



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	2 nd
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

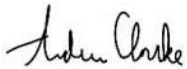
1. Conditions Report
2. Applicants Submittal

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)

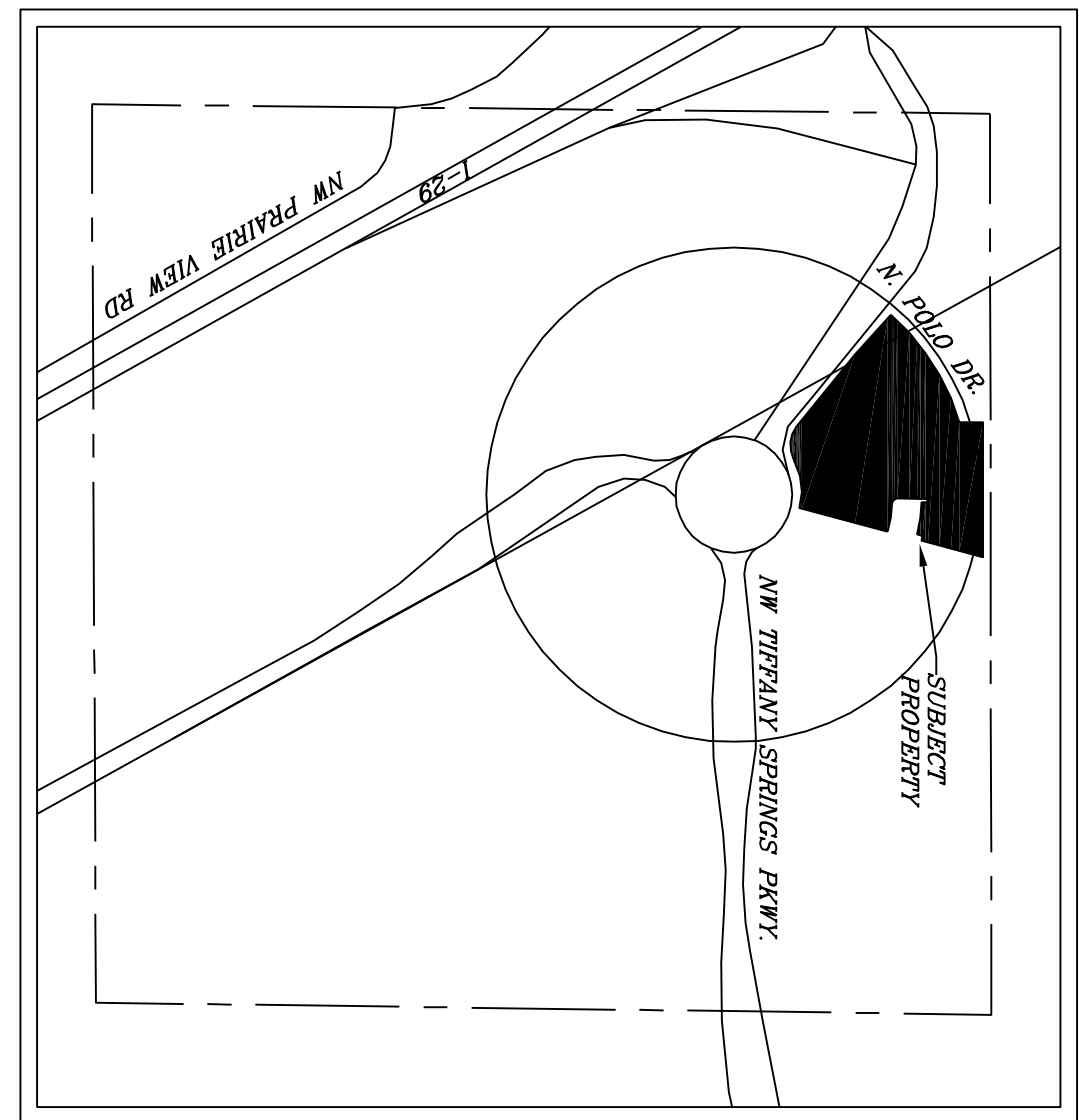
FINAL PLAT
CORPORATE CIRCLE APARTMENTS—FIRST PLAT
 A REPLAT OF LOT 26B, BLOCK 26, EXECUTIVE HILLS NORTH, BLOCKS 12 & 26,
 A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI
 SHEET 1 OF 2

PROPERTY DESCRIPTION

PART OF LOT 26B, BLOCK 26, EXECUTIVE HILLS NORTH, BLOCKS 12 & 26, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 26B, THENCE S14°36'17"W, ALONG THE EASTERN LINE OF SAID LOT 26B, A DISTANCE OF 187.27 FEET, THENCE N73°23'34"W, DEPARTING SAID EASTERN LINE, A DISTANCE OF 9.80 FEET, THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG A CURVE TO THE LEFT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 519 FEET, AN ARC DISTANCE OF 8.95 FEET, THENCE S14°37'18"W, A DISTANCE OF 12.88 FEET, THENCE WESTERLY, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N76°37'05"W, A RADIUS OF 553.71 FEET, AN ARC DISTANCE OF 96.77 FEET, THENCE N01°29'20"E, A DISTANCE OF 13.05 FEET, THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG A CURVE TO THE LEFT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 4.90 FEET, AN ARC DISTANCE OF 15.40 FEET, THENCE S01°24'01"W, A DISTANCE OF 84.46 FEET, THENCE SOUTHEASTERLY, ALONG A CURVE TO THE LEFT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 22.78 FEET, THENCE EASTERLY, ALONG A CURVE TO THE RIGHT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 467.60 FEET, AN ARC DISTANCE OF 86.02 FEET TO A POINT ON THE EASTERN LINE OF SAID LOT 26B, THENCE S14°36'17"W, ALONG THE EASTERN LINE OF SAID LOT 26B, A DISTANCE OF 867.94 FEET TO THE POINT OF BEGINNING. THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 26B, A DISTANCE OF 197.94 FEET, SPRINGS PARKWAY, AS NOW ESTABLISHED, THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 26B, A DISTANCE OF 199.67 FEET, AN ARC DISTANCE OF 146.73 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT BEING TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 88.00 FEET, AN ARC DISTANCE OF 103.67 FEET, THENCE N81°00'00"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 270.18 FEET, THENCE N49°08'15"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 157.69 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 26B, THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 26B AND THE SOUTHERLY RIGHT-OF-WAY LINE OF POLO DRIVE, THENCE AS ESTABLISHED, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N41°42'59"E, A RADIUS OF 693.67 FEET, AN ARC DISTANCE OF 390.75, THENCE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N89°59'15"E, CONTINUING ALONG THE NORTHERLY LINE OF LOT 26B, A DISTANCE OF 396.45 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
 5/8" 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 " * * *"
 2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " * * * " OR " Δ " 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.
 3. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A TITLE REPORT ISSUED BY STEWART TITLE COMPANY, FILE NUMBER 2008370 WITH AN EFFECTIVE DATE OF MAY 1, 2023 AT 8:00AM.
 4. THE BEARINGS SHOWN HERON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE.
 5. THIS SURVEY DOES NOT AFFECT 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.
 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 CLASURE ERROR. THE DISTANCE SHOWN IS BASED ON THE INCLUDED ANGLE. THE BEARING OF N82°39'29"W IS THE RESULT OF THE CHANGED ARC LENGTH WHILE HOLDING THE DISTANCES ALONG THE NORTH LINE.



PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS CORPORATE CIRCLE APARTMENTS—FIRST PLAT.

STREET DEDICATION: STREETS SHOWN HERON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

UTILITY EASEMENT: AN EASEMENT 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 PEDDESTALS, 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 EASEMENT, DO HEREBY CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT-OF-WAY IN THE EVENT THAT ADDITIONAL EASEMENTS ARE GRANTED OVER THE SAID UTILITY EASEMENT. THE UTILITY EASEMENT ARE DESIGNATED FROM THE POINT OF BEGINNING OF THE UTILITY EASEMENT TO THE POINT OF END OF THE UTILITY EASEMENT. THE UTILITY EASEMENTS SHALL BE LIMITED TO THAT PURPOSE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THE UTILITY EASEMENTS SHALL NOT BE USED FOR ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THESE 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 APURTENANCES THEREOF 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.

AVIATION AND NOISE EASEMENT: AN AVIATION AND NOISE EASEMENT IS HEREBY GRANTED BY DOCUMENT NO. _____ IN BOOK _____ AT PAGE _____

MAINTENANCE OF TRACT: TRACTS A, B, C, D, AND E SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT.

PRIVATE OPEN SPACE: TRACTS A, B, C, D, AND E CONTAIN 1.908 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 108 RESIDENTIAL UNITS PURSUANT TO SECTION 88-409.4F OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 1.3 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT. SAID TRACTS WILL BE IMPROVED TO PROVIDE A DISC GOLF COURSE, OUTDOOR TENANT GATHERING/USE AREAS, LANDSCAPED BUILDING ENTRY ZONES, AND OPEN GREENSPACE.

FLOODPLAIN: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 43 OF 623, COMMUNITY PANEL NUMBER 280723-0043-G, EFFECTIVE DATE: JANUARY 2, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN WITNESS WHEREOF,
 CORPORATE CIRCLE APARTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

STATE OF _____
 COUNTY OF _____, SS:

 MEMBER

ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY OR BY A DEPUTY, I HAVE PERSONALLY KNOWN _____, WHO IS THE MANAGER, MEMBER OF CORPORATE CIRCLE APARTMENTS, LLC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND THAT STYVE ROUTHEN ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

PRINT NAME: _____
 MY COMMISSION EXPIRES: _____

CITY PLAN COMMISSION PUBLIC WORKS

APPROVED: _____
 ACTING DIRECTOR
 MICHAEL J. SHAW

CASE NO.: CUD-PNPLAT-2023-00014

COUNCIL THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDNANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 20____.

MAYOR _____ CITY CLERK
 QUINTON LUCAS _____ MARILYN SANDERS

VINCENT E. BRICE
 JACKSON COUNTY ASSESSMENT DEPARTMENT

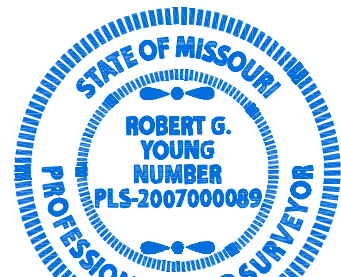
R.L. Buford & Associates, LLC
 LAND SURVEYING - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF
 AUTHORITY LICENSE NO. 5-2010031977
 rob@rlbuford.com

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

FOR CORPORATE CIRCLE APARTMENTS 7505 NW TIFFANY SPRINGS PKWY KANSAS CITY, MO 64153	SEC.-TWP.-RGE. 36-52-34	COUNTY PLATTE	JOB NO. P-23093
DATE 05/17/2023	FIELD BOOK	DRAWN BY J.K.R.	

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. I AND OTHER SURVEYORS WHOSE SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Robert G. Young
 ROBERT G. YOUNG, PLS-2007000089
 REV 07/06/2023
 DATE

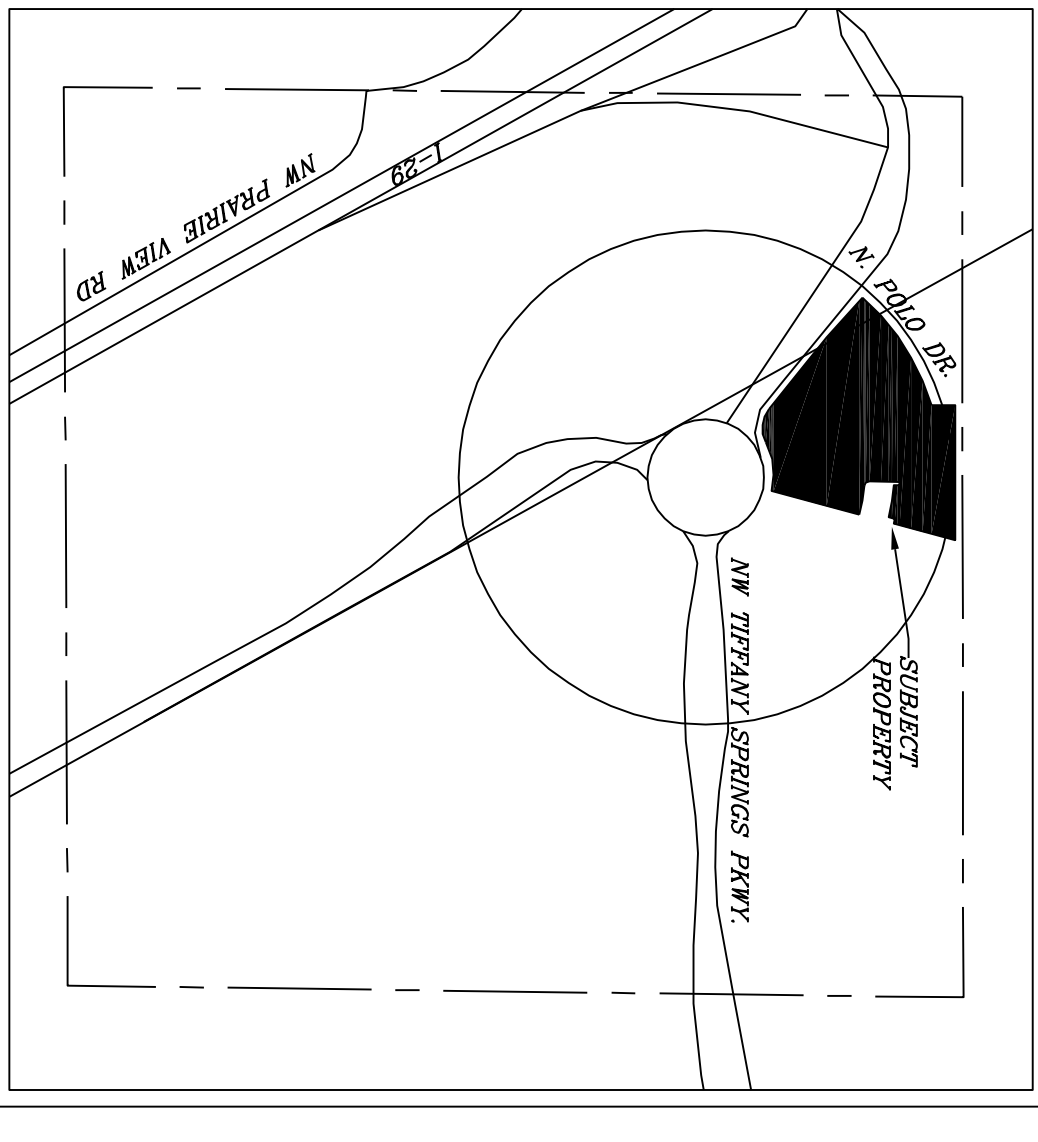
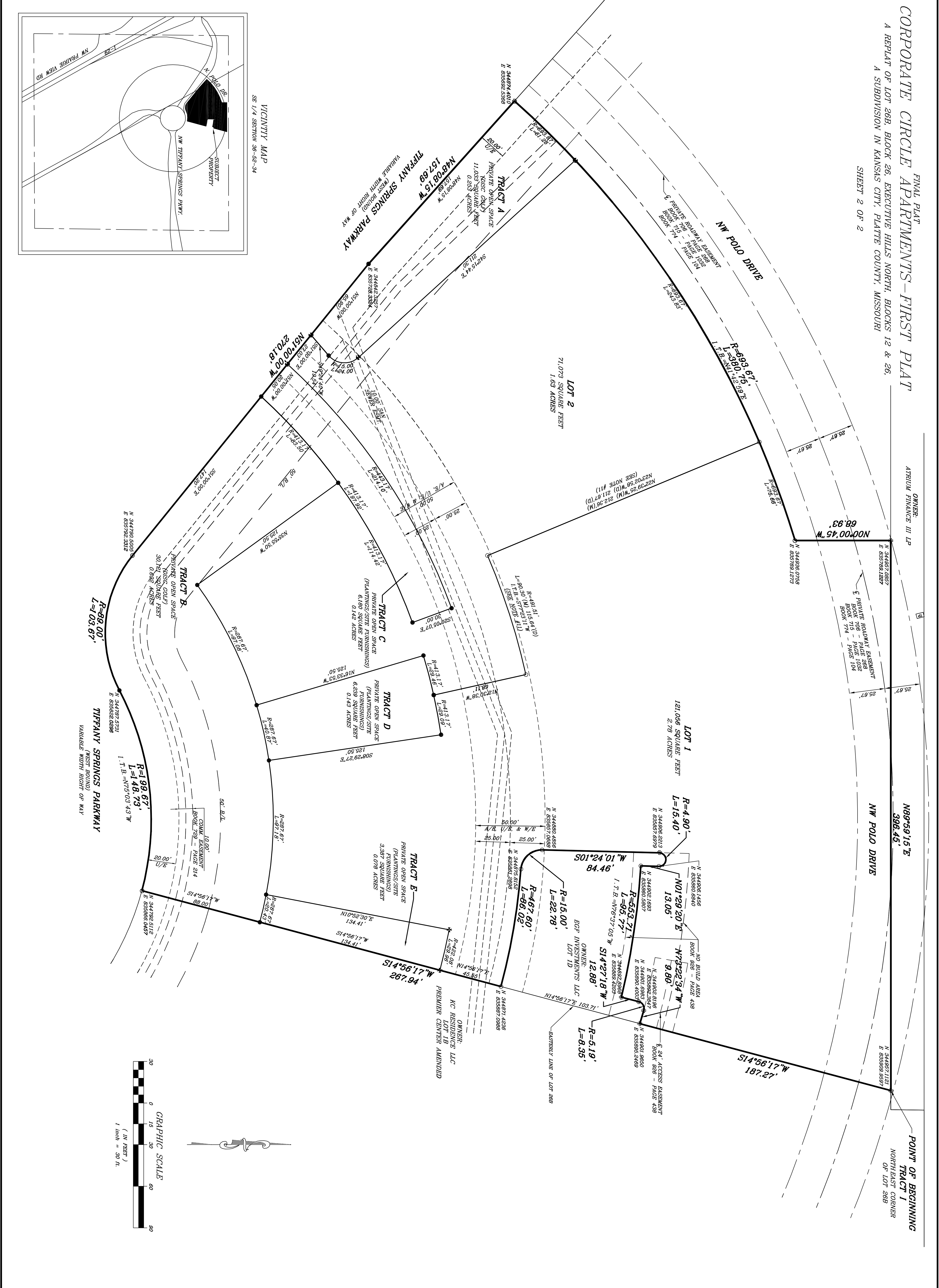


FINAL PLAT
CORPORATE CIRCLE APARTMENTS—FIRST PLAT
A REPLAT OF LOT 268, BLOCK 26, EXECUTIVE HILLS NORTH, BLOCKS 12 & 26,
A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI

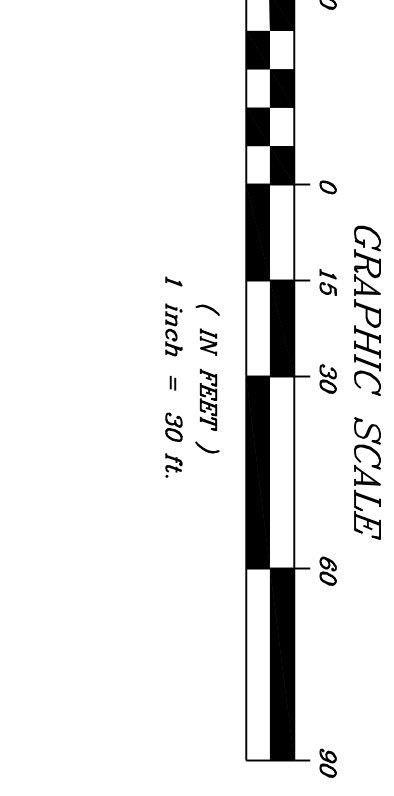
OWNER:
ATRIUM FINANCE III LP

N 89°59'16" E
396.45'

POINT OF BEGINNING
TRACT I
NORTH EAST CORNER
OF LOT 268



VICINITY MAP
SR. 1/4 SECTION 36-52-34



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E:\A-PLATTE COUNTY\2-23093 FOUTCH CORPORATE CIRCLE PLAT.dwg\2-23093 PLAT 7310.dwg 5/17/2023 2:22:10 PM CDT

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
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	JOB NO. P-23093
SEC.-TWP.-RGE. 36-52-34	COUNTY PLATTE
DATE 05/17/2023	FIELD BOOK
DRAWN BY J.K.R.	REV 07/06/2023

FOR CORPORATE CIRCLE APARTMENTS
7505 NW TIFFANY SPRINGS PKWY
KANSAS CITY, MO 64153

FINAL PLAT (SHEET 2 OF 2)

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 BELIEF.

Robert G. Young
ROBERT G. YOUNG, PLS-2007000069

