



CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

Project Name Tiffany Meadows

Docket # Request

- | | |
|-----|--|
| 1.1 | CD-CPC-2022-00051
Rezoning |
| 1.2 | CD-CPC-2022-00050
Development Plan
(w/ preliminary plat) |

Applicant

Steve Warger

Owner

Renovations Investments, LLC

Location	5100 NW 108 th Street
Area	About 59.47 acres
Zoning	AG-R
Council District	2 nd
County	Platte
School District	Platte County R-III

Surrounding Land Uses

- North:** zoned AG-R, undeveloped
South: zoned MPD, residential
East: zoned AG-R, residential/agricultural
West: zoned R-7.5, residential

Land Use Plan

The KCI Area Plan recommends residential low density for the land use.

Major Street Plan

NW 108th Street is listed a four-lane local link on the City's Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No active registered neighborhood and civic organizations were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on May 17, 2022. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

The subject property is currently undeveloped and zoned AG-R (Agricultural-Residential District). There is also a regulated stream that runs along the western portion of this property. The property is heavily wooded along NW 108th Street, the existing creek and surrounding the entirety of the property.

NEARBY DEVELOPMENTS

The subject property is located directly north along NW 108th Street. An existing residential development (Tiffany Lakes) is located to the west and an approved development (Tiffany Greens) but not yet constructed is located directly south.

SUMMARY OF REQUEST

CD-CPC-2022-00051 - A request to rezone from District AG-R (Agriculture dash Residential) to R-7.5 (Residential 7.5).

CD-CPC-2022-00050 - A request to approve a development plan and a preliminary plat to develop 251 detached homes on about 59.47 acres generally located at NW 108th Street and N. Green Hills Road.

KEY POINTS

- Rezoning from AG-R to R-7.5
- Maintaining "residential low density" of surrounding area
- Construction of 251 detached homes

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
1.1	Approval without Conditions
1.2	Approval with Conditions

CONTROLLING CASE & RELATED RELEVANT CASES

No controlling or relevant case was found.

PLAN REVIEW

The 59.47-acre site is located directly north of NW 108th Street and west of N. Green Hills Road. The proposed development "Tiffany Meadows" is proposing a total of 251 detached houses with a proposed density of 4.22 houses per acre which complies with the KCI Area Plan. For this site to be developed a rezoning is required. The developer is proposing to rezone this large parcel from AG-R (Agricultural-Residential) to R-7.5 to allow for more than a single detached home. The R-7.5 zoning district requires a minimum lot area of 7,500 square feet, the developer is seeking a deviation for each lot (251 total) and is proposing a minimum lot area of 5,000 square feet to provide housing options for the consumer at a more affordable price point which staff supports.

The development proposes one (1) point of ingress and egress on NW 108th Street. All proposed internal roads are public, and the developer will be responsible for a street tree planting plan. The proposed plan does comply with the Code requirement of providing connections to abutting properties. The current plan shows a connection to NW 109th Terrace to the west which will run to the east and serve as a future connection. The developer is also proposing a future connection to the north. Both proposed stub streets will have a sign that states "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."

Pedestrian circulation is compliant with 88-450 (Pedestrian Standards) of our Code. The developer is proposing adequate pedestrian circulation and connections to amenities (pool, pickleball, open space and a dog park).

A landscape plan has not been submitted by the applicant at this point. Staff will require a project plan with each final plat application as the development is constructed over seven (7) phases to ensure that all landscaping complies with Code. Staff will require street trees and the landscape buffer along NW 108th Street to comply with Code. The applicant did not provide staff with how many trees will be removed but is requiring that trees are planted within the 30' landscape buffer along NW 108th Street. The applicant will also be responsible to comply with the landscape requirements when the vehicular use area adjacent to the proposed pool is constructed.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Yes, subject to conditions	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Yes, subject to conditions	Existing trees to removed (88-516-05-I) and screening of containers and mechanical equipment (88-425-08)
<i>Outdoor Lighting Standards (88-430)</i>	No	N/A	
<i>Sign Standards (88-445)</i>	Yes	Yes	
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN ANALYSIS

Rezoning Analysis

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

The KCI Area Plan recommends residential low density for the land use. This development conforms to the area plan with a proposed density of 4.22 units per acre.

88-515-08-B. Zoning and use of nearby property;

The zoning and use of nearby properties are either undeveloped or residential developments.

88-515-08-C. Physical character of the area in which the subject property is located;

The property is currently undeveloped with a stream and a moderate number of existing trees on the perimeter of the property and along the existing stream.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The applicant is proposing to install the required infrastructure to serve the proposed development and will comply with all City standards and regulations.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The existing zoning is AG-R which does not permit the proposed development. Without rezoning, the desired use for this property is not possible.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The property has never been developed.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties;

The proposed rezoning would not detrimentally affect nearby properties because of the area plan recommendation of residential low density.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the rezoning might inhibit the use of the existing property as it is currently not used as the current zoning or Area Plan intends it to be used.

PLAN REVIEW CRITERIA

88-516-05-A. The plan must comply with all standards of this Zoning and Development Code and all other applicable City ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this Zoning and Development Code or other applicable ordinances, when authorized.)

The plan, as proposed, complies with the KCI Area Plan. The applicant is seeking deviations to the lot and building standards to construct homes on 5,000 square foot lots instead of the required 7,500 square feet required in the R-7.5 zoning district. The applicant is continuing to work with KC Water to ensure that the plan conforms with all stream buffer and stormwater detention requirements. The applicant is also working with KC Water to ensure that the water main extension along NW 108th complies with Code and meets all City standards.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

Rezoning the existing parcels from AG-R to R-7.5 will establish a zoning district that permits only detached structures on this property. If the applicant were to rezone to R-6 or R-5 it would allow for attached houses, cottage houses, zero lot line houses and townhouses.

88-516-05-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.

The single point of ingress and egress provides safe, efficient and convenient vehicular circulation for the total amount of units that are proposed. The street connection of NW 109th Terrace will also enhance circulation for public safety agencies.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The orientation and layout of the overall site layout is compatible not only for vehicular circulation but also promotes pedestrian connectivity.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The applicant is proposing adequate utilities to serve the proposed development.

88-516-05-F. 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.

The general building materials will consist of stone, windows, Hardie siding and the colors will be of a gray and slate tone. The applicant is proposing to construct reverse ranches and two-story homes.

88-516-05-G. 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.

Staff has conditioned that a project plan is required when the development is platted to ensure that all landscaping complies with Code.

88-516-05-H. 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.

The design of the streets within the development comply with Code. A traffic impact study (TIS) was required and provided to Public Works for review and to ensure it complies with Code.

88-516-05-I. 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.

Existing trees on the subject site are primarily located along the perimeter of the site; the applicant did not provide staff with the exact number of trees that will be removed.

PROFESSIONAL STAFF RECOMMENDATION

CD-CPC-2022-00051: Staff recommends **APPROVAL WITHOUT CONDITIONS** as stated in the Conditions Report.

CD-CPC-2022-00050: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

Respectfully submitted,



Andrew Clarke

Staff Planner



Plan Conditions

Report Date: June 02, 2022

Case Number: CD-CPC-2022-00050

Project: Tiffany Meadows

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at / Andrew.Clarke@kcmo.org with questions.

1. That all proposed neighborhood signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. The developer shall secure approval of a project plan from the City Plan Commission for any private open space tract that satisfies parkland dedication requirements or related to the landscape buffer, overall landscaping or a signage plan.
3. 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.
4. All driveways shall conform to 88-420-12.
5. All stream buffer corrections from Water Services shall be satisfied by Ordinance request, due on June 17th, 2022.
6. Water Services correction from Jerald Windsor stating "Revise the utility plans showing and labeling extension of the existing 24" water transmission main from its current western terminus in NW 108th Street near Cosby Avenue approximately 1650' east to this projects eastern property line. Show and label an exclusive 30' wide water easement for this extension. Pending appropriate approval's its anticipated that WSD will cost-share in the differential cost to upsize this transmission main extension from a 12" to 24" main. Label all water mains sizes, types, as well as public or private. A minimum 12" water main needs to run north/south through the project. Show and label all existing & proposed easements." shall be resolved prior to Ordinance request by Friday June 17th, 2022.
7. The traffic impact study including the analysis of Tiffany Greens should be approved by Public Works prior to Ordinance request, by June 17th, 2022.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

8. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division.
9. 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.
10. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
11. The developer must dedicate additional right of way for the North side of NW 108th Street as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
12. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

13. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
14. The developer must construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat. Temporary cul-de-sacs required for any street stubs over 150 ft. Provide temporary cul-de-sac easement and temporary construction easement from the offsite properties.
15. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
16. 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.
17. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division 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.
18. 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
19. The developer must 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.
20. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
21. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
22. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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.
23. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
24. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
25. The developer shall submit a final stream buffer plan to the Land Development Division 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.
26. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

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

27. Fire hydrant distribution shall follow IFC-2018 Table C102.1

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 -2013 § 8.7.2)

28. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

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

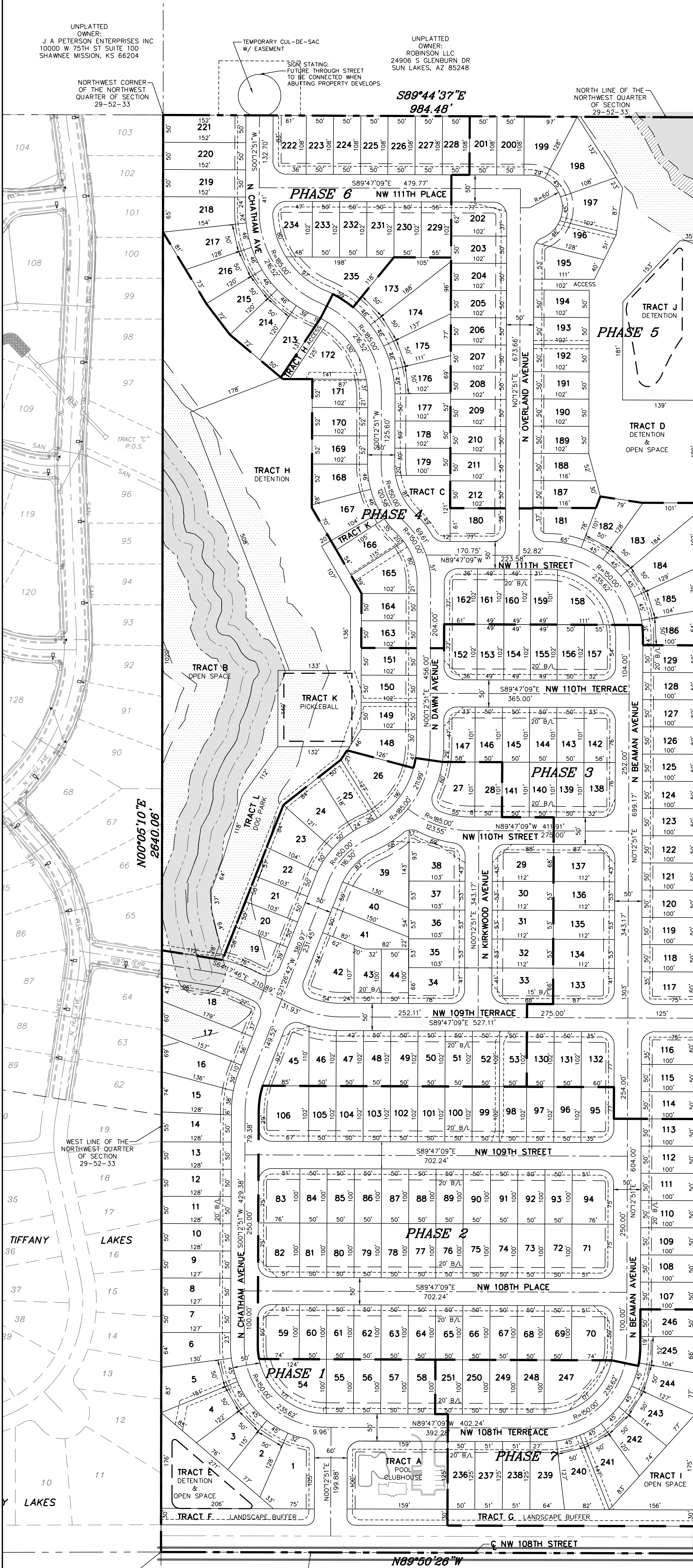
29. • Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
 - Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

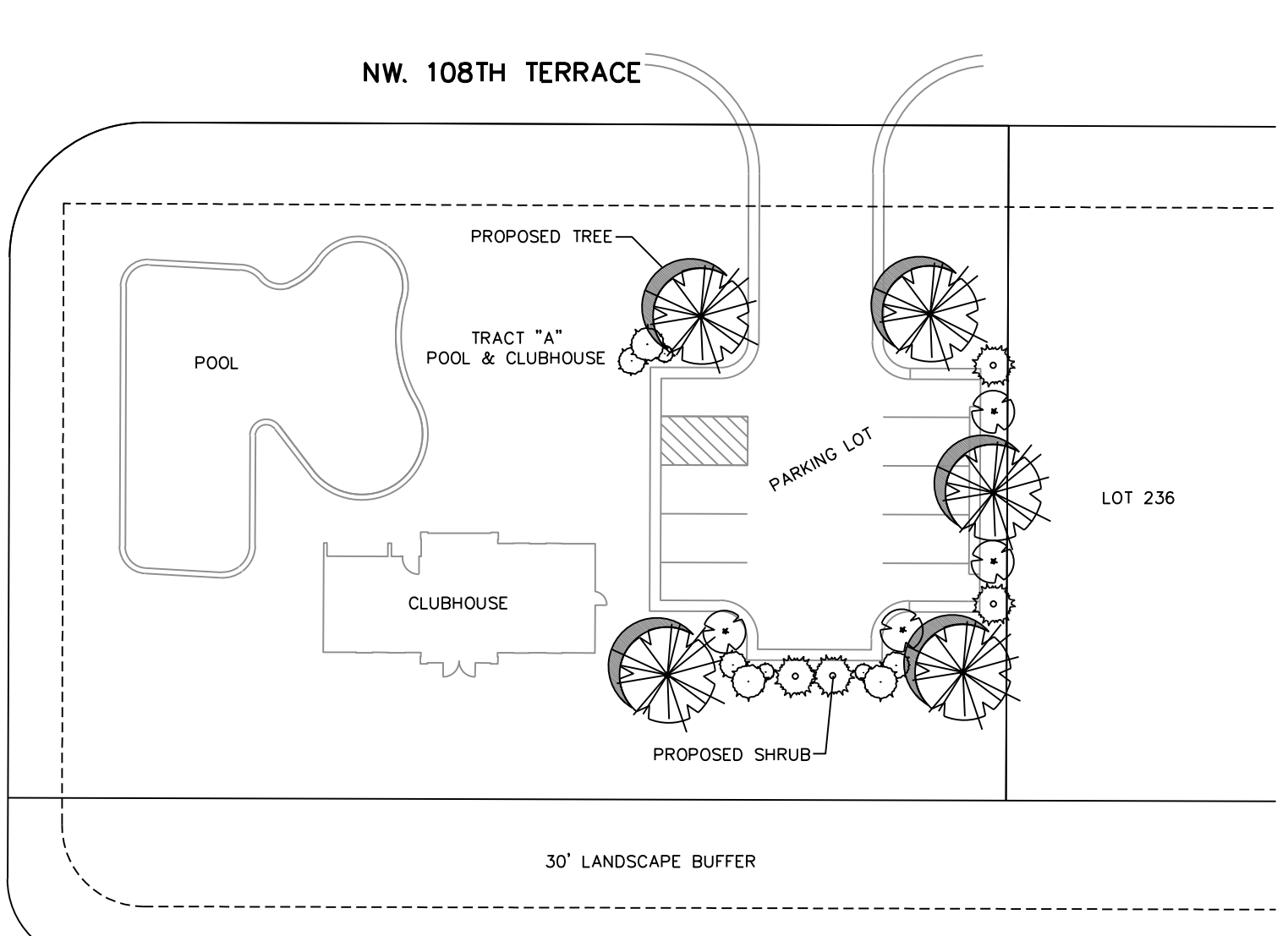
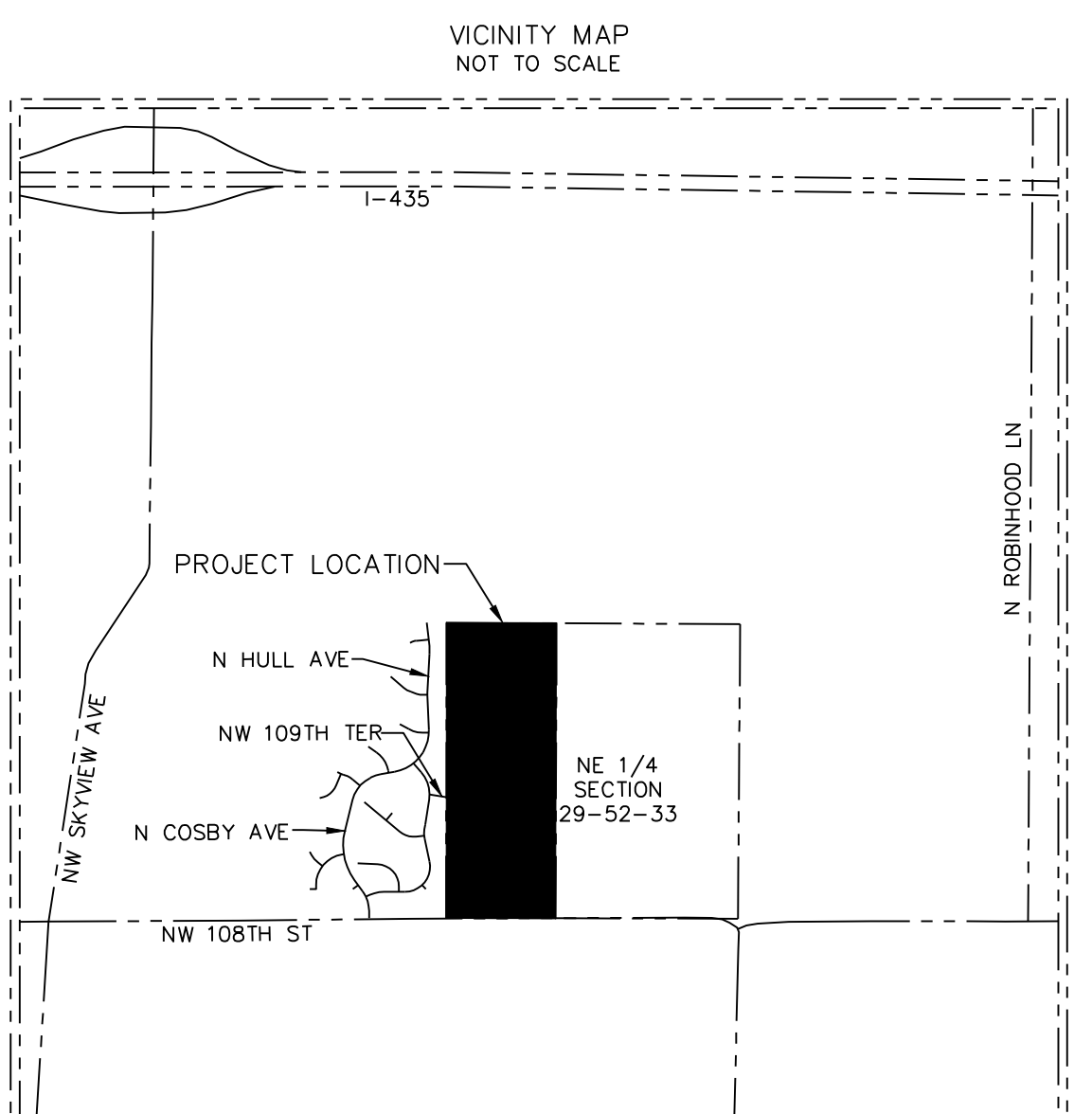
30. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way
31. The developer is responsible for dedication of parkland, private open 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat.
32. The developer shall submit a final plan providing details on amenities provided within each tract serving to satisfy the parkland dedication requirements of 88-408. Final plan shall be submitted via City Planning - Development Management application and shall be approved prior to recording final plat.

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

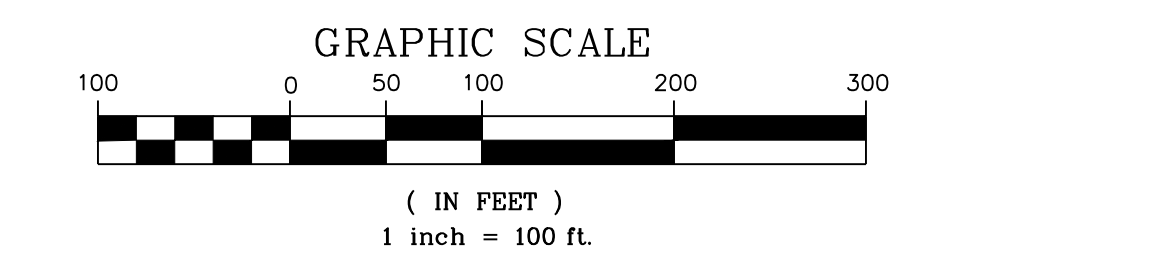
33. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)



PROPERTY DESCRIPTION
 ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N00°05'10"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2640.06 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S89°44'37"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 984.48 FEET; THENCE S00°12'51"W, A DISTANCE OF 2638.39 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE N89°50'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 978.57 FEET TO THE POINT OF BEGINNING.



UNPLATTED
 OWNER:
 FARM I PARTNERSHIP
 4500 NW 108TH STREET
 KANSAS CITY, MO 64154



- DEVELOPMENT PLAN NOTES
- NOTES:
- CONTOURS ARE SHOWN AT 2 FOOT INTERVALS ON EXISTING CONDITIONS PLANS.
 - SANITARY SEWER IS LOCATED ON THE WEST LINE ABOUT TWO THIRDS OF THE WAY UP THE WEST LINE FROM THE SOUTH.
 - A 24 INCH MAIN IS LOCATED TO THE WEST AND WILL BE EXTENDED TO THE EAST FOR THIS PROJECT. THERE IS ALSO AN 8 INCH MAIN IN 109TH STREET THAT WILL BE CONNECTED TO THE LOOP OF THE MAIN.
 - ALL PROPOSED NEIGHBORHOOD SIGNAGE SHALL CONFORM TO 88-445 AND SHALL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION.
 - 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.
 - ALL DRIVEWAYS SHALL CONFORM TO 88-420-12.

- BUILDING USES:
 RESIDENTIAL SINGLE FAMILY
 PARKING REQUIREMENTS: REQUIRED 1, PROVIDED 2 (GARAGE)
- PHASING:
 THIS WILL BE BUILT IN 7 PHASES
- SUMMARY OF INFORMATION:
 A) EXISTING ZONING = R-7.5, PROPOSED ZONING = R-7.5
 B) TOTAL LAND AREA = 59.47 ACRES
 C) LAND AREA FOR PROPOSED STREET RIGHT OF WAY = 13.93 ACRES
 D) NET LAND AREA = 33.37 ACRES
 E) PROPOSED USE = RESIDENTIAL
 F) HEIGHT OF BUILDINGS OR STRUCTURES = 35 FOOT HEIGHT
 G) GROSS FLOOR AREA = 1500 SQUARE FEET (FIRST FLOOR APPROXIMATELY)
 H) BUILDING COVERAGE AND FLOOR AREA RATIO = 35%
 I) NET DENSITY = 7.52 UNITS PER ACRE
 J) RATIO OF REQUIRED PARKING SPACES = REQUIRED 1 - PROVIDED 2 EACH BUILDING
 K) RATIO OF REQUIRED NUMBER OF SHORT & LONG TERM BICYCLE PARKING = N/A
 L) COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE = SEE TABLE
 M) AMENDMENTS = NOT APPLICABLE

PARKLAND REQUIRED:
 SINGLE FAMILY UNITS X 3.7 X .006 = ACRES OF PARKLAND
 251 X 3.7 X .006 = 5.57 ACRES

PRIVATE OPEN SPACE: TRACTS A, C, K & L CONTAINS 2.02 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 251 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 5.57 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT. THE FOLLOWING TRACTS WILL INCLUDE POOL, DOG PARK AND PICKLEBALL COURT.

PAYMENT IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$_____ IN LIEU OF THE REMAINING PARKLAND (3.55 AC.) DEDICATING FOR 251 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

SETBACKS AND EASEMENTS MINIMUM (SEE DEVIATION TABLE):
 FRONT YARD SETBACK = 20'
 SIDE YARD SETBACK = 5'
 SIDE YARD SETBACK (STREET) = 15'
 REAR YARD SETBACK = 25'
 FRONT YARD STANDARD U/E = 10'
 LOT AREA=5,000 SQUARE FEET MINIMUM

NOTE: PHASING IS APPROXIMATE AND MAY CHANGE DUE TO DEMAND. THEREFORE, PHASES MAY BE PLATTED IN ANY ORDER.

PHASE #	LOTS	TRACTS	GROSS ACRES	PROPOSED CONST.	R/W AREA (AC.)	LAND USE	P.O.S. DETENTION/TRACT	PARKLAND/TRACT (AC.)	NET AREA (AC.)	GROSS DENSITY	NET DENSITY
1	58	4	14.69	FALL 2022	6.31	SINGLE FAMILY	0.74 / "E,F&G"	0.52 / "A"	6.79	3.95	8.15
2	55	4	8.83	SPRING 2024	2.04	SINGLE FAMILY			6.79	6.23	8.10
3	44	4	14.88	SUMMER 2025	2.01	SINGLE FAMILY	6.01 / "B,H"	1.31 / "K&L"	5.55	2.96	7.93
4	29	3	6.00	SPRING 2026	1.35	SINGLE FAMILY	0.08 / "H&K"	0.19 / "C"	4.83	4.83	6.82
5	26	2	7.37	SUMMER 2027	0.93	SINGLE FAMILY	3.06 / "D&J"		3.38	3.53	7.69
6	23	4	4.26	SPRING 2028	0.85	SINGLE FAMILY			3.41	5.40	6.74
7	16	2	3.43	SUMMER 2029	0.44	SINGLE FAMILY	0.62 / "G&I"		2.37	4.66	6.75
TOTAL	251	15	59.47		13.93	SINGLE FAMILY	10.51	2.02	33.01	4.22	7.60

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R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR DAM, LLC

SEC.-TWP.-RGE. COUNTY JOB NO.
 29-52-33 PLATTE P-22084

DATE FIELD BOOK
 03/23/2022

SITE DEVELOPMENT PLAN & PRELIMINARY PLAT DRAWN BY R.G.V.

DEVELOPMENT PLAN/PRELIMINARY PLAT
 FOR
TIFFANY MEADOWS
 A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
 KANSAS CITY, PLATTE COUNTY, MISSOURI

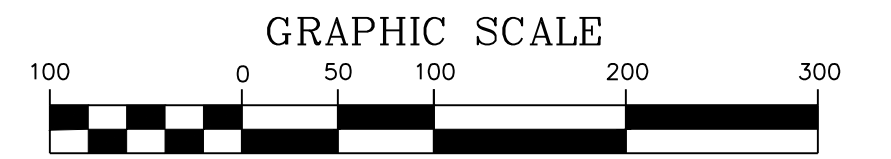
REVISIONS

NO.	DATE	DESCRIPTION	REVISED BY:
1	5/20/2022	PRELIMINARY PLAT COMMENTS	JKR
2			
3			
4			
5			
6			
7			

SHEET 1 OF 7

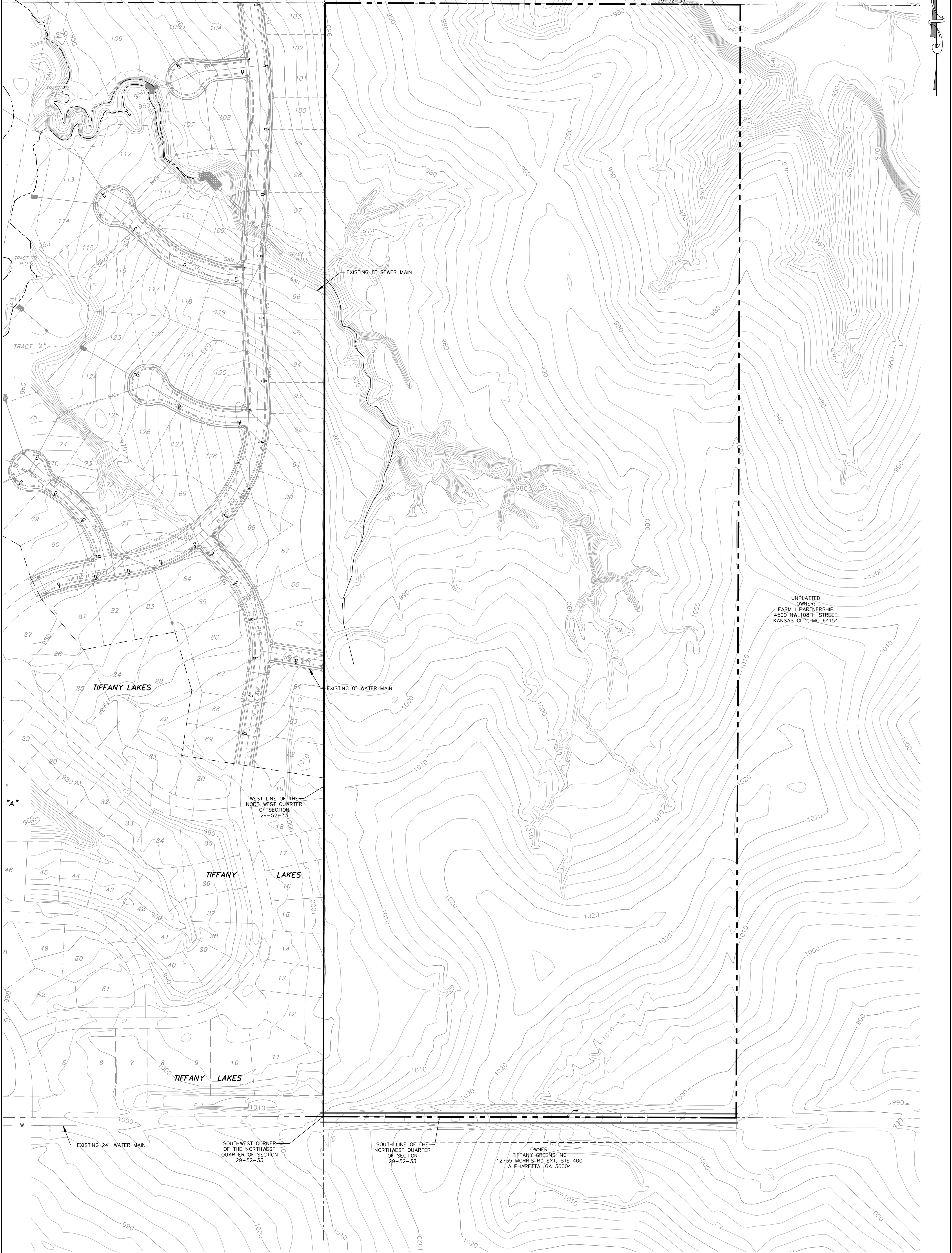
UNPLATTED
OWNER:
J A PETERSON ENTERPRISES INC
10000 W 75TH ST SUITE 100
SHAWNEE MISSION, KS 66204

UNPLATTED
OWNER:
ROBINSON LLC
24906 S GLENBURN DR
SUN LAKES, AZ 85248



NORTHWEST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
29-52-33

NORTH LINE OF THE
NORTHWEST QUARTER
OF SECTION
29-52-33



UNPLATTED
OWNER:
FARM I PARTNERSHIP
4500 NW 108TH STREET
KANSAS CITY, MO 64154

OWNER:
TIFFANY GREENS INC
12735 MORRIS RD EXT, STE 400
ALPHARETTA, GA 30004

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC
Z:\A-PLATTE COUNTY\22084 TIFFANY MEADOWS 108TH STREET\dwg\22084_MASTER LAYOUT.dwg 3/22/2022 7:53:24 PM CDT

R.L. Buford & Associates, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com

FOR DAM, LLC	P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152	SEC.-TWP.-RGE. 29-52-33	COUNTY PLATTE	JOB NO. P-22084
		DATE 03/23/2022	FIELD BOOK	

SITE DEVELOPMENT PLAN & PRELIMINARY PLAT DRAWN BY R.C.V.

EXISTING CONDITIONS
FOR
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

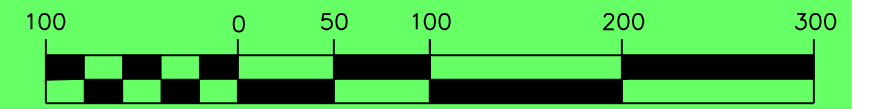
REVISIONS			
NO.	DATE:	DESCRIPTION:	REVISED BY:
1	5/20/2022	PRELIMINARY PLAT COMMENTS	JKR
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UNPLATTED
OWNER:
J A PETERSON ENTERPRISES INC
10000 W 75TH ST SUITE 100
SHAWNEE MISSION, KS 66204

UNPLATTED
OWNER:
ROBINSON LLC
24906 S GLENBURN DR
SUN LAKES, AZ 85248

GRAPHIC SCALE

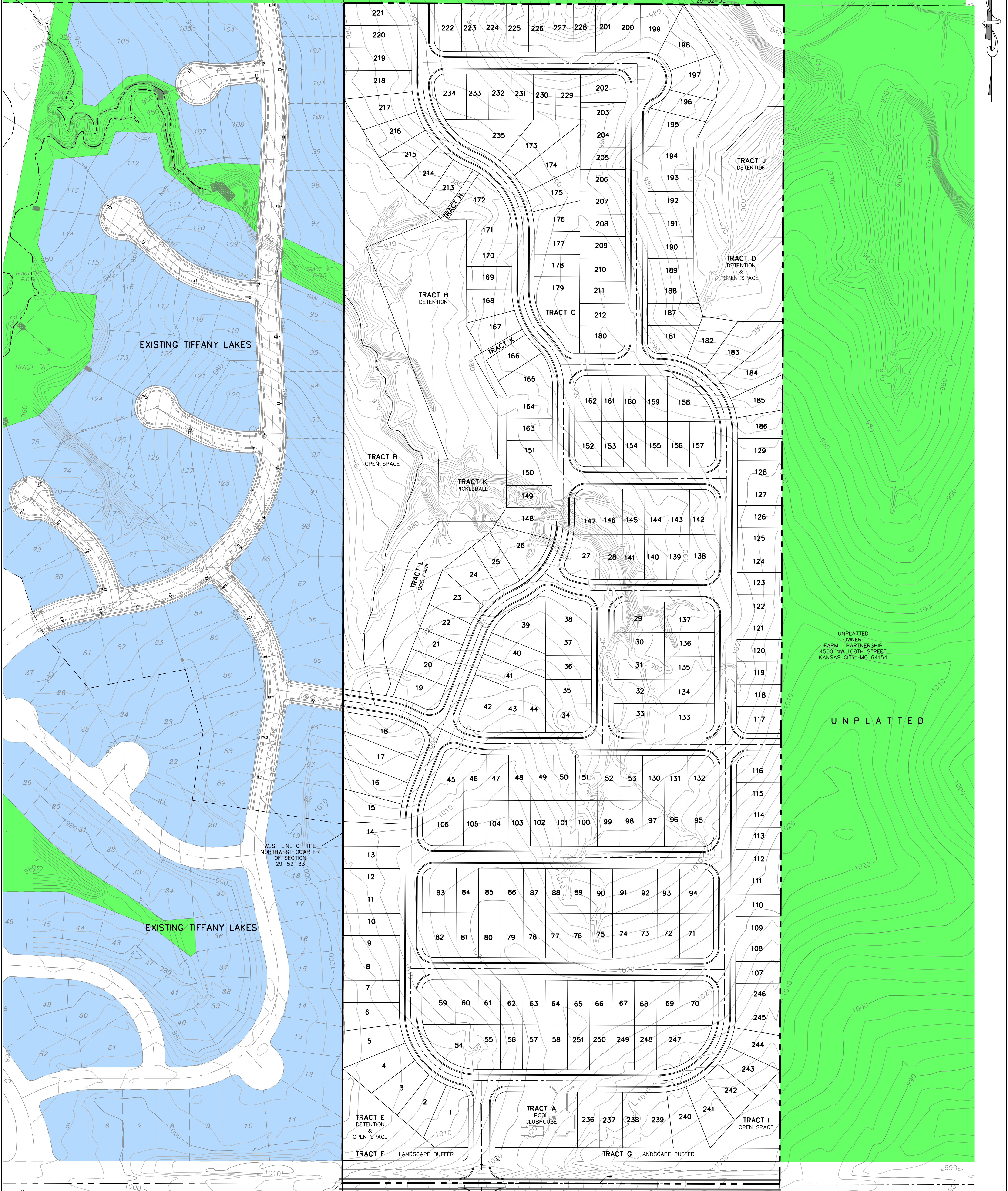


(IN FEET)
1 inch = 100 ft.

NORTHWEST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
29-52-33

UNPLATTED

NORTH LINE OF THE
NORTHWEST QUARTER
OF SECTION
29-52-33



UNPLATTED
OWNER:
FARM I PARTNERSHIP
4500 NW 108TH STREET
KANSAS CITY, MO 64154

UNPLATTED

SOUTHWEST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
29-52-33

SOUTH LINE OF THE
NORTHWEST QUARTER
OF SECTION
29-52-33

OWNER:
TIFFANY GREENS INC
12735 MORRIS RD EXT, STE 400
ALPHARETTA, GA 30004

PROPOSED TIFFANY GREENS

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Z:\A-PLATTE COUNTY\IP-22084 TIFFANY MEADOWS 108TH STREET\dwg\IP-22084_MASTER_LAYOUT.dwg 3/22/2022 7:53:24 PM CDT

R.L. Buford & Associates, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com

FOR	P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
DAM, LLC	
SEC.-TWP.-RGE.	COUNTY
29-52-33	PLATTE
DATE	FIELD BOOK
03/23/2022	
JOB NO.	DRAWN BY
P-22084	R.C.V.

CONNECTING DEVELOPMENTS
FOR
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS			
NO.	DATE	DESCRIPTION	REVISED BY:
1	5/22/2022	PRELIMINARY PLAT REVISIONS	JKR
2			
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UNPLATTED
OWNER:
J. A. PETERSON ENTERPRISES INC
10000 W 75TH ST SUITE 100
SHAWNEE MISSION, KS 66204

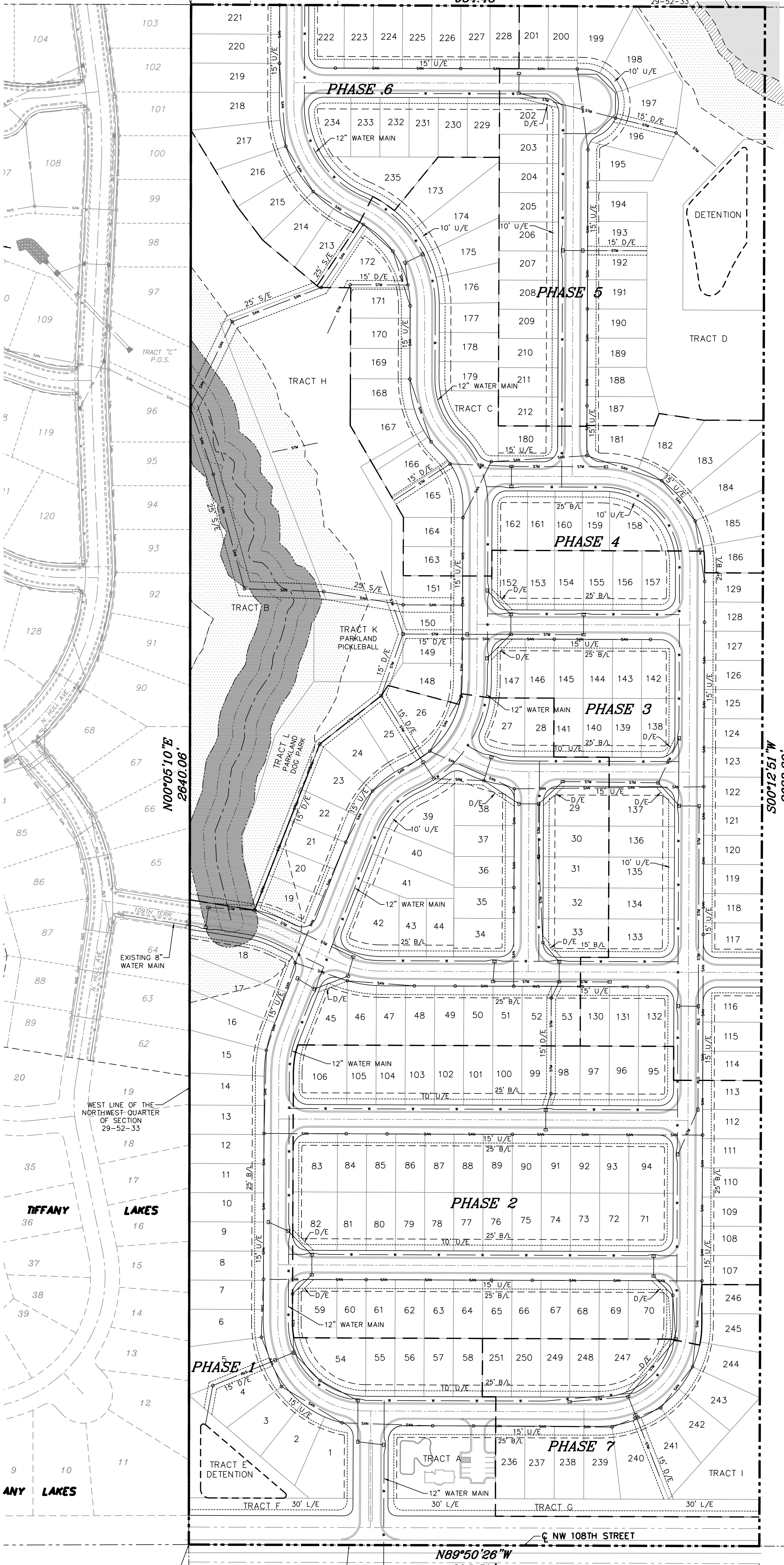
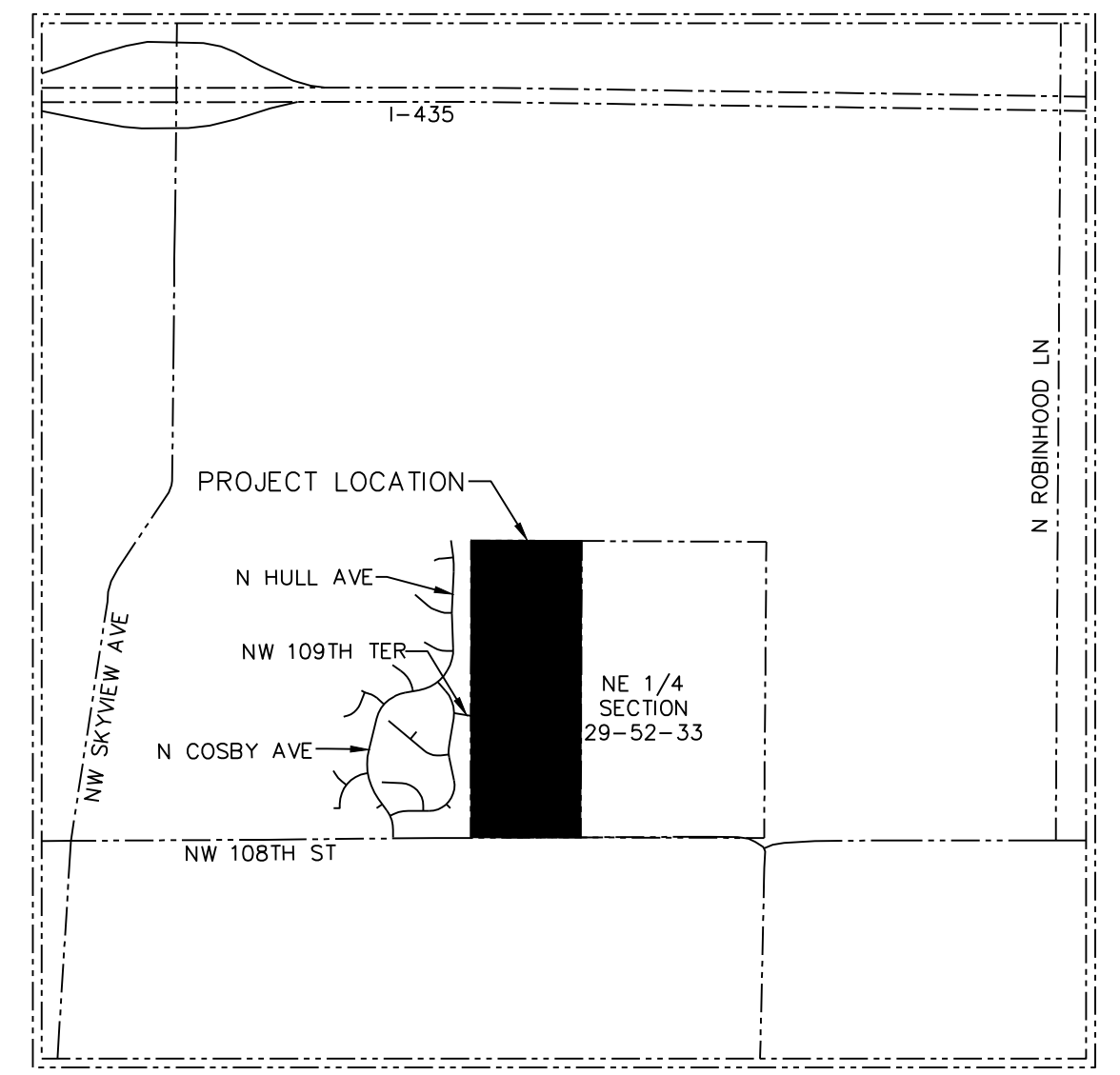
UNPLATTED
OWNER:
ROBINSON LLC
24906 S GLENBURN DR
SUN LAKES, AZ 85248

NORTHWEST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
29-52-33

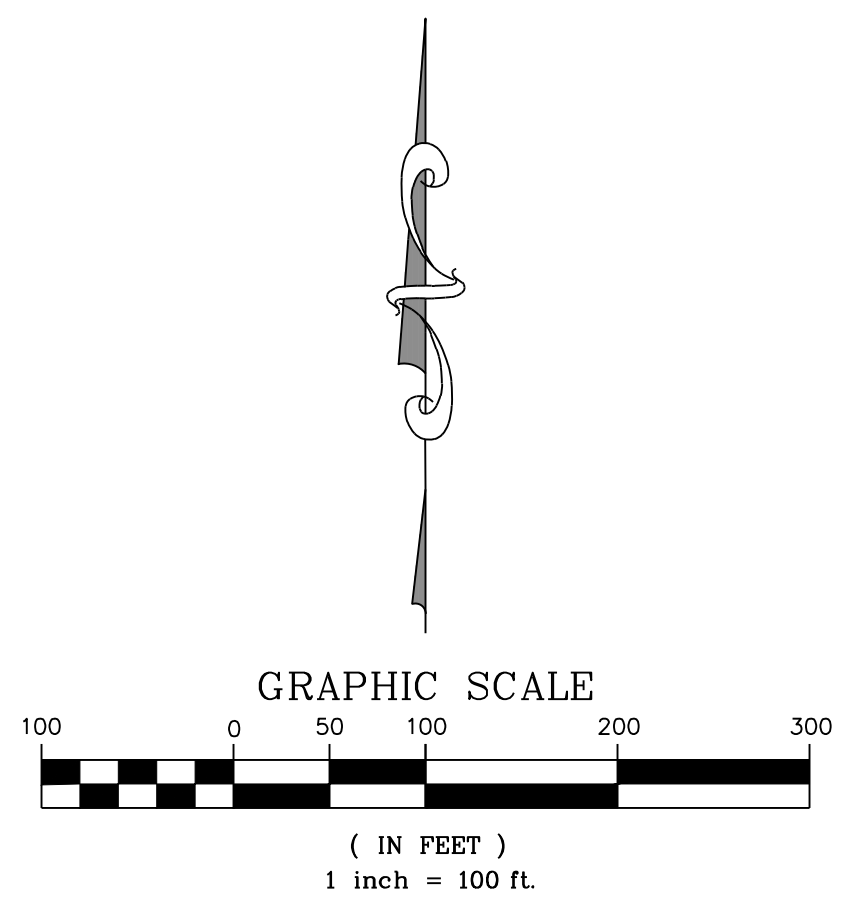
$S89^{\circ}44'37"E$
 $984.48'$

NORTH LINE OF THE
NORTHWEST QUARTER
OF SECTION
29-52-33

VICINITY MAP
NOT TO SCALE



UNPLATTED
OWNER:
FARM 1 PARTNERSHIP
4500 NW 108TH STREET
KANSAS CITY, MO 64154



- (IN FEET)
1 inch = 100 ft.
- EXISTING 2 FT CONTOUR
 - EXISTING 10 FT CONTOUR
 - PROPOSED 2 FT CONTOUR
 - PROPOSED 10 FT CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN
 - PROPOSED STORM SEWER
 - EXISTING TREE LINE
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - SANITARY SEWER EASEMENT
 - WATER EASEMENT
 - BUILDING LINE
 - LANDSCAPE EASEMENT & BUFFER
 - BEST MANAGEMENT PRACTICES
 - PRIVATE OPEN SPACE
 - SURFACE DRAINAGE EASEMENT

NOTE:
ALL WATER MAINS SHALL BE 8"
UNLESS OTHERWISE SHOWN.

R.L. Buford & Associates, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR	D4M, LLC	SEC.-TWP.-RGE.	COUNTY	JOB NO.
	201 NE 85TH TERR.	29-52-33	PLATTE	P-22084
	KANSAS CITY, MO 64155	DATE	FIELD BOOK	
	SHANE DANNER (816) 419-9835 ~ smdredev@aol.com	03/21/2022		

PRELIMINARY UTILITY LAYOUT

DEVELOPMENT PLAN/PRELIMINARY PLAT
FOR
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS			
NO.	DATE	DESCRIPTION	REVISED BY:
1	5/20/2022	UTILITY LAYOUT	JKR
2			
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SHEET 6 OF 7

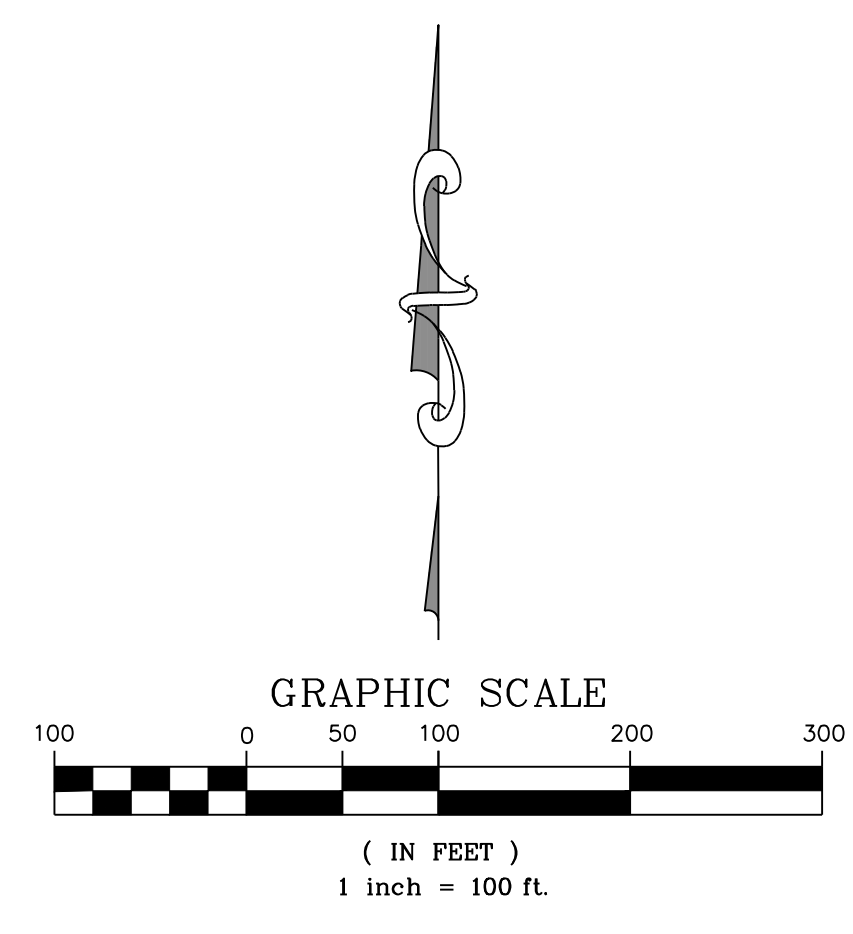
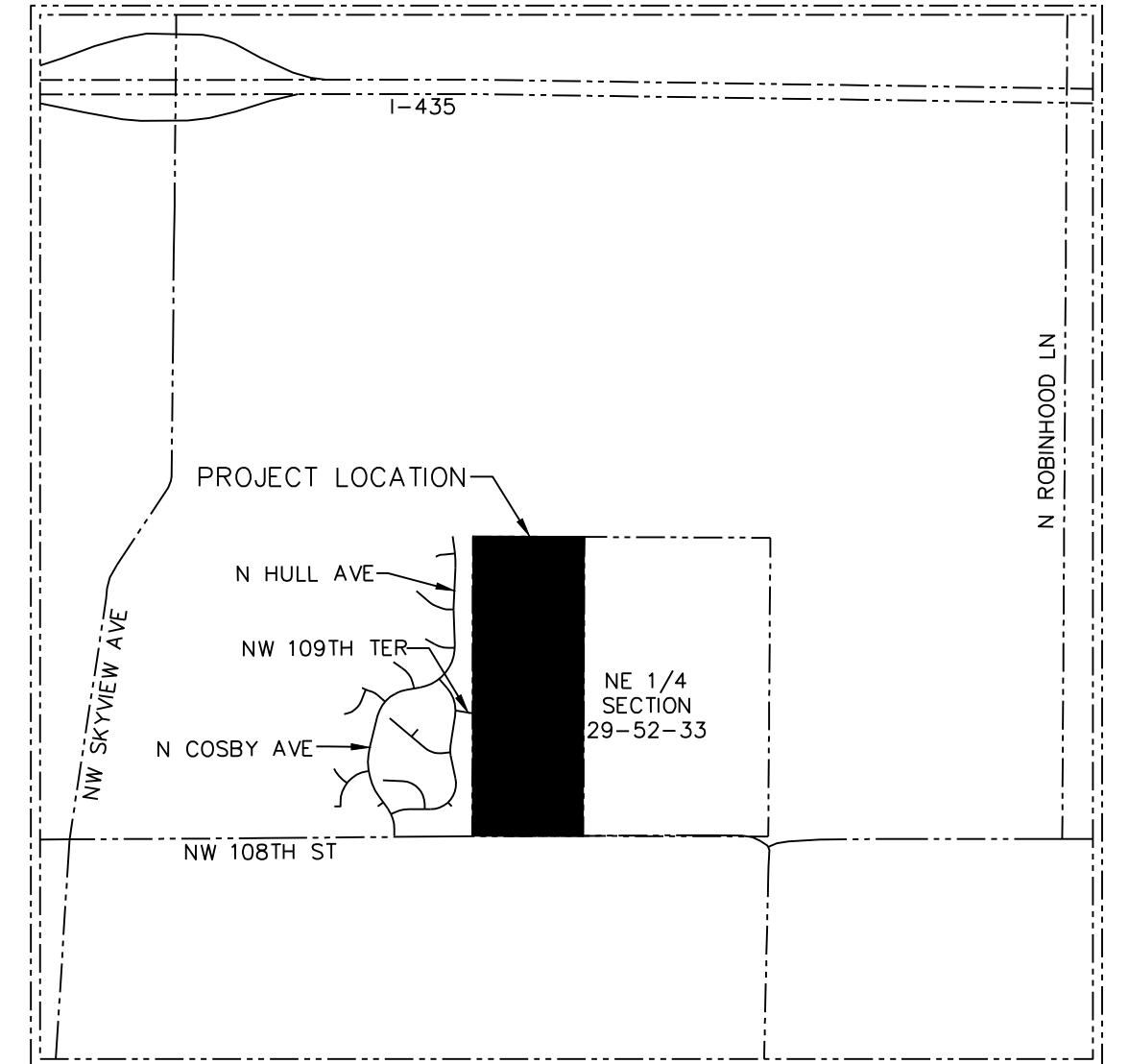
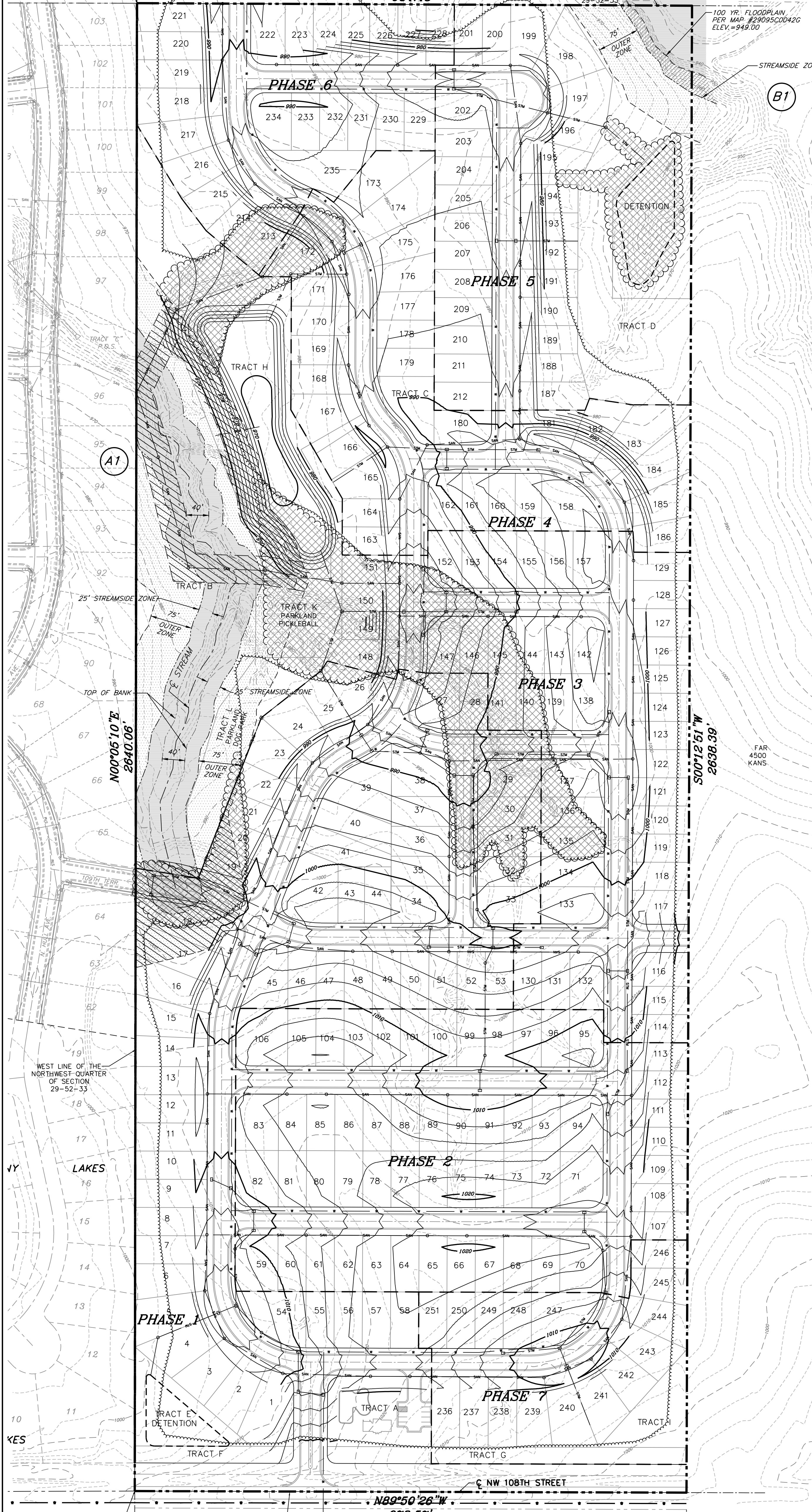
UNPLATTED
OWNER:
J A PETERSON ENTERPRISES INC
10000 W 75TH ST SUITE 100
SHAWNEE MISSION, KS 66204

UNPLATTED
OWNER:
ROBINSON LLC
24906 S GLENBURN DR
SUN LAKES, AZ 85248

NORTHWEST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
29-52-33

NORTH LINE OF THE
NORTHWEST QUARTER
OF SECTION
29-52-33

VICINITY MAP
NOT TO SCALE



LEGEND

- BUFFER ZONE TO BE REMOVED
- - - OUTER ZONE
- - - STREAMSIDE ZONE
- /// MIDDLE ZONE (100 YR. FLOODPLAIN) - NONE
- ~ ~ ~ EXISTING TREE LINE

MITIGATION DATA

MITIGATION	AREA (AC.)	RATE	TOTAL (AC.)
STREAMSIDE ZONE	0.66	4.00	2.64
MIDDLE ZONE	-	-	-
OUTER ZONE	1.30	1.5	1.95
TOTAL	2.26	-	4.59

STREAM BUFFER DATA

REACH	PHASE	STREAMSIDE EXISTING (AC.)	STREAMSIDE PROPOSED (AC.)	STREAMSIDE CHANGE (AC.)	MIDDLE ZONE EXISTING (AC.)	MIDDLE ZONE PROPOSED (AC.)	MIDDLE ZONE CHANGE (AC.)	OUTER ZONE EXISTING (AC.)	OUTER ZONE PROPOSED (AC.)	OUTER ZONE CHANGE (AC.)
A1	-	2.20	1.54	-0.66	-	-	-	3.23	1.93	-1.30
B1	-	0.08	0.08	-	-	-	-	0.46	0.46	-
TOTAL		2.28	1.62	-0.66	-	-	-	3.69	2.39	-1.30

R.L. Buford & Associates, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR	DAM, LLC 201 NE 85TH TERR. KANSAS CITY, MO 64155 SHANE DANNER (816) 419-9835 ~ smdredev@aol.com	SEC.-TWP.-RGE.	COUNTY	JOB NO.
		29-52-33	PLATTE	P-22084
		DATE	FIELD BOOK	
		03/21/2022		

PRELIMINARY STREAM BUFFER PLAN DRAWN BY J.K.R.

DEVELOPMENT PLAN/PRELIMINARY PLAT
FOR
TIFFANY MEADOWS
A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS

NO.	DATE	DESCRIPTION	REVISED BY:
1	5/20/2022	STREAM BUFFER	JKR
2			
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SHEET 7 OF 7





CASTOP

Tiffany Meadows Public meetings

Two separate meetings were held for the proposed development Tiffany Meadows. The meetings were held April 14th and May 5th 2022 at the Tiffany Greens Clubhouse. Notices were sent and copies are attached.

Sign in sheets are also attached

Summary of comments of the meeting are as follows

Steve Warger presented the overall subdivision as proposed. Developers Russ Groshans and Brian Colvin were also present.

After a short 15-minute presentation the floor was opened for questions.

This most talked about subject was the storm water to the north and the southwest. It was explained that the storm water will be controlled by detention as required by the city. It was also discussed that trees will remain unless they are required to be removed by infrastructure improvements such as sanitary sewer extension and street construction. It was made clear that the trees will be disturbed at a minimum. At the South-west corner there is a vacant lot which is inundated by storm water. Developer committed to providing detention in some form at this corner. It was explained that the way the street is designed at this time that a majority of the flow to this location is reduced naturally with the enclosed storm water system. This was a subject of both meetings and the developer and engineer met separately on site with this homeowner.

There was concern over the type and size of the proposed homes. It was explained that these homes will be put in a 56 foot by 55-foot building envelope and at this time there are 3 plans. All 3-bedroom homes. Only limitation is that they will only have a 2-car garage. A ranch 2 story and revers are proposed. Plans were available for review.

Traffic through the existing Tiffany Lakes subdivision was discussed. The major concern was construction traffic. Developer offered to put up a sign at the entrance to Tiffany Lakes to divert traffic and would express strongly to subs not to use that direction for traffic.

General discussion about phasing and timing of the phasing was discussed.

It was also discussed that the R-7.5 zoning would remain with the deviations so that there would not be the opportunity for multifamily in the future.

Both Meetings began at 530 and ended at 630.

Respectfully submitted



Steve Warger

Tiffany Meadows
5100 NW 108th Street
Kansas City, MO

Re: Rezoning from Ag to R-7.5 and related Development Plan
268 single family homes on 59 acres

Dear Neighbor;

Tiffany Meadows Developers are applying to the City of Kansas City for Rezoning of their property located at 5100 NW 108th Street. This is east of the Tiffany Lakes Subdivision. The proposed rezoning is to allow for the single family use of the property. The plan of the area is attached for your review.

You are invited to a public meeting being held on Thursday April 14th from 5:30 pm to 6:30 pm at the Tiffany Greens Clubhouse, 10401 N. St. Clair Ave. Kansas City, Missouri 64154. The Developers will be on hand to provide information and answer questions about the proposed development.

Any questions please contact:

Steve Warger

816-769-6132

stevewarger@gmail.com

Lot Number	Area	Width	Depth	Front	Side	Back	Street	Corner	Lot Number	Area	Width	Depth	Front	Side	Back	Street	Corner	Lot Number	Area	Width	Depth	Front	Side	Back	Street	Corner
1	100	50	100	100	100	100	100	100	1	100	50	100	100	100	100	100	100	1	100	50	100	100	100	100	100	100


R.L. Buford & Associates, L.L.C.
 LAND SURVEYORS & ENGINEERS (MISSOURI LICENSE NO. 0000000000)
 1000 N. GARDNER AVENUE, SUITE 100, OMAHA, NE 68102
 TEL: 402-441-1111 FAX: 402-441-1112
 WWW: www.rlb.com

DEVIATION TABLE
 FOR
TIFFANY MEADOWS
 A SUBDIVISION IN SECTION 05 TOWNSHIP 22 NORTH, RANGE 03 WEST
 KANSAS CITY, PLATT COUNTY, MISSOURI

REVISIONS			
NO.	DATE	DESCRIPTION	REVISED BY
1			
2			
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APPROVED DEED BY COUNTY CLERK
 2:00 PM APR 28 2024
RL Buford & Associates, LLC
 5000 W. CENTRAL EXPRESSWAY, SUITE 200, OVERLAND PARK, KANSAS 66209
 TEL: 913.664.1111 FAX: 913.664.1112
DLN, LLC
 P.O. BOX 10000, OMAHA, NE 68110-0000
 TEL: 402.492.1000 FAX: 402.492.1001

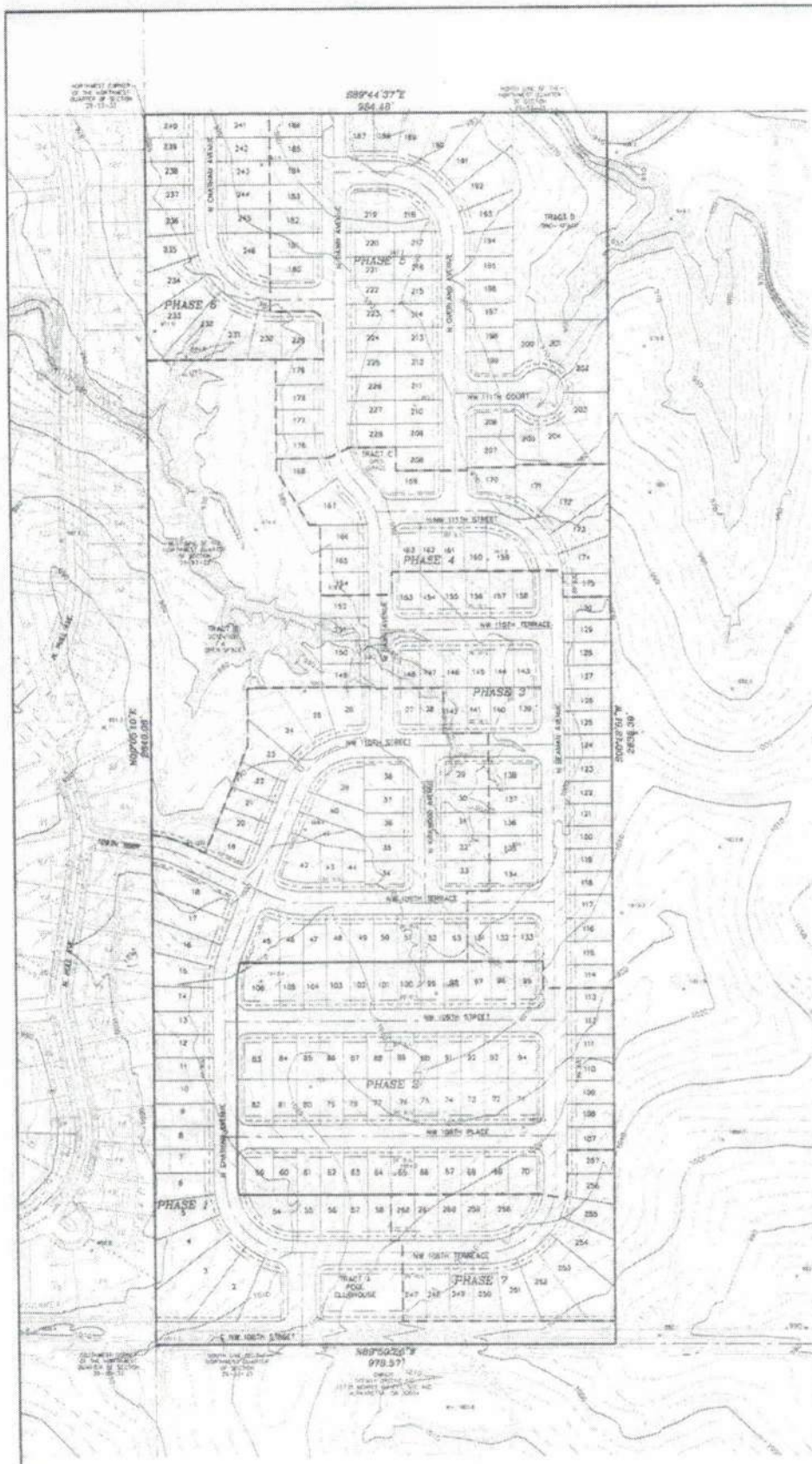
DEVIATION TABLE
 FOR
TIFFANY MEADOWS

A SUBDIVISION IN SECTION 20, TOWNSHIP 20 NORTH, RANGE 03 WEST
 KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS

#	DATE	REVISION	REVISOR
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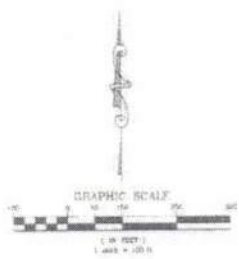
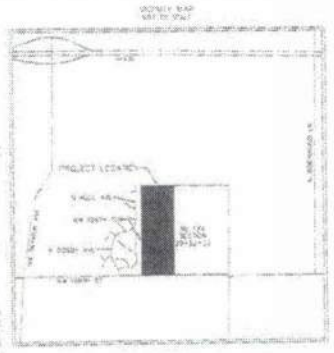
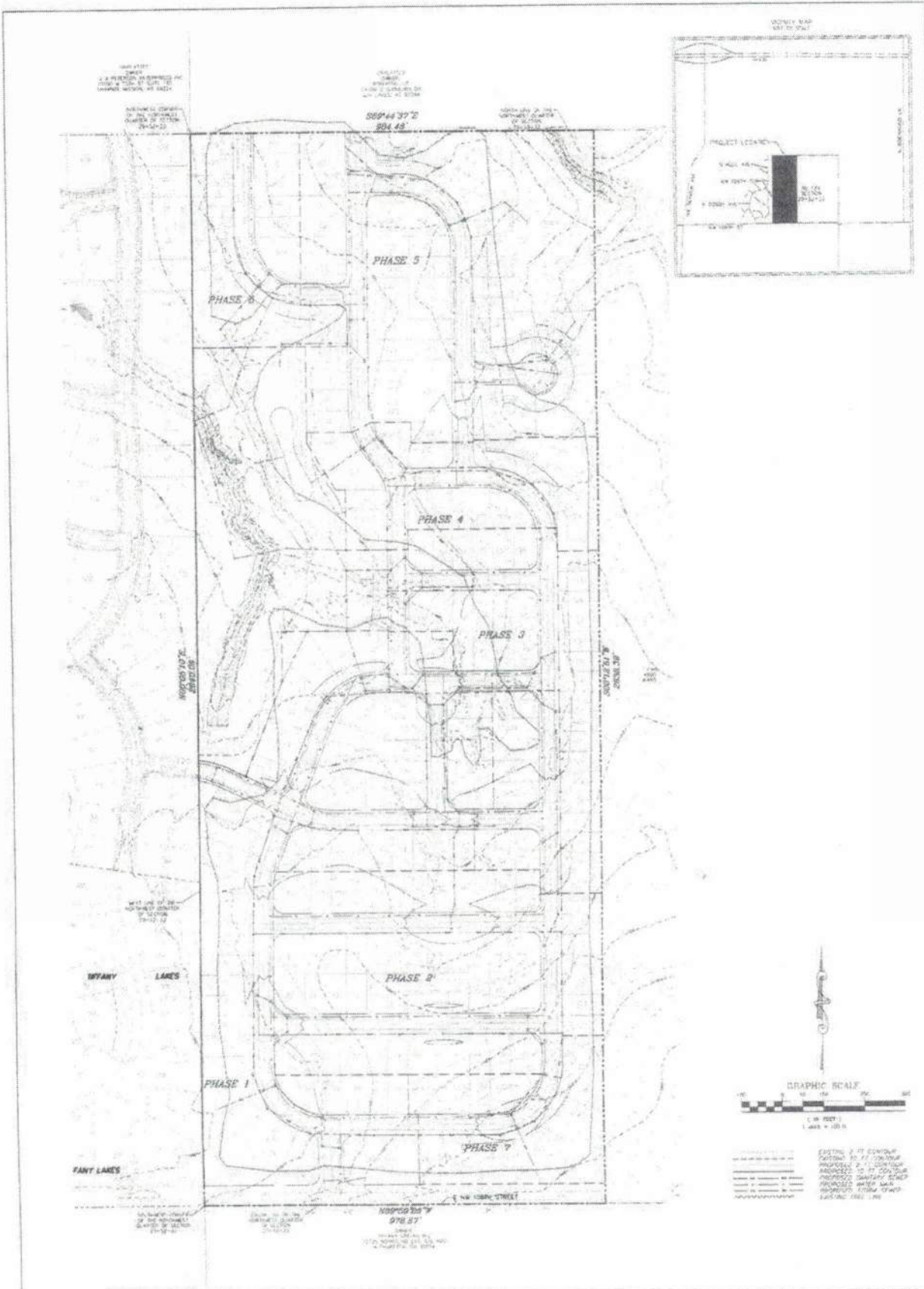
Lot Number	Area sq.ft.	Width ft.	Depth ft.	Total Area sq.ft.	Front ft.	Back ft.	Left ft.	Right ft.	Corner
1	20.0	100.0	200.0	4000	100	200	100	100	
2	10.0	100.0	100.0	1000	100	100	100	100	
...
10	50.0	100.0	150.0	7500	100	150	100	100	
11	30.0	100.0	100.0	3000	100	100	100	100	
12	40.0	100.0	120.0	4800	100	120	100	100	
13	60.0	100.0	180.0	10800	100	180	100	100	
14	80.0	100.0	240.0	19200	100	240	100	100	
15	100.0	100.0	300.0	30000	100	300	100	100	
16	120.0	100.0	360.0	43200	100	360	100	100	
17	140.0	100.0	420.0	58800	100	420	100	100	
18	160.0	100.0	480.0	76800	100	480	100	100	
19	180.0	100.0	540.0	97200	100	540	100	100	
20	200.0	100.0	600.0	120000	100	600	100	100	
...
200	200.0	100.0	600.0	120000	100	600	100	100	
201	200.0	100.0	600.0	120000	100	600	100	100	



R.L. Buford & Associates, LLC
 1110 WEST 97TH ST., SUITE 100
 OMAHA, NE 68124
 TEL: 402.491.1111
 FAX: 402.491.1112
 WWW: www.rlb.com

EXISTING CONDITIONS
 FOR
TIFFANY MEADOWS
 A SUBDIVISION IN SECTION 29, TOWNSHIP 52 NORTH, RANGE 35 WEST
 KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS			
NO.	DATE	DESCRIPTION	REVISED BY



- EXISTING 2 FT CONDUIT
- PROPOSED 2 FT CONDUIT
- PROPOSED 18 IN CONDUIT
- PROPOSED WATER MAIN
- PROPOSED 12 IN GAS
- EXISTING 12 IN GAS

R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERING - ENVIRONMENTAL CONSULTANTS
 1100 W. 12TH STREET, SUITE 100
 KANSAS CITY, MISSOURI 64105
 TEL: 816.452.1234 FAX: 816.452.1235
 WWW.RLBFA.COM

D&M, LLC
 1100 W. 12TH STREET, SUITE 100
 KANSAS CITY, MISSOURI 64105
 TEL: 816.452.1234 FAX: 816.452.1235
 WWW.DMCONSTRUCTION.COM

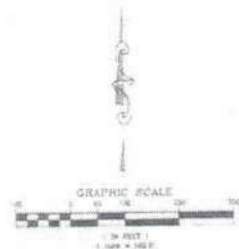
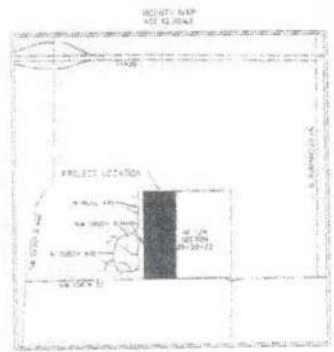
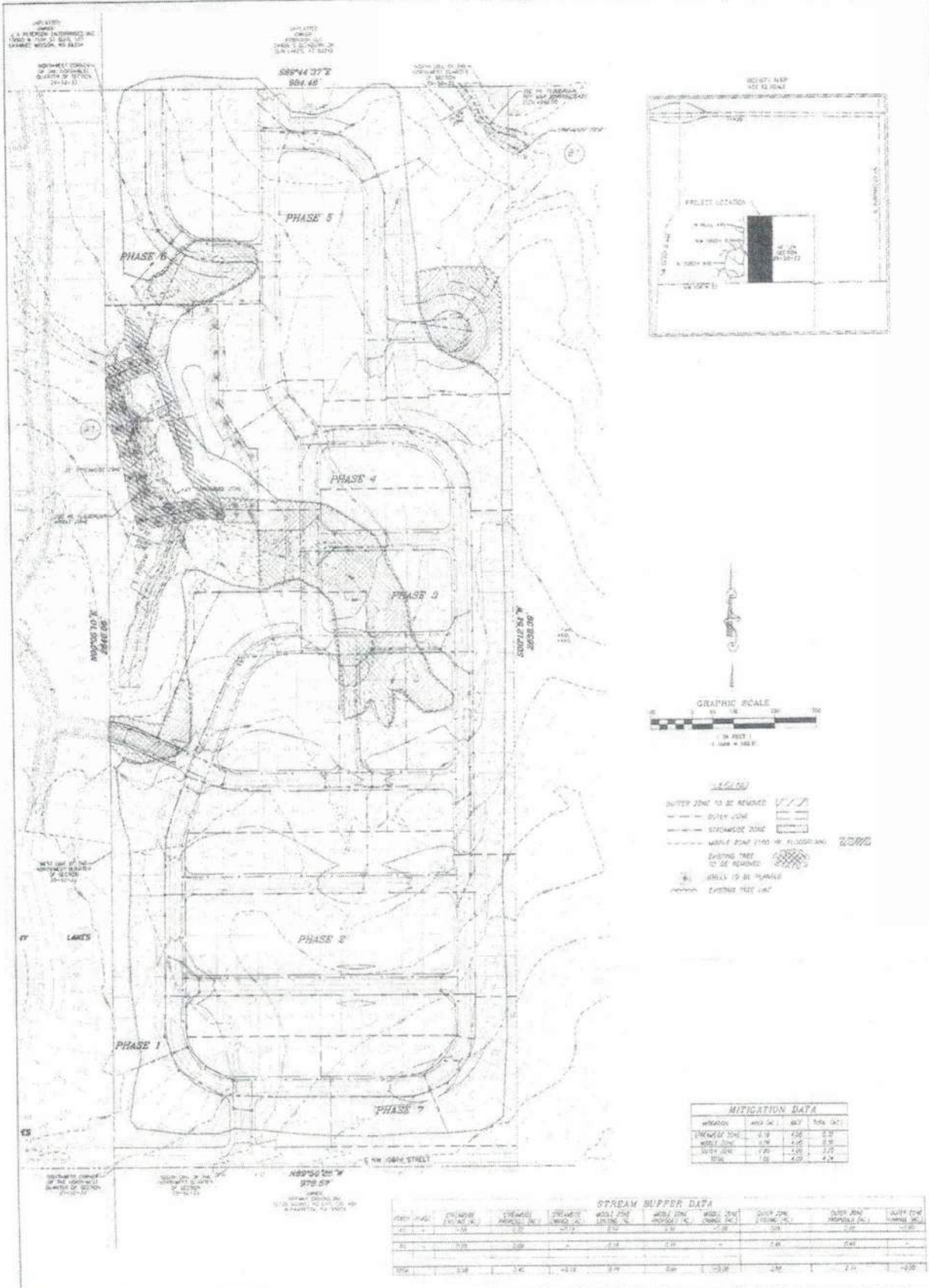
DATE: 08/15/2011
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN

PRELIMINARY UTILITY LAYOUT

DEVELOPMENT PLAN/PRELIMINARY PLAT
 FOR
TIFFANY MEADOWS
 A SUBDIVISION IN SECTION 28, TOWNSHIP 52 NORTH, RANGE 23 WEST
 KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SHEET 5 OF 6



- LEGEND**
- OUTER ZONE TO BE REMOVED
 - OUTER ZONE
 - STREAMSIDE ZONE
 - WATER ZONE (100' W/ FLOODPLAIN)
 - EXISTING TREE TO BE REMOVED
 - WELLS TO BE REMOVED
 - EXISTING TREE LOC

MIFICATION DATA

WELL	WELL NO.	WELL DEPTH	WELL TYPE
W1	101	100'	W
W2	102	100'	W
W3	103	100'	W
W4	104	100'	W
W5	105	100'	W

STREAM BUFFER DATA

PHASE	STREAM	STREAM WIDTH	STREAM BUFFER WIDTH	STREAM BUFFER AREA	STREAM BUFFER PERCENT	STREAM BUFFER TYPE	STREAM BUFFER STATUS	STREAM BUFFER REMARKS
1	1	10	10	100	100	100	100	100
2	2	10	10	100	100	100	100	100
3	3	10	10	100	100	100	100	100
4	4	10	10	100	100	100	100	100
5	5	10	10	100	100	100	100	100
6	6	10	10	100	100	100	100	100
7	7	10	10	100	100	100	100	100

R.L. Buford & Associates, LLC
 LAW OFFICES • CIVIL ENGINEERS • SURVEYING CONSULTANTS
 101 SOUTH MAIN STREET, SUITE 200
 WASHINGTON, MISSOURI 64793
 (417) 553-1111
 FAX (417) 553-1112
 www.rlbuford.com

DATE: 01/15/2010
SCALE: AS SHOWN
PROJECT: PRELIMINARY STREAM BUFFER PLAN

DEVELOPMENT PLAN/PRELIMINARY PLAT
 FOR
TIFFANY MEADOWS
 A SUBDIVISION IN SECTION 20, TOWNSHIP 23 NORTH, RANGE 33 WEST,
 KANSAS CITY, PLATTE COUNTY, MISSOURI

REVISIONS

NO.	DATE	DESCRIPTION	REVISED BY
1			
2			
3			
4			
5			

SHEET 6 OF 8

APR 14

SIGN IN SHEET

NAME	EMAIL	ADDRESS
Kent & Linda Trask	lindamtrask@gmail.com kenttrask@gmail.com	5603 NW 109th Ct
Ron & Ruth Shatto	r.rshatto@sbcglobal.net	5510 NW 110 Ct
Rich & Julie Weese	richard.julie.weese@gmail.com	10915 N. Hull Ave
Wayne & Becky Dohman	wrdohman@hotmail.com	10811 N St Clair Ave
Scott & Kirsten Davis	kirstendavis74@gmail.com sdavis@triathlete.com	5627 NW 108th Terr
Rich Woodward	Richwood5@iattco.com	10922 N. Hull Ave
Corey Stusse (Mutt Contracting)	coreystusse@yahoo.com	5605 NW 109th Ct
Mike Sample	MSCSample@outlook.com	201 Academy KCMO.
Jack Redher	Jackredher@aol.com	
Todd & Kristey Andrews	todd.andrews@plgroup.com	10905 N. Hull Ave KCMO
JEFF BOGART	LBogart@KC.RR.COM	10831 N Hull Ave KCMO
Jim Dickerson	jdickersonpb@gmail.com	10823 N. Hull KCMO.
Joni Collins	jcollins825@kc.rr.com	10825 N. Hull Ave
Christy Brown	fridayxo@att.net	10808 N. Cosby Ave
MATT CARPENTER	mscarpenter@hotmail.com	10821 N Hull Ave
PAUL OPPLIGER	pauljoppliger@gmail.com	
Bill Phillips	wcgphillips@gmail.com	11135 N. Hull Ave
Jim Combs	Familycombs@ATT.NET	5503 NW 111th Pl KCMO 64155

SIGN IN SHEET

NAME

EMAIL

ADDRESS

Rebecca Moberly Trent.Moberly916@gmail.com 10918 N. Hull Ave

Wendy S. Thompson

Don Schulz dbschulz@yahoo.com

5504 New Hope Ct

Barb Armstrong

Tiffany Meadows
5100 NW 108th Street
Kansas City, MO

Re: Rezoning from ag top R-7.5 and related Development Plan
268 single family homes on 59 acres

Dear Neighbor;

Meeting Number 2

We want to set up another meeting with the neighborhood as some of you were not able to attend the last one. We will have some minor revisions based on the last meeting comments and some preliminary city comments. Most of the changes are related to storm water control.

Tiffany Meadows LLC is applying to the City of Kansas City for a Rezoning of their property located at 5100 NW 108th Street This is east of Tiffany Lakes Undeveloped property The proposed rezoning is to allow for the single family use of the property.

Thursday May 5th 2022

Time: 5:30 to 6:30 pm

Tiffany Greens Community Center

10401 N St Clair Avenue

Any questions please contact:

Steve Warger

816-769-6132

stevewarger@gmail.com

CASE NUMBER

CD CPC 2012-00050

ADDRESS OR LOCATION

500 NEW 108TH ST

AFFIDAVIT OF SIGN POSTING

STATE OF

Missouri

COUNTY OF

Platte

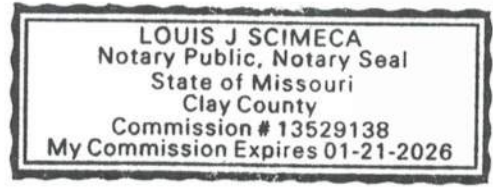
I, ENGINEER
and legal age state:

being duly sworn upon my oath and being of sound mind

That I am the ENGINEER (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

STEVEN M WARGEE
(Print Name)

Steven M Wargee
(Signature)



Subscribed and sworn to before me this 23 day of May, 2022.

[Signature]
Notary Public

My Commission Expires 1-21-26

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.