



CITY PLAN COMMISSION STAFF REPORT

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

December 4, 2024

Project Name
Tiffany Square Final Plat

Docket #C4

Request
CLD-FnPlat-2024-00003
Final Plat

Applicant
Dalton Signer
Kimley-Horn

Owner
Brennan Millet & Haythem Dawlett

Location 9001 NW Skyview
Area About 31 acres
Zoning B3-3
Council District 1st
County Platte
School District Park Hill

Surrounding Land Uses
North: Undeveloped, zoned B3-3
South: Commercial, zoned B3-3
East: Senior Living, zoned MPD
West: Commercial, zoned B3-3

Land Use Plan
The KCIA Area Plan recommends Commercial Land Uses for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
The City's Major Street Plan identifies Northwest Old Tiffany Springs Road as a Local Link with four lanes at this location and identifies North Ambassador Drive as a Thoroughfare with four lanes at this location.

APPROVAL PROCESS

Staff
Review

City Plan
Commission

City Council

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District B3-3 (Commercial) on about 31 acres generally located at generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive, allowing for the creation of 13 lots.

PROJECT TIMELINE

The application for the subject request was filed on February 9, 2024. Scheduling deviations from 2024 Cycle 4.1 have occurred. The Preliminary Plat had not been approved by City Council at the time of the original application; The application was placed on hold until the controlling plan was approved.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The subject site is currently undeveloped. It is within the proposed Tiffany Springs Sam's Club Development which was never started. There is no associated regulated stream with the subject site.

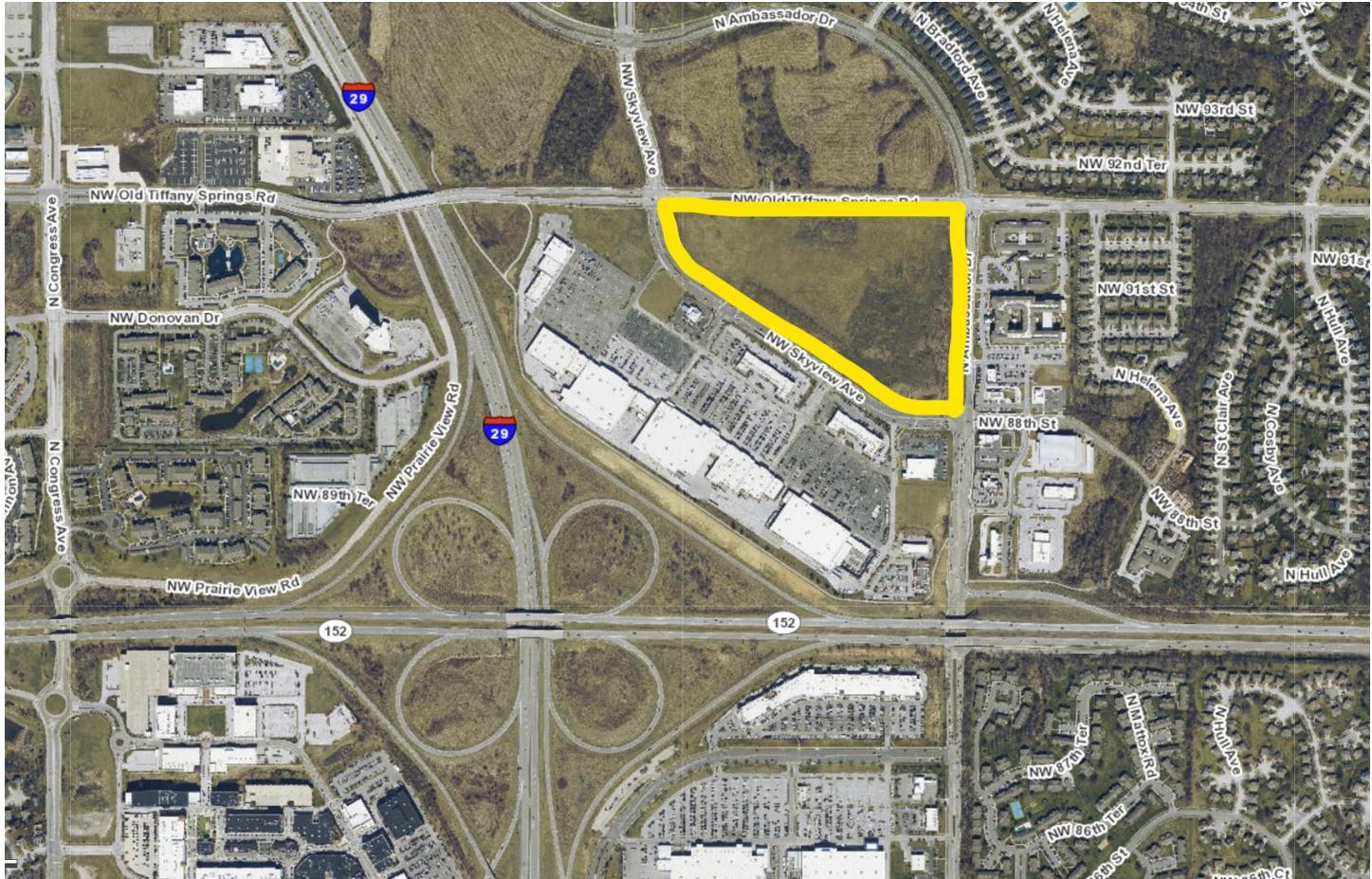
CONTROLLING CASE

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

PROFESSIONAL STAFF RECOMMENDATION

Docket #C4 Recommendation: **Approval Subject to Conditions**

VICINITY MAP



RELEVANT CASES

Case No. 6029-P-34- Ordinance 160508 approved by Council on July 14, 2016 approved a development plan on about 32 acres located at the southwest corner of NW Tiffany Springs Road and N Ambassador Drive, in District B3-3 to allow for a Sam's Club building with a separate fuel station building and eight (8) commercial parcels.

PLAT REVIEW

The request is to consider approval of a Final Plat in District B3-3 on about 31 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive creating 13 lots to allow for a mixed-use development. This use was approved in Case No. CD-CPC-2023-00145 which served as the Preliminary Plat. The Development Plan proposed to develop a mixed-use development which has commercial and residential components. The plan also proposes to construct new private drive connections on Skyview, Ambassador, and Old Tiffany Springs Road. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes, Subject to Conditions	

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP
Lead Planner



Plan Conditions



Report Date: November 26, 2024

Case Number: CLD-FnPlat-2024-00003

Project: Tiffany Square Final Plat

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

1. That prior to recording of the Final Plat the applicant update the plans to show the County Recorders Block, as found in the Directors Minimal Submittal Requirements, on the first page of the plat.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.

2. 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 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

3. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
4. 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.
5. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
6. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. 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.
8. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
9. 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.
10. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

11. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
12. The developer must dedicate additional right of way [and provide easements] for Skyview Ave. as required by the adopted Chapter 88 so as to provide additional right of way as measured from the centerline, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project.
13. The developer shall 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.
14. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

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

15. Complete contract and bonding of two new public fire hydrants per public fire hydrant plans (WME Plans) for construction of two new fire hydrants along Ambassador Drive.

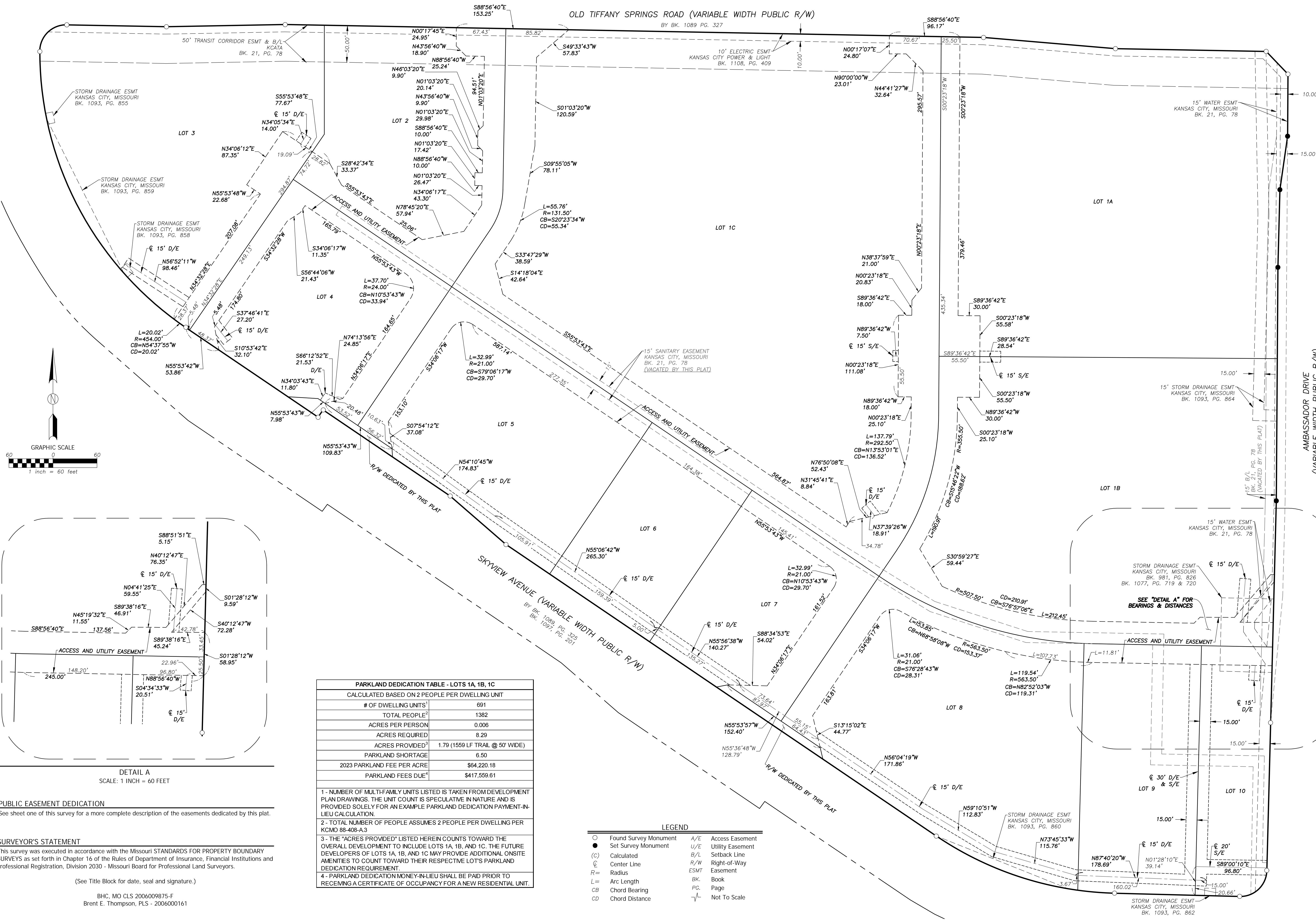
Final Plat of:

TIFFANY SQUARE

A REPLAT OF LOTS 1-9 OF SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER

A SUBDIVISION IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

EASEMENT DETAIL (SEE SHEET ONE FOR BOUNDARY)



Project:	FINAL PLAT OF TIFFANY SQUARE		
A REPLAT OF LOTS 1 THROUGH 9			
Client:	KIMLEY-HORN	805 PENNSYLVANIA, STE 150	KANSAS CITY, MO 64105
Phone:	(913) 371-5300	712 State Avenue, Kansas City, KS 66101	
Field Crew:	ZL, MF, MA, BB		
Field Date:	2023/06/09		
Drawn By:	JMC		
Issue Date:	2024/11/07		
Sheet:	2	OF	2

BH C
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