

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

221020

Ordinance Number

Brief Title

Approving the plat of Twin Creeks Village Plat an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 9.224 acres generally located at the southeast corner of North Line Creek Parkway and Northwest Old Tiffany Springs Road</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by 3c Holdings, LLC, in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to construct a 240 unit multi-family subdivision</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Platte County R-III</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) 3C Holdings, LLC, City Department City Planning and Development Other</p>
<p>CONTROLLING CASE Case No. CD-CPC-2019-00202 – Ordinance 200596 passed by City Council on August 6, 2022 rezoned approximately 487 acres from Districts B2-2 (Neighborhood Business 2), AG-R (Agricultural Residential), R-6 (Residential 6), and R-7.5 (Residential 7.5) to District MPD (Master Planned Development), which will also serve as a preliminary plat, for Twin Creeks Village to allow a mixture of commercial, recreational, educational, civic and residential uses on about 500 acres generally located north of Missouri Highway 152 in between N. Line Creek Parkway to the west and Platte Purchase Drive to the east.</p>	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission November 15, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

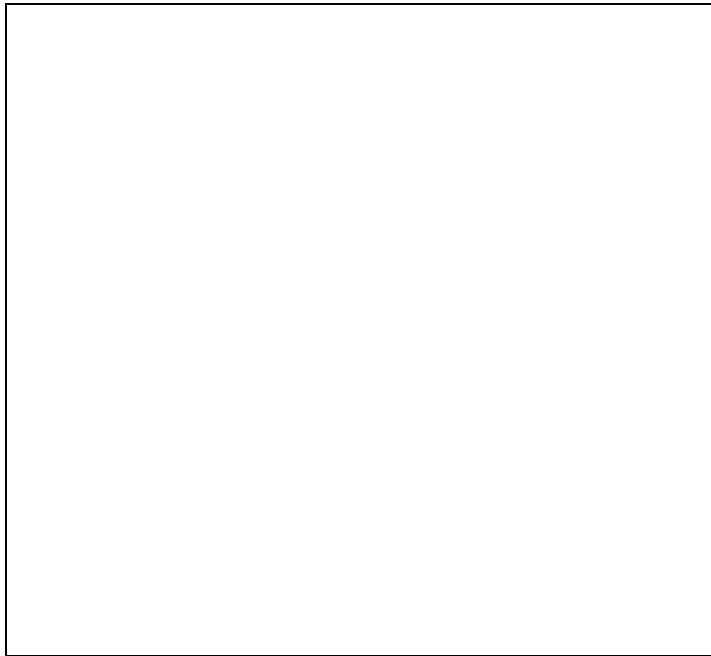
--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a multifamily residential development on a previously undeveloped site to create 240 multi-family units. The proposed development will significantly increase the area of impervious surfaces. The peak rate of storm water discharge and total runoff volume will be maintained after development. Water quality treatment will be provided with onsite BMP's. The development will improve the aesthetics of the site and increase the tax base for the City.</p> <p>Written by Lucas Kaspar, PE</p>
---------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Project Start Date

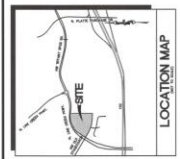
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: November 21, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2022-00037



LEGEND

- BOUNDARY
- CENTER OF PIPE
- △ CENTER OF PIPE
- CENTER OF PIPE
- CENTER OF PIPE
- CENTER OF PIPE

FINAL PLAT OF
TWIN CREEKS VILLAGE
 A TRACT OF LAND BEING LOCATED IN THE SW 1/4 OF SECTION 4,
 TOWNSHIP 51 NORTH, RANGE 33 WEST
 PLATTE COUNTY, KANSAS CITY, MISSOURI

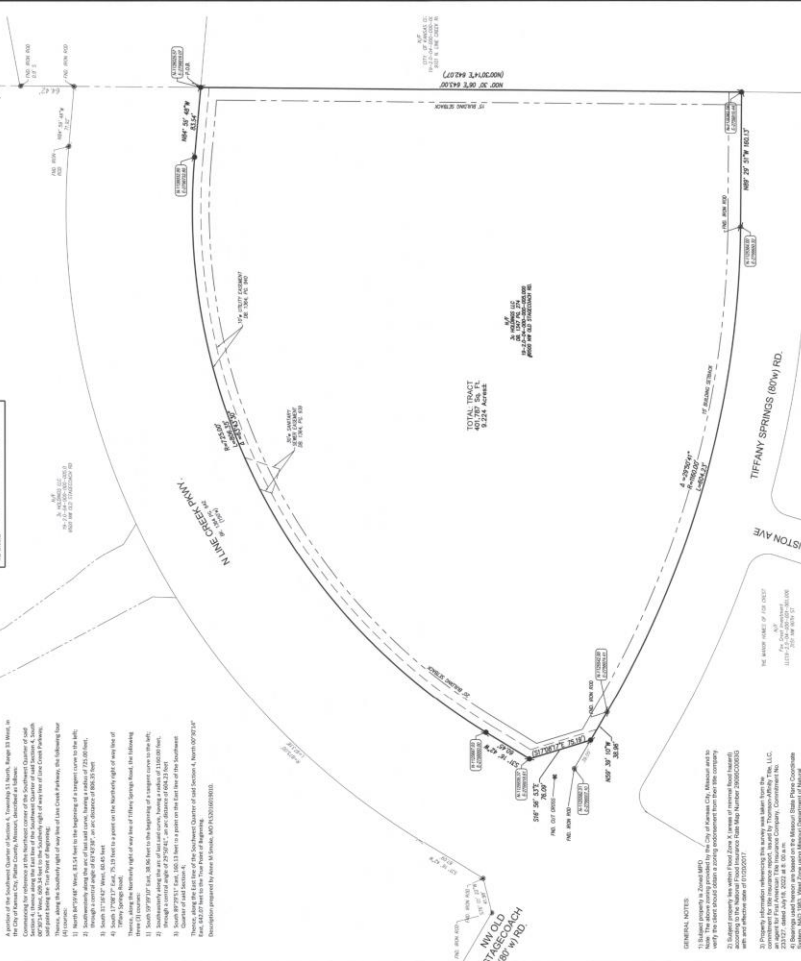
ABBREVIATIONS

- 1" = 100'
- 1" = 200'
- 1" = 300'
- 1" = 400'
- 1" = 500'
- 1" = 600'
- 1" = 700'
- 1" = 800'
- 1" = 900'
- 1" = 1000'

GRAPHIC SCALE
 1 inch = 100 feet

NATIONAL GEODETIC BENCHMARK

STATION NO. 10000000
 ELEVATION 1000.00
 DATE 10/10/10



GENERAL NOTES

- 1) Subject property is shown in pink.
- 2) Subject property is shown in pink.
- 3) Subject property is shown in pink.
- 4) Subject property is shown in pink.
- 5) Subject property is shown in pink.
- 6) Subject property is shown in pink.
- 7) Subject property is shown in pink.
- 8) Subject property is shown in pink.
- 9) Subject property is shown in pink.
- 10) Subject property is shown in pink.
- 11) Subject property is shown in pink.
- 12) Subject property is shown in pink.
- 13) Subject property is shown in pink.
- 14) Subject property is shown in pink.
- 15) Subject property is shown in pink.
- 16) Subject property is shown in pink.
- 17) Subject property is shown in pink.
- 18) Subject property is shown in pink.
- 19) Subject property is shown in pink.
- 20) Subject property is shown in pink.
- 21) Subject property is shown in pink.
- 22) Subject property is shown in pink.
- 23) Subject property is shown in pink.
- 24) Subject property is shown in pink.
- 25) Subject property is shown in pink.
- 26) Subject property is shown in pink.
- 27) Subject property is shown in pink.
- 28) Subject property is shown in pink.
- 29) Subject property is shown in pink.
- 30) Subject property is shown in pink.
- 31) Subject property is shown in pink.
- 32) Subject property is shown in pink.
- 33) Subject property is shown in pink.
- 34) Subject property is shown in pink.
- 35) Subject property is shown in pink.
- 36) Subject property is shown in pink.
- 37) Subject property is shown in pink.
- 38) Subject property is shown in pink.
- 39) Subject property is shown in pink.
- 40) Subject property is shown in pink.
- 41) Subject property is shown in pink.
- 42) Subject property is shown in pink.
- 43) Subject property is shown in pink.
- 44) Subject property is shown in pink.
- 45) Subject property is shown in pink.
- 46) Subject property is shown in pink.
- 47) Subject property is shown in pink.
- 48) Subject property is shown in pink.
- 49) Subject property is shown in pink.
- 50) Subject property is shown in pink.
- 51) Subject property is shown in pink.
- 52) Subject property is shown in pink.
- 53) Subject property is shown in pink.
- 54) Subject property is shown in pink.
- 55) Subject property is shown in pink.
- 56) Subject property is shown in pink.
- 57) Subject property is shown in pink.
- 58) Subject property is shown in pink.
- 59) Subject property is shown in pink.
- 60) Subject property is shown in pink.
- 61) Subject property is shown in pink.
- 62) Subject property is shown in pink.
- 63) Subject property is shown in pink.
- 64) Subject property is shown in pink.
- 65) Subject property is shown in pink.
- 66) Subject property is shown in pink.
- 67) Subject property is shown in pink.
- 68) Subject property is shown in pink.
- 69) Subject property is shown in pink.
- 70) Subject property is shown in pink.
- 71) Subject property is shown in pink.
- 72) Subject property is shown in pink.
- 73) Subject property is shown in pink.
- 74) Subject property is shown in pink.
- 75) Subject property is shown in pink.
- 76) Subject property is shown in pink.
- 77) Subject property is shown in pink.
- 78) Subject property is shown in pink.
- 79) Subject property is shown in pink.
- 80) Subject property is shown in pink.
- 81) Subject property is shown in pink.
- 82) Subject property is shown in pink.
- 83) Subject property is shown in pink.
- 84) Subject property is shown in pink.
- 85) Subject property is shown in pink.
- 86) Subject property is shown in pink.
- 87) Subject property is shown in pink.
- 88) Subject property is shown in pink.
- 89) Subject property is shown in pink.
- 90) Subject property is shown in pink.
- 91) Subject property is shown in pink.
- 92) Subject property is shown in pink.
- 93) Subject property is shown in pink.
- 94) Subject property is shown in pink.
- 95) Subject property is shown in pink.
- 96) Subject property is shown in pink.
- 97) Subject property is shown in pink.
- 98) Subject property is shown in pink.
- 99) Subject property is shown in pink.
- 100) Subject property is shown in pink.

PREPARED FOR:
 TWIN CREEKS VILLAGE
 SW 1/4 OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST
 PLATTE COUNTY, KANSAS CITY, MISSOURI

PREPARED BY:
 STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 1101 W. 15th St., Suite 100
 Kansas City, MO 64108
 Phone: 816.234.1100
 Fax: 816.234.1101
 www.stockinc.com

DATE: 10/10/10

SCALE: 1" = 100'

PROJECT NO.: 10000000

PLAT NO.: 10000000

SECTION: 10000000

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/10/10	FINAL PLAT

1 OF 1