

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220408

Ordinance Number

Brief Title

Approving the plat of Villas At Tiffany Springs, an addition in Kansas City, Platte County, Missouri

Specific Address Approximately 8.27 acres generally located at the east side of N. Green Hills Road in between N.W. Old Stagecoach Road to the north and N. Tiffany Springs Road to the south, creating 26 lots and 5 tracts	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development										
Reason for Project This final plat application was initiated by Creekside Land LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 26 lot single family home subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Platte County R-III										
Discussion 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. CONTROLLING CASE Ord. 061258 – On November 30, 2006, the Council approved a community unit project in District R-1a on approximately 202 acres generally located east of N. Platte Purchase Drive and south of NW 108th Street. (13662-CUP-1)	<table border="1"> <tr> <td data-bbox="808 772 1029 1052"> Applicants / Proponents </td> <td data-bbox="1029 772 1560 1052"> Applicant(s) Creekside Land LLC City Department City Planning and Development Other </td> </tr> <tr> <td data-bbox="808 1052 1029 1272"> Opponents </td> <td data-bbox="1029 1052 1560 1272"> Groups or Individuals None Known Basis of Opposition </td> </tr> <tr> <td data-bbox="808 1272 1029 1430"> Staff Recommendation </td> <td data-bbox="1029 1272 1560 1430"> ☒ For ☐ Against Reason Against: </td> </tr> <tr> <td data-bbox="808 1430 1029 1667"> Board or Commission Recommendation </td> <td data-bbox="1029 1430 1560 1667"> By: City Plan Commission July 20, 2021 ☐ Approval ☐ Denial ☒ Approval, with conditions </td> </tr> <tr> <td data-bbox="808 1667 1029 1925"> Council Committee Actions </td> <td data-bbox="1029 1667 1560 1925"> ☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass </td> </tr> </table>	Applicants / Proponents	Applicant(s) Creekside Land LLC City Department City Planning and Development Other	Opponents	Groups or Individuals None Known Basis of Opposition	Staff Recommendation	☒ For ☐ Against Reason Against:	Board or Commission Recommendation	By: City Plan Commission July 20, 2021 ☐ Approval ☐ Denial ☒ Approval, with conditions	Council Committee Actions	☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass
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Details**Policy / Program Impact****Policy or
Program
Change**☒ No ☐ Yes

N/A

**Operational
Impact
Assessment**

N/A

Finances**Cost & Revenue
Projections –
Including
Indirect Costs**

N/A

**Financial
Impact**

N/A

**Fund Source
and
Appropriation
Account Costs**

N/A

**Is it good for the
children?**☒ Yes
☐ No

	How will this contribute to a sustainable Kansas City? This project consists of public and private improvements for a 26 lot single-family residential development, six private open space tracts on approximately 8.3 acres of previously undeveloped property. The stormwater detention facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development. Written by Lucas Kaspar, PE
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 5, 2022

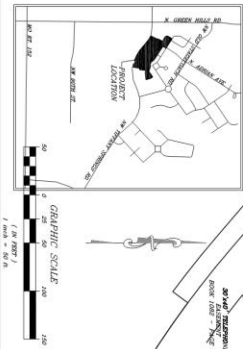
Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00022

TO TOWNSHIP 51 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

FACTOR=0.99989971. COORDINATES IN METERS. COORDINATES OBTAINED BY GPS.

-
- GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



the 1970s, the 1980s, and the 1990s. The 1970s were characterized by a high level of inflation, a high level of unemployment, and a high level of government spending. The 1980s were characterized by a high level of inflation, a high level of unemployment, and a high level of government spending. The 1990s were characterized by a high level of inflation, a high level of unemployment, and a high level of government spending.

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