



Legislation Details (With Text)

File #: 250204 **Version:** 1 **Name:**
Type: Ordinance **Status:** Passed
File created: 2/7/2025 **In control:** Council
On agenda: 3/20/2025 **Final action:** 3/20/2025
Title: Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 60 acres in District R-7.5 generally located on the north side of N.W. 108th Street approximately 1600 feet west of N. Green Hills Road to allow for the creation of 251 residential units. (CD-CPC-2024-00198)

Sponsors: Director of City Planning & Development

Indexes:

Code sections:

Attachments: 1. Docket Memo_CD-CPC-2024-00198_Tiffany Meadows Amendment, 2. Development Plan Amendment_CD-CPC-2024-00198_Tiffany Meadows Amendment, 3. Staff Report_CD-CPC-2024-00198_Tiffany Meadows Amendment_2-5-2025, 4. Staff Presentation_CD-CPC-2024-00198_Tiffany Meadows Amendment_2-5-25, 5. Dispo CPC_Tiffany Meadows Major Amendment_CD-CPC-2024-00198_2-5-25, 6. NPD_03-4-25_Tiffany Meadows Major Amendment, 7. Authenticated Ordinance 250204, 8. CPD PPT 250204 3.18.25

Date	Ver.	Action By	Action	Result
3/20/2025	1	Council	Passed	Pass
3/18/2025	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
3/4/2025	1	Neighborhood Planning and Development Committee	Hold on Agenda	
2/27/2025	1	Council	referred	

ORDINANCE NO. 250204

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 60 acres in District R-7.5 generally located on the north side of N.W. 108th Street approximately 1600 feet west of N. Green Hills Road to allow for the creation of 251 residential units. (CD-CPC-2024-00198)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to a development plan in District R-7.5 (Residential) generally located on the north side of N.W. 108th Street approximately 1600 feet west of N. Green Hills Road, and more specifically described as follows:

All that part of the Northwest Quarter of Section 29, Township 52 North, Range 33 West, Kansas City, Platte County, Missouri, being described as follows: Beginning at the southwest corner of said Northwest Quarter; thence North 00°05'10" East, along the west line of said Northwest Quarter, a distance of 2640.06 feet to the northwest corner of said Northwest Quarter; thence

South 89°44'37" East, along the north line of said Northwest Quarter, a distance of 984.48 feet; thence South 00°12'51" West, a distance of 2638.39 feet to a point on the south line of said Northwest Quarter; thence North 89°50'26" West, along said south line, a distance of 978.57 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. That Committee Substitute for Ordinance No. 230199, As Amended, including all conditions provided therein, shall remain in full force and effect and shall apply to this amendment to the development plan.
2. That deviations to the lot and building standards are hereby approved to allow 251 5,000-square-foot lots.
3. That deviations to the required front and rear yard setbacks for 251 lots are hereby approved 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.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney