

CITY PLAN COMMISSION STAFF REPORT

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

August 1, 2023

Project Name

Congress Circle Apartments Final Plat

Docket # C1

Request

CLD-FnPlat-2023-00014 Final Plat

Applicant

Robert Young RL Buford

Owner

Lena Poteet Corporate Circle Apartments, LLC

Location 7410 NW Tiffany Springs Pkwy

Area About 5.7 acres

Zoning B3-3
Council District 2nd
County Platte
School District Park Hill

Surrounding Land Uses

North: Residential, zoned B3-3 South: Commercial, zoned B3-3 East: Commercial, zoned B3-3 West: Commercial, zoned B3-3

Major Street Plan

NW Tiffany Springs Parkway is identified as a parkway on the City's Major Street Plan.

Land Use Plan

The KCI Area Plan recommends commercial/industrial for the land use.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 05/24/2023. Scheduling deviations from 2023 Cycle M have occurred.

- The applicant had outstanding corrections related to the final plat.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject property is currently developed. The existing buildings are being converted into residential units.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a Final Plat in District B3-3 on about 5.7 acres generally located at NW Tiffany Springs Parkway and N. Polo Drive creating two lots and five tracts for two multi-unit buildings.

CONTROLLING + RELATED CASES

CD-CPC-2021-00009 - A request to approve a development plan to amend the originally approved plan in order to allow a change of use from office to multi-family residential containing 108 units in District B3-3 (Community Business 3) on about 5.75 acres generally located on the north side of NW. Tiffany Springs Pkwy, in between N. Ambassador Dr. to the west and NW. Skyview Ave. to the east.

(Ord. No. 210454).

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

C1 APPROVAL WITH CONDITIONS

PLAN REVIEW

The request to consider approval of a final plat in B3-3 to create two lots and five tracts on about 5.72 acres generally located at NW Tiffany Springs Parkway and N. Polo Drive. This use was approved in case CD-CPC-2021-00009 which served as the preliminary plat. This final plat is in conformance with the preliminary plat.

PLAN ANALYSIS

Standards	Applicability	Meets	More Information
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	

ATTACHMENTS

- 1. Conditions Report
- 2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

The requested final plat is in conformance with the controlling plan.

City staff recommends APPROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully Submitted,

Andrew Clarke, AICP

Planner

Plan Conditions, Corrections, & Suggestions Report



Recommended To Recommended By Staff

Report Date: July 27, 2023

Case Number: CLD-FnPlat-2023-00014 Project: Congress Circle Apartments

Plan Conditions

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

- 1. 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 prior to Certificate of Occupancy. (6/26/2023)
- 2. The developer shall secure approval of a street tree planting plan from the City Forester prior to recording the final plat. (6/26/2023)
- 3. Prior to recording of the Final Plat please update the date that the City Plan Commission approved the Final Plat, Date City Council approved the Final Plat, and the Ordinance Number. (6/26/2023)
- 4. Prior to mylar approval of this final plat please upload an updated Title Report (current within 90 days) and the most recent years paid tax receipt. (6/26/2023)
- 5. Prior to recording submit an executed original (hard copy) of the aviation and noise easement. The document will be recorded simultaneously with the final plat (6/26/2023)
- 6. Prior to recording of the final plat please submit five (5) executed originals (hard copy) of the covenants, conditions and restrictions document. The covenants will be recorded simultaneously with the final plat. (6/26/2023)

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

- 7. 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. (7/02/2023)
- 8. 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. (7/02/2023)
- 9. The developer shall 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. (7/02/2023)

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

10. Utility easements Show and label all water, sewer and utility easements properly. (6/21/2023)

CORPORATECIRCLEFINAL PLAT APARTMENTS-FIRST & 26,

REPLAT OF LOT 26B, BLOCK 26, EXECUTIVE HILLS NORTH, BLOCKS A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI 12

SHEET 1 OF 2

' DESCRIPTION 249,089 SQUARE FEET OR 5.72 ACRES

MISSOURI, BEING DESCRIBED AS FOLLOWS. BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 28B THENCE SIA*5617*M, ALONG THE EASTERLY LINE OF SAID LOT 28B, A DISTANCE OF 187.27 FEET, THENCE NORTHEASTS CORNER OF SAID LOT 28B THENCE SIA*5617*M, ALONG THE EASTERLY LINE OF SAID LOT 28B, A DISTANCE OF 187.27 FEET, THENCE NORTHEASTS CONTRACT AND SOUTHWESTERLY ALONG ADEALTHNG SAID EASTERLY HALONG MITH THE PERVIOUSLY DESCRIBED COURSE. HAVING A RADIUS OF 5.19 FEET, AN ARC DISTANCE OF 12.88 FEET, THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE. HAVING A RADIUS OF 5.19 FEET, AN ARC DISTANCE NOT 29.20°E, A DISTANCE OF 13.05 FEET, THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE. HAVING AN ARTHUR AND SOUTHWESTERLY, ALONG A CURVE TO THE LEFT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE. HAVING AN ARC DISTANCE OF 5.70 FEET, THENCE SOUTHWESTER OF 13.05 FEET, THENCE SOUTHWESTER OF 4.00 FEET, AN ARC DISTANCE OF 2.70 FEET, THENCE SOUTHWESTER TO THE RESTREAMY ALONG A CURVE TO THE LEFT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE. HAVING A RADIUS OF 4.00 FEET, ALONG THE EASTERLY ALONG THE RESTREAMY MAD DESCRIBED COURSE. HAVING A RADIUS OF 27.70 FEET, ALONG THE EASTERLY ALONG THE RESTREAMY THE PREVIOUSLY DESCRIBED COURSE. HAVING A RADIUS OF 5.70 FEET, ALONG THE EASTERLY ALONG THE RESTREAMY THE PREVIOUSLY DESCRIBED COURSE. HAVING AN ARCHITEACH THE PREVIOUSLY DESCRIBED COURSE. HAVING AN ARCHITEACH THE PREVIOUSLY DESCRIBED COURSE. HAVING A POINT ON THE EASTERLY ALONG THE ROSTANCE OF SAID THEAMY SPRINGS PARKWAY ALONG A CURVE TO THE LEFT. THANKE CONTINUING ALONG THE NORTHEALT THE PREVIOUSLY DESCRIBED CURVE TO THE RESTREAMY CONTINUING ALONG THE ROSTANCE OF SAID THENCE NORTHEALT THENCE AND THE SOUTHEALT THENCE AND THE PREVIOUSLY DESCRIBED CURVE AS THE PREVIOUSLY DESCRIBED CURVE BY THE PREVIOUSLY DESCRIBED CURVE BY THE PREVIOUSLY D

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:

SEMI-PERMANENT MONUMENTATION:

CHISELED CROSS AT ALL CORNERS MARKED " * "

1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " PERMANENT MONUMENTATION:

5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED "

3. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A TITLE REPORT ISSUED BY STEWART TITLE COMPANY, FILE NUMBER 2009370 WITH AN EFFECTIVE DATE OF MAY 1, 2023 AT 8:00AM. 2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " & ", " O " OR " \(\triangle \)", IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

5. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE.

6. 11. THIS SURVEYOR BELIEVES THE LENGTH OF 115.64 FEET CALLED FOR IN THE PROVIDED PROPERTY DESCRIPTION IS IN ERROR. THE LENGTH DOES NOT WORK TOGETHER WITH THE OTHER PROVIDED CURVE DATA OR PLAT DIMENSIONS AND RESULTS IN A LARGE CLOSURE ERROR. THE DISTANCE SHOWN IS BASED ON THE INCLUDED ANGLE. THE BEARING OF N22°39'25"W IS THE RESULT OF THE CHANGED ARC LENGTH WHILE HOLDING THE DISTANCES ALONG THE NORTH LINE.

NOTE: THERE ARE NO DEDICATED PUBLIC RIGHTS-OF-RIGHTS-OF-WAY TO BE DEDICATED.

WAY LYING WITHIN THE BOUNDARIES OF THIS PLAT AND THERE ARE NO PROPOSED

TOTAL PLAT: 249,089 SQUARE FEET OR 5.72 ACRES

VICINTIY MAP
1/4 SECTION 36-52-

PRIVATE OPEN SPACE: TRACTS A, B, C, D, AND E CONTAIN 1.308 OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICAT ZONING AND DEVELOPMENT CODE. A TOTAL OF 1.3 ACRES ARE REQUIRED IN PROVED TO PROVIDE A DISC GOLF COURSE, OUTDOOR TO GREENSPACE.

FLOODPLAIN: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COMMUNITY PANEL NUMBER 290173-0043-G, EFFECTIVE DATE: JAN BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FEDERAL UARY 2, 2017,

THE SUBJECT PROPERTY

MAINTENANCE OF TRACT: THIS PLAT.

TRACTS A, B, C, D, AND E SHALL BE MA.

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-408-E OF THE

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IN WITNESS WHEREOF:
CORPORATE CIRCLE APARTMENTS,
,20____.

STATE OF

COUNTY OF_

CITY PLAN COMMISSION PRINT NAME: MY COMMISSION EXPIRES

CASE NO.: CLD-FNPLAT-2023-00014

APPROVED:

COUNCIL
THIS IS TO CERTIFY
ORDINANCE NO. THAT THE WITHIN PLAT WAS DULY SUBMITTED

DULY AUTHENTICATED AS PASSED TI

MAYOR QUINTON LUCAS

VINCENT JACKSON COUNTY

' E. BRICE ASSESSMENT DEPARTMENT

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E:\A-PLATTE COUNTY\P-23093 FOUTCH CORPORATE CIRCLE PLAT\dwg\P-23093 PLAT 7310.dwg 5/17/2023 2:22:10 PM CDT R.L. Buford & Associates, LLC R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977

rob@rlbuford.com P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152 SEC.-TWP.-RGE. COUNTY

CORPORATE CIRCLE APARTMENTS 36-52-34 7505 NW TIFFANY SPRINGS PKWY 05/17/2023 KANSAS CITY, MO 64153 FINAL PLAT (SHEET 1 OF 2)

JOB NO. P-23093 PLATTE FIELD BOOK

DRAWN BY

J.K.R.

BELIEF. ROBERT G. YOUNG, PLS-2007000089

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND

DATE



