

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

140573

Ordinance Number

### Brief Title

Approving the plat of Tiffany Lakes 3<sup>rd</sup> Plat, an addition in Kansas City, Platte County, Missouri

<p><b>Specific Address</b> Approximately 12 acres generally located north of NW 108<sup>th</sup> Street and east of NW Skyview Avenue, creating 28 single family lots and one tract.</p>	<p><b>Sponsor</b> City Development</p>	
<p><b>Reason for Project</b> This final plat application was initiated by Tiffany Land Development Co., LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 28 single family homes.)</p>	<p><b>Programs, Departments, or Groups Affected</b> City-Wide Council District(s) 2 (PL) Other districts (school, etc.) Platte County R-III</p>	
<p><b>Discussion</b> 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.</p> <p><b>SD0864C, Final Plat – Tiffany Lakes, 3rd Plat</b> – on July 18, 2006, the City Plan Commission approved a final plat in District GP-6 on approximately 10.18 acres generally located at NW 108th Street and North Cosby, creating 29 lots. (No Council Action taken.)</p> <p><b>SD0864B, Final Plat – Tiffany Lakes, 3rd Plat</b> – On June 4, 2004 the City Plan Commission approved a final plat in District GP-6 on approximately 10.18 acres generally located at NW 108th Street and North Cosby, creating 29 lots. (No Council Action taken.)</p> <p><b>Case No. 12198-GP-3</b> – On September 2, 2003, the City Plan Commission approved a final plan for the homeowners’ association swimming pool, cabana and parking lot.</p> <p><b>SD0864A, Final Plat – Tiffany Lakes, 2nd Plat</b> – Ordinance No. 000664, passed by City Council on May 18, 2000 approved a final plat in District GP-6 creating 1 tract for 15 villa units.</p> <p><b>SD0864, Final Plat - Tiffany Lakes</b> – Ordinance No. 000663, passed by City Council on May 18, 2000 approved a final plat in District GP-6 creating 52 single-family lots and 1 tract for 22 villa units.</p> <p><b>Case No. 12198-GP-2</b> – On September 7, 1999, the City Plan Commission approved a final plan for 52 single-family residential lots, 22 single-family villa units, and approximately 2.5 acres of private open space.</p>	<p><b>Applicants / Proponents</b> Applicant(s) Tiffany Land Development Co., LLC  City Department City Planning and Development  Other</p>	
	<p><b>Opponents</b> Groups or Individuals None Known  Basis of Opposition</p>	
	<p><b>Staff Recommendation</b> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
	<p><b>Board or Commission Recommendation</b> By: City Plan Commission May 20, 2014  <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions</p>	
	<p><b>Council Committee Actions</b> <input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>	

**Details**

**Case No. 12198-GP-1** – On September 7, 1999, the City Plan Commission approved a final plan for 15 villa units and 1.2 acres of private open space.

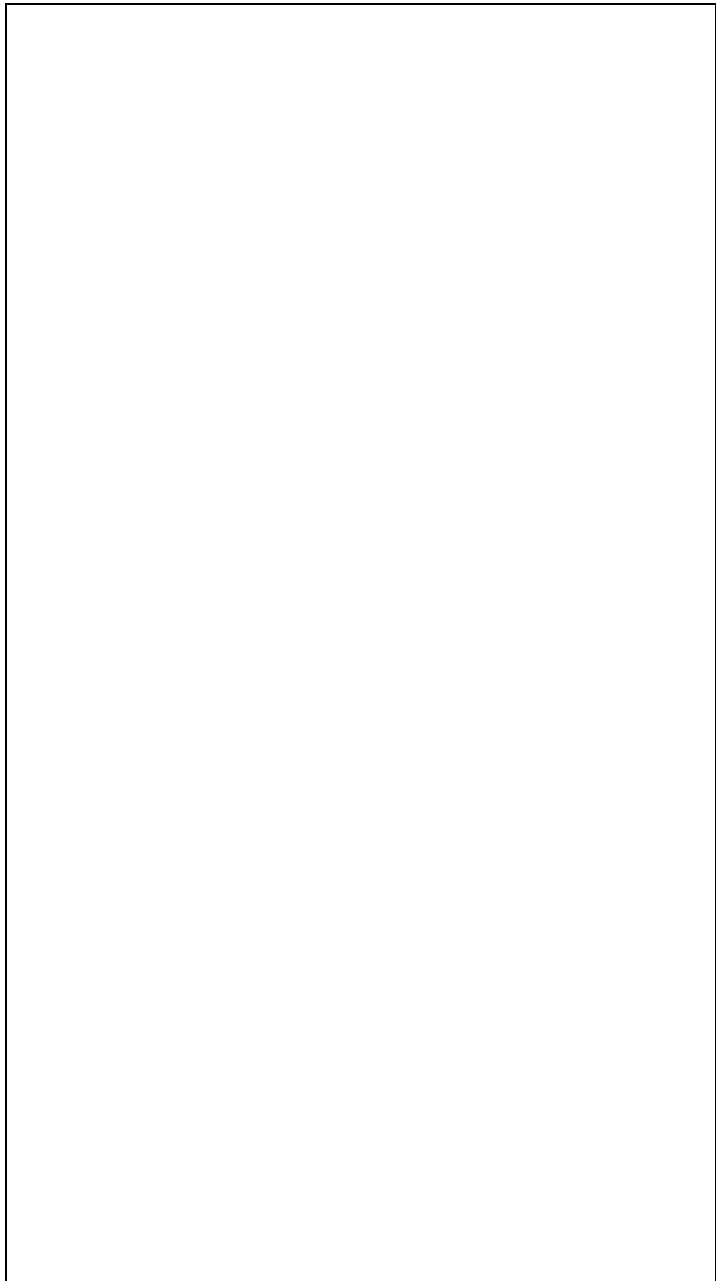
**Case No. 12198-GP** – Ordinance No. 981338 passed by City Council on December 17, 1998, rezoned approximately 81.5 acres from GP-7 to GP-6 and approved a GP development plan for 207 single-family and villa units. (**Current approved preliminary development plan**).

**Policy / Program Impact**

<b>Policy or Program Change</b>  N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>  N/A	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>  N/A	
<b>Financial Impact</b>  N/A	
<b>Fund Source and Appropriation Account Costs</b>  N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of public and private improvements for a 28 lot single-family residential development, one tract, private open space and public right-of-way on approximately 11 acres of previously undeveloped property. A stormwater detention facility will be constructed with the project to receive the runoff from this plat. Preservation and maintenance of this facility will be provided under a private covenant agreement between the homeowners. The facility 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 the existing natural vegetation and serve as a buffer from adjacent development. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facility. Common areas will be maintained by the homeowners' association. 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 retain a permanent, natural greenspace within the development.</p> <p>Written by Stan Eiler, P.E., M.B.A.</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Pam Powell

**Date:**  
July 21, 2014

**Reviewed by:**  
Stan Eiler, P.E., M.B.A.  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**

