



**KANSAS CITY  
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City Planning and Development

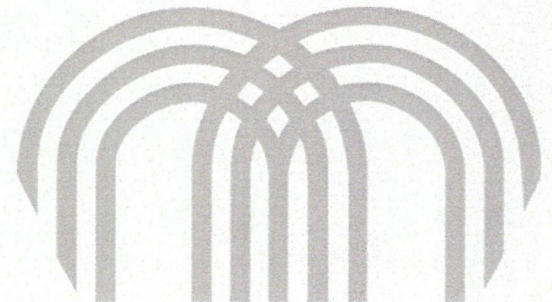
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# Ordinance 250204

Major Amendment to a Development Plan: Tiffany Meadows  
CD-CPC-2024-00198

March 18, 2025

Neighborhood Planning and Development Committee



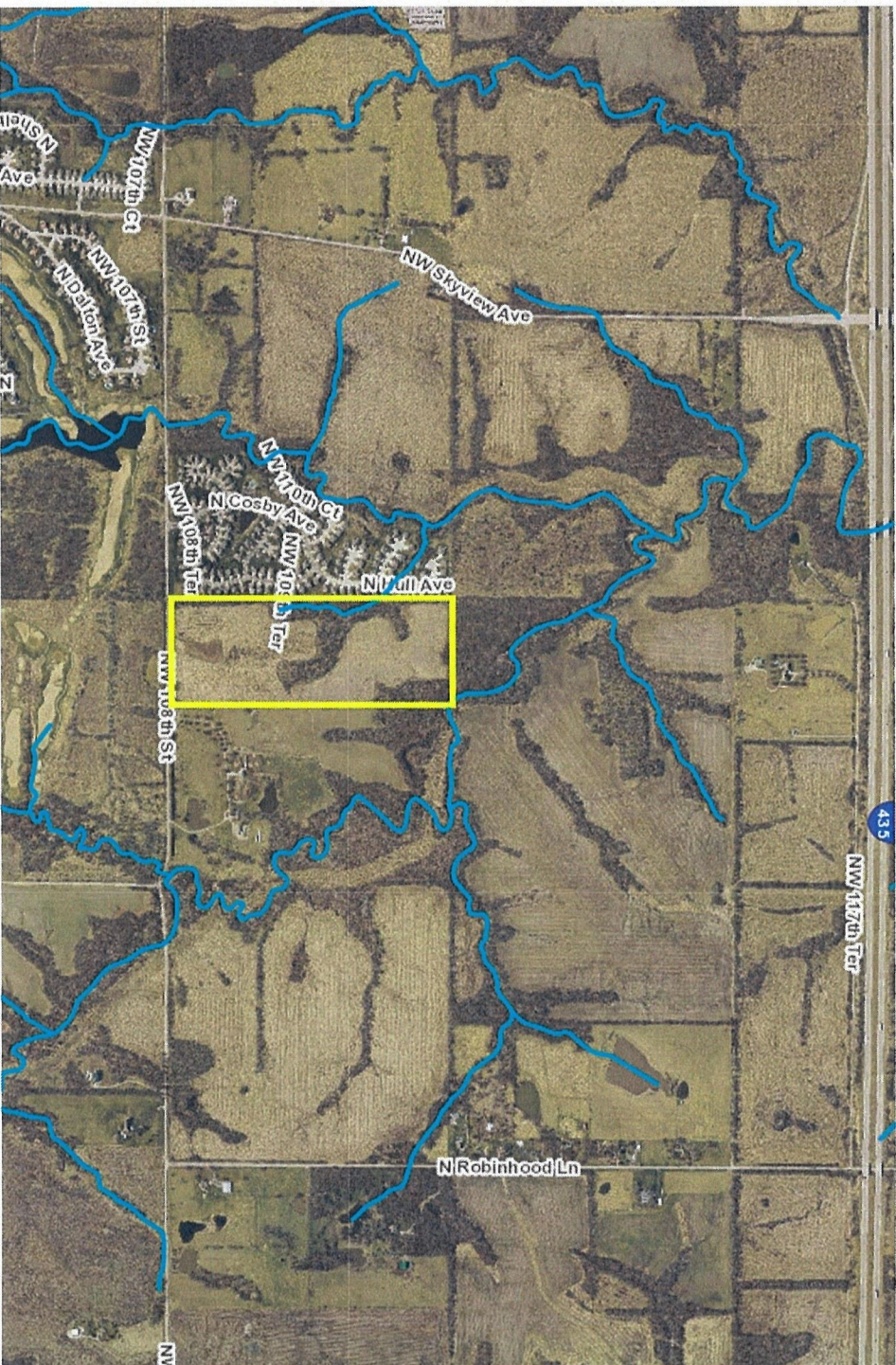




# Location

City Planning and Development

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## Looking North From NW 108<sup>th</sup> Street

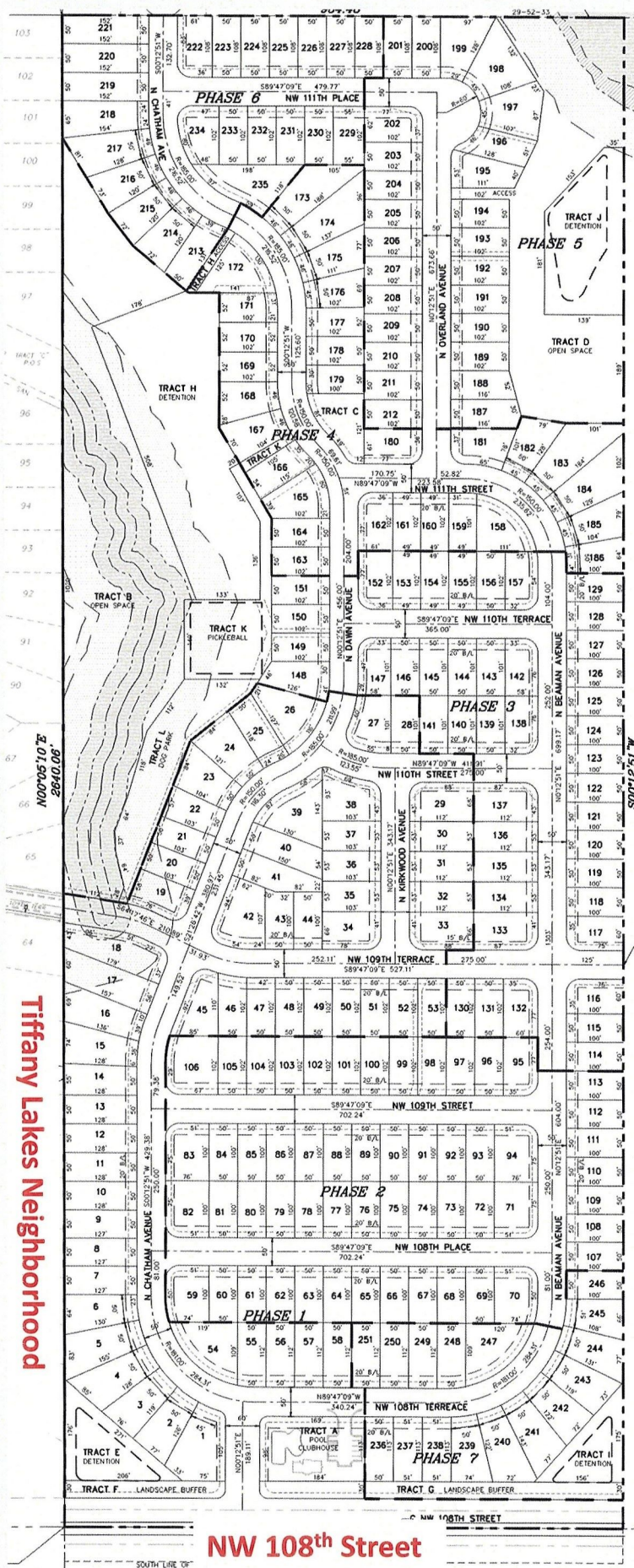




## City Planning and Development

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# Development Plan





# Development Plan

- Ordinance 230199, approved by City Council rezoned 60 acres from AG-R to R-7.5 and a Development Plan with Deviations.
- Approved deviations on 251 lots for lot area, lot width, front setback, rear setback, and side setbacks
- Major Amendment is not proposing any changes to the number of dwelling units, lot layout, private open spaces, or circulation



## Deviations Requested

	<b>Zoning Code Requirement</b>	<b>Previously Approved Deviation</b>	<b>New Requested Deviation</b>
<b>Lot Area</b>	7500 Square Feet	5000 Square Feet	-
<b>Lot Width</b>	50 Feet	49 Feet	-
<b>Front Yard Setback</b>	25% of Lot Depth, Max of 30 Feet	<b>25 Foot Setback</b>	<b>20 Foot Setback</b>
<b>Side Yard Setback</b>	10% of Lot Width, Max of 8 Feet	5 Feet	-
<b>Side Yard Setback on Corner Lots</b>	15 Feet	10 Feet	-
<b>Rear Yard Setback</b>	25% of Lot Depth, Max of 30 Feet	<b>25 Foot Setback</b>	<b>15 Foot Setback</b>

# Tiffany Lakes Neighborhood Concerns

**Water Drainage Concerns:** Ongoing issues with runoff; requests that a swale should be required to direct runoff to the retention pond.

**Lot Size & Zoning Variances:** Developer is requesting variances beyond R-7.5 standards. Requests that additional variances should be denied, and the plat modified to comply with R-7.5 zoning requirements.

**Traffic Concerns:** 251 households will rely on a single exit, leading to congestion and safety hazards. Parking constraints will further impact accessibility for emergency services.

**Infrastructure Limitations:** Increased traffic will overload an underdeveloped two-lane road and a hazardous intersection. No alternative routes are available.



# City Plan Commission Added Condition

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.



# Application Timeline

**December 17, 2024-** Application Submitted

**January 28, 2025-** Applicant hosted a meeting with adjacent property owners via Zoom

**January 30, 2025-** Applicant hosted a second meeting with adjacent property owners in person

**February 5, 2025-** Heard by the City Plan Commission

# City Plan Commission Recommendation Ordinance 250204

## Development Plan

Case No. CD-CPC-2024-00118

**Approval with Conditions**

Tiffany Meadows Major Amendment