



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

February 05, 2025

Steve Warger
Warger Associates LLC
6127 NW Pine Ridge Cir
Parkville, MO 64152

Re: **CD-CPC-2024-00198** - A request to approve a Major Amendment to a Development Plan in District R-7.5 (Residential) on about 60 acres generally located on the north side of Northwest 108th Street approximately 1600 feet west of North Green Hills Road to allow for the creation of 251 units with deviations to the required lot and building standards of the R-7.5 Zoning District.

Dear Steve Warger:

At its meeting on February 05, 2025, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes
Lead Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for .

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

1. That Ordinance No. 230199, including all conditions provided therein, shall remain in full force and effect.
2. That deviations to the lot and building standards are hereby granted to allow 251 5,000-square-foot lots.
3. That deviations to the required front and rear yard setbacks for 251 lots are hereby granted as shown in the approved plan.
4. That the developer shall provide a swale at the rear of lots along the western boundary of the Tiffany Meadows development which abut the existing Tiffany Lakes Neighborhood. The additional storm water flow shall be conveyed to the natural drainageways or detention facilities provided within the Tiffany Meadows project boundaries.