plan goes on to recommend that "new multi-family senior developments" be constructed (Policy 1.5 on Page 28) and that a "variety of housing types such as accessory units and tiny homes" be promoted (Policy 1.6 on Page 29).

Community Health Improvement Plan

Goal 5 recommends creation of "compact and complete" neighborhoods as the "building blocks to healthy communities" and specifies that such neighborhoods are those that are "walkable, have greater household density, and are accessible to a variety of easily accessible employment options". It states, "Places with a variety of daily needs, and opportunities to live and work improve social cohesion and economic mobility – two important pillars of public health".

Stream Asset Inventory

This policy was adopted in 2003 and its most relevant recommendation is that the city adopt a stream buffer ordinance, which has occurred and which this development must conform to.

Twin Creeks Design Competition

As an implementation measure of the KCI Area Plan and the Twin Creeks KC Development Task Force, a design competition was held to develop an overall conceptual design for the Twin Creeks Linear Park and its connections to future adjacent developments. (Note: the Twin Creeks referenced here are the previously referenced First and Second Creeks.) During that process, teams were directed to utilize the site of the riparian buffer setback zone, which varies in width along the length of the creeks. Two development nodes had been identified as locations for increased density of 3-4 story residential with a potential mix of uses.

The proposed development provides the opportunity to make those connections to the future Twin Creeks Linear Park by creating a framework that helps to define the interface of the proposed mixed-use nodes and residential development with the area's regulated streams and upcoming trail system. The creating of community serving spaces that serve both as an amenity to the development area and serves as a draw for the area mixed-use development.

Examples cited in the design competition include:

- Outdoor markets, community parks/gathering spaces
- Sites for multi-modal transportation hubs (ex. e-cycle stations)
- Connections to the creeks that create connections to ecological assets
- Commercial areas that create "rest areas" for trail users that provide a connection to the trail system.

KCI Area Plan

The plan of record for the area is the KCI Area Plan and the future land use recommendation for the plan low density residential. Because much of this area is currently undeveloped, there were policies which recommend neighborhood mixed-use area of limited scale to support future development projects. Specifically, the plan describes Mixed Use Neighborhood Concept primarily to accommodate and promote a wide variety of moderate density residential building types including single-family detached dwellings, zero lot line dwellings, cottage houses, attached houses, two-unit houses, multi-unit houses, multiplexes, apartment/condo dwellings, with limited neighborhood-serving retail sales or services uses, all of which may be inter-mixed throughout the neighborhood in limited areas.

A mixed-use node’s development form may include vertical mixed-use development with a variety of business and residential choices, which enhance the pedestrian environment of the community. Residential densities may vary throughout the neighborhood and are generally higher than conventional single-family subdivisions. This category is appropriate for planned public and semi-public uses considered compatible with residential uses, such as schools, religious institutions, and civic uses.

Multi-Modal Development
Mixed Use Neighborhood - Concept



PROTOTYPE CONCEPT

Walkable Development Form:

- Vertical mixed use with a variety of business and residential choices. (A)
- Nonresidential uses include live-work, small offices, and limited retail. (A, B)
- Residential densities vary between 1-12 dwelling units per acre. (C, D, E, H)
- 3,000 sq ft or less commercial. (A)
- Buildings are 1-3 stories in height. (A, C, D, E, H)
- Incorporation of civic or green space. (B)

Site Level Design Elements:

- Orient building entrances along street. (A, E, H)
- Move parking facilities from between the front of the building and the street.
- Establish build-to lines. (A, E, H)
- Promote highly-articulated buildings. (A, H)
- Encourage overhangs, awnings, porches, and balconies. (A, C, D, E, H)
- Incorporate multi-modal stops into building architecture.
- Design connections within and between developments.
- Allow for future street extensions.
- Allow for shared and on-street parking. (A, F)
- Promote pedestrian-friendly, walkable streets. (A, H)

vary throughout the neighborhood and are generally higher than conventional single-family subdivisions. This category is appropriate for planned public and semi-public uses considered compatible with residential uses, such as schools, religious institutions, and civic uses.

Limited nonresidential uses including live-work, small offices, and limited retail stores providing services to nearby neighborhoods may be permitted in this category under strict architectural and land use controls included in the provisions of the Development Standards and Guidelines. This land use classification corresponds with the “MPD” (Master Planned Development) zoning category in the new zoning ordinance.

This Plan recommends, based on industry standards, 1 to 12 units per acre of residential uses, **not to exceed 3,000 square feet of commercial per acre within the commercial nodes** and with average heights of one to three stories. The provided image is a

prototype concept and design guidelines for new mixed-use areas to serve as a framework to future projects.

Other Plans/Policies

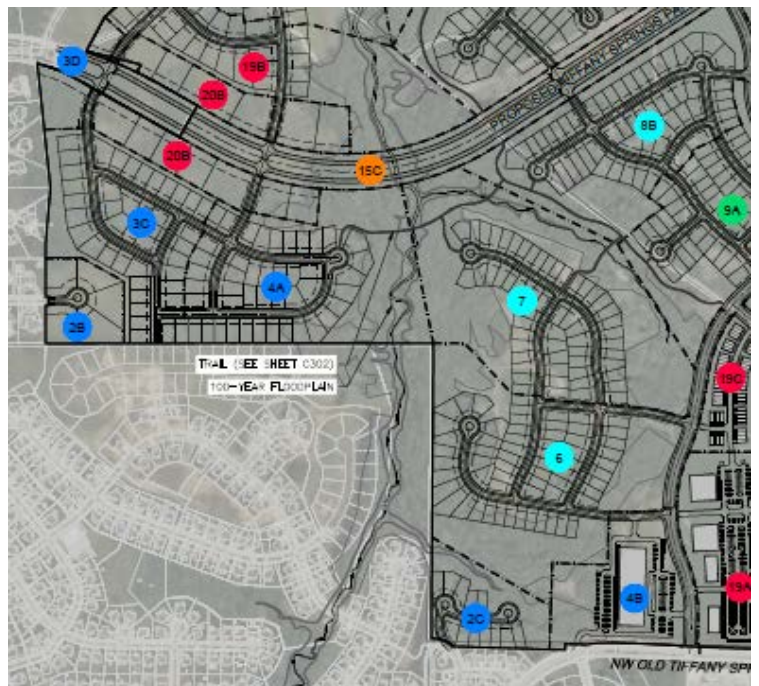
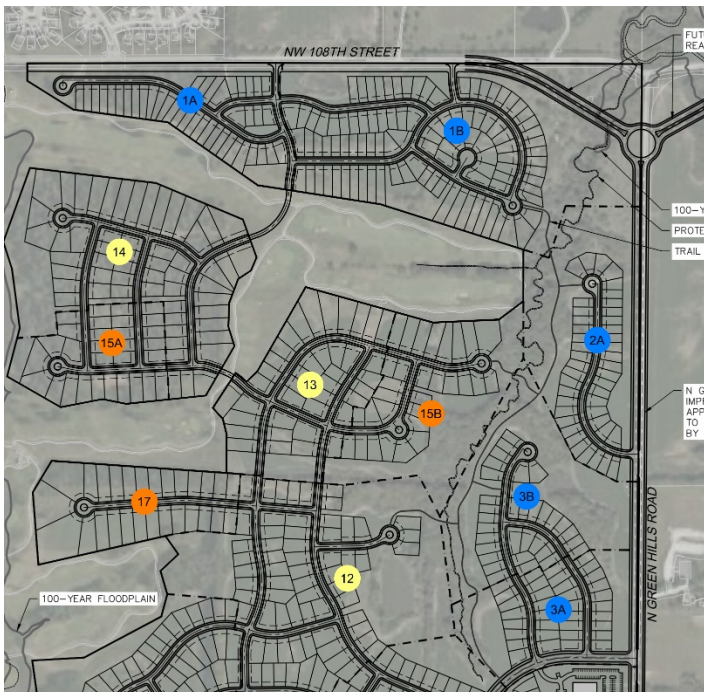
The following additional plans/policies were evaluated and found to contain no recommendations relevant to the subject property or proposed development: Transportation Outlook 2040, Parks Master Plan, AdvanceKC, and the Climate Protection Plan.

PLAN REVIEW & ANALYSIS

The plan depicts a general layout with commercial uses near the intersection of future Tiffany Springs Parkway and N Green Hills, and near the intersection of N Green Hills and NW Old Tiffany Springs with the higher-density residential building types nearby the commercial areas. The clear majority of the land area; however, is dedicated to single-family residential development which can generally be described as laid out in individual "pods" separated by stream buffers and portions of the existing golf course.

Phasing and Course of Development

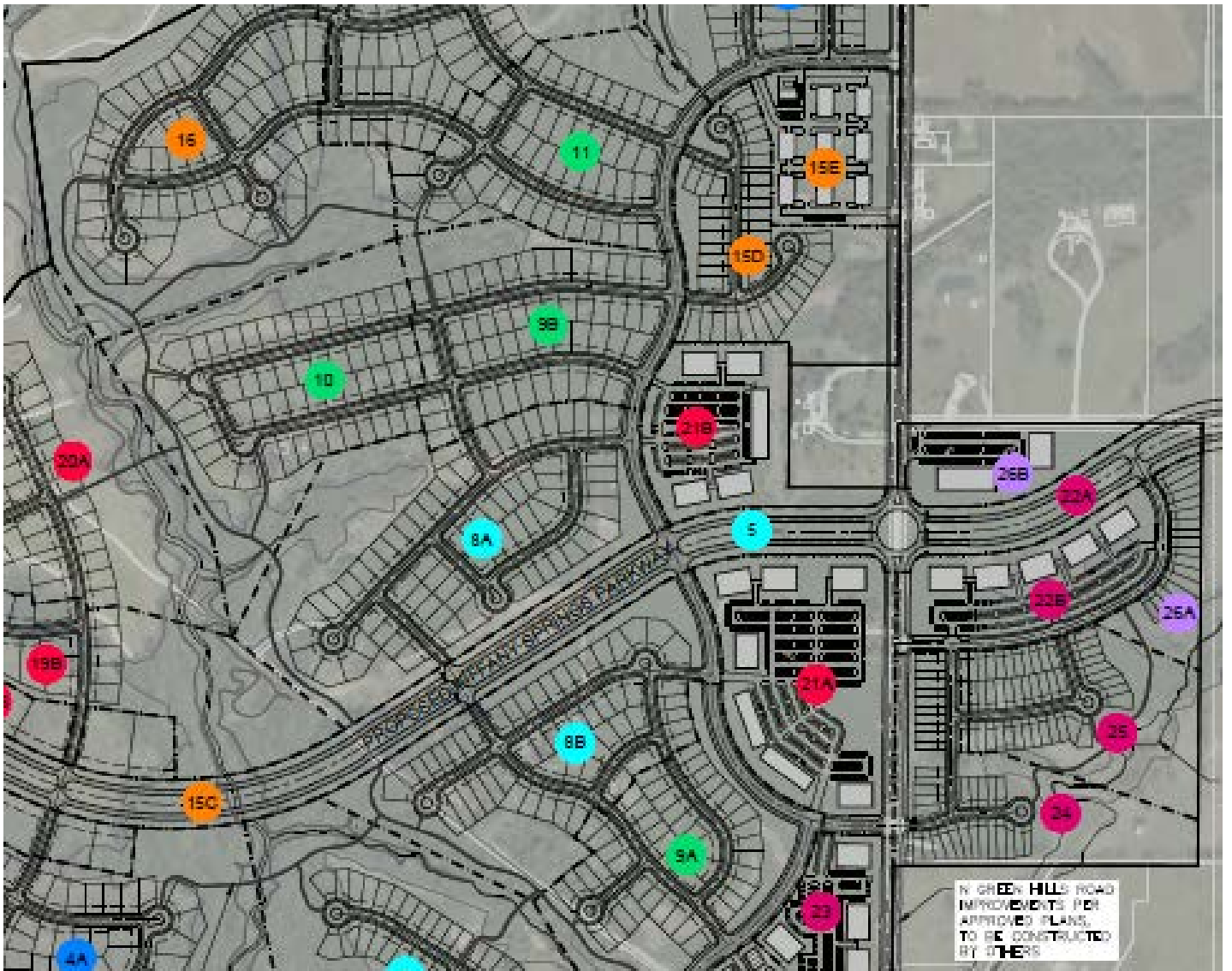
Phases 1-4 (blue circles below) **are planned to be developed between 2022 and 2028.** Except for Phase 3D and 4B, all phases in this group are single-family residential. Phases 1A and 1B are located at the far north end along NW 108th St. Phases 2A, 3A and 3B are along Green Hills Rd at the northeast corner of the plan area. Phases 2B and 2C are both extensions from adjacent subdivisions. Phase 3C and 4A provide a connection between Tiffany Woods to the south and Tiffany Springs Parkway to the north. Phase 4B will be senior living located adjacent to NW Old Tiffany Springs Rd. Substantial extensions of water and sewer mains will be required for Phases 1A, 1B, 2A, 3A, and 3B. Lesser extensions of both are required for the other phases. The developer will be responsible for this infrastructure. Because the City is responsible for improving NW 108th and N Green Hills Rd and because there is no funding allocated for these improvements it is very likely these phases will be constructed before the roads are improved to city standards. Phase 3D is a small extension to Tiffany Springs Parkway from its current eastern terminus to provide a second access to Phase 3C.



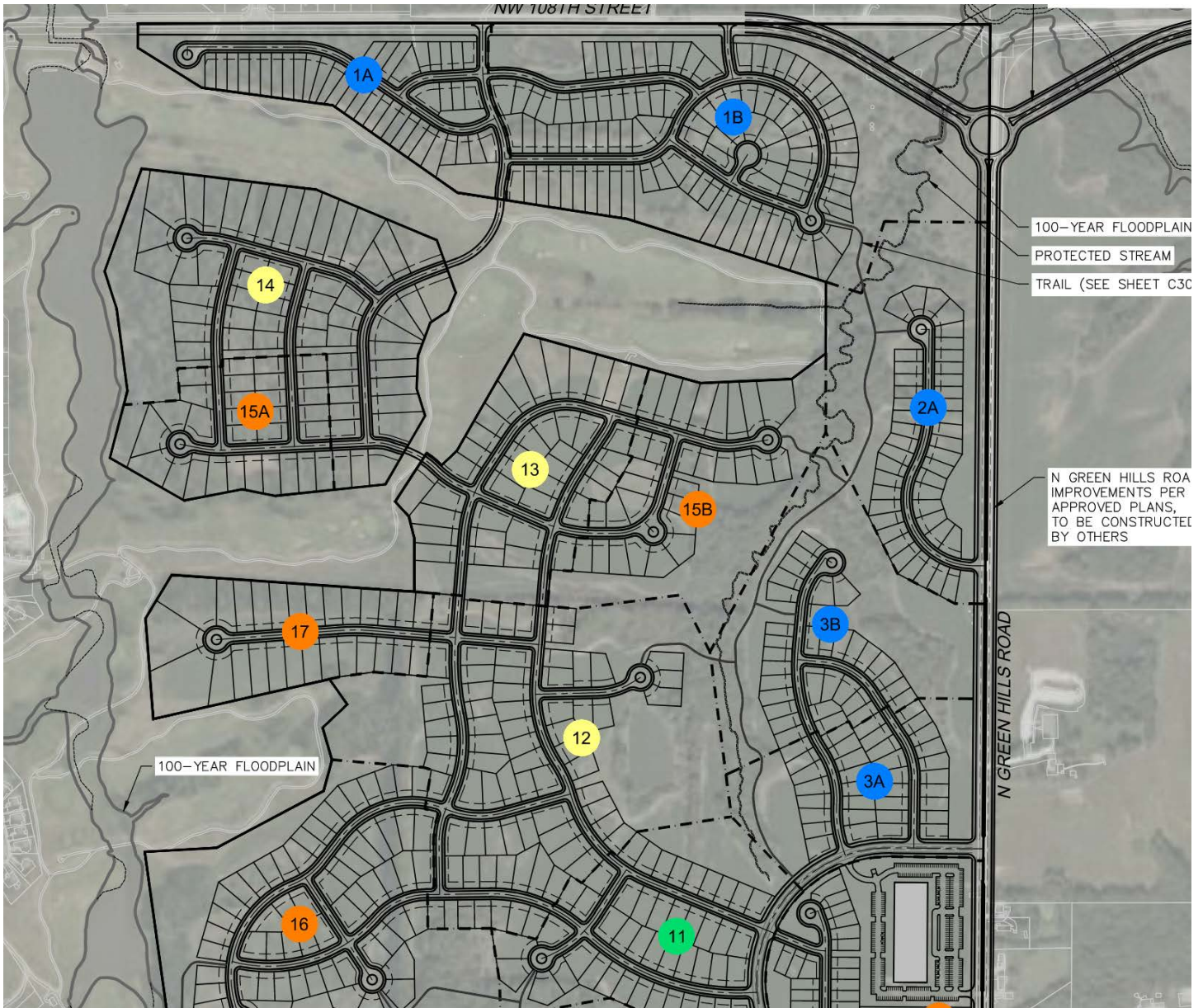
Phases 5-8 (pale blue dots in image below) are proposed to be developed between 2026 and 2032. Phase 5 would be construction of Tiffany Springs Parkway westward from its intersection with N Green Hills to provide access to Phases 8A and 8B which would be inaccessible for development otherwise. Phases 6 and 7 will rely on access coming from the south via Old Tiffany Springs Rd. All phases (except 5) are single-family residential.



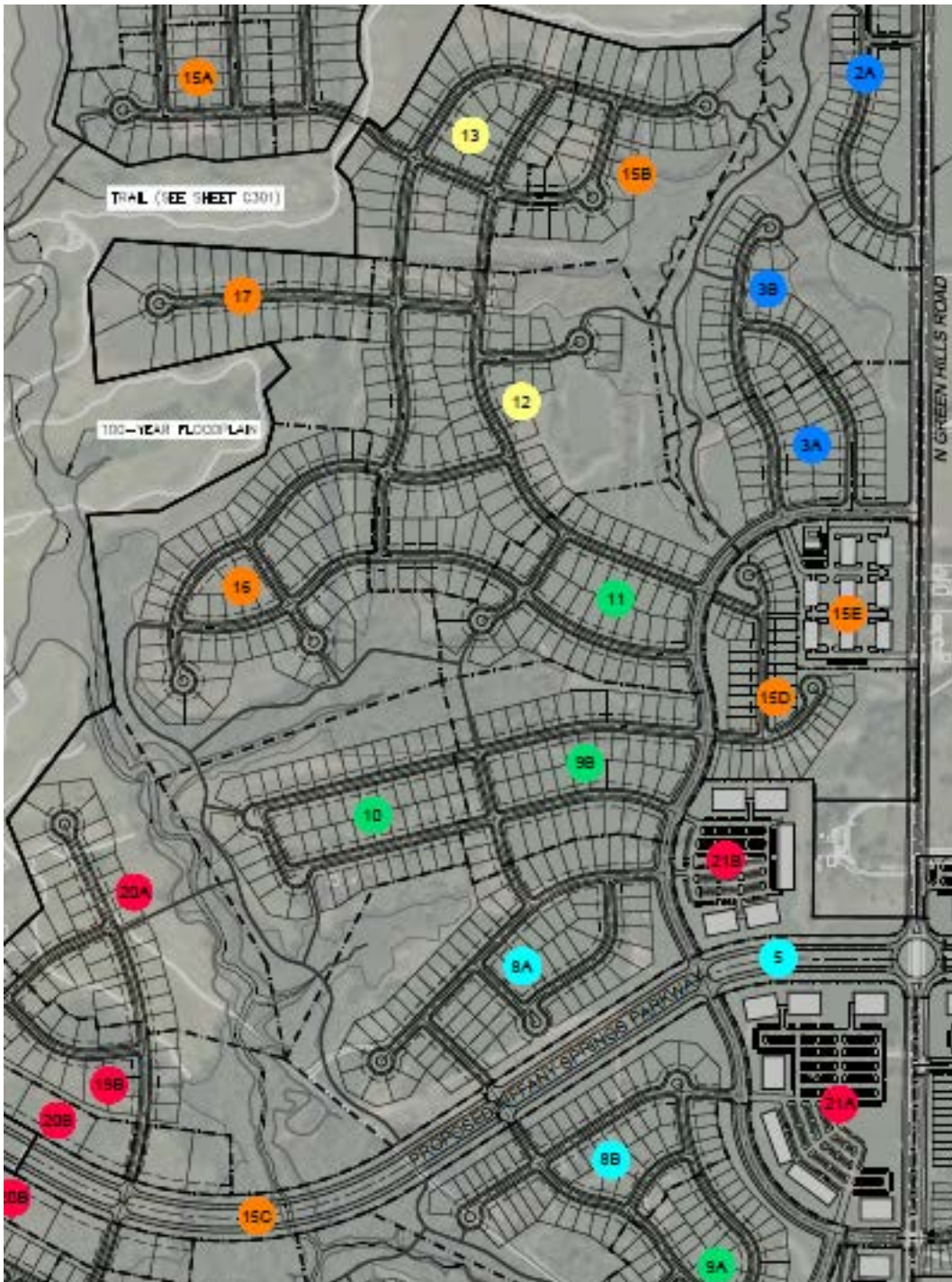
Phases 9-11 (pale green circles below) are proposed to be developed from 2030-2035. All of these phases are single-family residential with one located south of the parkway and the remainder to the north.

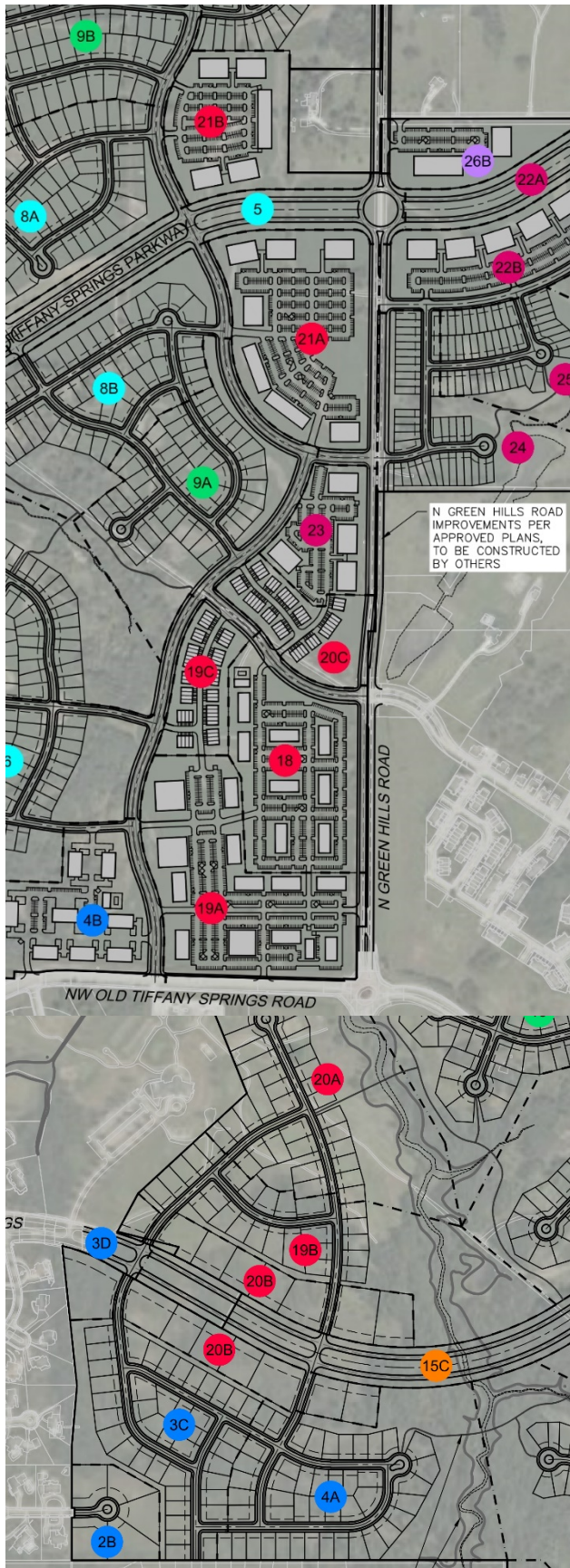


Phases 12-14 (yellow dots below) are proposed to be developed from 2034-2039. All are single-family residential and located north of Phase 11 and south of Phase 1A. The street connecting the individual "pods" at the north and south ends will be constructed in this phase. This means we will not see an internal north/south street constructed until at least 2034.



Phases 15-17 (orange dots below) will be developed from 2038-2042. All are single-family residential except 15C which proposes construction of the remaining segment of Tiffany Springs Parkway between its terminus completed in 3D on the west side of the subject property and its eastern terminus constructed in Phase 5. It is unclear whether the developer will construct this or whether they expect the City to do so. As it is on the Major Street Plan it would ordinarily be the city's responsibility; however, there would be no guarantee that the City could or would build it before or during this time frame. The single-family residential phases in this group consist of the remainder of the residential "pods" north of the parkway.





Phases 18-21 (red circles at left) **will be developed between 2042 and 2046.** Phases 18, 19A, 19C, 20C, and 21A are located in the southeast part of the plan. Phase 18 proposes 288,000 square feet in total (72,000 retail and the remainder residential) in six buildings. Phase 19A will consist of 151,000 square feet of retail in 13 buildings at the southeast corner of the property. Phase 19C will consist of 52 townhouses in 13 buildings. Phase 20C will consist of 48 additional townhomes in a similar arrangement. Phase 21A is located slightly north of the rest and is proposed to consist of 328,500 square feet in 7 buildings set behind a large parking lot. Of this floor area, 109,500 square feet is proposed to be ground floor retail, with the balance being upper floor office. Phase 21B is located further north, just north of the parkway, and will consist of 162,000 square feet in five buildings set behind a large parking lot opposite from a single-family phase.

Phases 19B, 20A, and 20B are located in the southwest portion of the plan area. These will be entirely single-family with large lots fronting onto the parkway in this area.

Staff Analysis of Phases 18-20C: Staff is supportive of Phases 19B, 20A, and 20B as shown. The plan indicates that Phase 18 will be apartments with ground floor retail; however, it is unclear whether every building will have ground floor retail and the plan could be interpreted as allowing *either* 72,000 square feet of retail or 216,000 square feet of residential. It should be mixed use. With regard to Phase 19A, of all nonresidential areas of the plan, staff is most supportive of auto-oriented (though it should *accommodate* pedestrians and bicyclists as well) in this location primarily because we have approved plans across NW Old Tiffany Springs that are auto-oriented in nature. Having said that, staff is concerned with the amount of retail floor area proposed here. The southeast corner of NW Old Tiffany Springs Rd and N Green Hills is an 88-acre site zoned B3. There are an additional 40 acres south of that owned by Menard’s which remain undeveloped and zoned for commercial development. The southwest corner of NW Old Tiffany Springs and N Green Hills is approved for 290 multi-family residential units and a self-storage warehouse. As stated below in the Analysis Summary, we have considerable area zoned for commercial development which remains undeveloped and given the long-term trends away from brick and mortar retail and work from home (intensifying recently with COVID-19) staff believes it is ill-advised to add more area zoned for retail to the mix without a demonstrated need. Additionally, staff is concerned with the general layout of Phases 18, 19A and 19C as they lack cohesiveness and act, unnecessarily, as separate pods (if they were separated by natural features as many of the single-family “pods” are the separation would be understandable). They also lack a unifying design element to tie all three

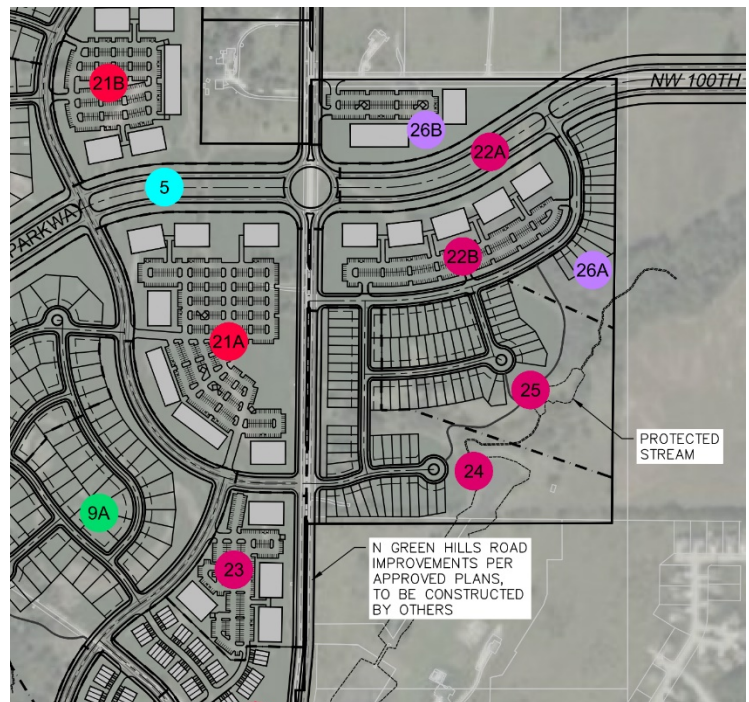
together (such as a public space like a square or a park, or a street, etc.). The plan depicts buildings within a parking lot. As currently proposed, this site plan will not create a place with long-term value. The Commission will note that staff has recommended a narrative “regulating plan” in lieu of a site plan for these phases (and others) and part of our reason for doing so is to avoid approving a site plan at this stage given the concerns expressed by staff.

Staff Analysis of Phase 21A and 21B: Staff sees this as the heart, or village center, of the development plan. Staff is concerned with arrangement of the buildings and parking. We are concerned the plan could be interpreted as allowing separation of the proposed uses into separate buildings. Some of this might be appropriate; however, we want to avoid one large retail development and/or one large office development with no mixing of the two in the same buildings. Our concern about lack of cohesiveness and lack of a sense in the previous phases is shared with these two, perhaps more so due the placement of these phases adjacent to a parkway and nearer the center of the development. The Commission will note that staff has recommended a narrative “regulating plan” in lieu of a site plan for these phases (and others) and part of our reason for doing so is to avoid approving a site plan at this stage given the concerns expressed by staff.

Phases 22-25 (pink circles at right) is proposed to be developed between 2046 and 2051. Phase 22A is the proposed extension of Tiffany Springs Parkway eastward from N Green Hills Rd to the eastern boundary of the plan area. Phase 22B is proposed to be 150,000 square feet retail/office in five buildings. Of this, 75,000 square feet is proposed to be retail on the ground level with 75,000 square feet of office above. Phase 23 is located just west of N Green Hills Rd and consists of 180,000 square feet of retail and office in an arrangement similar to 22B. Phases 24 and 25 are proposed to be single-family residential on narrower lots than most of the others in the development.

Phase 26 (purple circles at right) is proposed to be developed between 2050 and 2052. Phase 26A is proposed to be single-family and 26B is proposed to be 40,000 square feet of retail in two buildings.

Staff Analysis of Phases 22-26: Staff is generally supportive of the arrangement of buildings in Phase 22B but we question the likelihood of a single-family residential builder in Phases 26A or 25 wanting to build homes facing toward a large parking lot serving retail and office uses as would be the case under the current site plan. Staff believes more thought should be given to this arrangement.



Use-Specific (88-300) and Development Standards (88-400)

| Standards | Applicability | Meets | More Information |
|---|---------------|---------|---|
| Boulevard and Parkway Standards (88-323) | YES | Yes | See below |
| Subdivision Design and Improvement Standards (88-405) | YES | No | See Below |
| Parkland Dedication (88-408) | YES | Unknown | See Below |
| Parking and Loading Standards (88-420) | YES | Yes | Deviations are not requested by the applicant therefore they will need to meet the code in effect at the time that final plans are approved for each phase. |
| Landscape and Screening Standards (88-425) | YES | Yes | |
| Outdoor Lighting Standards (88-430) | YES | Yes | |
| Sign Standards (88-445) | YES | Yes | |
| Pedestrian Standards (88-450) | YES | Yes | |

Boulevard and Parkway Standards

The standards want homes to face toward the parkway, however they do allow homes to back to the parkway when an extraordinary setback is provided. Other than the large lots in the southwest portion of the development all houses will back to the parkway. Staff would prefer to see all the homes oriented toward the parkway, but the applicant has provided the setback as required by code for the smaller lots to the east.

Subdivision Design and Improvement Standards (88-405)

88-405-06 Block Length is limited to 600 feet and some blocks exceed this.

Staff Response: The following five cul-de-sacs exceed the 600' distance and will require a deviation of the lot and building standards: 1a is 1,002LF and 21 lots requiring a 402' and one lot deviation; 2c is 824LF requiring a 224' deviation; 6 is 617LF requiring a 17' deviation; 7 is 580LF but has 21 lots and therefore requires a deviation of one unit; and, 17 is 1081LF with 29 lots and requires a 481' and 9 unit deviation.



88-405-10-A Streets are required to be laid out with due regard for topography and drainage and to 1) create an integrated system of lots, streets, trails, and infrastructure that provides for efficient movement of pedestrians, bicycles, and automobiles within the subdivision and to and from adjacent development; 2) provide for the *efficient movement of through traffic by providing an interconnected hierarchy of streets in order to avoid isolation of residential areas and over-reliance on major roads*; 3) provide safe and attractive pedestrian routes to nearby commercial centers, as well as nearby public/civic, employment, and recreation uses; and 4) be uncomplicated, so that emergency services, public services, and visitors can find their way to their intended destinations.

88-405-10-B Street Connections to Abutting Properties Streets in new subdivisions “must connect” with dedicated streets in adjacent subdivisions.

Staff Response: A street connection to NW 104th St in the existing portions of Tiffany Greens to the west is required. Staff has made the applicant aware of this but they have refused to revise the plan accordingly. The Commission should consider the consequence of not providing the connection to NW 104th. **Without this connection there is no east/west connectivity** between N Green Hills Rd and N Skyview Ave between NW 108th St and NW Old Tiffany Springs Rd, **a distance of two miles**. Therefore this puts additional stress on the arterial streets which we have no idea as to when these streets will be improved and able to carry the additional traffic.

Requested Waivers and Modifications from Subdivision Regulations (88-405)

To recommend or approve a waiver or modification of subdivision design and improvement standards, the city plan commission and city council must determine that all of the following conditions exist:

1. that there are special circumstances or conditions affecting the property;
2. that the waiver or modification is necessary for reasonable and acceptable development of the property in question and is not a greater modification or waiver than is required to allow reasonable and acceptable development of the subject property; and
3. that the granting of the waiver or modification will not be detrimental to the public welfare or injurious to other property in the vicinity in which the subject property is situated.

Block Length Waiver

As outlined above the applicant is requesting waivers for length or number of units per cul-de-sac be granted. The waivers are as follows: 1a is 1,002LF and 21 lots requiring a 402' and one lot deviation; 2c is 824LF requiring a 224' deviation; 6 is 617LF requiring a 17' deviation; 7 is 580LF but has 21 lots and therefore requires a deviation of one unit; and, 17 is 1081LF with 29 lots and requires a 481' and 9 unit deviation.

Street Connection Waiver

We know that two streets, NW 96th Ter in the southwest corner and NW 104th St in the west-central portion of the development require connection. The applicant has provided a connection for NW 96th Ter for a cul-de-sac, and we are not requesting any additional connection. The applicant is not making any connection at NW 104th St and therefore, Staff offers a response to the criteria noted above for each street:

1. that there are special circumstances or conditions affecting the property;
Staff Response: There are no special circumstances or conditions affecting the *property*. We understand some neighbors may prefer the connection not be made. This is a commonly expressed desire, however, it does not constitute a special circumstance or condition affecting the *property*.
2. that the waiver or modification is necessary for reasonable and acceptable development of the property in question and is not a greater modification or waiver than is required to allow reasonable and acceptable development of the subject property; and
Staff Response: There is no matter of degree when it comes to street connections, therefore the Commission is being asked to grant a complete waiver of the requirement (not a modification). The property may reasonably and acceptably be developed with the required connections made.
3. that the granting of the waiver or modification will not be detrimental to the public welfare or injurious to other property in the vicinity in which the subject property is situated.
Staff Response: Granting the waivers will be detrimental to the public welfare as the public will not be able to utilize the street connection and will be required to drive two or more miles out of their way to achieve their destination.

Requested Deviations from Development Standards (88-400)

1. Deviations to **88-405-06 Block Length** are required for five cul-de-sacs as listed above.
2. Deviations to **88-405-10-B Street Connections to Abutting Properties** is being requested for NW 104th St

ANALYSIS SUMMARY

This project is a transformational project for Kansas City due to its scale and scope. It is imperative we get it right. The project, as presented, is applauded for its attention to the natural environment, particularly with regard to preservation of stream buffers and riparian corridors. It is also applauded for taking a big leap in opening more land to residential development.

Staff and the applicant have worked to amend the project. The applicant has improved the street layout in phase 10, moved the senior living to Old Tiffany Springs Road and provided multi-family in its place and made additional trail connection throughout the project. There are still some items that staff and the applicant have agreed to disagree and are looking to the City Plan Commission to decide. These items are as follows:

1. The NW 104th Street connection to the west. Staff is requesting the connection and the applicant is requesting a trail connection. (condition 1)
2. The amount of commercial square footage and the way the development is represented on the plans. Staff is requesting a significant reduction per the guidance of the KCI Area Plan and less specificity so that we can work through the design in the future based on best practices. The applicant has maintained the same amount of square footage and site plan layout as was originally presented. (conditions 2-4)

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends approval of the rezoning to MPD and preliminary plat with the following conditions:

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Joseph Rexwinkle at 816 513 8824 / Joseph.Rexwinkle@kcmo.org with questions.

1. Extend your street network westward to connect with NW 104th St where it stubs out. (3/10/2021)
2. Given the conceptual nature of the nonresidential components of the plan, and in order to prevent numerous unnecessary amendments, staff has recommended that the commercial phases be accompanied by a narrative regulatory plan in lieu of the site plan depicted. The site planning shown is highly conceptual and does not reflect what is likely to be constructed, nor does it reflect best practices or city policies in terms of its arrangement. (3/10/2021)
3. Either revise the plan to omit the site planning details on commercial phases, or add a note stating the following: "Site plans shown in nonresidential phases are intended to convey only what can be done, not what must be done. Changes in site planning of these phase so long as such changes conform to the regulatory plan for each phase, shall not constitute a major amendment to this plan." (3/10/2021)
4. The regulatory plan for each nonresidential phase should be placed on the face of the development plan. Staff has recommended language backed by city policy and best practices. The developer must work with staff on the details of this plan. (3/10/2021)

~~Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.~~

- ~~5. Please update the plans to show the proposed right of way along Green Hills Road based on the concept plans provided by the Public Works Department; contact Katherin Steinbacher with questions regarding that project. (3/10/2021)~~
- ~~6. Clearly indicate which sheet within the submittal is intended to serve as the Preliminary Plat. Ensure the sheet meets the minimum requirements for a Preliminary Plat. (3/15/2021)~~

~~Correction(s) by Water Services Permitting of the Water Services Department. Contact Heather Massey at heather.massey@kcmo.org with questions.~~

- ~~7. Water Services Plan Review: Need to show how interior commercial building will be served by water and sewer services. (6/08/2021)~~

~~Correction(s) by Water Services Water of the Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.~~

- ~~8. The plans must show which utilities (water and sewer) will be installed to support each phase of the development (6/08/2021)~~
- ~~9. Please show the Water mains for the proposed commercial collectors, West & North of the intersection of NW Old Tiffany Spring Road & N. Green Hills road. Please show the water lines to the proposed businesses at the intersection of NW Old Tiffany Spring Road & N. Green Hills road. Also the water lines to the 9 buildings north of the intersection of Tiffany Springs Parkway & North Green Hill Road (6/08/2021)~~

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Joseph Rexwinkle at 816 513 8824 / Joseph.Rexwinkle@kcmo.org with questions.

10. 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. (3/10/2021)
11. 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. (4/29/2021)
12. 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 Certificate of Occupancy. (4/29/2021)
13. That 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 Certificate of Occupancy. (4/29/2021)
14. The developer shall secure approval of a final development plan from the City Plan Commission prior to building permit. (4/29/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816 513 2552 / stacey.lowe@kcmo.org with questions.

15. The developer must 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,

dependent on the stream buffer impacts for that phase of the development, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (3/10/2021)

16. The developer must 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. (3/10/2021)
17. The developer must 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. (3/10/2021)
18. 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (3/10/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816 513 2552 / stacey.lowe@kcmo.org with questions.

19. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (3/10/2021)
20. The owner/developer must 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. (3/10/2021)
21. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (3/10/2021)
22. 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 (3/10/2021)
23. The developer must integrate into the existing street light system any relocated existing street lights 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. (3/10/2021)
24. 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. (3/10/2021)
25. The developer must 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 that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (3/10/2021)

26. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts including stream buffer zones or stormwater detention area tracts, prior to recording the plat. (3/10/2021)
27. The developer must 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 flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division. (3/10/2021)
28. 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, as amended, commonly known as the Development Regulations. (3/10/2021)
29. 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. (3/10/2021)
30. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (3/10/2021)
31. 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. (3/10/2021)
32. The developer must 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 Public Works Department adjacent to this project. (3/10/2021)
33. 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. (6/02/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816 513 4611 / michael.schroeder@kcmo.org with questions.

34. 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) (3/10/2021)
35. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed (3/10/2021)
36. Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around 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 turn around feature (i.e., cul de sac, hammerhead). (IFC 2018: § 503.2.5) (3/10/2021)

37. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4) (3/10/2021)
38. 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). (3/10/2021)
39. 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) (3/10/2021)
40. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1) (3/10/2021)
41. 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) (3/10/2021)
42. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC 2018 § 912.2). (3/10/2021)
43. Fire hydrant distribution shall follow IFC 2018 Table C102.1 (3/10/2021)
44. 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) (3/10/2021)
45. 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) (3/10/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816 513 7599 / Justin.Peterson@kcmo.org with questions.

46. The developer is 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 certificate of occupancy (whichever is applicable to each phase of the project). (3/12/2021)
47. 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 (3/12/2021)
48. The developer shall comply with the parkway and boulevard standards for all development along Tiffany Springs Parkway per 88 323. (3/12/2021)
49. Proposed trails shall be calculated per 88 408 H. (6/07/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816 513 9865 / Jeffrey.Bryan@kcmo.org with questions.

50. If N Green Hills Road hasn't been improved to a 3 lane cross section, as part of overall Phase 2 the developer shall construct a northbound left turn lane on N Green Hills Road at NW Tiffany Springs

Parkway with 250' of storage plus taper, prior to certificate of occupancy for any building in overall Phase 2. (3/12/2021)

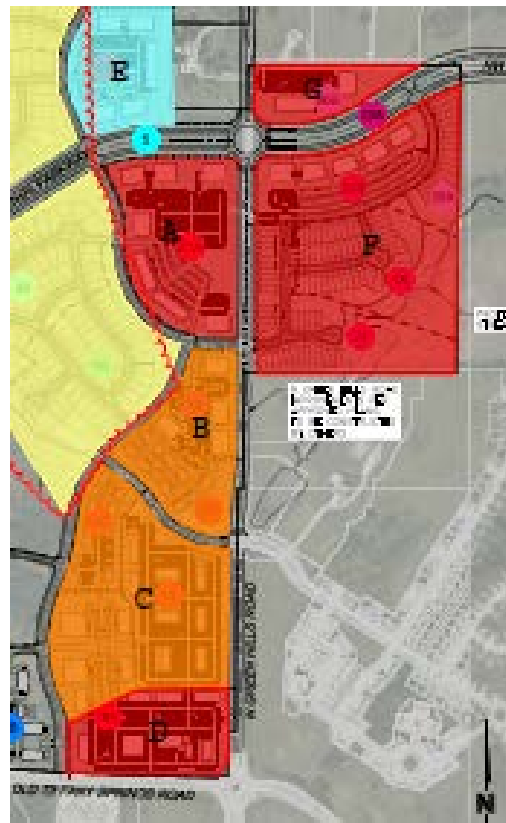
51. For overall Phase 2, the developer shall construct a northbound right turn lane with 150' of storage plus taper on Green Hills Road at NW Old Stagecoach Road prior to certificate of occupancy for any building in overall Phase 2. (3/12/2021)
52. If N Green Hills Road hasn't been improved to a 3 lane cross section, 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' of storage plus taper, prior to certificate of occupancy for any building in overall Phase 2. (3/12/2021)
53. For overall Phase 3, the developer shall construct a southbound left turn lane with 250' of storage plus taper on Skyview Avenue at NW 108th Street prior to certificate of occupancy for any building in overall Phase 3. (3/12/2021)
54. For overall Phase 3, the developer shall construct a northbound right turn lane with 150' of storage plus taper on Green Hills Road at NW Tiffany Springs Parkway prior to certificate of occupancy for any building in overall Phase 3. (3/12/2021)
55. For overall Phase 3, the developer shall construct a northbound right turn lane with 150' of storage plus taper on Green Hills Road at proposed Driveway #7 prior to certificate of occupancy for any building in overall Phase 3. (3/12/2021)
56. For overall Phase 3, the developer shall construct a southbound right turn lane with 150' of storage plus taper on Green Hills Road at NW Old Stagecoach Road prior to certificate of occupancy for any building in overall Phase 3. (3/12/2021)
57. For overall Phase 3, the developer shall construct the eastbound approach on proposed Drive #6 at Old Tiffany Springs Road with two exit lanes prior to certificate of occupancy for any building in overall Phase 3. (3/12/2021)

Condition(s) by Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

58. 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. (3/12/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816 513 2904 / Jerald.Windsor@kcmo.org with questions.

59. Follow the KCMO Rules and Regulations for domestic water and fire service lines.
([https://www.kcwater.us/wp-content/uploads/2019/04/2018 Rules and Regulations for Water Service Lines.pdf](https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf)) (3/10/2021)
60. The developer must 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 KC Water Rules and Regulations for Water main extensions and Relocations.
([https://www.kcwater.us/wp-content/uploads/2019/04/2018 Rules and Regulations for Water Main Extensions.pdf](https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf)) (3/10/2021)



| Regulatory Plan for Project Areas A-F | | | | | | | | |
|---------------------------------------|---|--|--|--|--|-----------------------------|-----------------------------|--|
| Project Area | Form/Design Intent Design Intent | Permitted/Special Uses | Maximum Nonresidential Floor Area | Permitted Residential Building Types | Minimum Number of Residential Building Types | Minimum Residential Density | Maximum Residential Density | Use Standards |
| A | Village Mixed Use Uses shall be vertically mixed within the same building with few exceptions. An internal street grid shall be provided. The basis of the project area's design shall be a public/semi-public space such as a square or green. Buildings shall be constructed along the street with parking behind. | Any use as permitted (by right or SUP) in District B2 except the following: Single-Family Home Utilities and Services (except Minor Utilities) Adult Business Gasoline and Fuel Sales Drive-thru Facility Vehicle Sales and Service Uses | 75,000 sf for any permitted nonresidential use(s) plus any eligible bonuses for specific uses as noted below Floor Area Bonuses In addition to the 75,000 sf noted above an additional 200,000 sf is allowed for Administrative Office and an additional 35,000 sf for a food and beverage retail sales use | Multi-unit building Townhouse Multiplex | 1 | 25 du/acre | 100 du/acre | As required by the zoning and development code |
| B & C | Urban Residential An internal street grid shall be provided. The basis of the project area's design shall be the street grid with small squares or greens around which residential buildings face. | Any use as permitted (by right or SUP) in District R-7.5 | | Multi-unit Building Townhouse Multiplex Multi-unit House Colonnade | 2 | 15 du/acre | 35 du/acre | As required by the zoning and development code |
| D | Neighborhood-Serving Retail | Any use as permitted (by right or SUP) in District B2 except the following: Single-Family Home Utilities and Services (except Minor Utilities) Adult Business | 35,000 sf | Multi-unit Building | 0 | 15 du/acre | 35 du/acre | As required by the zoning and development code |
| E | Public/Civic Amenity | School, College/University, Library/Cultural Exhibit/Museum, Safety Service, Religious Assembly, Day Care | 100,000 sf | Multi-unit Building Townhouse Multiplex | 0 | 15 du/acre | 35 du/acre | As required by the zoning and development code |
| F | Neighborhood Mixed Use Shall be mixed use, however uses need not be vertically mixed within the same building. An internal street grid shall be provided. The basis of the project area's design shall be two-fold: orienting nonresidential uses toward Green Hills Rd and Tiffany Springs Parkway, and orienting residential uses toward the natural corridor on the southeast side of the project area. The fronts of residential buildings shall face toward this space and be designed around it. | Any use as permitted (by right or SUP) in District B2 except the following: Utilities and Services (except Minor Utilities) Adult Business Gasoline and Fuel Sales Vehicle Sales and Service Uses | 90,000 sf for any permitted nonresidential use(s) plus any eligible bonuses for specific uses as noted below Floor Area Bonuses In addition to the 90,000 sf noted above an additional 200,000 sf is allowed for Administrative Office and an additional 35,000 sf for a food and beverage retail sales use | Detached Dwelling, Attached Dwelling, Multi-unit House Townhouse Multiplex, Multi-unit Building | 2 | 25 du/acre | 75 du/acre | As required by the zoning and development code |
| G | Office/Residential May be single or mixed use. Basis of design shall be orienting buildings toward Tiffany Springs Parkway. | Office, Administrative/Professional Office, Medical Household Living | 50,000 sf | Multi-unit House Townhouse Multiplex, Multi-unit Building | 0 | 15 du/acre | 35 du/acre | As required by the zoning and development code |