Ordinance 241040

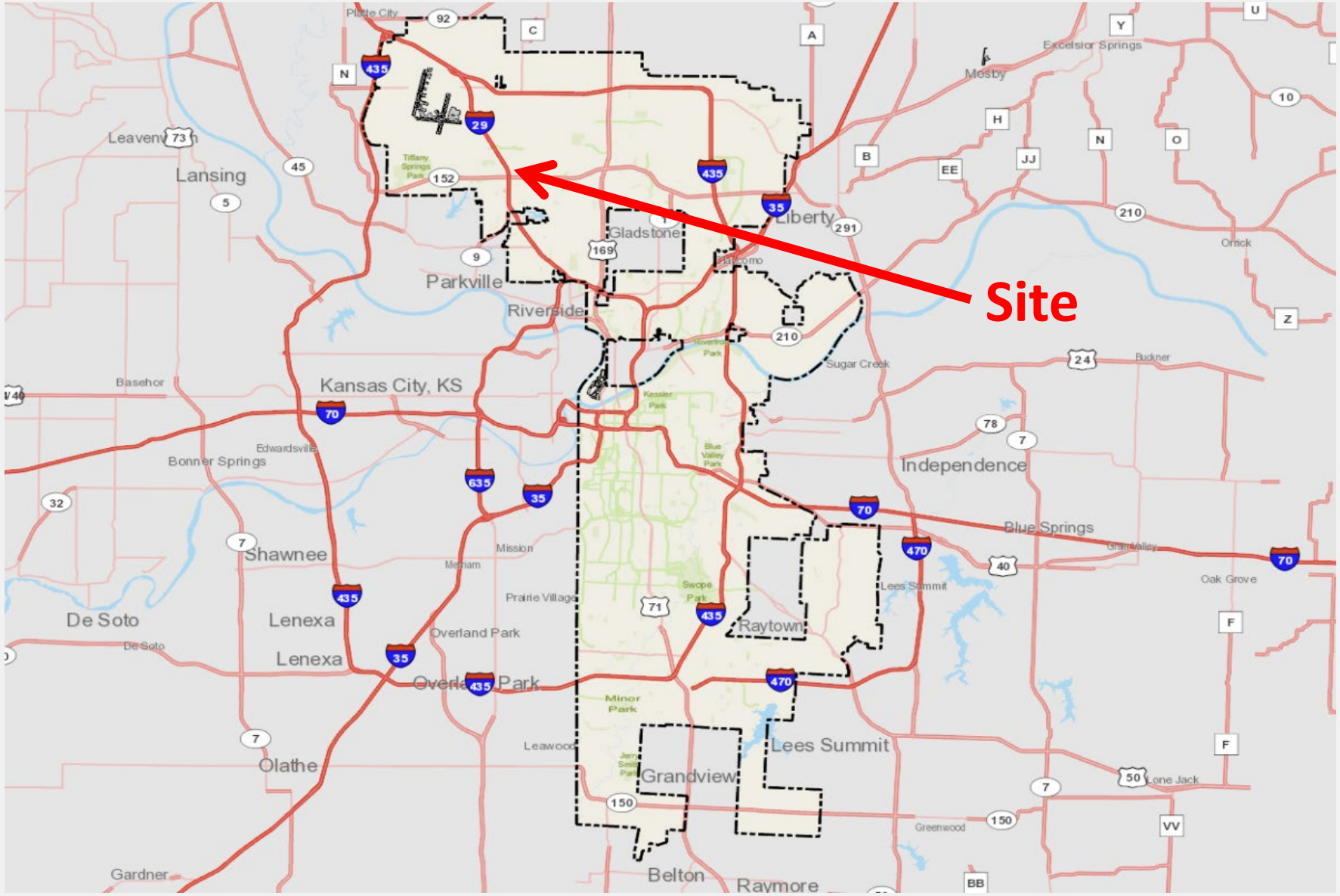
Development Plan: Skyview Crossing at Tiffany Springs

CD-CPC-2024-00118

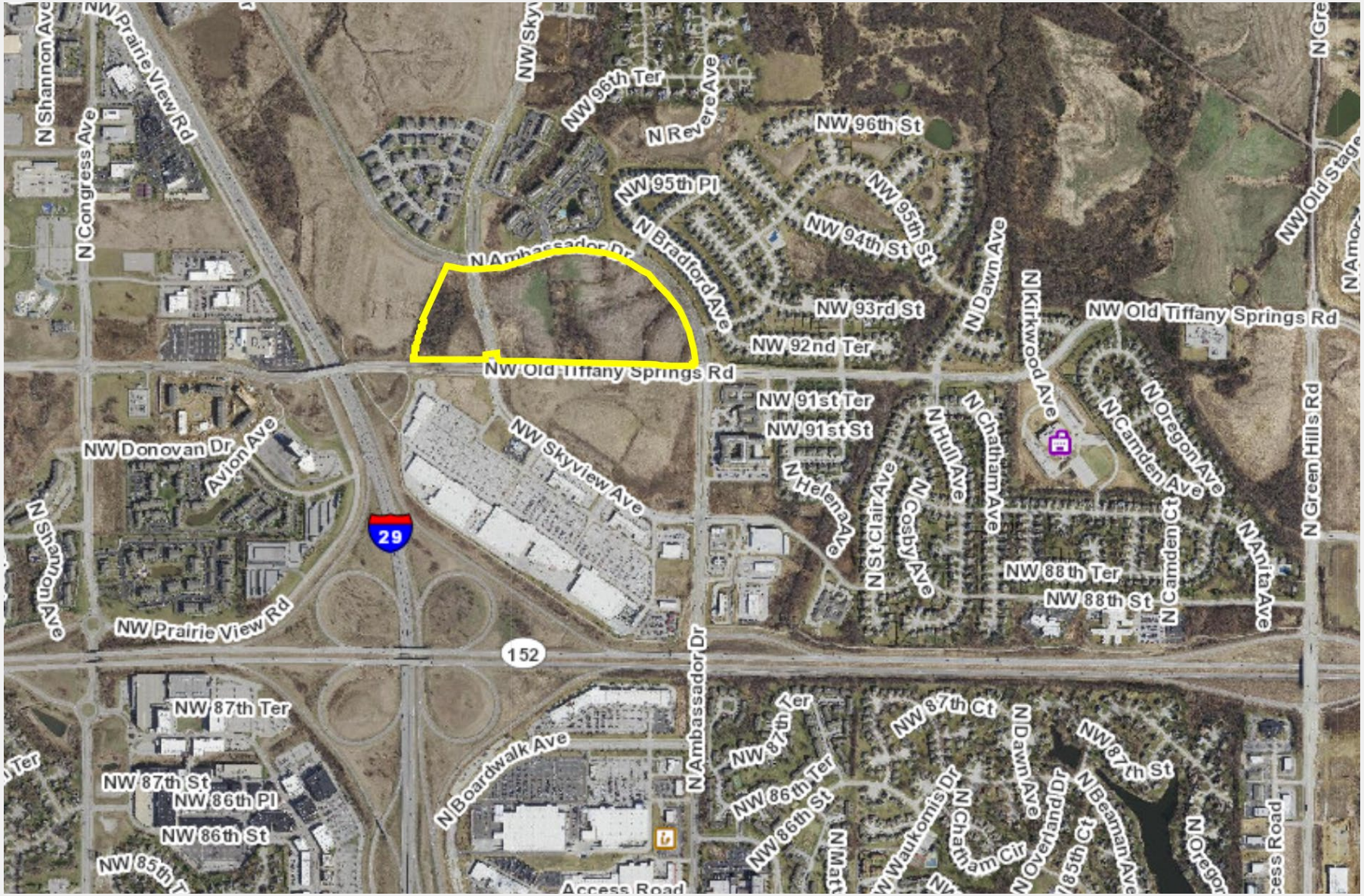
May 12, 2025

Neighborhood Planning & Development Committee

Location


Site
Kansas City, KS
Parkville
Riverside
Gladstone
Liberty
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Belton
Raymore
Overland Park
Lenexa
Olathe
Shawnee
De Soto
Gardner
Lansing
Leavenworth
Bonner Springs
Basehor
Edwardsville
Mission
Prairie Village
Leawood
Oak Grove
Lone Jack
Greenwood
Sugar Creek
Excelsior Springs
Mosby
Orrick
Buckner

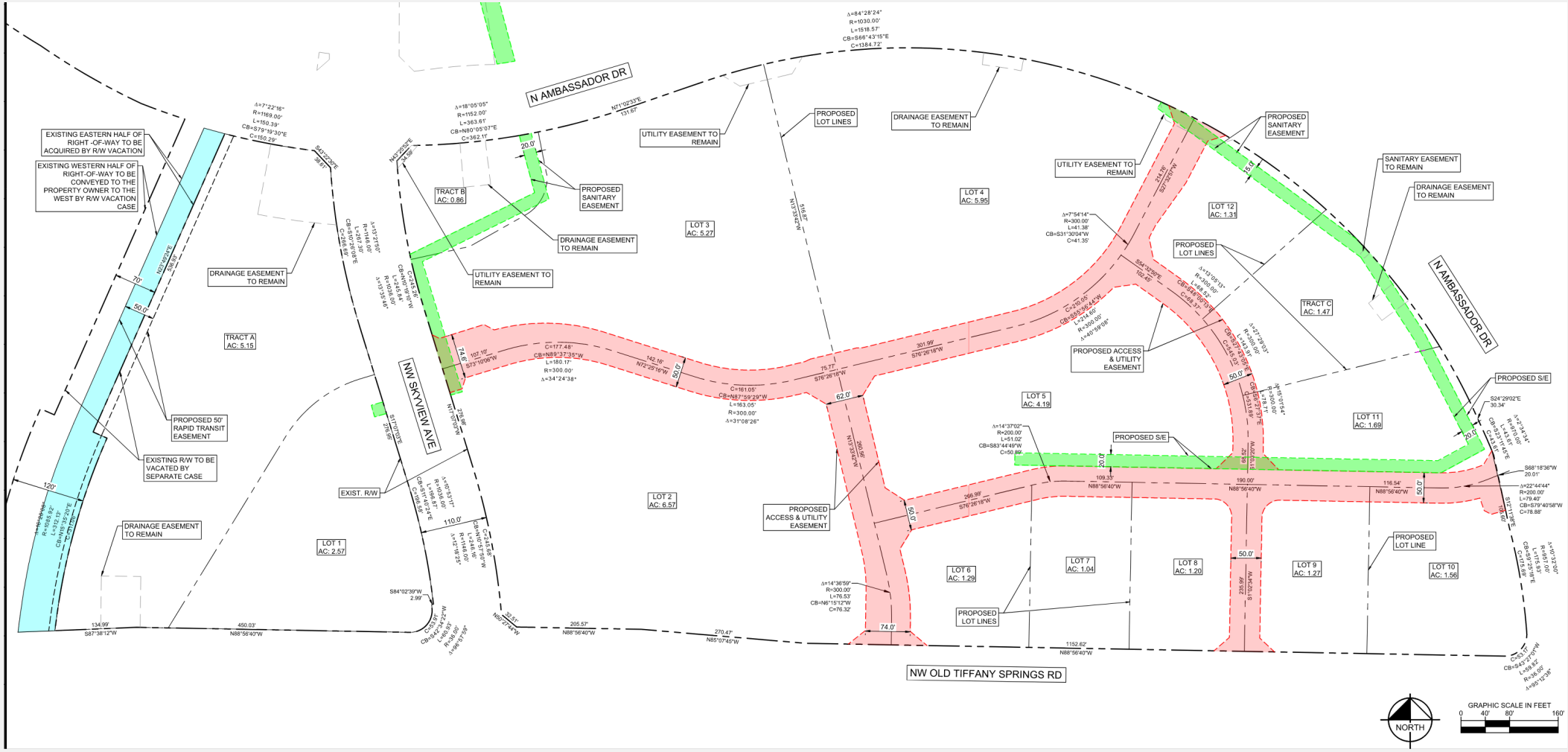
Location


NW Prairie View Rd
N Shannon Ave
N Congress Ave
NW 96th Ter
N Revere Ave
NW 96th St
NW 95th Pl
NW 95th St
NW 94th St
N Bradford Ave
N Ambassador Dr
NW 93rd St
NW 92nd Ter
NW Old Tiffany Springs Rd
N Dawn Ave
N Kirkwood Ave
NW Old Stage
NW 91st Ter
NW 91st St
NW Donovan Dr
Avion Ave
NW Skyview Ave
N Helena Ave
N St Clair Ave
N Cosby Ave
N Hull Ave
N Chatham Ave
N Camden Ave
N Oregon Ave
N Green Hills Rd
N Anita Ave
N Camden Ct
NW 88th Ter
NW 88th St
29
152
NW 87th Ter
NW 87th St
NW 86th Pl
NW 86th St
N Boardwalk Ave
N Ambassador Dr
NW 87th Ct
NW 86th Ter
NW 86th St
N Waukomis Dr
N Chatham Cir
N Overland Dr
N Beaman Ave
Access Road

Looking northeast from Skyview & NW Old Tiffany Springs

Looking north down the former Skyview Right-of-Way

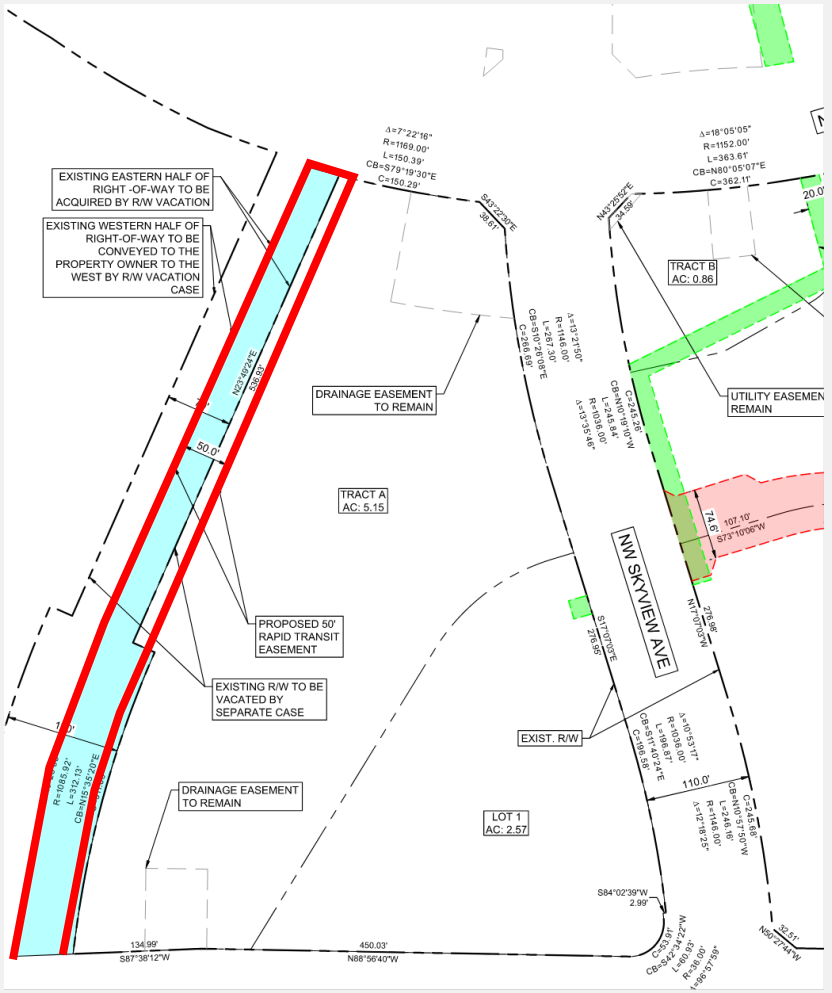
Development Plan



Landscape Plan

Special Rapid Transit Corridor

- The Major Street Plan (MSP) outlines a Special Rapid Transit Corridor (SRTC). This corridor will connect the airport to downtown.
- Easements have been acquired along this corridor for approximately 50 years
- The MSP shows the SRTC along NW Old Tiffany Springs Road before turning north at Skyview to follow Ambassador northward.
- Staff requested that the applicant dedicate this easement adjacent to the existing Skyview ROW- applicant requested and has proposed dedicating the easement adjacent to the previous Skyview connection.



Design Guidelines

- No buildings are proposed with this plan.
- All future development will require an administrative approval to ensure compliance with the Design Guidelines approved with this Development Plan
- The Design Guidelines go into details regarding the following:
  - Architectural Style
  - Multi-Family Composition
  - Drive Through Facilities
  - Roofing
  - Signage
  - Screening & Fencing
  - Landscaping

Tiffany Woods Neighborhood Letter

- Adjacent Neighborhood submitted a letter which was included in Staff Report which requested the following:
  - The recommendation of the design guidelines includes gasoline, car wash. We would like these types of business to be excluded from this development. There are three gas stations and a car wash within 1 mile of the development that should be sufficient to meet the community needs.
  - We would like to see the types of businesses facing Ambassador be limited to Personal Services, Offices, Business and Professional Services or specifically restricted to Daylight Business Hours.
  - We have a concern about increased noise coming from the area and would like to see as much screening and buffer as possible installed.

Water Services Conditions

- The applicant is requesting removal of the following conditions which were placed by the Water Services Department:
  - **Condition 9:** That the applicant revise the plans to satisfy Water Services corrections to revise the deviation note on the cover to request not installing the extension of approximately 750' of 12" DIP public water main with fire hydrants along NW Old Tiffany Springs Road between NW Skyview and the western property line. (The text in the note that this main extension would not serve this development is not accurate as the requested main extension provides a portion of the looped connection west toward the transmission main which when completed will improve the distribution system reliability and redundancy.
  - **Condition 28:** The developer shall submit water main extension plans for the extension of approximately 750’ of 12” DIP water main and fire hydrants along N.W. Old Tiffany Springs Road from N.W. Skyview Avenue to the western property limits. The water main extension shall follow all the Kansas City Water Services Department rules and regulations for water main extensions and shall be under contract (permitted) prior to building permit issuance.

Public Works Conditions

- The applicant is requesting removal of the following condition which was placed by the Public Works Department:
  - **Condition 19:** The developer shall dedicate additional right-of-way and provide easements for N.W. Skyview Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 60 feet of right-of-way as measured from the centerline, along those areas being platted.

Parks Department Conditions

- The applicant is requesting revision of the following condition which was placed by the Parks and Recreation Department:
  - **Condition 15:** The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the **2024** acquisition rate of **$64,220.18** per acre. This requirement shall be satisfied prior to a certificate of occupancy or recording of final plat, whichever may come first, for the residential portions of the development.
  - Requesting revision to **2025** rate of **$20,065.67**

City Plan Commission Recommendation Ordinance 241040

Development Plan

Case No. CD-CPC-2024-00118

Approval with Conditions

Skyview Crossing at Tiffany Springs