



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

November 6, 2024

**Project Name**  
Skyview Crossing at Tiffany Springs

**Docket #2**

**Request**  
CD-CPC-2024-00118  
Development Plan

**Applicant**  
Matt Kist  
Kimley-Horn

**Owner**  
Dan Odell  
Tiffany Woods Apartments LLC

**Location** 6698 NW Old Tiffany Springs Rd

**Area** About 43 acres

**Zoning** B3-3

**Council District** 1<sup>st</sup>

**County** Platte

**School District** Park Hill

**Surrounding Land Uses**

**North:** Residential, Zoned R-1.5

**South:** Commercial, Zoned B3-3

**East:** Residential, Zoned R-1.5 & R-7.5

**West:** Undeveloped, Zoned B3-3

**KC Spirit Playbook Alignment**  
CD-CPC-2024-00118 is likely to align.

**Land Use Plan**  
The KCIA Area Plan recommends Commercial for this location. The proposed plan aligns with this designation.

**Major Street Plan**  
NW Old Tiffany Springs Road is identified on the City's Major Street Plan as a Local Link. NW Skyview and N Ambassador Drive are identified on the City's Major Street Plan as Thoroughfares.

**APPROVAL PROCESS**



**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a Development Plan in District B3-3 (Commercial) on about 43 acres generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive, allowing for the creation of twelve (12) lots and two (2) tracts for a commercial development.

**PROJECT TIMELINE**

The application for the subject request was filed on August 23, 2024. No scheduling deviations from 2024 Cycle 10.2 have occurred.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

The subject site is not located within a registered neighborhood or homes association.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on September 24, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

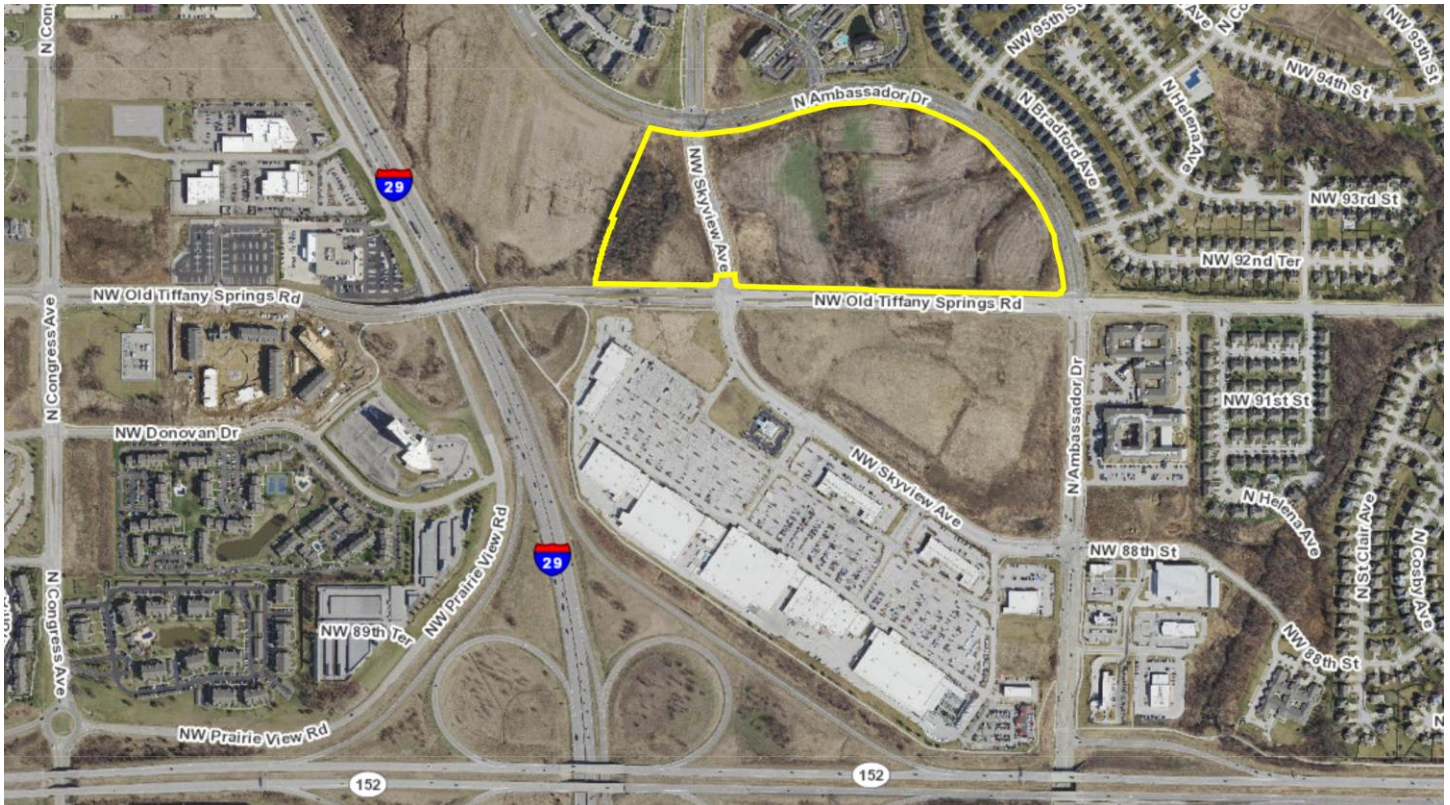
The subject site is currently undeveloped. Skyview Avenue was relocated through the middle of the site previously from its location to the west. There is an associated regulated stream on the west side the subject site.

**CONTROLLING CASE**

There is no controlling case for the subject site.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #2 Recommendation: **Approval Subject to Conditions**

**VICINITY MAP****DEVELOPMENT PLAN REVIEW**

The applicant is seeking approval of a Development Plan for an approximately 43-acre site within the existing B3-3 zoning district, located north of NW Old Tiffany Springs Road, between NW Skyview Avenue and North Ambassador Drive. The plan proposes to subdivide the unplatted parcel into 12 lots, with sizes ranging from 1.04 to 6.57 acres. While the Development Plan does not specify exact building footprints or locations, future development on these lots will undergo Project Plan review. This review will be conducted administratively by the City Planning and Development Department, ensuring compliance with the adopted Design Guidelines for Skyview Crossing.

The Development Plan shows street trees in compliance with the Zoning and Development Code. Future development on each lot must also comply with landscaping and screening standards per Section 88-425 of the Code and the Landscaping Guidelines within the Design Guidelines.

The proposed architectural materials and design elements within the design guidelines are consistent with adjacent developments. The architecture guidelines for Skyview Crossing establish standards for building form, facade composition, drive-thru facilities, gas pumps, roofing, signage, and screening.

Additionally, the Major Street Plan designates NW Old Tiffany Springs Road and NW Skyview Avenue as part of the Special Rapid Transit Corridor (SRTC), which will provide a vital future connection between the airport and downtown. Right-of-way and easements have already been secured along much of this corridor, including the south side of NW Old Tiffany Springs Road. The connection to the north will be preserved through the existing right-of-way on NW Skyview Avenue, located west of the development site. The developer will vacate this right-of-way through a separate application (CD-ROW-2024-00018) and easement via a Final Plat application.

**DEVELOPMENT PLAN ANALYSIS**

<b>Standards</b>	<b>Applies</b>	<b>Meets</b>	<b>More Information</b>
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		

**SPECIFIC REVIEW CRITERIA- DEVELOPMENT PLAN**

**DEVELOPMENT PLANS, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

The proposed Development Plan complies with all standards of the Zoning and Development Code.

**B. The proposed use must be allowed in the district in which it is located;**

The proposed Development Plan is allowed within the B3 Zoning District which permits commercial and residential uses.

**C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan. There are five access points to the site.

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**

The proposed Development Plan does not inhibit pedestrian circulation and safety.

**E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

Adequate utilities are existing or proposed on site or proposed for the Development Plan.

**The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

There are no proposed buildings or structures with this Development Plan. All future development on this site will be regulated by the Design Guidelines which are compatible with adjacent development. The Design Guidelines require that buildings must use no more than four exterior materials, excluding vinyl, and must maintain facade rhythm of 20-30 feet through design elements. Transparent storefronts are required, and building height limits are set at 60 feet for retail and 75 feet for multi-family buildings unless otherwise approved by the Design Review Committee (DRC). Drive-thru facilities should be placed away from major streets, with additional landscaping required if visible. Gas pump canopies must match the building's architectural style, and metal roofing panels must have muted colors and concealed fasteners. Utilities, dumpsters, and rooftop mechanical equipment must be fully screened with materials compatible with the building design to ensure visual appeal, safety, and efficient traffic flow.

**F. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

The Landscaping Guidelines of the Skyview Crossing Design Guidelines aim to promote a human-scaled, pedestrian-friendly environment. Parking areas adjacent to public rights-of-way require a minimum 6-foot landscape buffer, or as per Kansas City, MO standards (whichever is greater), with 3-foot vertical screening established by the end of the first growing season. Screening may include double rows of evergreen shrubs, decorative walls, or berms. Tree plantings within the buffer may either match street trees in species and size or follow a natural pattern consistent with city regulations.

**G. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

Excess impervious area is not proposed with this Development Plan.



**H. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The Development Plan identifies trees to remain and new trees to be planted.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
  - a. Development Plan
  - b. Design Guidelines
3. Public Engagement Materials
4. Letter from Adjacent Neighborhood

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP  
Lead Planner



## Plan Conditions

Report Date: October 31, 2024

Case Number: CD-CPC-2024-00118

Project: Skyview Crossing at Tiffany Springs Development Plan

---

*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) with questions.*

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. That the applicant must submit a project plan to be approved administratively by the Director of City Planning and Development for each lot within the development. The project plan must conform to the adopted design guidelines approved with this Development Plan and include all submittal items as outlined by the Directors Minimal Submittal Requirements.
3. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
6. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
7. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
8. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by submitting a final plat for all lots created.
9. That prior to being heard by City Council all outstanding corrections as reflected in the Corrections Report with the Staff Report must be resolved.
10. That prior to being heard by the City Council 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(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / [Raymund.rhodes@kcmo.org](mailto:Raymund.rhodes@kcmo.org) with questions.*

11. All construction must meet the requirements of the 2018 IBC, KCBRC and 2021 IECC.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / [michael.schroeder@kcmo.org](mailto:michael.schroeder@kcmo.org) with questions.*

12. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

14. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
  - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
  - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
  - The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
  - Shall provide fire lane signage on fire access drives.
15. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
  - Fire hydrant distribution shall follow IFC-2018 Table C102.1

*Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.*

16. 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 certificate of occupancy or recording of final plat, whichever may come first for the residential portions of the development.

*Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.*

17. Ambassador Drive & Drive B  
Construct a westbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD.  
Old Tiffany Springs Road & Drive C  
Construct an eastbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD .

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

18. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
19. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
20. The developer shall dedicate additional right of way [and provide easements] for NW Skyview Ave 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.
21. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
22. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
23. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

24. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
25. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
26. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.  
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
27. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
28. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Patrick Lewis 816-513-0423  
North of River contact - David Gilyard 816-513-4772

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

29. Submit water main extension plans for the extension of approximately 750' of 12" DIP water main and fire hydrants along NW Old Tiffany Springs Road from NW Skyview Ave. to the western property limits. The water main extension shall follow all KC Water Rules and Regulations for Water Main Extensions and shall be under contract (permitted) prior to building permit issuance.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

30. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
31. The internal storm and water utilities located within private streets shall be private utility mains located within the utility and access easement and be covered by a Covenant to Maintain Private Utility Mains.
32. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.
33. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.
34. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
35. The developer must grant any BMP Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
36. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
37. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
38. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.



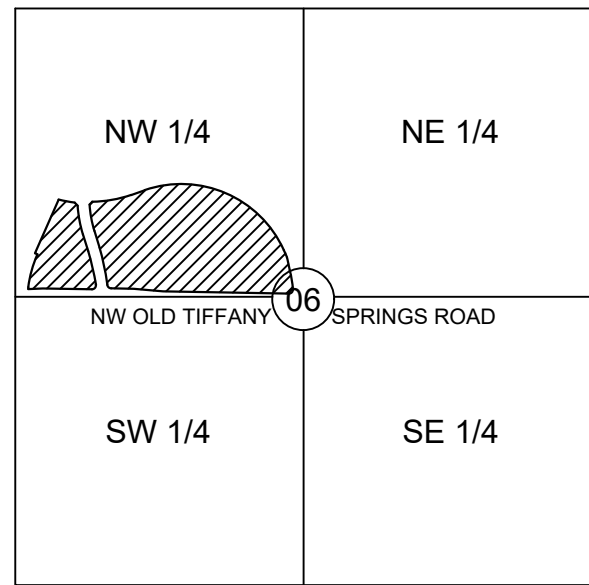
*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

39. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
40. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
41. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
42. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
43. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.
44. The developer shall provide Covenants to Maintain Private Storm Sewer Mains and Water Mains acceptable to KC Water for any private utility mains, prior to the issuance of any building permits.



# DEVELOPMENT PLAN FOR SKYVIEW CROSSING AT TIFFANY SPRINGS

NW 1/4, SECTION 06, TOWNSHIP 51N, RANGE 33W  
CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



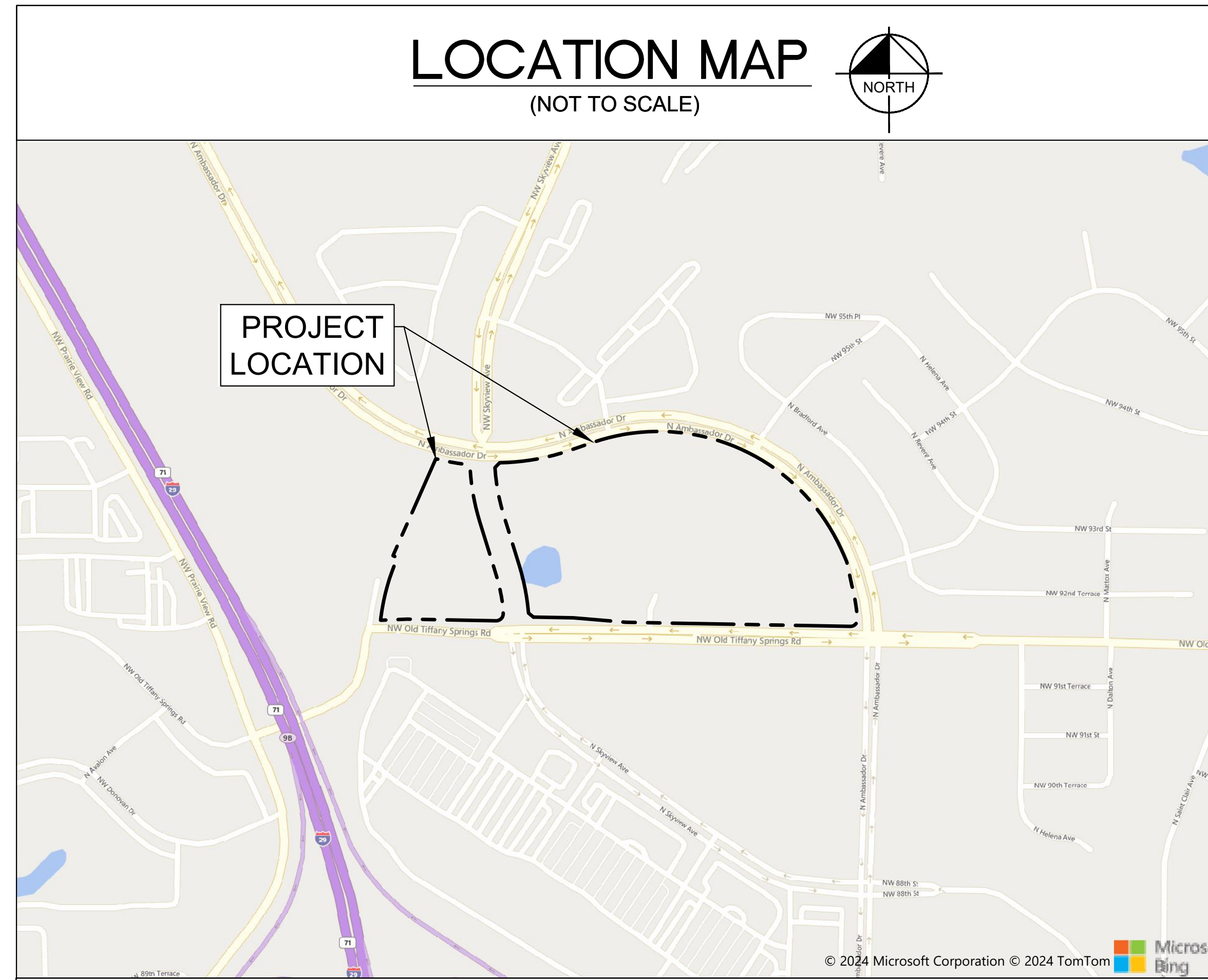
VICINITY MAP  
SEC. 06-51-33  
N.T.S.

## PROJECT TEAM

**DEVELOPER**  
SKYVIEW CROSSING WEST, LLC  
SKYVIEW CROSSING EAST, LLC  
1439 WOODBURY  
LIBERTY, MO 64088  
CONTACT: DAN O'DELL  
EMAIL: KDAWG6468@AOL.COM  
OWNER'S REP: JOHN DAVIS  
EMAIL: JOHN.DAVIS@REALFORESIGHT.COM

**CIVIL ENGINEER**  
KIMLEY-HORN & ASSOCIATES, INC.  
805 PENNSYLVANIA AVENUE, SUITE 150  
KANSAS CITY, MO 64105  
TEL: (816) 652-0350  
PRIMARY CONTACT: MATTHEW KIST, P.E.  
EMAIL: MATT.KIST@KIMLEY-HORN.COM  
SECONDARY CONTACT: KAITLIN RAYNOR  
EMAIL: KAITLIN.RAYNOR@KIMLEY-HORN.COM

**SURVEYOR**  
J&J SURVEY, LLC  
8680A N. GREEN HILLS ROAD  
KANSAS CITY, MO 64154  
CONTACT: JOHN B. YOUNG, PLS  
EMAIL: JOHN@JANDJSURVEY.COM



LOCATION MAP  
(NOT TO SCALE)

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	PRELIMINARY PLAT
C3	SHARED INFRASTRUCTURE PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
C6	TREE PRESERVATION PLAN
C7	STREAM BUFFER PLAN
L1	LANDSCAPE PLAN
E1	LIGHTING PLAN
E2	LIGHTING PLAN

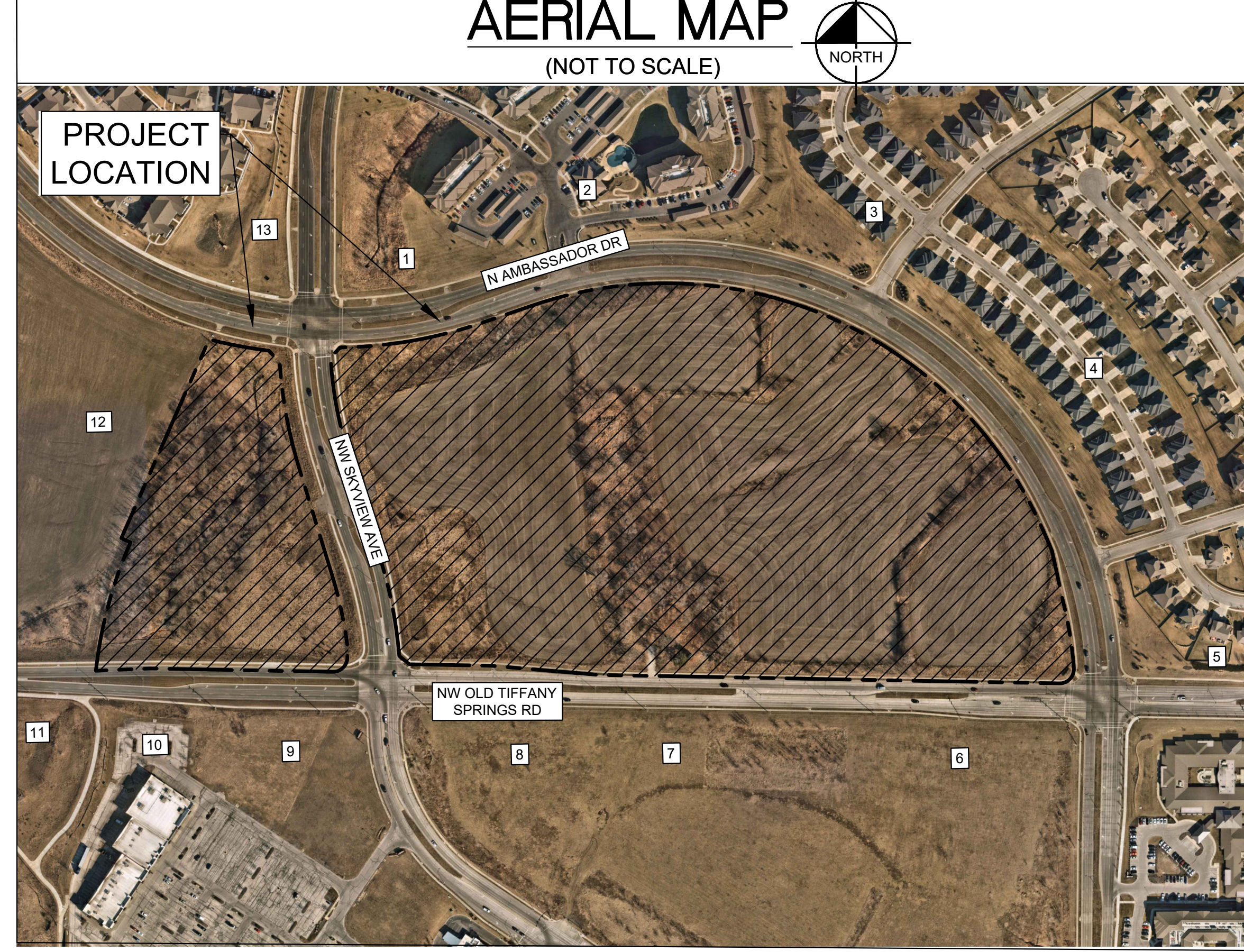
**NOTE**  
THIS DEVELOPMENT PLAN IS ACCOMPANIED BY AN ARCHITECTURAL DESIGN GUIDELINE, WHICH PROVIDES OVERALL REQUIREMENTS FOR THE FUTURE BUILDINGS AND TENANTS.

DEVELOPMENT PLAN DEVIATIONS	
1.	LOTS TO ALLOW MAXIMUM BUILDING HEIGHT OF 75 FEET FOR MIXED-USE BUILDINGS AND 60 FEET FOR SINGLE USE COMMERCIAL BUILDINGS WHICH EXCEEDS THE MAXIMUM BUILDING HEIGHT OF 60 FEET FOR MIXED-USE AND 55 FEET FOR SINGLE USE COMMERCIAL IN B3-3 ZONING PER KCMO ZONING AND DEVELOPMENT CODE SECTION 88-120-04.
2.	PROJECT REQUESTS A DEVIATION FROM REQUIRING AN OFF-SITE WATERLINE EXTENSION ALONG OLD TIFFANY SPRINGS ROAD, WEST OF SKYVIEW AVENUE. THE WATERLINE EXTENSION ONLY SERVES OTHER PROPERTY OWNERS, THEREFORE IS BEING REQUESTED TO BE EXCLUDED FROM THE PROJECT.

## LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS:  
AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER SAID SECTION 6; THENCE NORTH 88° 57'01", WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2,648.30 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 88° 56'40" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 122.16 FEET; THENCE NORTH 01° 03'20" EAST, 48.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NW TIFFANY SPRINGS ROAD AS ESTABLISHED IN BOOK 1089, AT PAGE 486 (SAID DOCUMENT ESTABLISHED RIGHT OF WAY FOR NW TIFFANY SPRINGS ROAD AND N AMBASSADOR ROAD); THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN COURSES: THENCE NORTH 88° 56'40" WEST, 1,152.61 FEET; THENCE NORTH 85° 07'45" WEST, 270.47 FEET; THENCE NORTH 88° 56'40" WEST, 205.57 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 83° 29'36" AND AN ARC DISTANCE OF 52.46 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,137.00 FEET, A CENTRAL ANGLE 00° 45'24" AND AN ARC DISTANCE OF 15.02 FEET; THENCE SOUTH 84° 02'36" WEST, 104.00 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 06° 13'59" EAST WITH A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 00° 19'21" AND AN ARC DISTANCE OF 5.81 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 96° 57'59" AND AN ARC DISTANCE OF 60.93 FEET; THENCE NORTH 88° 56'40" WEST, 450.03 FEET; THENCE SOUTH 87° 38'12" WEST, 134.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NW SKYVIEW AVENUE (MISSOURI HIGHWAY W) AS ESTABLISHED BY BOOK 672 AT PAGE 680; THENCE NORTHEASTERLY (DEPARTING AFORESAID NORTHERLY RIGHT OF WAY LINE OF NW TIFFANY SPRINGS ROAD) ALONG SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES: THENCE NORTH 07° 21'16" EAST, 17.70 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,085.92 FEET, A CENTRAL ANGLE OF 16° 28'08" AND AN ARC DISTANCE OF 312.13 FEET; THENCE NORTH 66° 10'36" WEST, 25.00 FEET; THENCE NORTH 23° 49'24" EAST, 536.93 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH AMBASSADOR ROAD AS ESTABLISHED IN BOOK 1145, AT PAGE 644 (SAID DOCUMENT ESTABLISHED RIGHT OF WAY FOR N AMBASSADOR ROAD AND NW SKYVIEW AVENUE); THENCE EASTERLY (DEPARTING AFORESAID EASTERLY RIGHT OF WAY LINE) ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 75° 38'22" EAST WITH A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 07° 22'16" AND AN ARC DISTANCE OF 150.38 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NW SKYVIEW AVENUE AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644; THENCE SOUTH 43° 22'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 38.61 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 03° 45'13" EAST WITH A RADIUS OF 1,146.00 FEET, A CENTRAL ANGLE OF 13° 21' 50" AND AN ARC DISTANCE 267.30 FEET; THENCE SOUTH 17° 07'03" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 161.32 FEET; THENCE NORTH 72° 52'57" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID NW SKYVIEW AVENUE AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 89° 07'39" EAST WITH A RADIUS OF 1,152.00 FEET, A CENTRAL ANGLE OF 18° 05'05" AND AN ARC DISTANCE OF 363.62 FEET; THENCE NORTH 71° 02'33" EAST, 131.67 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 84° 28'24" AND AN ARC DISTANCE OF 1,518.57 FEET; THENCE SOUTH 24° 29' 02" EAST, 30.34 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 02° 34'34" AND AN ARC DISTANCE OF 43.61 FEET; THENCE SOUTH 12° 1'38" EAST, 16.41 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N AMBASSADOR ROAD AS ESTABLISHED BY AFORESAID DOCUMENT RECORDED IN BOOK 1089 AT PAGE 486; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: THENCE CONTINUING SOUTH 12° 1' 38" EAST, 105.60 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 14° 41'18" EAST WITH A RADIUS OF 957.00 FEET, A CENTRAL ANGLE OF 10° 32'00" AND AN ARC DISTANCE OF 175.94 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 95° 12'40" AND AN ARC DISTANCE OF 59.82 FEET TO THE POINT OF BEGINNING, CONTAINING 41.38 ACRES, MORE OR LESS.

NOTE: LEGAL DESCRIPTION ABOVE DOES NOT INCLUDE THE AREA OF SKYVIEW AVENUE RW, BEING VACATED BY SEPARATE APPLICATION



AERIAL MAP  
(NOT TO SCALE)

PROPERTY NEIGHBORS			
ID NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS
1	TS DG LLC		7001 LOCUST GLADSTONE, MO
2	TIFFANY WOODS APARTMENTS LLC	9401 NW SKYVIEW AVE	1436 WOODBURY DR LIBERTY, MO 64068
3	TIFFANY WOODS AT ROSE CREEK HOMES ASSOCIATION INC	9471 N HELENA AVE	6601-A ROYAL ST PLEASANT VALLEY, MO
4	TIFFANY WOODS AT ROSE CREEK HOMES ASSOCIATION INC	9401 N AMBASSADOR DR	6601-A ROYAL ST PLEASANT VALLEY, MO
5	TIFFANY WOODS AT ROSE CREEK HOMES ASSOCIATION INC	6000 NW OLD TIFFANY SPRINGS RD	PO BOX 545 LIBERTY, MO 64069
6	LOF TIFFANY SPRINGS LLC	6299 NW OLD TIFFANY SPRINGS RD	2500 BEE CAVES RD BLDG 1 STE 390 AUSTIN, TX 78746
7	LOF TIFFANY SPRINGS LLC	6400 OLD TIFFANY SPRINGS RD	2500 BEE CAVES RD BLDG 1 STE 390 AUSTIN, TX 78746
8	LOF TIFFANY SPRINGS LLC		2500 BEE CAVES RD BLDG 1 STE 390 AUSTIN, TX 78746
9	ARC TSKCYM0001 LLC	9140 NW SKYVIEW AVE	23425 COMMERCE PARK STE 103 CLEVELAND, OH 44122
10	ARC TSKCYM0001 LLC	9118 NW SKYVIEW AVE	23425 COMMERCE PARK STE 103 CLEVELAND, OH 44122
11	ARC TSKCYM0001 LLC	6898 NW OLD TIFFANY SPRINGS RD	23425 COMMERCE PARK STE 103 CLEVELAND, OH 44122
12	TIFFANY SQUARE INC		7500 WEST 95TH ST, OVERLAND PARK, KS 66212
13	TUSTIN COMPADRES LLC	9641 N AMBASSADOR DR	465 FIRST ST WEST 2ND FLOOR SONOMA, CA 95476

KMR	9/27/2024	KMR	10/21/2024	KMR	DATE	BY
1	CITY COMMENTS	2	CITY COMMENTS	No.	REVISIONS	DATE
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MISSOURI 64105 PHONE: 816-652-0350 WWW.KIMLEY-HORN.COM						
SCALE:	AS NOTED	DESIGNED BY: KR	DRAWN BY: KR	CHECKED BY: MK		
<div style="border: 1px solid black; padding: 5px; display: inline-block;">           PRELIMINARY NOT FOR CONSTRUCTION         </div>						
<b>COVER SHEET</b>						
<b>SKYVIEW CROSSING AT TIFFANY SPRINGS</b> KANSAS CITY, PLATTE COUNTY, MISSOURI						
ORIGINAL ISSUE: 08/23/2024						
KHA PROJECT NO. 268646000						
SHEET NUMBER						
C0						

Drawing name: K:\KAC\_LIB\2024\08\000\_Skyview & Old Tiffany Design\DWG\DEVELOPMENT\PLAN\COVER SHEET.dwg COVER SHEET Oct 18, 2024 10:38am by: Kaitlin Raynor  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein is prohibited without the written authorization and adaptation by Kimley-Horn and Associates, Inc.



# EXISTING CONDITIONS NOTES

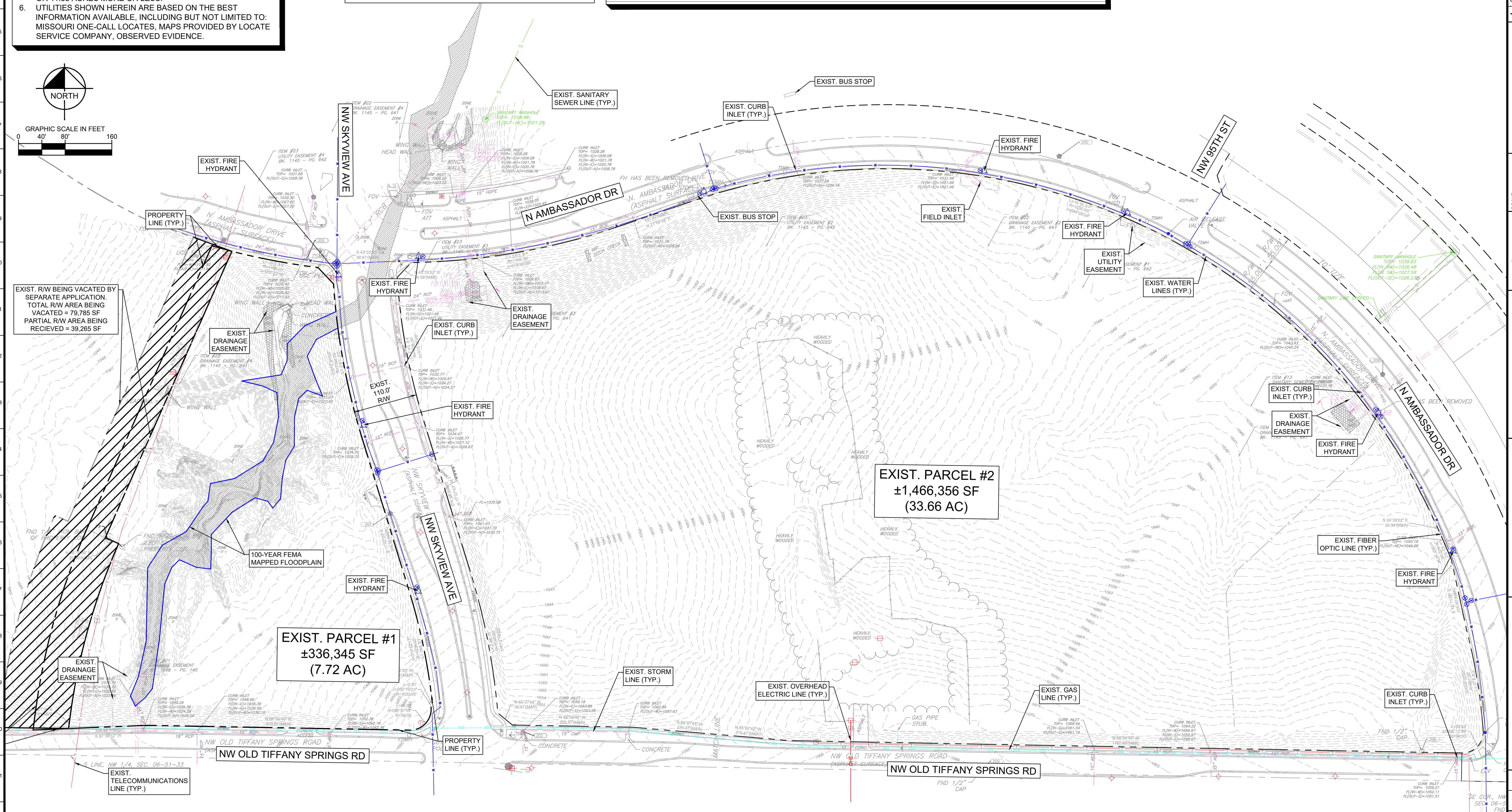
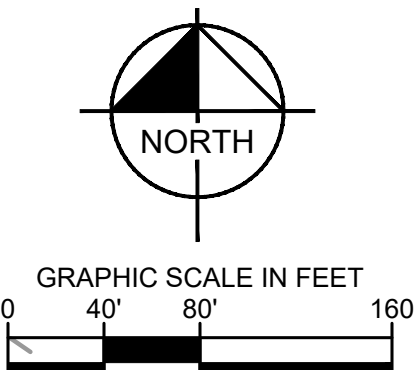
- EXISTING TOPOGRAPHY, EXISTING FEATURES, BOUNDARY, AND EASEMENT INFORMATION BASED UPON THE ALTA SURVEY FROM J&J SURVEY, DATED 8/15/2024. SEE ALTA SURVEY FOR ADDITIONAL INFORMATION.
- TITLE REPORT # 236584, DATED FEBRUARY 14, 2024 AT 8:00AM PROVIDED BY CHICAGO TITLE COMPANY WAS PROVIDED BY CLIENT.
- BASIS OF BEARINGS IS ESTABLISHED BY MISSOURI STATE PLANE COORDINATE SYSTEM BY GPS OBSERVATIONS.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BY (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD HAS NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM) 29095C0043G & 29095C0044G, EFFECTIVE JANUARY 20, 2017.
- THE SUBJECT PROPERTY CONTAINS 1,802,701 SQUARE FEET OR 41.38 ACRES MORE OR LESS.
- UTILITIES SHOWN HEREIN ARE BASED ON THE BEST INFORMATION AVAILABLE, INCLUDING BUT NOT LIMITED TO: MISSOURI ONE-CALL LOCATES, MAPS PROVIDED BY LOCATE SERVICE COMPANY, OBSERVED EVIDENCE.

SURVEY CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
1	1123891.38	2745543.62	1076.77	PL-03
200	1127919.59	2745611.16	1046.00	1/2" BAR & CAP SET
201	1127307.26	2744464.36	1040.14	PLUS CUT IN TOP OF CURB
202	1126933.50	2744691.72	1059.18	PLUS CUT IN CURB INLET
203	1127775.98	2744179.04	1036.15	PLUS CUT IN CURB INLET
205	1127743.88	2744322.04	1032.53	SQ. CUT IN CURB INLET
206	1127545.48	2746165.51	1042.66	1/2" BAR & CAP SET
208	1126899.95	2746232.47	1060.58	1/2" BAR & CAP SET
209	1126864.32	2745474.57	1069.58	1/2" BAR & CAP SET

**BENCHMARK:**  
 PL-03: Alum Disk Located on the North Right-of-Way of Tiffany Springs Road.  
 It is about 259 feet East of the entrance drive to a farm house with mailboxes numbered 6000 to 6008 and 26 feet North of the center of the road.  
 Elevation= 1076.77

# SURVEY LEGEND

- BENCHMARK
- SECTION CORNER AS NOTED
- MONUMENT FOUND AS NOTED
- SET MONUMENT AS NOTED
- FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- (M) - MEASURED DISTANCE
- (R) - RECORD DISTANCE
- ES - ELECTRIC SECTIONALIZER
- ELV - ELECTRIC VAULT
- FL - FLOW LINE
- FOV - FIBER OPTIC VAULT
- GAS PIPELINE MARKER
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- POWER POLE
- LIGHT
- GUY WIRE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- SIGN
- FIBER OPTIC MARKER
- WIRE FENCE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND WATER
- TREE LINE
- ZONE A
- ZONE X



EXIST. R/W BEING VACATED BY SEPARATE APPLICATION. TOTAL R/W AREA BEING VACATED = 79,785 SF. PARTIAL R/W AREA BEING RECEIVED = 39,265 SF.

**EXIST. PARCEL #1**  
 ±336,345 SF  
 (7.72 AC)

**EXIST. PARCEL #2**  
 ±1,466,356 SF  
 (33.66 AC)

KMR	KMR	9/27/2024	10/21/2024						
1 CITY COMMENTS		2 CITY COMMENTS		NO		NO		NO	
SCALE: AS NOTED DESIGNED BY: KR DRAWN BY: KR CHECKED BY: MK									
PRELIMINARY NOT FOR CONSTRUCTION									
<b>EXISTING CONDITIONS</b>									
<b>SKYVIEW CROSSING AT TIFFANY SPRINGS</b> KANSAS CITY, PLATTE COUNTY, MISSOURI									
ORIGINAL ISSUE: 08/23/2024 KHA PROJECT NO. 268646000 SHEET NUMBER									
<b>C1</b>									



# PRELIMINARY PLAT FOR SKYVIEW CROSSING AT TIFFANY SPRINGS SECTION 6, TOWNSHIP 51N, RANGE 33W CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

## LEGEND

- PROPOSED LOT LINES
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING EASEMENT
- EXISTING LOT LINE
- PROPOSED PUBLIC ACCESS AND UTILITY EASEMENT (A/U/E)
- PROPOSED PUBLIC SANITARY EASEMENT (S/E)
- PROPOSED PUBLIC DRAINAGE EASEMENT (D/E)
- EXISTING RIGHT-OF-WAY TO BE ACQUIRED

### UTILITY EASEMENT.

A UTILITY EASEMENT (U/E) IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION OF PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

### SEWER EASEMENT.

A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

### PAYMENT IN LIEU OF PARKLAND.

PARKLAND DEDICATION AND/OR PAYMENT IN LIEU OF PARKLAND DEDICATION REQUIREMENTS TO BE CALCULATED AT TIME OF BUILDING PERMIT. PAYMENT IN LIEU OF WILL BE BASED UPON THE ADOPTED 2024 RATE, PURSUANT TO SECTION 88-405-17-C OF THE ZONING AND DEVELOPMENT CODE.

### FLOODPLAIN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA'S FLOOD PANEL NO. 29095C0044G AND DATED JANUARY 20, 2017 AND MAP NO. 29095C0043G AND DATED JANUARY 20, 2017. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE A WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND THE REMAINDER OF THE PROPERTY IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### RIGHT OF ENTRANCE.

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL: PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

### STREET DEDICATION.

PUBLIC RIGHT IF WAY IS NOT BEING DEDICATED WITH THIS PLAT.

### BUILDING LINES.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS 10', AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

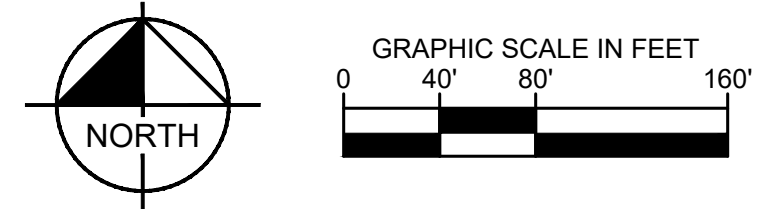
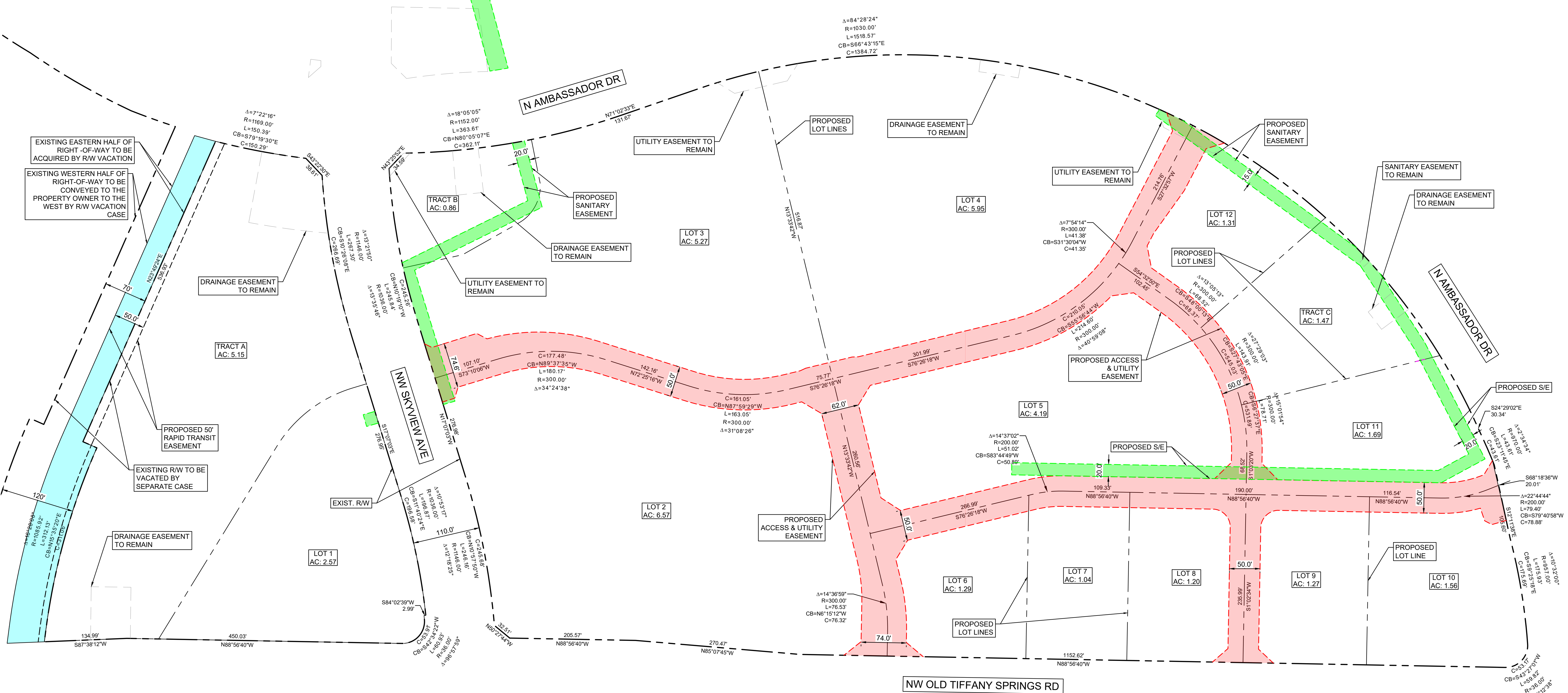
### DRAINAGE EASEMENT.

A DRAINAGE EASEMENT (D/E) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILT THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

### SPECIAL PURPOSE RAPID TRANSIT EASEMENT

A SPECIAL PURPOSE RAPID TRANSIT EASEMENT IS PROPOSED FOR THE SOLE PURPOSE OF KCATA FOR A RAIL CORRIDOR. NO BUILDINGS OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN SAID EASEMENT, UNLESS VACATED BY SEPARATE INSTRUMENT.

Drawing name: K:\KAC\_L\2024\08\23\08\000\_Skyview & Old Tiffany Design\CD\PLANS\DEVELOPMENT\PLAT\2 PRELIMINARY PLAT.dwg Date: 08/23/2024 10:38am By: Nathan Raynor  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion hereof without the written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NO.	DATE	REVISIONS	BY
1	9/27/2024		KMR
2	10/21/2024		KMR

**Kimley-Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
800 PENNSYLVANIA AVE, SUITE 150  
KANSAS CITY, MISSOURI 64105  
PHONE: 816.462.0300  
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	KR
DRAWN BY:	KR
CHECKED BY:	MM

PRELIMINARY  
NOT FOR  
CONSTRUCTION



**SKYVIEW CROSSING**  
AT TIFFANY SPRINGS  
PRELIMINARY PLAT  
KANSAS CITY, PLATTE COUNTY, MISSOURI

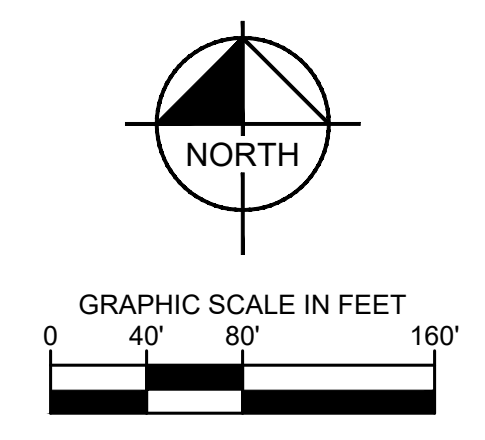
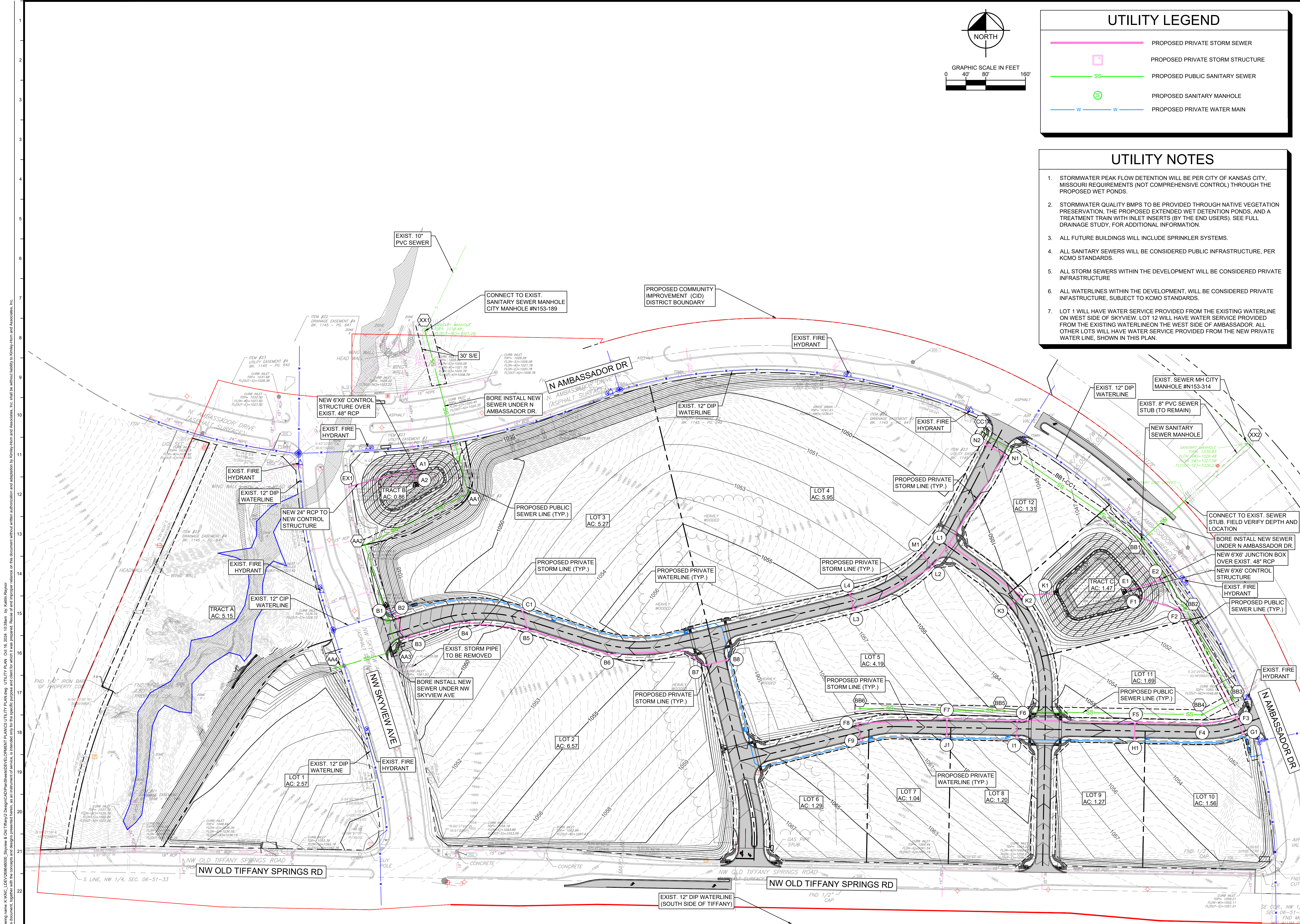
ORIGINAL ISSUE:  
08/23/2024  
KHA PROJECT NO.  
268646000  
SHEET NUMBER

C2









UTILITY LEGEND	
	PROPOSED PRIVATE STORM SEWER
	PROPOSED PRIVATE STORM STRUCTURE
	PROPOSED PUBLIC SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED PRIVATE WATER MAIN

- ### UTILITY NOTES
- STORMWATER PEAK FLOW DETENTION WILL BE PER CITY OF KANSAS CITY, MISSOURI REQUIREMENTS (NOT COMPREHENSIVE CONTROL) THROUGH THE PROPOSED WET PONDS.
  - STORMWATER QUALITY BMPs TO BE PROVIDED THROUGH NATIVE VEGETATION PRESERVATION, THE PROPOSED EXTENDED WET DETENTION PONDS, AND A TREATMENT TRAIN WITH INLET INSERTS (BY THE END USERS). SEE FULL DRAINAGE STUDY, FOR ADDITIONAL INFORMATION.
  - ALL FUTURE BUILDINGS WILL INCLUDE SPRINKLER SYSTEMS.
  - ALL SANITARY SEWERS WILL BE CONSIDERED PUBLIC INFRASTRUCTURE, PER KCMO STANDARDS.
  - ALL STORM SEWERS WITHIN THE DEVELOPMENT WILL BE CONSIDERED PRIVATE INFRASTRUCTURE.
  - ALL WATERLINES WITHIN THE DEVELOPMENT, WILL BE CONSIDERED PRIVATE INFRASTRUCTURE, SUBJECT TO KCMO STANDARDS.
  - LOT 1 WILL HAVE WATER SERVICE PROVIDED FROM THE EXISTING WATERLINE ON WEST SIDE OF SKYVIEW. LOT 12 WILL HAVE WATER SERVICE PROVIDED FROM THE EXISTING WATERLINE ON THE WEST SIDE OF AMBASSADOR. ALL OTHER LOTS WILL HAVE WATER SERVICE PROVIDED FROM THE NEW PRIVATE WATER LINE, SHOWN IN THIS PLAN.

NO.	DATE	BY	REVISIONS
1	9/27/2024	KMR	
2	10/21/2024	KMR	

**Kimley»Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 806 PENNSYLVANIA, SUITE 150  
 PHOENIX, ARIZONA 85001  
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
 DESIGNED BY: KR  
 DRAWN BY: KR  
 CHECKED BY: MK

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**SKYVIEW CROSSING**

**UTILITY PLAN**

**SKYVIEW CROSSING AT TIFFANY SPRINGS**  
 KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE: 08/23/2024  
 KHA PROJECT NO. 268646000  
 SHEET NUMBER **C4**

Drawing name: K:\KAC\_LB\268646000\_Skyview & Old Tiffany\Design\DWG\DEVELOPMENT\PLANS\UTILITY PLAN.dwg  
 Utility Plan - Oct 18, 2024, 10:33am - by: Kaitlin Raynor  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and proper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



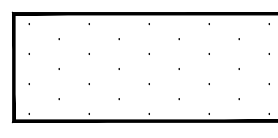
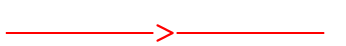


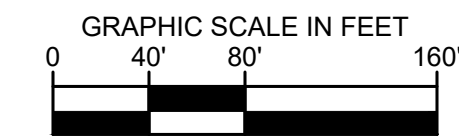
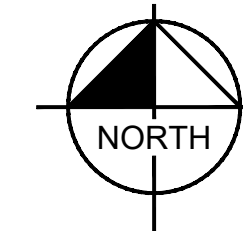
SHARED INFRASTRUCTURE	Cut	Fill	Thickness	Cut	Fill	Net	Cut/Fill	Notes
	SF	SF	Feet	CY	CY	CY		
Existing Grade vs Finished Grade	-	-	-	166,765	178,880	(12,115)	FILL	Surface to Surface, no fill factor
Pavement Section	112,374	0	1.17	4,857	0	4,857	CUT	Assume 8" Asphalt, 6" compacted aggregate
Additional Cut Under Curbs	16,902	0	0.83	520	0	520	CUT	Assume 4" Aggregate & 6" curb depth
<b>Total =</b>	<b>129,276</b>	<b>0</b>	<b>-</b>	<b>172,142</b>	<b>178,880</b>	<b>(6,738)</b>	<b>FILL</b>	

### GRADING NOTES

- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM.
- ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR SHALL INSTALL "DRY" CURB OR REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.

### GRADING LEGEND

-  1015 EXISTING CONTOUR
-  1015 PROPOSED CONTOUR
-  PERMANENT WATER POOL
-  PEDESTRIAN ACCESS ROUTE




**POND B**  
 BOTTOM OF POND = 1015.00  
 NORMAL POOL = 1021.00  
 MAX. WSE = 1024.49  
 STORAGE VOL. PROV. = 170,000 CF  
 STORAGE VOL. REQ. = 80,000 CF

**POND C**  
 BOTTOM OF POND = 1033.00  
 NORMAL POOL = 1039.00  
 MAX. WSE = 1044.55  
 STORAGE VOL. PROV. = 216,000 CF  
 STORAGE VOL. REQ. = 130,000 CF

**NEW RETAINING WALL**  
 MAX HEIGHT - 7 FT

Drawing name: K:\KAC\_LB\2024\08\000\_Skyview & Old Tiffany\2 Design\2\Development\Plan\Grading\Grading Plan Oct 18, 2024, 10:38am by: Kaitlin Reynor  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without the written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.


KMR	KMR	9/27/2024	10/21/2024	CITY COMMENTS	CITY COMMENTS	No.	DATE	BY
1	2							



© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 800 PENNSYLVANIA AVE, SUITE 150  
 PHOENIX, AZ 85006  
 WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED	DESIGNED BY: KR	DRAWN BY: KR	CHECKED BY: MK
--------	----------	-----------------	--------------	----------------

PRELIMINARY  
NOT FOR  
CONSTRUCTION



GRADING PLAN

SKYVIEW CROSSING  
AT TIFFANY SPRINGS

KANSAS CITY, PLATTE COUNTY, MISSOURI

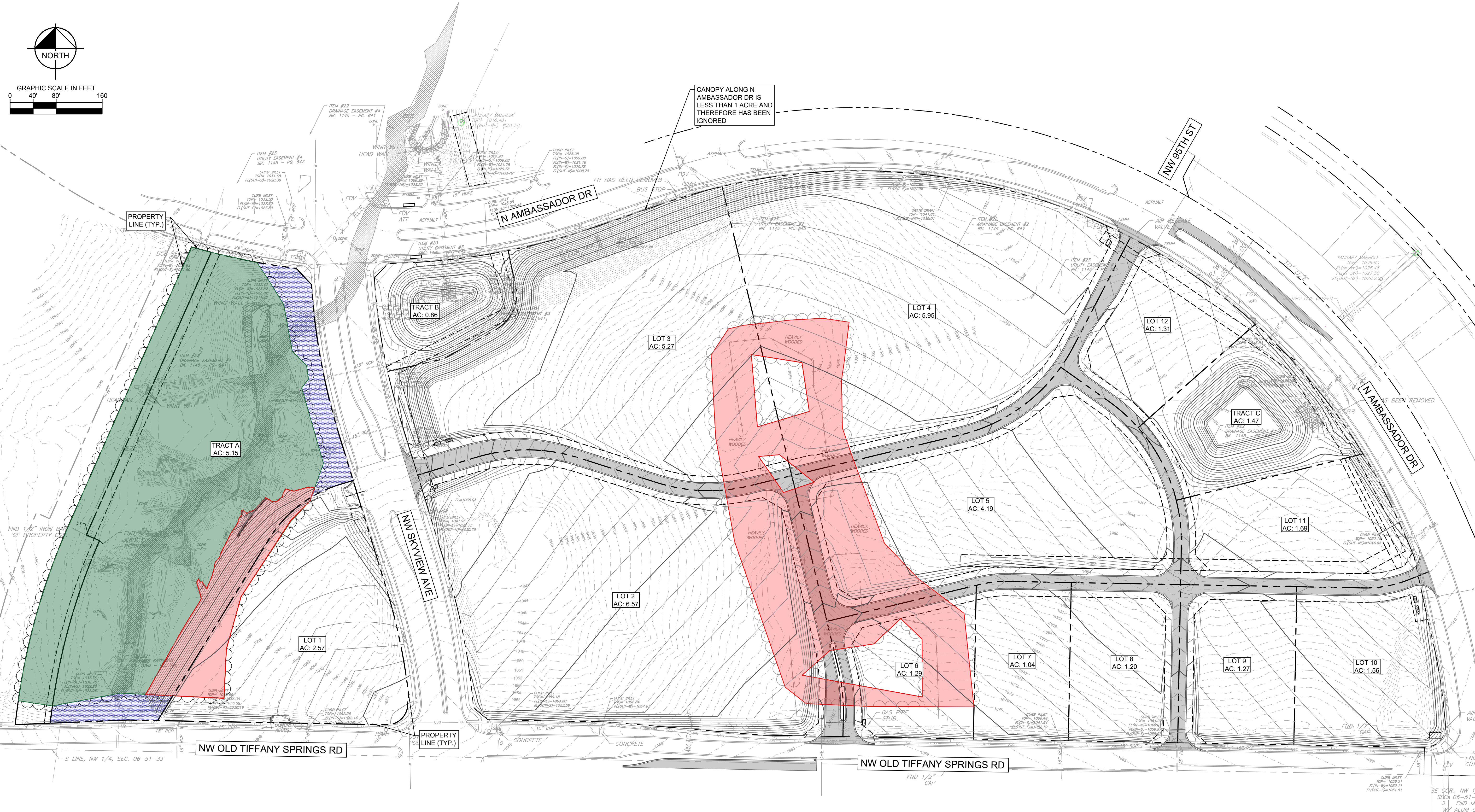
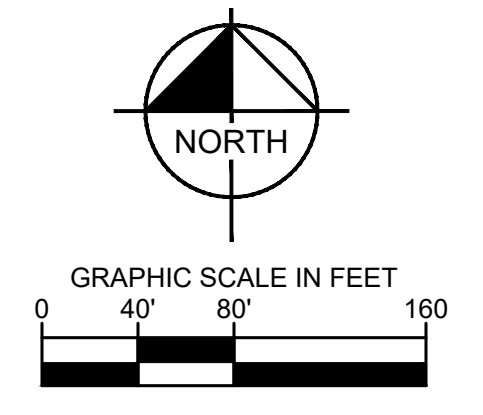
ORIGINAL ISSUE: 08/23/2024	KHA PROJECT NO. 268646000
SHEET NUMBER <b>C5</b>	



# TREE PRESERVATION LEGEND

- REMOVE EXISTING TREES
- PRESERVE EXISTING TREES
- UNDISTURBED TRACT A (STREAM BUFFER) WITHOUT ESTABLISHED TREES, PER CITY CODE 88-424-07-A-2
- PROPERTY LINE

TABLE 1 - TREE CALCULATION									
A	B	C	D	E	F	G	H	I	J
TREES REMOVED	UNDISTURBED STREAM BUFFER	TREES SAVED (WITHIN STREAM BUFFER)	DELTA (A-B-C = D)	TREE RATIO	CALIPER INCHES RATIO	CALIPER INCHES REQUIRED (D*E*F = G)	STREET TREE CALIPER INCHES PROVIDED, PER 88-425 (SEE LANDSCAPE PLAN)	MITIGATION INCHES REQUIRED (G-H = I)	MITIGATION REQUIRED? (YES IF > 0.00)
AC	AC	AC	AC	---	---	---	---	---	---
4.23	0.60	4.91	-1.28	0.35	150	-67.32	408.00	-475.32	NO
TREE MITIGATION IS NOT REQUIRED BECAUSE THE AMOUNT OF TREES SAVED IS LARGER THAN THE TREES BEING REMOVED.									



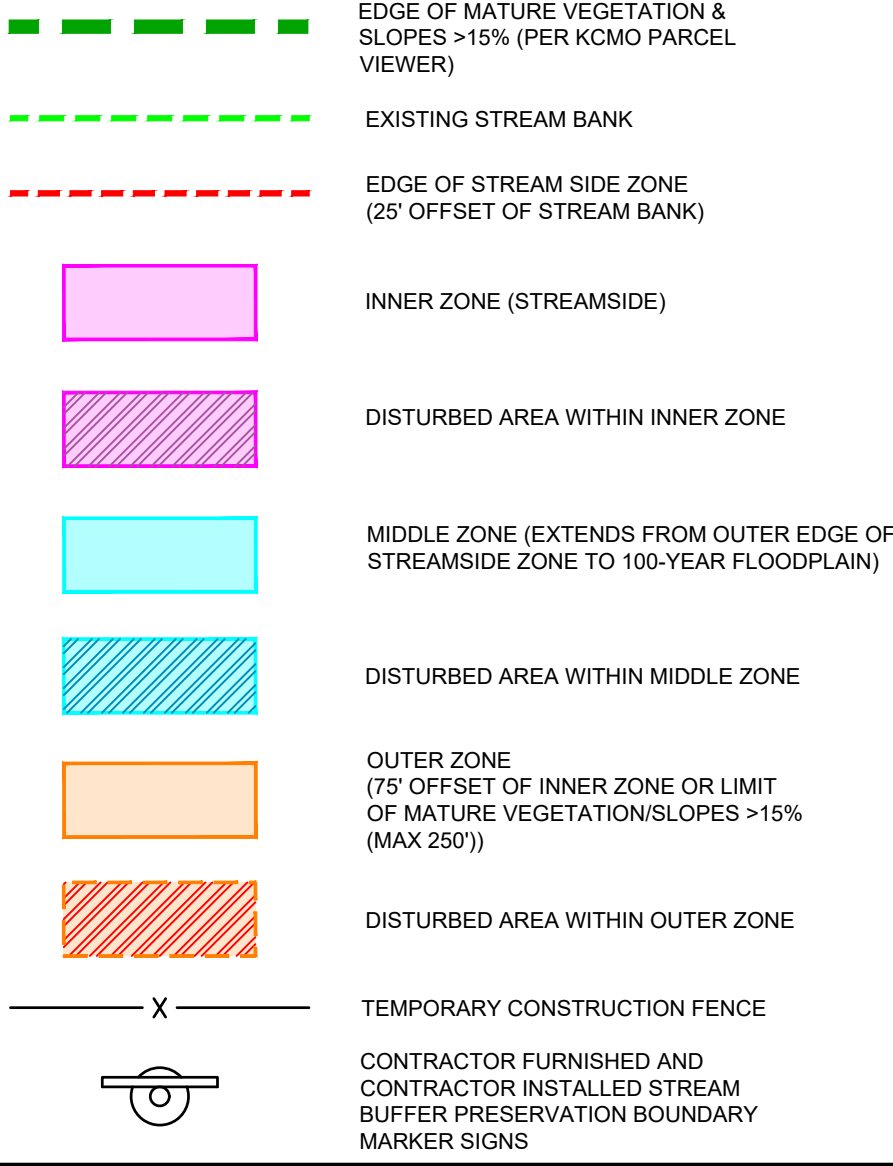
CANOPY ALONG N AMBASSADOR DR IS LESS THAN 1 ACRE AND THEREFORE HAS BEEN IGNORED

	KMR	9/27/2024	10/21/2024	DATE	BY
1	CITY COMMENTS				
2	CITY COMMENTS				
 © 2024 KIMLEY HORN AND ASSOCIATES, INC. 605 PENNSYLVANIA AVE, SUITE 150 PIAZZA CHATEAU, WILMINGTON, DE 19806 WWW.KIMLEYHORN.COM					
SCALE:	AS NOTED	DESIGNED BY: KKR	DRAWN BY: KKR	CHECKED BY: MK	
<div style="border: 2px solid black; padding: 5px; transform: rotate(-15deg); display: inline-block;">           PRELIMINARY NOT FOR CONSTRUCTION         </div>					
<b>TREE PRESERVATION PLAN</b>					
<b>SKYVIEW CROSSING AT TIFFANY SPRINGS</b> KANSAS CITY, PLATTE COUNTY, MISSOURI					
ORIGINAL ISSUE: 08/23/2024					
KHA PROJECT NO. 288646000					
SHEET NUMBER					
C6					

Drawing name: K:\KNC\_LDE\288646000\_Skyview & Od Tiffany\2 Design\2\PlanSheets\DEVELOPMENT\PLAN\TREE PRESERVATION PLAN.dwg Oct 18, 2024 10:38am by: Kaitlin Raynor  
This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and/or modification of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



# STREAM BUFFER LEGEND



## STREAM BUFFER NOTES

- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR." A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOODWAY AREAS IN ZONE AE, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS." A PORTION OF THE PROPERTY LIES WITHIN FLOOD ZONE A, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR." A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED), DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY OF THE CITY OF KANSAS CITY, MISSOURI, COMMUNITY NUMBER 290173, MAP NUMBER 29095C0043G & 29095C0044G, MAP REVISED JANUARY 20, 2017.
- TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM SURVEY DONE BY J&J SURVEY, INC ON APRIL 1, 2024.
- MITIGATION IN ACCORDANCE WITH SEC. 88-415-03-C IS NOT REQUIRED.
- STREAM BUFFER BOUNDARY MARKERS:
  - BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING, AND AFTER CONSTRUCTION.
  - BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING, GRADING OR SEDIMENT AND EROSION CONTROL.
  - CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
  - PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
    - FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
    - FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
    - THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.
    - REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".
    - SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.
- MIDDLE ZONE IS CALCULATED BASED ON THE EXISTING FEMA MAPPED FLOODPLAIN

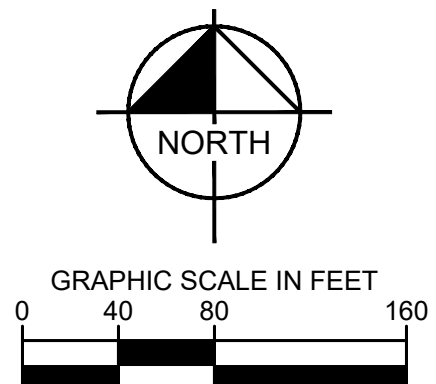
### CALCULATIONS

NO MORE THAN 40% OF THE OUTER STREAM BUFFER OUTER LIMITS CAN BE DISTURBED BY CONSTRUCTION ACTIVITIES

TOTAL STREAM BUFFER OUTER ZONE: 174,116 SF  
 TOTAL OUTER ZONE DISTURBED: 36,985 SF  
 TOTAL PERCENT OF OUTER ZONE DISTURBED: 21.2%

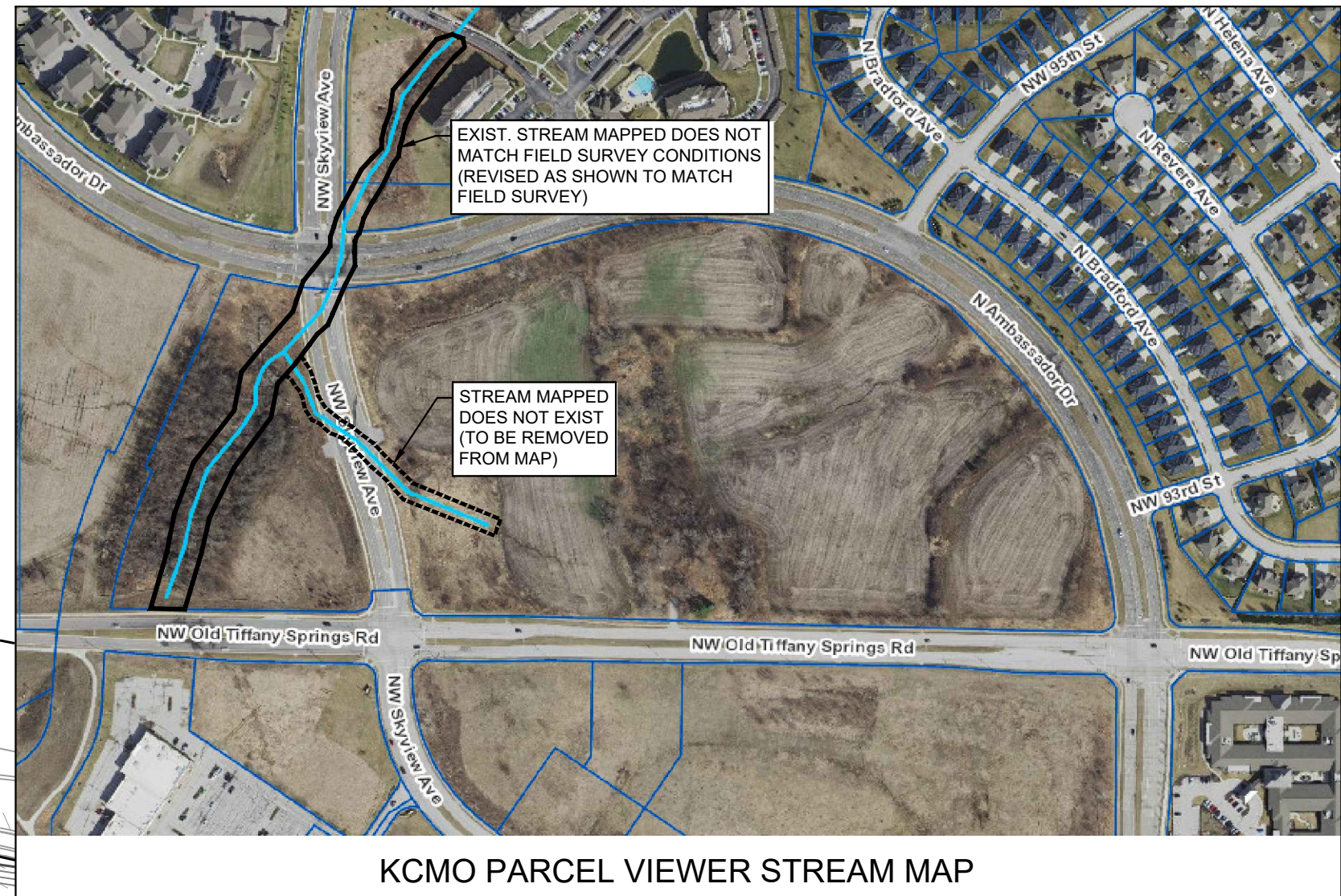
SUMMARY OF QUANTITIES*				
DESCRIPTION	QUANTITY	UNIT	AS-BUILT	CONTRACT
STREAM BUFFER				
BOUNDARY MARKER	21	EA	--	1
TEMPORARY CONSTRUCTION FENCE	620	LF	--	1
PREPARE AS-BUILT DRAWINGS	1	EA	--	1

\*QUANTITIES SHOWN ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING THEIR OWN QUANTITIES



## Final - Stream Buffer Plan Checklist

a. Existing topography with at least 2-foot contour intervals	✓
b. Field delineated, marked, and surveyed streams and wetlands	✓
c. Field delineated, marked, and surveyed mature riparian vegetation limits as described in 88-415-07-D.4	✓
d. Slopes of 15% or greater in each sub-drainage area based on a site topographic survey	✓
f. The location of proposed structures or activities	✓
g. The location of field delineated and surveyed stream buffer zones	✓
h. The total acreage of mature riparian vegetation and steep slopes in the outer zone	✓
i. The location and total acreage of proposed clearing and grading in the outer zone, and the percentage of proposed outer zone area to be cleared (if applicable in accordance with 88-415-03-C88-415-03-C)	✓
j. The limits and total acreage of proposed mitigation of outer zone vegetation and the percentage of outer zone area to be mitigated (if applicable in accordance with 88-415-07-C)	N/A



KCMO PARCEL VIEWER STREAM MAP

Drawing name: K:\KAC\_LIVE\2024\08\08\SKYVIEW\DEVELOPMENT\PLAN\STREAM BUFFER PLAN.dwg, C8 STREAM BUFFER PLAN, Oct 18, 2024, 10:38am, by: Kaitlin Raynor  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of any other project or plan on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NO.	CITY COMMENTS	DATE
1		
2		

**Kimley-Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 800 PENNSYLVANIA AVE., SUITE 150  
 KANSAS CITY, MO 64101  
 PHONE: 816.462.0330  
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
 DESIGNED BY: KR  
 DRAWN BY: KR  
 CHECKED BY: MK

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION



## SKYVIEW CROSSING STREAM BUFFER PLAN

KANSAS CITY, PLATTE COUNTY, MISSOURI

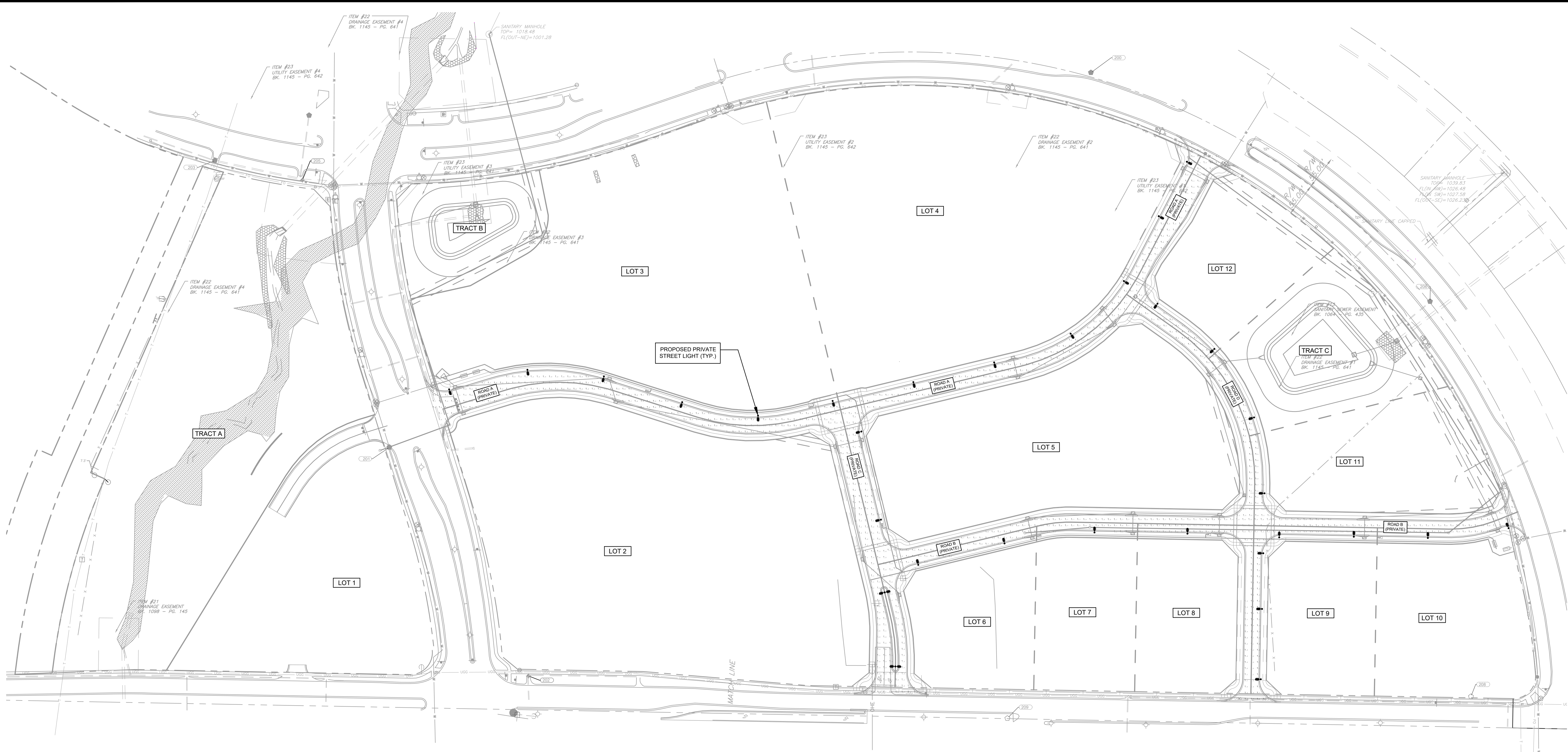
ORIGINAL ISSUE:  
 08/23/2024  
 KHA PROJECT NO.  
 268646000  
 SHEET NUMBER



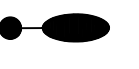
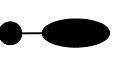




Drawing name: K:\KAC\_LITE\2024\Development\Lighting\Lighting Plan - Oct 18, 2024, 10:38am by Kaitlin Raynor  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### ELECTRICAL AND LIGHTING LEGEND

-  PROPOSED LIGHT POLE WITH SINGLE LUMINAIRE
-  PROPOSED LIGHT POLE WITH TWO LUMINAIRES

### PUBLIC LIGHTING NOTE

1. EXISTING PUBLIC STREET LIGHTING ON NE SKYVIEW AVE, N AMBASSADOR DR, AND NW OLD TIFFANY SPRINGS RD TO BE EVALUATED PRIOR TO ISSUANCE OF BUILDING PERMIT.

### ILLUMINANCE SUMMARY

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE B	FC	0.88	1.7	0.2	4.40	8.50
DRIVE C	FC	1.03	1.7	0.5	2.06	3.40
DRIVE D	FC	0.91	1.8	0.3	3.03	6.00
DRIVE E_North	FC	0.86	1.6	0.3	2.87	5.33
DRIVE E_South	FC	1.06	1.4	0.2	5.30	7.00

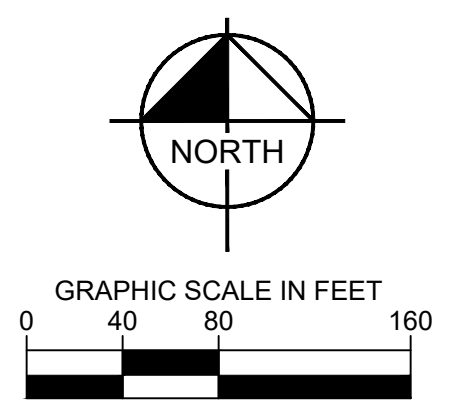
### PHOTOMETRICS NOTES

- ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN IN IN TABLES ARE IN FOOTCANDLES (FC).  
1 FC = 10.76 LUX.
- CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
- ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THE CALCULATIONS.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL BUILDING MOUNTED AND ARCHITECTURAL LIGHTING.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
- CONTRACTOR TO FIELD COORDINATE EXACT LOCATION OF POLES WITH UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS.
- CONTRACTOR SHALL CONFIRM POLE AND FIXTURE FINISHES, LUMINAIRE TEMPERATURE AND POLE STYLE WITH OWNER PRIOR TO PURCHASE.
- ALL MATERIALS, INSTALLATION AND PRACTICES SHALL ADHERE TO THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODE 88 - 430 - OUTDOOR LIGHTING AND ALL OTHER GOVERNING CODES AND REGULATIONS.
- BUILDING MOUNTED FIXTURES AND PRIVATE PARKING LOT LIGHTING WILL BE REQUIRED WITH THE DEVELOPMENT OF EACH LOT.

### TARGET ILLUMINANCE VALUES

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ROADWAY SEGMENT	FC	0.6	-	0.2	6:1	20:1

TARGET ILLUMINANCE LEVELS BASED ON THE IES RP-8-21 RECOMMENDED LIGHTING LEVELS AND THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODES 88 - 430 - OUTDOOR LIGHTING. THE GREATER OF THE TARGET ILLUMINANCE LEVELS SHALL BE OBSERVED.



No.	DATE	REVISIONS
1	9/27/2024	KMR
2	10/21/2024	KMR

**Kimley»Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 800 PENNSYLVANIA AVE, SUITE 150  
 PHOENIX, AZ 85003  
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
 DESIGNED BY: KR  
 DRAWN BY: KR  
 CHECKED BY: MK

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



**LIGHTING  
PLAN-1**

**SKYVIEW CROSSING  
AT TIFFANY SPRINGS**  
 KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE:  
08/23/2024  
 KHA PROJECT NO.  
268646000  
 SHEET NUMBER

**E1**





# Design Guidelines for Skyview Crossing

## Table of Contents

Overview, Project Synopsis	4-5
Design Review Process	6-7
Skyview Crossing Land Use	8
Architectural Style	9
Multi-Family Composition	10-11
Drive-Thru Facilities	12
Roofing	13
Signage	14-15
Screening and Fencing	16
Landscaping	17
Community Product Standards	18
Approved Plant Material	19-23



THIS PAGE INTENTIONALLY LEFT BLANK

## Introduction

### Project Synopsis

Skyview Crossing is an up and coming community encompassing approximately 41-acres. This multi-generational community includes 36 acres of commercial development consisting of office, retail, medical, multi-family spaces. Skyview Crossing commercial support current and future trade areas in Kansas City, Missouri.

### Purpose and Intent

These Design Guidelines set forth a consistent standard of quality throughout the commercial parcels for the Skyview Crossing Development. In addition, these Design Guidelines are intended to guide physical development of each parcel and ensure the design remains true to the developed vision and character established. It is anticipated that during the design process for each site, a site specific detailed site plan will be provided by the future developer or end-user.

### Organization of Design Guidelines

These Design Guidelines include sections related to:

- Goals: defining project development goals.
- Recommendations: providing recommendations to future developers/ parcel owners.
- Architecture: including standards and criteria for new construction executed by developer/builder or merchant builder.
- Improvements: describing how site design, walls, and commercial lots might be designed and constructed by the master developer or other developer/builder.

- Signage: describing retail signs and temporary signs located within the commercial development.
- Landscape: describing landscape design intent and approved plant materials within the commercial development.

### Relationship to Other Documents

These Design Guidelines are one of several documents providing design guidance for Skyview Crossing and are the primary document for use by the master developer or developer/ builder in undertaking any improvement, alteration, or remodel. Other documents relating to the physical development of Skyview Crossing include but are not limited to:

#### City of Kansas City, MO Codes or Ordinances

The City of Kansas City, MO has established codes and ordinances (Municipal Code) that affect buildings and subdivisions. A builder may elect to utilize the Municipal Code and ordinances in effect at the time of adoption of the Development Agreement. These Development Standards and Design Guidelines shall govern development of the planned community. If an item is not specifically addressed in the Design Guidelines, then building improvements shall be subject to Municipal Code and Building Codes.

#### Building Energy Code

All projects covered by this development plan and associated design guidelines, are understood to comply with the 2012 International Energy Conservation Code, not the 2021 version.

## Interpretation

Flexibility in interpretation and innovation is encouraged to create unique commercial environments within Skyview Crossing.

For purposes of interpretation of these Design Guidelines, the following provisions apply:

- The use of “may” or “should” means permissive, recommended, or advised, but not mandatory; the use of “shall,” “shall not,” “must,” “will,” “prohibited,” or “not allowed” means compliance is mandatory and not voluntary or permissive.
- Where two or more provisions within this document conflict, the more specific of stringent provisions shall supersede less specific of stringent provisions.
- It is the obligation of the applicant to request updated copies of the Design Guidelines.

Except as specifically defined herein or by City of Kansas City, MO Zoning or Building Codes, all words and terms used herein shall have customary dictionary definitions.

Note: National and regional branding and marketing standards for end-users, may override any “prohibited” item stated herein. The purpose is to allow end-user to maintain their recognizable branding standards.

## Goals

- Provide opportunity for a vibrant mixed-use development that will support desirable residential living opportunities in walkable proximity to new and existing restaurants, retailers, and service providers, as well as to public transportation.
- Promote a suburban infill development opportunity that efficiently utilizes existing public infrastructure improvements to minimize increase of the City’s current maintenance obligations.
- Foster economic growth through the creation of new job opportunities and the expansion of tax base with increased real property and new personal property, sales, use and earnings taxes generated from the development.

## Recommendations

- Influence developers to create cohesive developments.
- Promote development of commercial, retail, mixed-use, c-store, gasoline, car wash, medical businesses, dental, assisted living, daycare and multi-family development are recommended uses for Skyview Crossing.
- Locate commercial buildings near the street while multi-family uses face away from major roads.
- Create road networks that support future uses and reduce the amount of traffic accidents.

## Disclaimer

All photos within this document are for representational use only and Kimley-Horn claims no ownership of photos compiled from public domains.

## Design Review Process

All submittals for the design and implementation of site improvements, including but not limited to new construction, renovations of existing buildings, tenant improvements within a building, courtyards, plazas and outdoor dining areas, drive aisles and parking lots, landscaping, and signage are subject to review and approval by the Declarant and the Declarant’s representations. All design standards set forth in these guidelines, as amended shall govern the design.

Prior to submittal to the City of Kansas City building department, design documents must be submitted to the Declarant for review and approval. The Declarant shall provide written comments for the applicant’s records. Any deviation from the approved design documents must be immediately reported to and approved by the Declarant prior to implementation.

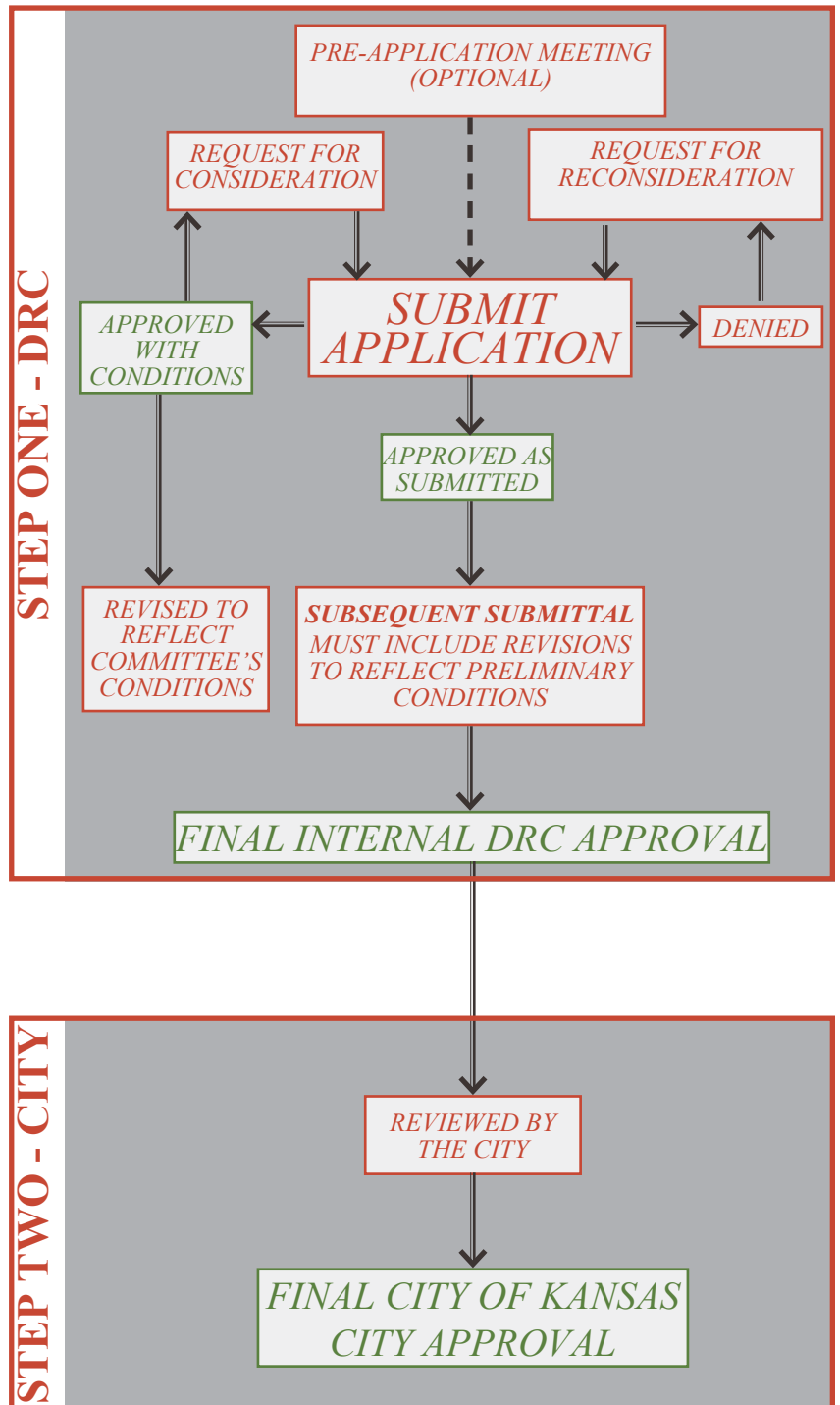
The applicant is responsible to conform to all applicable statutes, ordinances, regulations and codes and obtain all necessary licenses and permits to construct any improvement. Further, the Declarant shall not be responsible for errors due to the lack of field verification of existing conditions.

Master Developer (Declarant):

Dan O’Dell  
 Skyview Crossing East LLC.  
 1439 Woodbury  
 Liberty, MO 64068

Owners Representative:

John Davis  
 John.Davis@realforesight.com



## Internal Review Requirements for Design Review Committee (DRC)

### *Design Review and Approval Process*

The applicant and any consultants retained by the applicant may arrange for a pre-application interview with a member of the DRC, which consists of the Master Developer (Declarant) and Owners Representative, prior to submitting the application and prior to initiating any detailed design studies.

The applicant is encouraged to provide documents throughout the design process to minimize design revisions. It is strongly recommended that the initial submittal be provided prior to the completion of the conceptual design so that any necessary course of correction can occur early in the review process.

### **A. Preliminary Design Drawings**

The preliminary package should reflect the intended design, layout, character and finishes. Applicant shall submit these documents electronically (PDF file format).

The Conceptual Site Plan shall clearly illustrate at a minimum all of the following:

- Conceptual site plan and building plans, elevations and sections necessary to describe the initial design direction.
- Images used as inspiration for the design concept
- Images of proposed materials and finishes
- Proposed sign locations and approximate sizes (if applicable)
- Three-dimensional views of the proposed improvements are encouraged, but are not required

The following information shall be provided on the conceptual site plan:

- Name of proposed parcel
- Names, addresses, and phone numbers of recorded owners, subdivider, and person who prepared the plan
- Legend clarifying all markings and lines delineated on the plan
- Date of preparation, scale and north arrow
- Sufficient legal description of the land which identifies the location, including exterior subdivision boundary dimensions and acreage to the one-hundredth
- Names of adjacent subdivisions, including lot and block numbers
- Proposed commercial plot in its entirety at a scale suitable to present all information clearly and legibly
- Locations of intended pedestrian walkways
- Widths, locations, and purposes of all other rights-of-way and/or easements within or adjacent to the proposed subdivision
- Locations of existing and proposed power and telephone facilities and gas mains
- Locations and sizes of existing and proposed water mains.

### **B. Subsequent Design Submittals**

The parameters of subsequent submittals shall be determined on a case-by-case basis depending on the scope of the proposed improvements. Architectural improvements will require submittals at each stage of the design process including schematic design, design development and construction documents.



## Skyview Crossing Land Use

The land use plan below represents general areas of impervious, commercial, and business use along with wooded landscape areas. However, uses are considered flexible to allow swapping of land uses to provide a land use mix and density that positively impacts the development. The below land use exhibit identifies layouts for fixed public and private drive alignments. Future developers are responsible for all sidewalk connections on their lot.

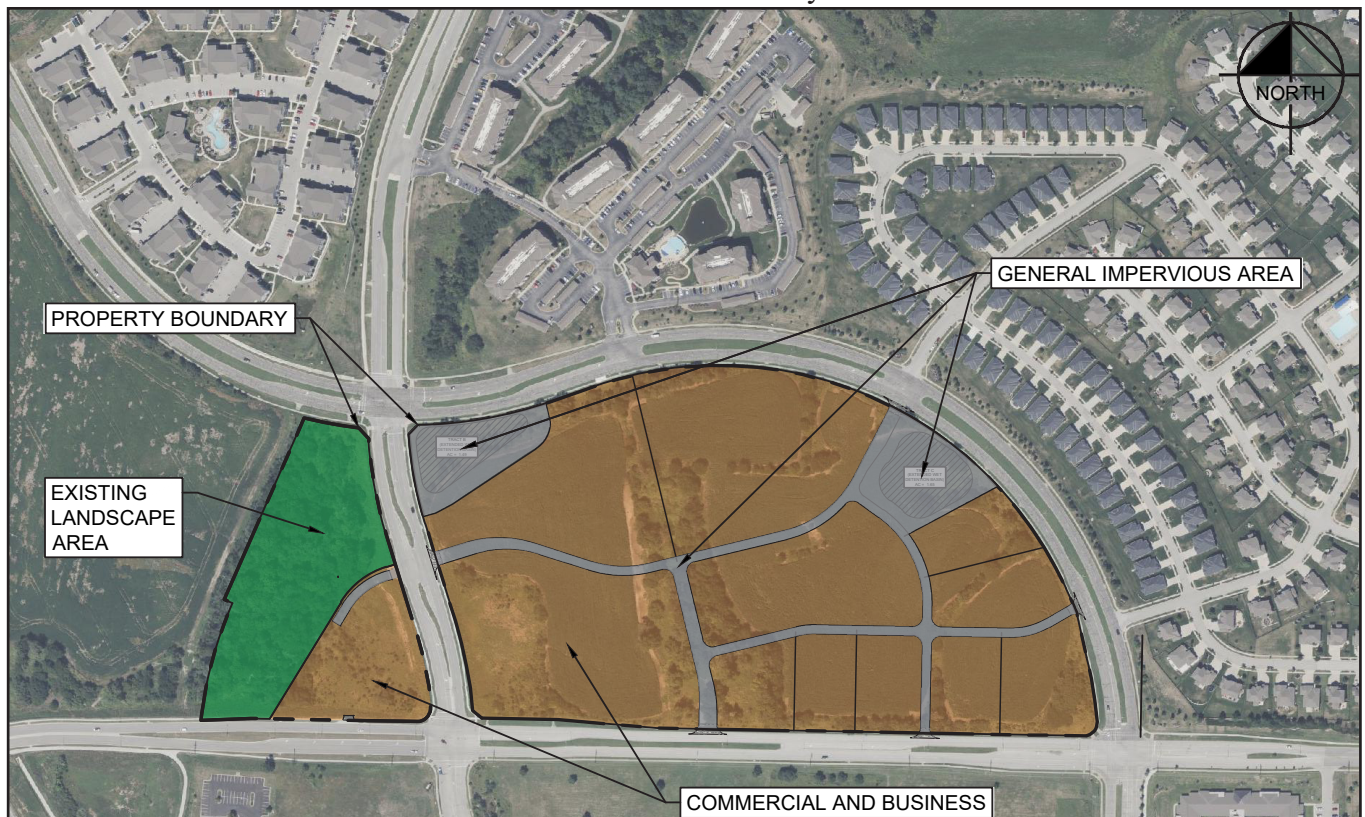
### Permitted uses

Below is a list of general permitted principle uses for development. (Refer to City Codes for specific requirements).

- **Multi-Family Residential** (apartments, townhomes, villas, attached, detached, etc.)
- **Retail Businesses and Services** (e.g. c-stores, drug stores, gas station, grocery stores, sports store, etc.)
- **Personal Services** (e.g. beauty salons, shoe and watch repair, dry-cleaners)
- **Restaurants, Sports Bars and Coffee Shops** may be drive-thru, dine-in, carry-out, and may include outdoor seating areas shall be allowed.
- **Offices** (medical clinics/centers, dentist, dermatologist, assisted living, daycare or similar professions)
- **Business and Professional Offices** (e.g. engineering, law, insurance, banks w/ drive-thrus, and similar uses)

### Prohibited uses

- Adult Businesses
- Heavy Industrial



Land Use Exhibit



## Architecture Style

Architecture guidelines establish building form and development standards for all structures within the site limits. Diagrams and images herein are for illustration only. Exact materials shall be designed by the Architect of Record. Buildings shall be located and designed to provide visual interest and create enjoyable, human-scaled spaces.

## Facade Composition

New spaces should consider utilizing building element guidelines listed below, however this is not a formal requirement. The pallet of recommended architectural features should be limited to no more than four (4) different exterior surface materials (e.g. glass, stucco, stone, metal panels, wood, etc.). Vinyl is prohibited as a building finish material. Buildings shall maintain a facade rhythm of 20'-30' feet. Rhythm may be achieved by changing materials, finishes, colors, or using design elements such as columns, canopies, etc.

When facing street-frontage and a main entry, retail storefront buildings shall be transparent. No solid doors are allowed as main entrance store fronts. Retail storefronts shall utilize display window store fronts as appropriate based on the end user. Retail building facade articulation shall not exceed an overall building height of 60'. All architectural requirements listed herein can be voided in the event a national retailer has a well established prototype and is approved by the DRC.

Multi-Family facade articulation shall not exceed an overall building size and height of

75 feet as measured from the average elevation of finish grade adjacent to the building footprint. The 75' maximum requirement can be voided with permission by the DRC.

Windows and doors shall be proportionate and appropriate to the architecture style of the building. All non-glass surfaces shall be stone, stucco, or other permitted finishes listed below.

## Permitted

- Stone
- Stucco
- Masonry
- Brick
- Inert Siding
- Wood
- Metal trim

## Not Permitted

- Solid doors at front entrances
- Plywood Sheeting
- Corrugated Metal Siding

## Multi-Family Composition

Buildings should be situated to avoid or lessen the impact of development on sensitive areas such as slopes and drainage washes. Buildings on corner lots shall be oriented to the corner and to street fronts and building should make a strong tie to the building lines of each street unless the applicant demonstrates that to do so would be impracticable. Parking and curb cuts shall be located away from corners.

Multi-family building orientation should interconnect with walkways and parking between adjacent development; and should encourage and provide safe and efficient

movements for pedestrians, bicycles, and vehicles within the site.

The multi-family complex should be situated as to have the amenity center in the front and surrounding the residential units.

Architecture treatments should consist of approximately 25% stone or masonry, except at clubhouse or accent buildings. Accent or clubhouse buildings are encouraged to use a higher percentage of stone. Building material should be natural muted colors that match the character of the rest of the development. The individual multi-family developer may implement other materials of similar intent.



*Example of multi-family design*



*Example of multi-family design*





*Example of multi-family design*



*Example of multi-family design*

## Drive-Thru Facilities

The following guidelines and requirements apply to all vehicle drive-thru facilities in accordance with Kansas City, MO Development code, section 88-340 as the basis of design. Where feasible, all drive-thrus shall be located along the side or rear of buildings and shall not be accessed by major public streets. It is understood that site circulation patterns may dictate pickup windows to be located along the perimeter public streets, which is allowed, to ensure safe and efficient traffic operations.

Drive-thru's should aim to reduce visual impacts of abutting uses, promote safe and efficient on-site vehicular and pedestrian circulation, and reduce conflicts between queued vehicles, pedestrians, and traffic on adjacent streets. In the event a drive-thru is located facing a major street, additional landscape plantings or other screening measures are required.

When feasible, drive-thrus should be incorporated into building architecture to mitigate adverse impacts.

## Gas Pumps and Convenience Stores with Gas Pumps

- Convenience store building roofs and pump canopies shall follow architecture styles identified herein.
- Canopy columns shall be enhanced with masonry that complements the main building.
- The canopy band face shall be a color consistent with the main structure or an accent color and may not be backlit or used as signage.



*Example of C-Store Canopy*



*Example of Drive-Thru On Side or Rear*



*Example of Drive-Thru Incorporated Into Architecture*



## Roofing

Within Skyview Crossing, roofing material and design shall be compatible with building materials and provide consistent roof slope. Metal panel colors must be muted, in grey or tan pastel colors as specified below. Deviation from this color palette will be considered by application and approval by the DRC.

Corrugated metal roofing panels are not permitted. All fastener, washers, screws, nails, etc. shall not be visible. No solar panels are permitted to be mounted onto roofs.

In the event a national retailer has an established prototype, those architecture and roofing characters can be approved by the DRC.



*Example of Flat Roof with Muted Tones*



*Example of Sloped Roof with Muted Tones*



*Example of Prohibited Colors*



## Signage

The Master Sign Plan below is the intended location for the overall development signage. All signs must be approved by the developer in writing prior to submittal to the City. Such approval will be limited to those signs which:

- Identify the name and business of the occupant, give directions, or offer the premises for sale or lease
- Are not of unusual size or shape when compared to pedestrian scale or buildings on the premises
- Do not block or detract from adjacent property
- Preserve the quality and atmosphere of Skyview Crossing
- Signs of a flashing or moving character and inappropriately colored will not be permitted
- Temporary sidewalk signs such as freestanding sandwich boards are allowed

## General Regulations

- All signs not listed above are prohibited unless approved by the DRC and the City
- Sign size and location shall be respectful of and incorporated into the architectural facade design of the building
- Signs shall be located within a shop bay and shall not extend over two pilasters but shall be mounted between the pilasters
- Stand alone signs for each shop are encouraged and shall be evaluated on a case by case basis
- Signs shall be designed to reflect the overall vision of Skyview Crossing and utilize similar materials, fonts, and colors as the primary, and secondary monuments

- Additional materials may be utilized to reflect the style of architecture for the shops, but must be compatible with the overall project signage

## Lighting of Signs

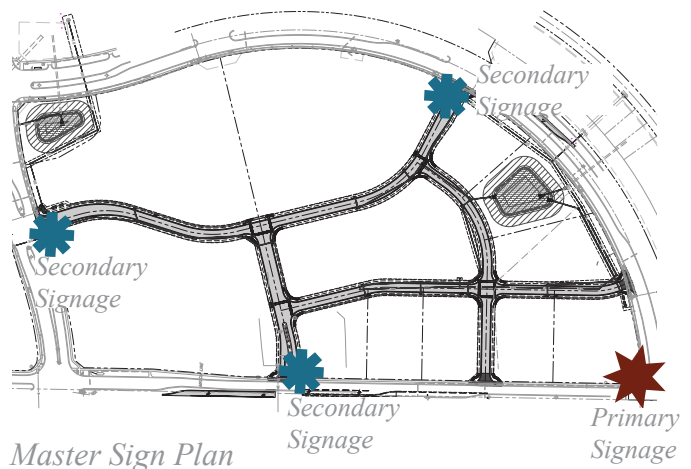
Recommended lighting of signs shall be from the front of the sign, backlit, internally lit, or in the form of a spotlight.

## Signage Families

The two families of signage provide unity throughout Skyview Crossing. The signage shall be constructed with stone and stucco as the primary materials. Utilization of the signage families should be prioritized throughout commercial areas.

## Additional Signage Regulations

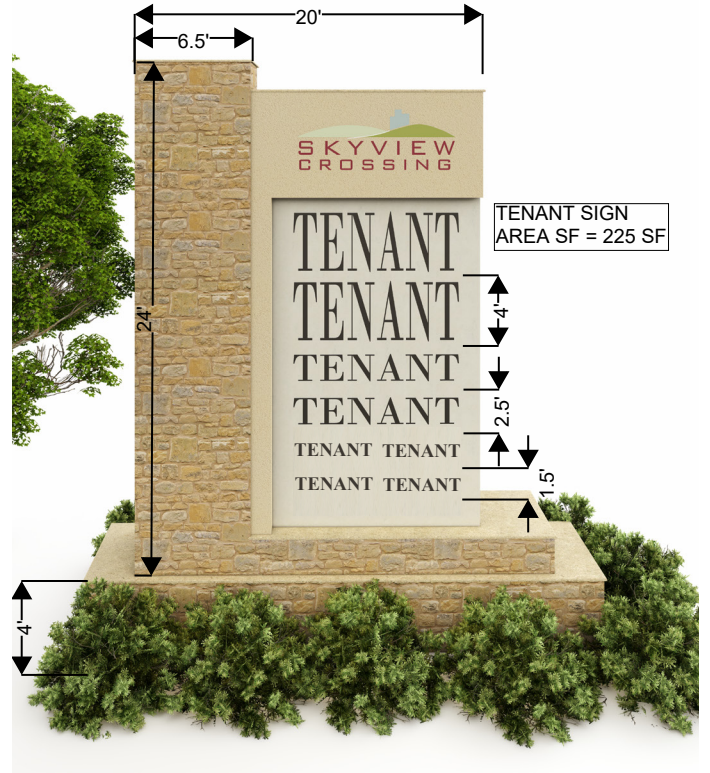
It is anticipated individual lot owners and retailers will be responsible for their own storefront signage



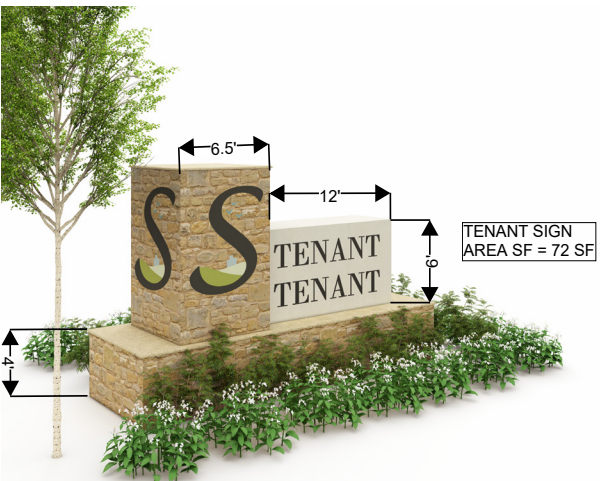
# Design Guidelines



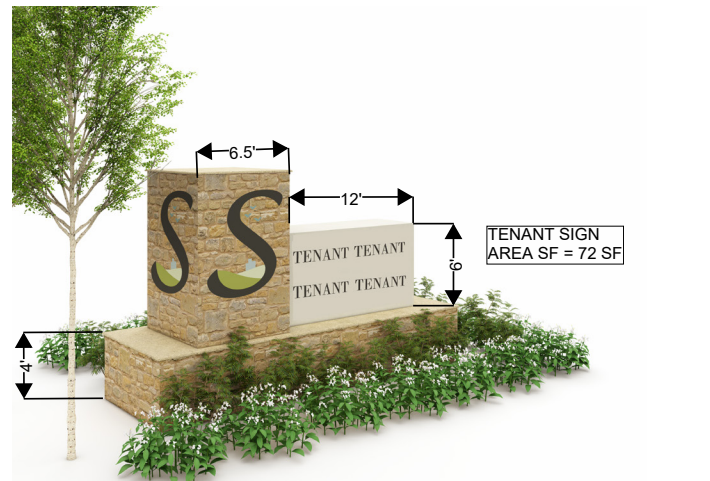
Primary Signage



Primary Signage



Secondary Signage



Secondary Signage - Alt



## Screening and Fencing

### Screening

Utilities/service areas in Skyview Crossing, while necessary, are not intended to be viewable from streets, neighboring properties, or any public space, as much as possible. Materials and elements used in screening shall be complementary to the architecture and landscape design of the building they serve. The following guidelines function to conceal objectionable areas or activities from public view.

#### *Site Utilities and Exterior Equipment*

Above-ground utility cabinets that are 30” or greater in height or width, and visible from the right-of-way, should be screened from public view, when allowed by the utility company, with landscaping or with an architecture treatment, compatible with the adjacent building architecture.

#### *Dumpsters*

Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex, multi-unit residential, and nonresidential uses must be screened from public view on all sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry or other similar building material reflecting the overall design of the site,



*Trash Enclosure Screening*

and be appropriately landscaped. Wood fencing shall not be exclusively used as screening methods. Composite materials (faux wood) may be used to compliment the masonry walls.

#### *Roof Mechanical Equipment:*

Roof mounted mechanical equipment over 30” in height and visible from public right-of-way shall be screened in one of the following ways:

- A parapet along facades facing the public row that is as tall as the tallest part of equipment
- A solid screen around the equipment that is as tall as the equipment and compliments building architecture.
- Equipment setback from roof edges visible from the public right-of-way that is at least 3 feet in depth for each one foot of equipment height.



*Site Utility and Exterior Screening*



*Site Utility and Exterior Screening*

## Landscaping

Landscape design in Skyview Crossing will enhance the character of the architectural vision, and create a cozy, suburban atmosphere that promotes a comfortable pedestrian experience. Spaces and planting shall be designed at a human-scale, and be harmonious to climate and the rest of the development in form and expression. Parking lots shall be screened by buildings and/or landscaping.

All surface parking areas adjacent to public rights-of-way shall have a landscape buffer that meets the City of Kansas City, MO minimum standards for the adjacent roadway type. When no minimum landscape buffer is defined, a 6' minimum landscape buffer shall be provided. All landscape buffers adjacent to right-of-ways shall have vertical screening that is 3' tall at maturity. This requirement may be satisfied with any of the following or a combination of the following:

- A double row of evergreen shrubs reaching 3' at maturity; shrubs shall be installed in a triangular spacing pattern, 36" o.c., and as 5-gallon, 18" height minimum size at installation
- Decorative walls or landscaped berms with a minimum height of 3' above the finished grade at the rear of the setback area; decorative walls and berms for screening purposes shall not occur inside pathways

In addition, trees shall be incorporated into the required landscape buffer. There are two options for trees within the landscape buffer:

- Matching street trees: Trees shall be of the same species, size, and quality as the trees along the adjacent street
- Natural tree planting: trees may be planted in a natural pattern and in groupings of

3, 5, or 7; trees may be a mix of species; total number of large (canopy/street) trees shall meet the City of Kansas City, MO requirements.

Landscaping and irrigation shall follow the plant material palette established by the City of Kansas City and include water-efficient plant materials consistent with the requirements of the City. All landscaping areas shall be landscaped with approved plant materials to provide a full ground coverage. It is recommended that dense shrubs be planted immediately adjacent to any solid wall to soften the effect of the wall and to deter graffiti.

## Irrigation

Each lot developer shall provide a fully automatic irrigation system and irrigate the right-of-way adjacent to the lot.





## Community Product Standards

### Parking Lot Lighting

Manufacturer	Lithonia
Type	Street/Site Lighting
Product	DSX1-LED
Color	Dark Bronze Finish
Post	30' Height, Square Straight pole
Base Height	30" Height
Light Source	30K LED
Color Hue	4000K
Notes	Or approved equal



The enclosed private street light is the basis of design. End-users may adjust the specific pole, provided it matches and compliments this fixture.

## Approved Plant List

### THE TREE LIST

## GREAT TREES FOR THE KANSAS CITY REGION

AS RATED BY METROPOLITAN AREA EXPERTS

December 2013 revision

Study by Robert Whitman, ASLA, AICP, LEED AP

robert.whitman@gouldevans.com

---

#### ABOUT THIS STUDY:

Kansas City area tree experts were asked to provide numerical opinions (0-5 ratings) for 378 trees in four categories (Landscape Value, Street Tree Value, Cultural Adaptability, and Useful Lifespan). These ratings were averaged to determine the highest rated trees for each category.

#### PARTICIPANTS:

Michael Dougherty, Tree Management Company (913)894-8733

Dennis Patton, Johnson County Extension Agent

Tory Schwape, KAT Nurseries, (913)856-5288

Alan Branchhagen, Director of Horticulture, Powell Gardens

Chris Casebeer, Green Valley Nursery, (913)206-6598

Bob Haines, Arborist, Shade Masters (913)522-1810

Dan Simmons, Show-Me Horticulture, (816)277-6601

Mark Young, Country Club Tree Service (816)333-7220

Chuck Conner, Forester, Missouri Department of Conservation

Kevin Smith, Forester, Johnson County Parks & Recreation (retired)

Cheryl Boyer, Assistant Professor, K-State Extension

Ivan Katzer, Consulting Arborist, (816)765-4241

Tim McDonnell, Forester, Kansas Forest Service

Scott Reiter, Linda Hall Library

Chip Winslow, FASLA, KSU Department of Landscape Architecture

Susan Mertz, Loma Vista Nursery, (913)897-7010

Robert Whitman, Landscape Architect, gouldevans

## GREAT TREES FOR THE KANSAS CITY REGION

AS RATED BY METROPOLITAN AREA EXPERTS

Study by Robert Whitman, ASLA, AICP, LEED AP

December 2013 revision

### LARGE TREES FOR THE LANDSCAPE (IN ORDER OF PREFERENCE OUT OF 218 TREES)

1. *Quercus alba* **White Oak**
2. *Quercus bicolor* **Swamp White Oak**
3. *Acer saccharum* 'Autumn Splendor' **Caddo Sugar Maple**
4. *Gymnocladus dioica* 'Expresso' **Kentucky Coffeetree**
5. *Acer x truncatum* 'Warrenred' **Pacific Sunset Maple**
6. *Acer saccharum* 'John Pair' **John Pair Caddo Maple**
7. *Ginkgo biloba* 'Autumn Gold' **Autumn Gold Ginkgo**
8. *Acer saccharum* 'Fall Fiesta' **Fall Fiesta Sugar Maple**
9. *Quercus macrocarpa* **Bur Oak**
10. *Quercus muehlenbergii* **Chinkapin Oak**
11. *Acer miyabei* 'Morton' **State Street Miyabe Maple**
12. *Taxodium distichum* 'Shawnee Brave' **Bald Cypress**
13. *Metasequoia glyptostroboides* **Dawn Redwood**
14. *Taxodium distichum* **Bald Cypress**
15. *Acer saccharum* 'Legacy' **Legacy Sugar Maple**
16. *Nyssa sylvatica* **Blackgum**
17. *Taxodium ascendens* **Pond Cypress**
18. *Ulmus propinqua* 'JFS Bieberich' **Emerald Sunshine Elm**
19. *Quercus shumardii* **Shumard Oak**
20. *Quercus rubra* **Red Oak**
21. *Ginkgo b.* 'Princeton Sentry' **Princeton Sentry Ginkgo**
22. *Acer x 'Keithsform'* **Norwegian Sunset Maple**
23. *Tilia tomentosa* 'Sterling' **Sterling Silver Linden**
24. *Quercus x wareii* 'Long' **Regal Prince Columnar Oak**
25. *Tilia americana* 'DTR 123' **Legend American Linden**
26. *Ulmus x 'Frontier'* **Frontier Elm**
27. *Quercus pagoda* **Cherrybark Oak**
28. *Quercus x 'Crimschmidt'* **Crimson Spire Col. Oak**
29. *Tilia tomentosa* **Silver Linden**
30. *Quercus stellata* **Post Oak**
31. *Zelkova serrata* 'Musashino' **Columnar Zelkova**
32. *Acer saccharum* 'Green Mountain' **Green Mt. Sugar Maple**
33. *Carpinus betulus* **European Hornbeam**
34. *Cladrastis kentukea* **Yellowwood**
35. *Ulmus parvifolia* 'Emerald Prairie' **Em. Prairie Lbk. Elm**
36. *Quercus lyrata* **Overcup Oak**
37. *Acer miyabei* **Miyabe Maple**
38. *Quercus prinus* **Chestnut Oak**
39. *Ulmus parvifolia* 'Allee' **Allee Lacebark Elm**
40. *Carpinus caroliniana* **American Hornbeam**
41. *Magnolia x acuminata* 'Butterflies' **Butterflies Magnolia**
42. *Quercus coccinea* **Scarlet Oak**
43. *Ulmus amer.* 'New Harmony' **New Harmony Amer. Elm**
44. *Eucommia ulmoides* **Hardy Rubber Tree**
45. *Ulmus americana* 'Princeton' **Princeton American Elm**
46. *Ulmus americana* 'Valley Forge' **Valley Forge Amer. Elm**
47. *Carpinus betulus* 'Frans Fontaine' **Columnar Hornbeam**
48. *Zelkova serrata* 'Village Green' **Village Green Zelkova**
49. *Maclura pomifera* 'White Shield' **Seedless Osage Orange**
50. *Aesculus x carnea* 'O'Neill's Red' **Red Horsechestnut**
51. *Ulmus parvifolia* 'Athena' **Athena Lacebark Elm**
52. *Zelkova serrata* 'Green Vase' **Green Vase Zelkova**
53. *Acer saccharum* **Sugar Maple**
54. *Tilia americana* 'McKSentry' **American Sentry Linde**
55. *Ulmus x 'Morton Glossy'* **Triumph Elm**
56. *Fagus sylvatica* 'Atropunicea' **Purpleleaf Beech**



## GREAT TREES FOR THE KANSAS CITY REGION

AS RATED BY METROPOLITAN AREA EXPERTS

### LARGE STREET TREES (IN ORDER OF PREFERENCE OUT OF 218 TREES)

1. *Quercus bicolor* **Swamp White Oak**
2. *Tilia tomentosa* 'Sterling' **Sterling Silver Linden**
3. *Tilia americana* 'DTR 123' **Legend American Linden**
4. *Acer miyabei* 'Morton' **State Street Miyabe Maple**
5. *Taxodium d.* 'Shawnee Brave' **Col. Bald Cypress**
6. *Ulmus prop.* 'JFS Bieberich' **Emerald Sunshine Elm**
7. *Ulmus x* 'Frontier' **Frontier Elm**
8. *Ginkgo biloba* 'Autumn Gold' **Autumn Gold Ginkgo**
9. *Acer x trunc.* 'Keithsform' **Norwegian Sunset Maple**
10. *Acer x truncatum* 'Warrenred' **Pacific Sunset Maple**
11. *Gymnocladus dioicus* 'Expresso' **Kentucky Coffeetree**
12. *Quercus shumardii* **Shumard Oak**
13. *Ginkgo b.* 'Princeton Sentry' **Princeton Sentry Ginkgo**
14. *Quercus buckleyi* **Texas Red Oak**
15. *Quercus x wareii* 'Long' **Regal Prince Col. Oak**
16. *Quercus lyrata* **Overcup Oak**
17. *Ulmus americana* 'Princeton' **Princeton Amer. Elm**
18. *Quercus alba* **White Oak**
19. *Ulmus americana* 'New Harmony' **New Harmony Elm**
20. *Acer saccharum* 'Autumn Splendor' **Caddo Sugar Maple**
21. *Quercus rubra* **Red Oak**
22. *Maclura pomifera* 'White Shield' **Seedls. Osage Orange**
23. *Quercus muehlenbergii* **Chinkapin Oak**
24. *Eucommia ulmoides* **Hardy Rubber Tree**
25. *Platanus x acerifolia* 'Bloodgood' **Bloodgood Planetree**
26. *Ulmus a.* 'Valley Forge' **Valley Forge American Elm**
27. *Zelkova serrata* 'Musashino' **Columnar Zelkova**
28. *Zelkova serrata* 'Green Vase' **Green Vase Zelkova**
29. *Quercus x Crimschmidt* 'Crimson Spire' **Crimson Spire Columnar Oak**
30. *Ulmus parvifolia* 'Emerald Prairie' **Lacebark Elm**
31. *Quercus texana* **Nuttall Oak**
32. *Tilia americana* 'McKSentry' **American Sentry Linden**
33. *Ulmus parvifolia* 'Allee' **Allee Lacebark Elm**
34. *Ulmus x* 'Morton Glossy' **Triumph Elm**
35. *Ulmus x* 'Patriot' **Patriot Elm**
36. *Taxodium ascendens* **Pond Cypress**
37. *Quercus macrocarpa* **Bur Oak**
38. *Quercus coccinea* **Scarlet Oak**
39. *Gleditsia triacanthos* 'Imperial' **Imperial Honeylocust**
40. *Ulmus parvifolia* 'Athena' **Athena Lacebark Elm**
41. *Acer saccharum* 'John Pair' **John Pair Caddo Maple**
42. *Gleditsia triacanthus* 'Skyline' **Skyline Honeylocust**
43. *Zelkova serrata* 'Village Green' **Village Green Zelkova**
44. *Acer saccharum* 'Fall Fiesta' **Fall Fiesta Sugar Maple**
45. *Acer saccharum* 'Legacy' **Legacy Sugar Maple**
46. *Metasequoia glyptostroboides* **Dawn Redwood**
47. *Quercus prinus* **Chestnut Oak**
48. *Taxodium distichum* **Bald Cypress**
49. *Ulmus x* 'Morton' **Accolade Elm**
50. *Acer miyabei* **Miyabe Maple**

### LOWEST RATED COMMONLY USED TREES (IN ORDER OF LEAST PREFERENCE OUT OF 371 TREES)

1. *Pyrus calleryana* 'Bradford' **Bradford Pear**
2. *Acer saccharinum* **Silver Maple**
3. *Prunus cerasifera* 'Newport' **Newport Plum**
4. *Populus deltoides* **Cottonwood**
5. *Fraxinus* **Green & White Ash**
6. *Acer ginnala* **Amur Maple**
7. *Crataegus viridis* 'Winter King' **Green Hawthorn**
8. *Robinia pseudoacacia* 'Purple Robe' **Black Locust**
9. *Liquidambar styraciflua* 'Rotundiloba' **Sweetgum**
10. *Acer rubrum* **Red Maple**

## GREAT TREES FOR THE KANSAS CITY REGION

AS RATED BY METROPOLITAN AREA EXPERTS

### MOST CULTURALLY ADAPTABLE TREES FOR KC (OUT OF 371 TREES)

1. *Ulmus americana* 'New Harmony' **New Harmony Elm**
2. *Quercus macrocarpa* **Bur Oak**
3. *Ulmus x 'Morton Glossy'* **Triumph Elm**
4. *Quercus bicolor* **Swamp White Oak**
5. *Ulmus propinqua* 'JFS Bieberich' **Emerald Sunshine Elm**
6. *Ulmus x 'Patriot'* **Patriot Elm**
7. *Maclura pomifera* 'White Shield' **Fruitless Osage Orange**
8. *Quercus x wareii* 'Long' **Regal Prince Columnar Oak**
9. *Taxodium d.* 'Shawnee Brave' **Columnar Bald Cypress**
10. *Platanus occidentalis* **Sycamore**
11. *Gymnocladus dioicus* 'Espresso' **Kentucky Coffeetree**
12. *Taxodium distichum* **Bald Cypress**
13. *Ulmus x 'Morton'* **Accolade Elm**
14. *Acer truncatum* **Shantung Maple**
15. *Quercus imbricaria* **Shingle Oak**
16. *Ginkgo biloba* 'Autumn Gold' **Autumn Gold Ginkgo**
17. *Tilia tomentosa* 'Sterling' **Sterling Silver Linden**
18. *Ulmus x 'Frontier'* **Frontier Elm**
19. *Acer x trunc.* 'Keithsform' **Norwegian Sunset Maple**
20. *Acer x truncatum* 'Warrenred' **Pacific Sunset Maple**
21. *Tilia americana* 'DTR 123' **Princeton Amer. Linden**
22. *Acer x freemanii* 'Autumn Blaze' **Autumn Blaze Maple**
23. *Quercus shumardii* **Shumard Oak**
24. *Quercus muehlenbergii* **Chinkapin Oak**
25. *Celtis occidentalis* **Hackberry**
26. *Ginkgo b.* 'Princeton Sentry' **Princeton Sentry Ginkgo**
27. *Platanus x acerifolia* 'Bloodgood' **Bloodgood Planetree**
28. *Acer x freemanii* 'Armstrong' **Armstrong Col. Maple**
29. *Quercus lyrata* **Overcup Oak**
30. *Acer miyabei* 'Morton' **State Street Miyabe Maple**
31. *Malus* **Coral Burst & Adirondack Crabapple**
32. *Quercus buckleyi* **Texas Red Oak**
33. *Euonymus bungeanus* **Winterberry Euonymus**
34. *Taxodium ascendens* **Pond Cypress**
35. *Malus* **Japanese & Professor Springer Crabapple**
36. *Quercus rubra* **Red Oak**
37. *Ulmus a.* 'Valley Forge' **Valley Forge American Elm**
38. *Gleditsia triacanthos* **Honeylocust**
39. *Acer campestre* **Hedge Maple**
40. *Corylus colurna* **Turkish Hazel**
41. *Malus* **Donald Wyman & Mary Potter Crabapple**
42. *Acer saccharum* 'A.S.' **Autumn Splendor Caddo Maple**

### LONGEST LIVED TREES (IN ORDER OF USEFUL LIFESPAN, OUT OF 371 TREES)

1. *Quercus macrocarpa* **Bur Oak**
2. *Quercus muehlenbergii* **Chinkapin Oak**
3. *Quercus alba* **White Oak**
4. *Quercus bicolor* **Swamp White Oak**
5. *Quercus rubra* **Red Oak**
6. *Quercus stellata* **Post Oak**
7. *Juglans nigra* **Black Walnut**
8. *Quercus lyrata* **Overcup Oak**
9. *Taxodium dist.* **Bald Cypress**
10. *Ginkgo biloba* **Ginkgo**
11. *Ulmus americana* **Amer. Elm cultiv.**
12. *Platanus x acer.* **London Planetree**
13. *Platanus occidentalis* **Sycamore**
14. *Maclura pomifera* **Osage Orange**
15. *Quercus prinus* **Chestnut Oak**
16. *Quercus imbricaria* **Shingle Oak**
17. *Quercus shumardii* **Shumard Oak**
18. *Gymnocladus dioicus* **K. Coffeetree**
19. *Metasequoia glyp.* **Dawn Redwood**
20. *Quercus palustris* **Pin Oak**
21. *Quercus coccinea* **Scarlet Oak**
22. *Carya* **Hickory & Pecan**
23. *Quercus pagoda* **Cherrybark Oak**
24. *Quercus robur* **English Oak**
25. *Ulmus X* **Elm Hybrids**
26. *Acer* **Pac. & Nor. Sunset Maples**
27. *Catalpa speciosa* **Northern Catalpa**



## GREAT TREES FOR THE KANSAS CITY REGION

AS RATED BY METROPOLITAN AREA EXPERTS

### SMALL TREES FOR THE LANDSCAPE (IN ORDER OF PREFERENCE OUT OF 153 TREES)

- |   |  |
|---|--|
| 1. <i>Acer griseum</i> <b>Paperbark Maple</b>                         | 14. <i>Malus 'Royal Raindrops'</i> <b>Royal Raindrops Crab</b>       |
| 2. <i>Acer truncatum</i> <b>Shantung Maple</b>                        | 15. <i>Cercis canadensis</i> <b>Redbud</b>                           |
| 3. <i>Cornus kousa</i> <b>Kousa Dogwood</b>                           | 16. <i>Cornus florida</i> <b>White Flowering Dogwood</b>             |
| 4. <i>Chionanthus virginicus</i> <b>White Fringetree</b>              | 17. <i>Magnolia virginiana</i> <b>Sweetbay Magnolia</b>              |
| 5. <i>Aesculus pavia</i> <b>Red Buckeye</b>                           | 18. <i>Amelanchier 'Autumn Brilliance'</i> <b>Apple Serviceberry</b> |
| 6. <i>Hamamelis virginiana</i> <b>Witch Hazel</b>                     | 19. <i>Heptacodium miconioides</i> <b>Seven-son Flower</b>           |
| 7. <i>Acer palmatum 'Bloodgood'</i> <b>Red-leaf Jap. Maple</b>        | 20. <i>Cornus controversa 'June Snow'</i> <b>June Snow Dogwood</b>   |
| 8. <i>Chionanthus retusus</i> <b>Chinese Fringetree</b>               | 21. <i>Parrotia persica</i> <b>Persian Parrotia</b>                  |
| 9. <i>Cercis reniformis 'Oklahoma'</i> <b>Oklahoma Redbud</b>         | 22. <i>Magnolia x 'Jane'</i> <b>Jane Magnolia</b>                    |
| 10. <i>Syringa reticulata 'Ivory Silk'</i> <b>Japanese Tree Lilac</b> | 23. <i>Malus 'Adirondack'</i> <b>Adirondack Crabapple</b>            |
| 11. <i>Acer buergerianum</i> <b>Trident Maple</b>                     | 24. <i>Malus 'Velvet Pillar'</i> <b>Columnar Crabapple</b>           |
| 12. <i>Acer triflorum</i> <b>Three-Flowered Maple</b>                 | 25. <i>Cornus mas</i> <b>Corneliancherry Dogwood</b>                 |
| 13. <i>Malus sargentii</i> <b>Sargent Crabapple</b>                   | 26. <i>Ostrya virginiana</i> <b>Ironwood/Hophornbeam</b>             |

### SMALL STREET TREES (IN ORDER OF PREFERENCE OUT OF 153 TREES)

- |  |   |
|--|---|
| 1. <i>Acer truncatum</i> <b>Shantung Maple</b>                       | 9. <i>Syringa pekinensis 'China Snow'</i> <b>Chinese Tree Lilac</b> |
| 2. <i>Zelkova serrata 'Schmidtlow'</i> <b>Wireless Zelkova</b>       | 10. <i>Acer griseum</i> <b>Paperbark Maple</b>                      |
| 3. <i>Acer buergerianum</i> <b>Trident Maple</b>                     | 11. <i>Malus 'Adirondack'</i> <b>Adirondack Crabapple</b>           |
| 4. <i>Syringa reticulata 'Ivory Silk'</i> <b>Japanese Tree Lilac</b> | 12. <i>Acer tartaricum</i> <b>Tartarian Maple</b>                   |
| 5. <i>Malus 'Velvet Pillar'</i> <b>Columnar Crabapple</b>            | 13. <i>Parrotia persica</i> <b>Persian Parrotia</b>                 |
| 6. <i>Maackia amurensis</i> <b>Amur Maackia</b>                      | 14. <i>Prunus padus 'Drietre'</i> <b>Merlot Bird Cherry</b>         |
| 7. <i>Ostrya virginiana</i> <b>Ironwood/Hophornbeam</b>              | 15. <i>Malus 'Royal Raindrops'</i> <b>Royal Raindrops Crab</b>      |
| 8. <i>Koelreuteria paniculata</i> <b>Golden Raintree</b>             | 16. <i>Crataegus ambigua</i> <b>Russian Hawthorn</b>                |

#### PARTICIPANTS:

Michael Dougherty, Tree Management Company (913)894-8733  
 Dennis Patton, Johnson County Extension Agent  
 Tory Schwope, KAT Nurseries, (913)856-5288  
 Alan Branhagen, Director of Horticulture, Powell Gardens  
 Chris Casebeer, Green Valley Nursery, (913)206-6598  
 Bob Haines, Arborist, Shade Masters (913)522-1810  
 Dan Simmons, Show-Me Horticulture, (816)277-6601  
 Mark Young, Country Club Tree Service (816)333-7220  
 Chuck Conner, Forester, Missouri Department of Conservation

Kevin Smith, Forester, Johnson County Parks & Rec.reation  
 Cheryl Boyer, Assistant Professor, K-State Extension  
 Ivan Katzer, Consulting Arborist, (816)765-4241  
 Tim McDonnell, Forester, Kansas Forest Service  
 Scott Reiter, Linda Hall Library  
 Chip Winslow, FASLA, KSU Department of Landscape Architecture  
 Susan Mertz, Loma Vista Nursery, (913)897-7010  
 Robert Whitman, Landscape Architect, gouldevans

THIS PAGE INTENTIONALLY LEFT BLANK





September 5, 2024

VIA U.S. MAIL

**RE: *Skyview Crossing at Tiffany Springs Kansas City –Development Plan 08/23/2024***

Dear Property Owner:

We represent Skyview Crossing West, LLC and are contacting you regarding their property located at 6698 NW Old Tiffany Springs Rd, in Kansas City, Platte County, Missouri. We submitted an application to the City Plan Commission for approval of a Development Plan. Approval of the application will allow for the development of the property for 12 future commercial lots and shared infrastructure to serve those lots, at the existing site at the NW corner of Ambassador Dr and NW Old Tiffany Springs in Kansas City, Missouri.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the project and to discuss these plans with the owner's representatives. You can read more about the process requirements at [kcmo.gov/publicengagement](https://kcmo.gov/publicengagement).

If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](https://Compasskc.kcmo.org). You may search by project type and address number to find project details. (Case Number Plan Number: CD-CPC-2024-00118)

This neighborhood meeting will be held virtually via Zoom on Tuesday September 24th, from 5:00 pm to 6:00 pm. Please access the virtual meeting via the following:

<https://kimley-horn.zoom.us/j/99102281001?pwd=GMOBPTbi5elpGBXFbgBIDOOcYZGwdZ.1>

Meeting ID: 991 0228 1001

Passcode: 171933

One tap mobile

+16699006833,,99102281001# US (San Jose)

+16694449171,,99102281001# US

Find your local number: <https://kimley-horn.zoom.us/u/abeAmZbNcB>

We anticipate the application will be heard by the City Plan Commission at 9:00 AM on October 16, 2024.



Questions or concerns can be addressed to Matt Kist via email or phone listed below.

Sincerely,



Matt Kist, P.E.  
Kimley-Horn  
Matt.Kist@Kimley-Horn.com  
+1 816-652-0138

cc: Dan O'Dell (KDawg6468@aol.com)  
John Davis (John.Davis@realforesight.com)  
Kaitlin Raynor (Kaitlin.Raynor@kimley-horn.com)  
Matthew Barnes (via email Matthew.Barnes@kcmo.org)  
City Planning and Development (publicengagement@kcmo.org)



# Meeting Sign-In Sheet

## Project Name and Address

---

---

Name	Address	Phone	Email
TERRY LENKEY			
VALORIE STOKES			
STEVE, LYNN, ROD			
RHONDA WENDT			
GALE WALLER			
DAN O'DELL (DEVELOPER)			
JOHN DAVIS (DEVELOPER)			
TERRY BECKER	CORNER OF 95TH AND BROADWAY		









CITY OF  
KANSAS CITY,  
MISSOURI

# CITY PLANNING & DEVELOPMENT

## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

**TERRY BECKER:**

WHAT DEFINES COMMERCIAL USES?

- WOULD PREFER OFFICES (DENTAL, DOCTORS ECT...)

- CONCERNS ABOUT TYPES OF BUSINESSES THAT WOULD ENCOURAGE LOITERING

- DOES NOT WANT FAST FOOD RESTURANTS

- DOES NOT WANT MORE APARTMENTS (CURRENTLY LIVES IN A TOWNHOME DEVLOPED BY DAN, WOULD BE IN FAVOR OF HOMES SIMILAR TO THE TOWNHOMES HE HAS PREVIOUSLY DONE

PARKING CONCERNS

INFO ON TIMELINE

- DEVELOPMENT PLAN SUBMITTED, CPC 10/16 9 AM (PUBLIC MAY TESTIFY, CPC WILL RECCOMEND APPROVAL/NOT APPROVAL), LOOKING AT SPRING OF 2025 GROUND BREAKING, LATE 2025 LOTS FOR SALE

**GALE WALLER:**

- ENCOURAGING LANDSCAPE SCREENING

**RONDA WENDT:**

- STRONG PREFERENCE AGAINST APARTMENTS

**TERRY LENKEY:**

- WOULD LIKE TO SEE SCREENING AGAINST AMBASSADOR

- SIMILAR CONCERNS ABOUT LOITERING

**VALORIE STOKES:**

- ASKING ABOUT LIGHT POLLUTION - PRIVATE LIGHTS WILL MEET CITY CODE REQUIREMENTS

**GALE WALLER:**

- PROPERTY LIMITS EXTEND TO OLD SKYVIEW R/W

**LYNN & STEVE:**

- DOES NOT WANT APARTMENTS

- PROPOSED WALL TO BLOCK TRASH & NOISE



Matthew Barnes  
Lead Planner  
City Planning and Development  
City Hall, 15<sup>th</sup> Floor  
414 E 12<sup>th</sup> Street  
Kansas City, MO 64106

October 28, 2024

Good Morning,

We represent the 378 homes in the Tiffany Woods Subdivision adjacent to the planned development of Skyview Crossing at Tiffany Springs.

We have reviewed the Design Guidelines for this development and would appreciate consideration of a few points concerning the transition from single-family homes to commercial/retail and multi-family zoning.

- 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.

We appreciate your consideration and ask that these restrictions be included in the approval of the development plan.

Sincerely,

Tiffany Woods at Rose Creek HOA  
Pablo Marquez, President

c/o Community Association Management  
5000 W 95<sup>th</sup> Street Ste 280  
Prairie Village, KS 66207

[TiffanyWoodsHOA@gmail.com](mailto:TiffanyWoodsHOA@gmail.com)

Villas at Tiffany Woods HOA  
Bob Koon, President

P O Box 901243  
Kansas City, MO 64190

[villasattwhoa@gmail.com](mailto:villasattwhoa@gmail.com)