Skyview Crossing at Tiffany Springs

Development Plan

NPD Committee

May 6, 2025

SKYVIEW CROSSING

Request

- Developer requests that the NPD Committee recommend approval of:
  - C.S. Ord. No. 241040 approving a development plan on 43 acres in District B3-3 to create 12 lots for multi-family, retail, and commercial development;
  - Ord. No. 241041 vacating approximately 83,000 square feet of unimproved right-of-way in District B3-3

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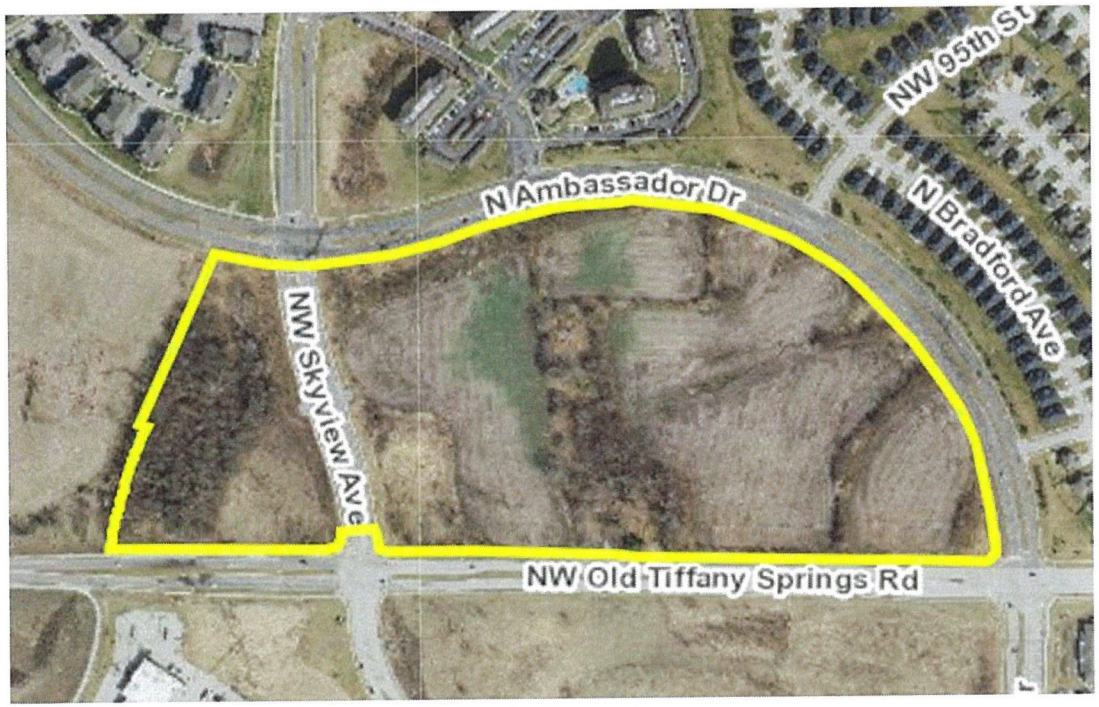
Staff and CPC Recommendation

- Staff recommends approval of the Development Plan
- CPC voted unanimously on Nov. 6th to recommend approval

DEVELOPMENT PLAN ANALYSIS

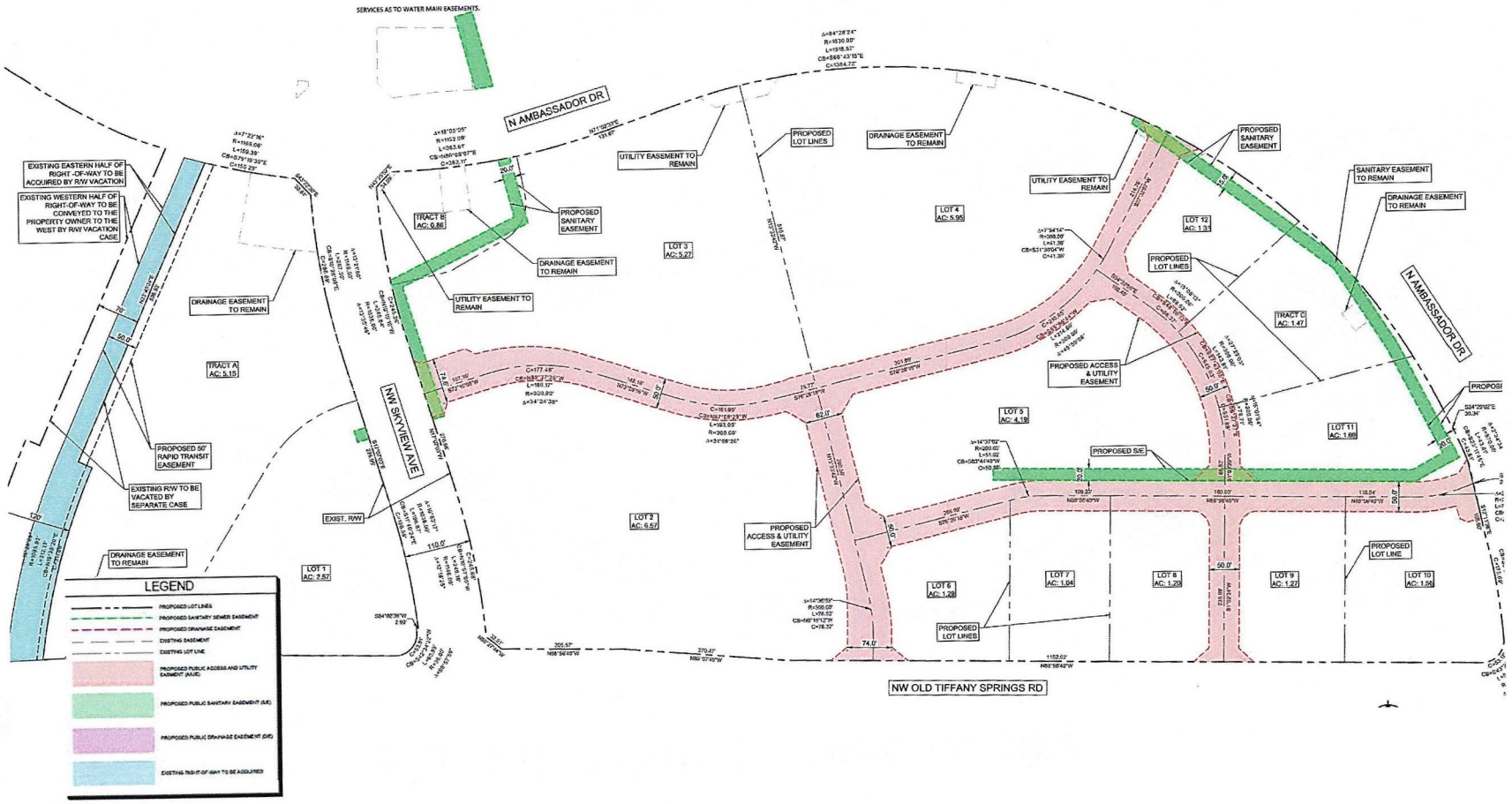
Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes, Subject to Conditions	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Each individual lot will be required to meet Parkland Dedication fees if a residential use is proposed.
Tree Preservation and Protection (88-424)	Yes	Yes, Subject to Conditions	
Parking and Loading Standards (88-420)	No		
Landscape and Screening Standards (88-425)	Yes	Yes, Subject to Conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, Subject to Conditions	
Sign Standards (88-445)	Yes	Yes, Subject to Conditions	
Pedestrian Standards (88-450)	No		

Overview

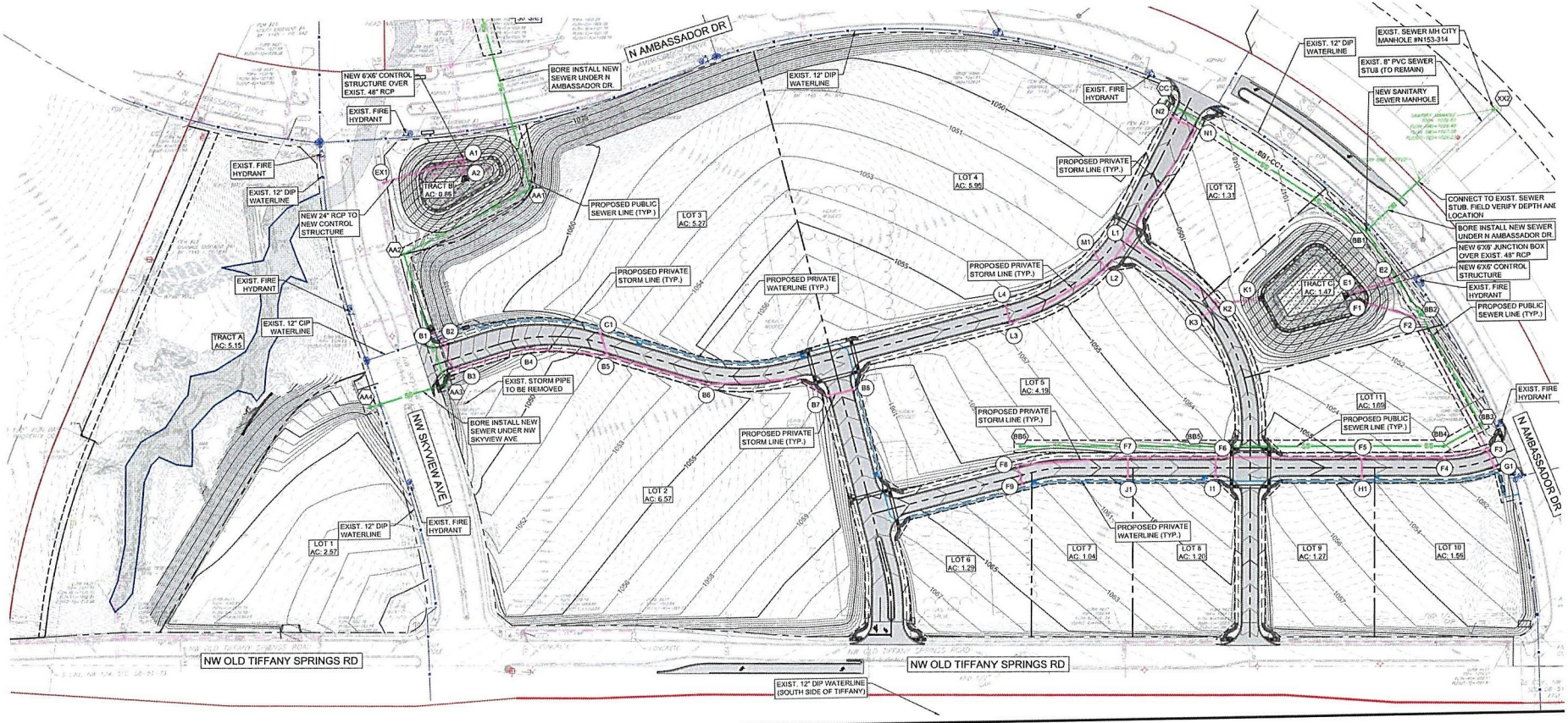


- Undeveloped 41-acre parcel zoned B3-3 with 36 acres of planned commercial development.
- Located on both sides of NW Skyview Avenue between N. Ambassador Dr. and NW Old Tiffany Springs Rd.
- Mix of office, retail, medical, and multi-family uses.

Preliminary Development Plan & Plat – 12 lots



Shared Public Infrastructure



C.S. Ord. No. 241040

a) Remove Condition #19 requesting 5' of additional right-of-way along NW Skyview Avenue (request made by Planning, not Public Works).

b) Modify Condition #15 to reflect applicable 2025 Parkland Dedication Fee Schedule.

c) Remove Conditions #9 & #28 each requesting 750' off-site water main stub extension on south side (opposite side) of NW Old Tiffany Springs Road that is not necessary to provide adequate water service to the project.

Staff Conditions

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.

APPLICANT REQUEST:
Remove condition #19 (requesting an additional 5' on each side, for 120' of total R/W width for Skyview Avenue). Public Works previously requested 110' to fully build out the roadway. The additional 10' (5'on each side) requested by Planning Department is not needed since the roadway is fully improved.

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.

APPLICANT REQUEST:
Modify condition #15 to provide for current (applicable) 2025 parkland dedication fee amount.

Remove Condition #19 – 5' Additional ROW

NW Skyview Ave shifted east, photo from 2018.

Public Works only requested 110' of right-of-way in 2018 to construct NW Skyview.

Planning Dept now requests additional 5' on either side, but NW Skyview is fully built (2020), including curb and gutter.

Companion case to vacate right-of-way for former Skyview connection.

Modify Condition #15 – 2025 Parkland Rate

From: Sanchez, Richard <Richard.Sanchez@kcmo.org>
Sent: Monday, May 5, 2025 1:09 PM
To: Smith, Justin <Justin.Smith@kcmo.org>; Rachelle Biondo <rbiondo@rousepc.com>; Clarke, Andrew <Andrew.Clarke@kcmo.org>
Cc: Barnes, Matthew <Matthew.Barnes@kcmo.org>
Subject: RE: 2025 Parkland Fee

Hi Rachelle,

The fee for 2025 is $20,065.67.

Please let me know if you have any questions.

Thanks,

Ricky Sanchez, AICP
Lead Planner
Parks and Recreation
Engineering, Planning & Design
City of Kansas City, Mo.
Phone: (816) 513-7678
Email: richard.sanchez@kcmo.org
Parks and Recreation Administrative Building
4600 E. 63rd Tfwy, Kansas City, Missouri 64130
KCParks.org

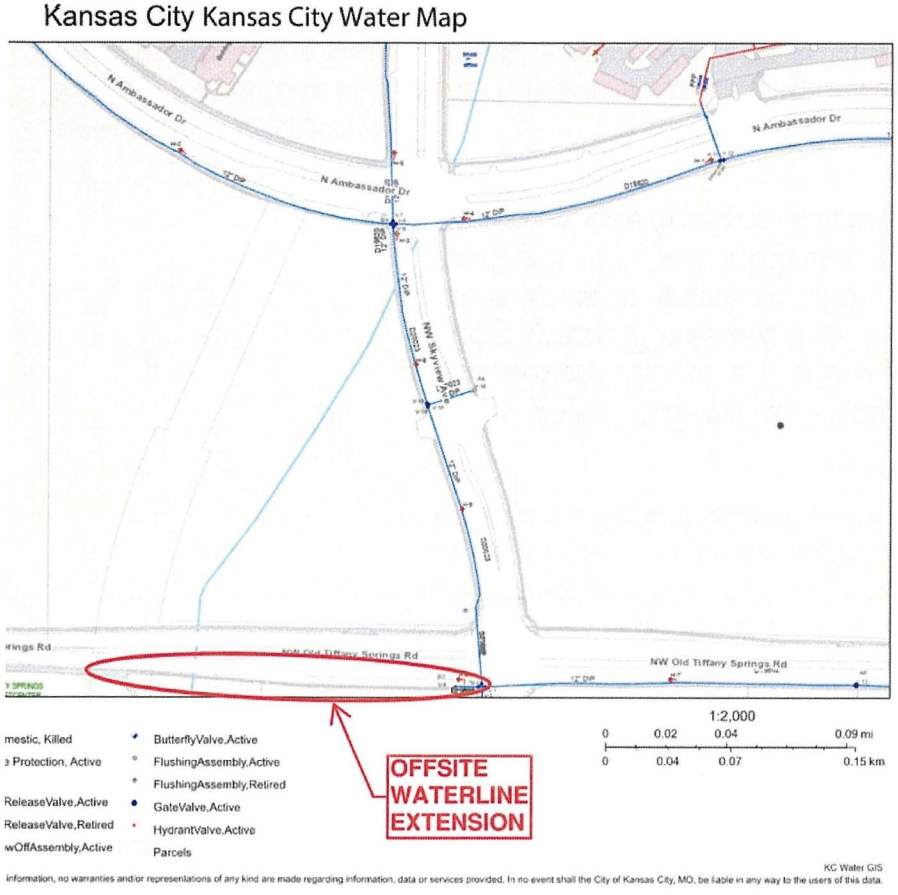
Staff Conditions

9. The applicant shall revise the plans to satisfy the Water Services Department 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 N.W. Old Tiffany Springs Road between N.W. 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.)

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.

APPLICANT REQUEST:
Remove conditions #9 and #28 (requesting an additional 750' of off-site waterline extension, which only benefits the property to the south). The City recently re-constructed Old Tiffany and elected not to install a new waterline at that time.

Remove Conditions #9 & #28 – Off-site Water Main Stub



Conditions #9 & #28

In 2006, the vacant land parcel was part of a larger 74 acre rezoning and development plan approval, Case No. 6029-GP-1. There is a general condition to extend watermain connections in Ord. No. 061287. We don't think the 750' watermain extension condition is proper for our project for several reasons:

1. Skyview Crossing sits north of NW Old Tiffany Springs Road, and we intend to use existing watermain connections from the 12" watermain on the west side of Skyview, the 12" main on the south/west side of Ambassador, and the 12" main of the south side of Old Tiffany Springs. This existing watermain loop has the capacity to provide service.

2. Water Services is asking for a 750' main extension stub on the south side of Old Tiffany Springs Road on the Vacant Land Parcel. This stub would not be operational, and would not connect to the 24" watermain on the east side of I-29. The request is not proportional to the impact that Skyview Crossing has on City infrastructure.

3. The Vacant Land Parcel is not owned by us. The obligation to install this 750' watermain stub should be a condition of development on the owners of the Vacant Land Parcel.

4. We would be willing to include the 750' watermain extension in the Skyview Crossing CID to reimburse the City and/or the owner of the Vacant Land Parcel on a subordinated basis.

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THANK YOU

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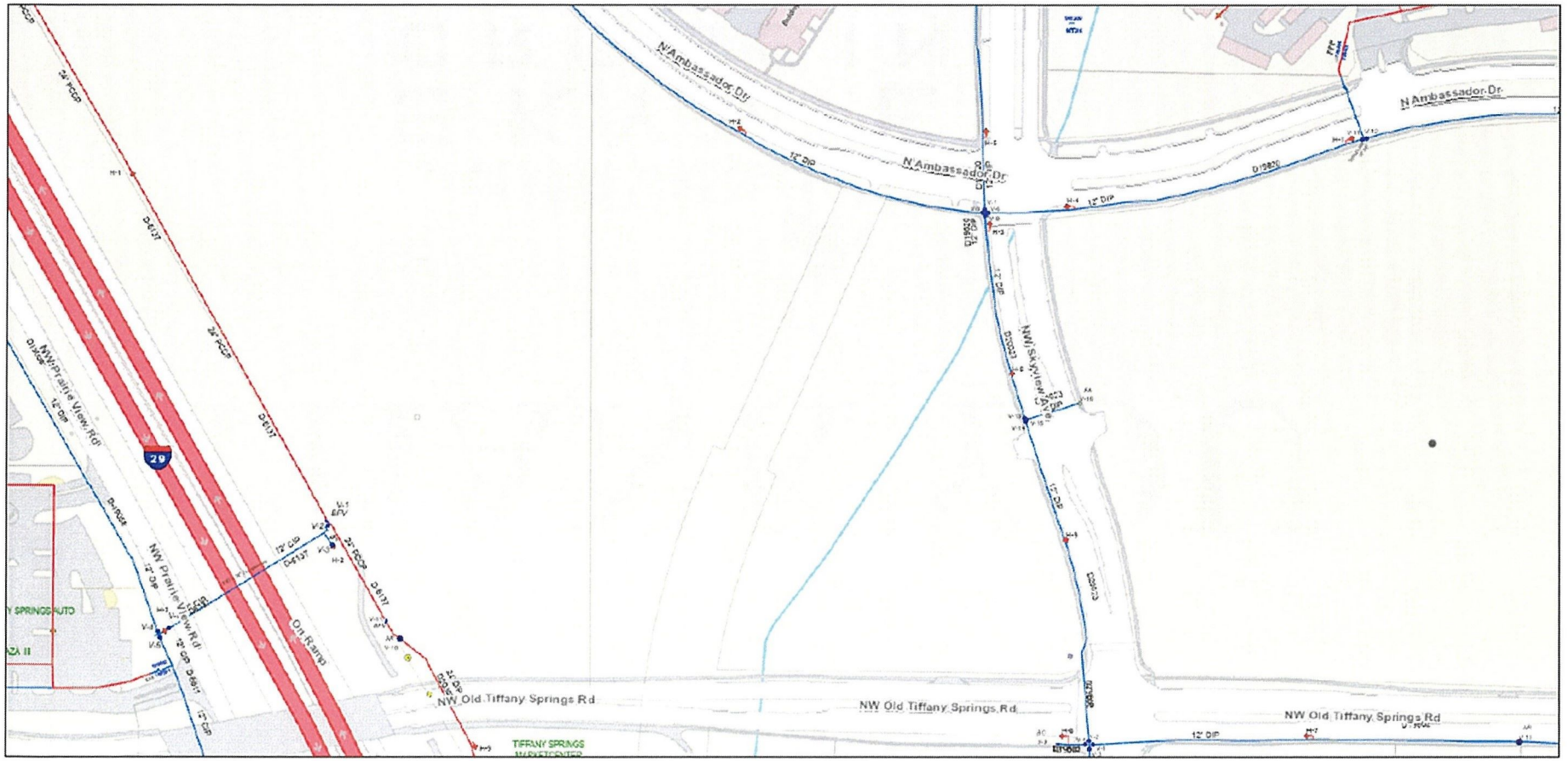
Additional Slides

Kansas City Kansas City Water Map



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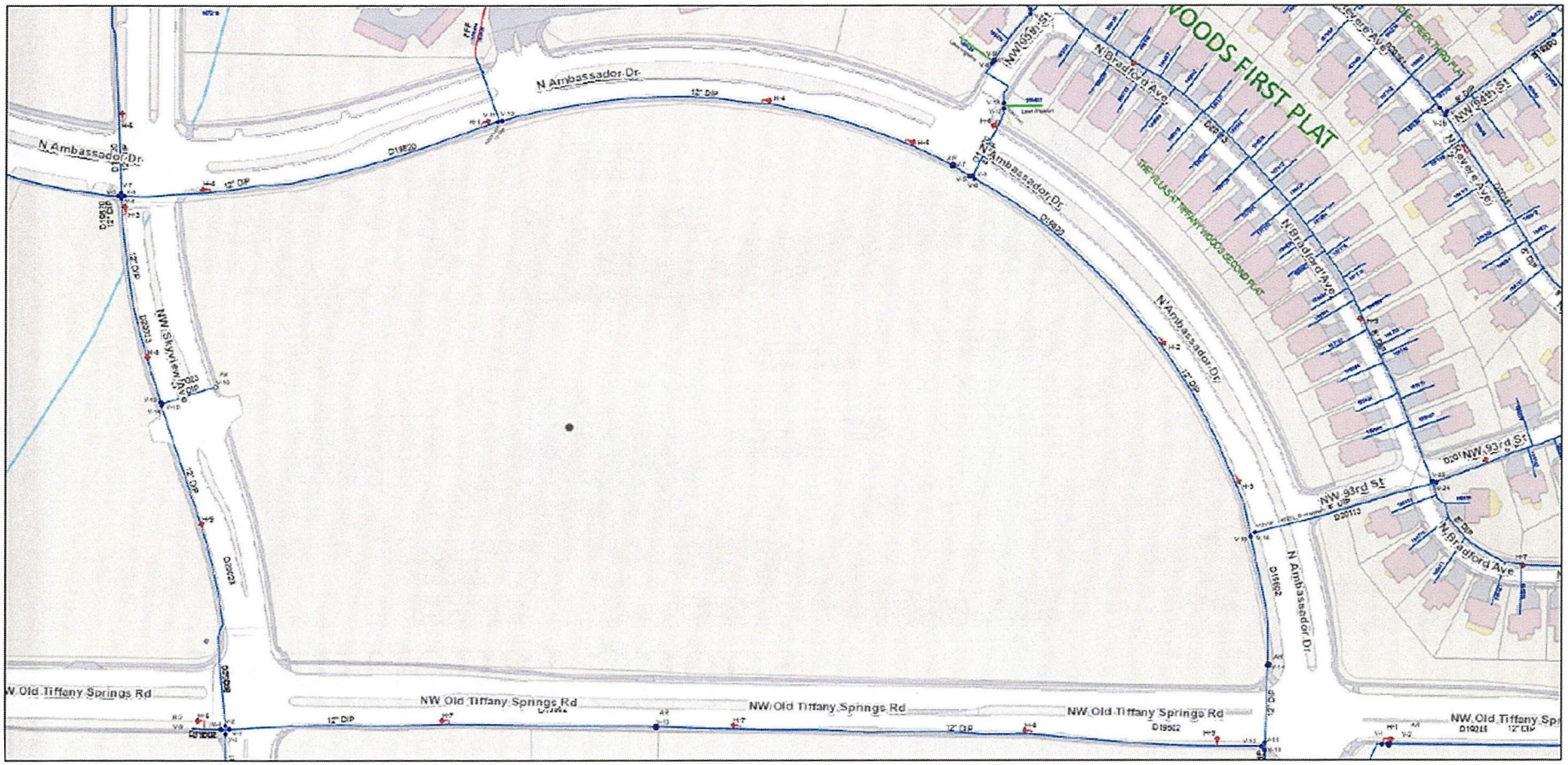
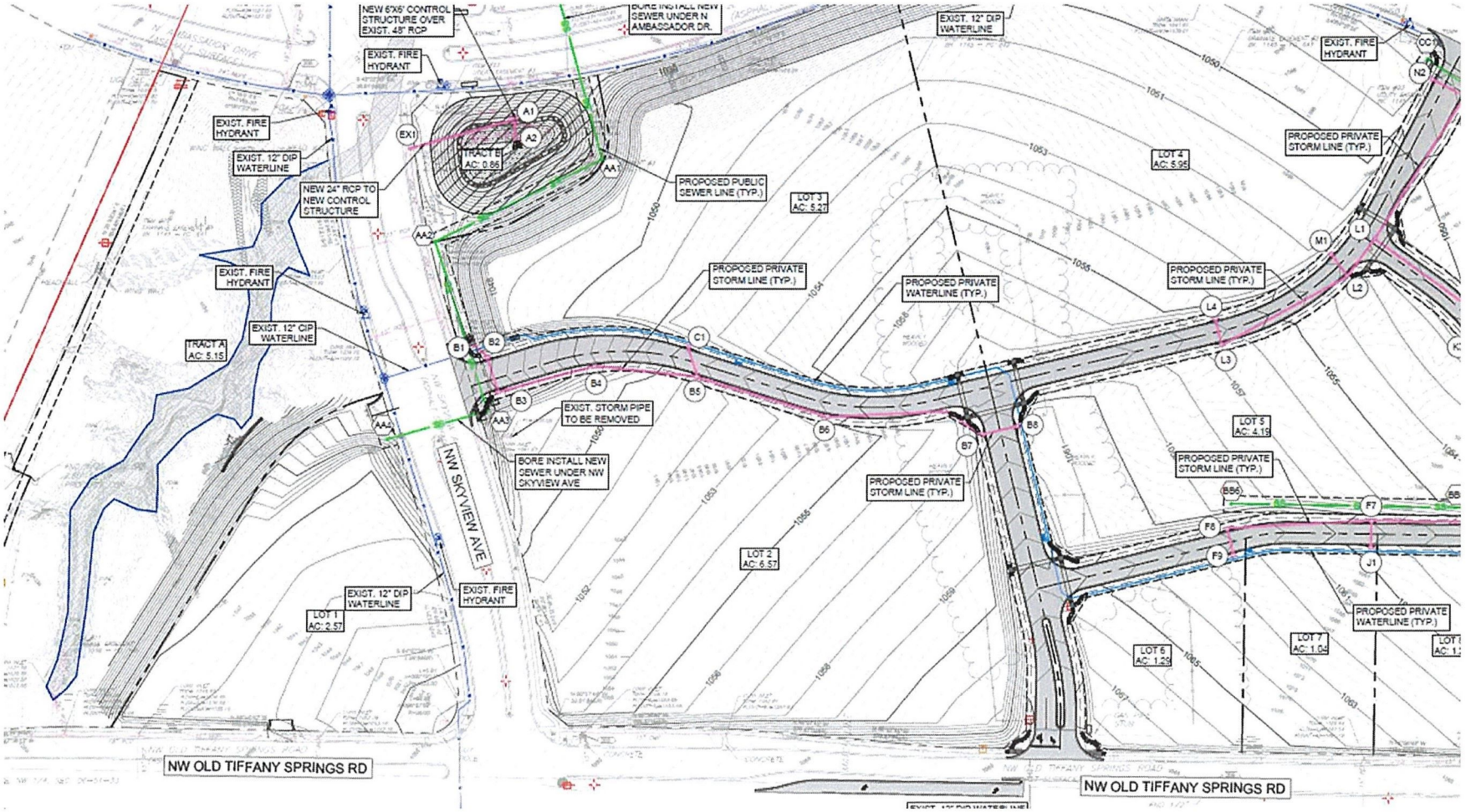
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