



CITY PLAN COMMISSION STAFF REPORT

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

January 17, 2023

Project Name
Twin Creeks Village Commercial North

Docket #C4

Request
CLD-FnPlat-2022-00042
Final Plat

Applicant
Kellee Madinger
Rouse Frets White Goss Gentile Rhodes,
P.C.
4510 Belleview Ave Unit: 300 Kansas City,
MO 64111

Owner
Garry Hayes
MD Management INC
5201 Johnson Unit: 100 Mission, KS 66205

Location 2000 NW Tiffany Springs Rd

Area About 11 acres

Zoning MPD

Council District 2nd

County Platte

School District Platte County R-III

Surrounding Land Uses

North: zoned MPD, Undeveloped.

South: zoned MPD, Undeveloped

East: zoned R-6, Single Family Homes.

West: zoned MPD, Undeveloped.

Major Street Plan

The City's Major Street does not identify any streets at this location.

Land Use Plan

The KCIA Area Plan recommends mixed-use community for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on October 14, 2022. Scheduling deviations from 2022 Cycle W have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The subject property is currently undeveloped. To the west, is single family housing. To the north, south, and east to the of the subject property is currently undeveloped with a future land use of Residential Low-Density and Residential Medium Density. The property is generally located at on the northwestern corner of Northwest Tiffany Springs Road and North Platte Purchase Drive. This will be part of a larger Master Plan Development site.

SUMMARY OF REQUEST

The applicant is seeking approval of a Final Plat for the creation of two lots and one tract on about 11.2 acres generally located at on the northwestern corner of Northwest Tiffany Springs Road and North Platte Purchase Drive in district MPD (Master Plan Development).

CONTROLLING CASE

Case No. CD-CPC-2019-00202- On July 21, 2020 the City Plan Commission approved a request to rezone from District B2-2 (Neighborhood Business 2), AG-R (Agricultural Residential), R-6 (Residential 6), and R-7.5 (Residential 7.5) to District MPD (Master Plan Development), which will also serve as a preliminary plat, for Twin Creeks Village to allow for 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.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C4 Recommendation: **Approval, Subject to Conditions**

RELEVANT CASES

CD-CPC-2019-00202- A request to rezone 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.

PLAN REVIEW

Proposed Final Plat to create two lots and one tracts which will be the site of future commercial development located on the northwestern corner of Northwest Tiffany Springs Road and North Platte Purchase Drive in District MPD (Master Plan Development). The MPD (Master Plan Development) is serving as the preliminary plat. This is in accordance with the approved preliminary plat.

PLAN ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-260-03)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		
Parking and Loading Standards (88-420)	No		
Landscape and Screening Standards (88-425)	No		
Outdoor Lighting Standards (88-430)	No		
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	No		

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

COMMENT

The requested Final Plat is in conformance with the controlling plan.

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Justin Smith
Planner



Plan Conditions

Report Date: January 11, 2023

Case Number: CLD-FnPlat-2022-00042

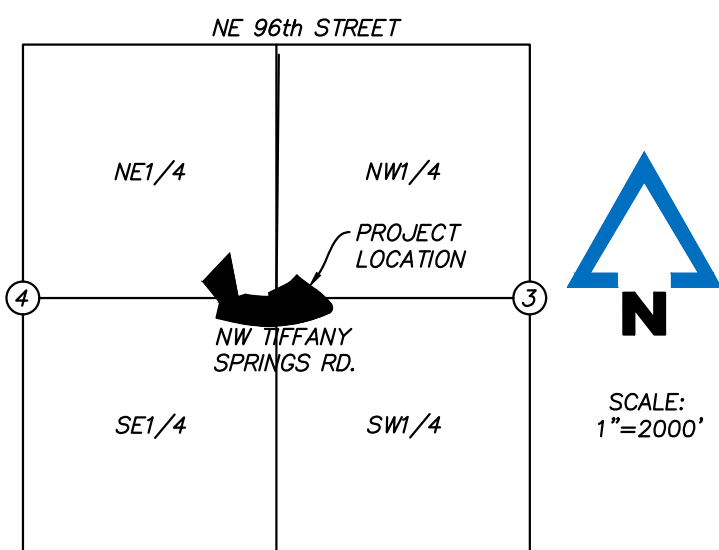
Project: Twin Creeks Village Commercial North

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

1. 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.
2. The developer must 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.
3. 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.
4. 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.
5. 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.
6. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
7. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
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, as amended, commonly known as the Development Regulations.
9. 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.

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

10. Water Main Extension Plans



VICINITY MAP
SEC.3 & 4-T51N-R33W

DEVELOPER:
TWIN CREEKS COMMONS, LLC
4600 College Boulevard, Suite 102
Overland Park, Kansas 66211
913-831-2996
ERIKA FEINGOLD
erika@mdmgt.com

FINAL PLAT
TWIN CREEKS VILLAGE COMMERCIAL NORTH
A PORTION OF WEST HALF OF FRACTIONAL SECTION 3 AND THE EAST HALF OF SECTION 4
ALL IN TOWNSHIP 51 NORTH, RANGE 33 WEST
A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI

DESCRIPTION:

A tract of land being situated in part of the West Half of Fractional Section 3 and part of the East Half of Section 4, all in Township 51 North, Range 33 West in Kansas City, Platte County, Missouri, said tract of land lying North of the Northerly right-of-way line of NW Tiffany Springs Road as now established 150 feet wide by instrument No. 2021017311 recorded September 8, 2021 in the Office of the Recorder of Deeds for said County and State in Book 1364 at Page 582 and lying West of the Westerly right-of-way line of N Platte Purchase Drive as now established 100 feet wide by FOUNTAIN HILLS - FIRST PLAT, a subdivision in said City, Clay County and said Platte County, Missouri, recorded November 16, 2004 as Document No. T04896 in the Office of the Recorder of Deeds for said County and State in Plat Book F at Page 156. Said tract of land being now more particularly described as follows:

Commencing at the Northwest corner of the West Half of aforesaid Fractional Section 3, being also the Northeast corner of aforesaid Section 4; thence S 00° 32' 34" W along the West line of the Northwest Fractional Quarter of said Section 3, being also along the East line of the Northeast Quarter of said Section 4, a distance of 2,534.33 feet to the Southwest corner of the Northwest Fractional Quarter of said Section 3, being also the Southeast corner of the Northeast Quarter of said Section 4; thence S 00° 28' 34" W along the West line of the Southwest Fractional Quarter of said Section 3, being also along the East line of the Southeast Quarter of said Section 4, a distance of 289.02 feet to a point on the Northerly right-of-way line of aforesaid NW Tiffany Springs Road and the Point of Beginning of the tract of land to be herein described; thence Easterly along said Northerly right-of-way line, being now along a curve to the left, having an initial tangent bearing of N 87° 05' 03" E, a radius of 1,525.00 feet and a central angle of 21° 16' 27", an arc length of 566.24 feet; thence Northeasterly, Northerly and Northwesterly along a compound curve to the left, tangent to the last described curve and continuing along said Northerly right-of-way line, having a radius of 60.00 feet and a central angle of 103° 30' 06", an arc length of 108.39 feet to a point on the Westerly right-of-way line of aforesaid N Platte Purchase Drive, thence Northwesterly along said Westerly right-of-way line, the following courses and distances, thence Northwesterly along a compound curve to the left, tangent to the last described curve, having a radius of 700.00 feet and a central angle of 16° 55' 25", an arc length of 206.77 feet; thence N 54° 36' 57" W (N 54° 37' 09" W, Plat), tangent to the last described curve, a distance of 152.93 feet; thence Northwesterly along a curve to the right, tangent to the last described curve, having a radius of 800.00 feet and a central angle of 7° 38' 18", an arc length of 106.65 feet; thence S 43° 17' 44" W, departing from the Westerly right-of-way line of said N Platte Purchase Drive, a distance of 59.46 feet; thence Southwesterly along a curve to the right, tangent to the last described curve, having a radius of 243.50 feet and a central angle of 20° 36' 18", an arc length of 87.57 feet; thence S 63° 54' 02" W, tangent to the last described curve, a distance of 194.10 feet; thence S 00° 34' 50" E, a distance of 42.95 feet; thence Westerly along a curve to the right, having an initial tangent bearing of S 89° 25' 10" W, a radius of 1,263.33 feet and a central angle of 11° 26' 04", an arc length of 252.12 feet; thence S 72° 44' 24" W, not tangent to the last described curve, a distance of 78.51 feet; thence N 10° 51' 51" W, 468.27 feet; thence S 43° 23' 13" W, 409.52 feet; thence S 39° 07' 59" E, 285.14 feet; thence S 13° 12' 49" W, 158.84 feet to a point on the Northerly right-of-way line of said NW Tiffany Springs Road; thence S 76° 47' 11" W along said Northerly right-of-way line, perpendicular to the last described course, a distance of 201.15 feet; thence Southeasterly and Easterly, continuing along said Northerly right-of-way line, being now along a curve to the left, tangent to the last described course, having a radius of 1,525.00 feet and a central angle of 16° 07' 47", an arc length of 429.31 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S.No. 2005019220. MEC Corporate Certificate / License No. 2012009395.

Containing 470,979 square feet or 10.812 acres, more or less.

The basis of the bearings shown hereon is the Missouri State Plane Coordinate System, NAD 83, West Zone.

FLOOD ZONE:

According to the Federal Emergency Management Agency Flood Map Service the subject property is located within Fema's Flood Panel No. 29095C0063G, which has an effective date of January 20, 2017. The subject property is located in flood hazard zone X, which is areas 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.

EASEMENT DEDICATION:

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 pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (UE), 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 and 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.

MAINTENANCE OF TRACTS:

Tract A is to be used as detention and shall be maintained by the Twin Creeks Commons, LLC.

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum.

5/8" Rebar W/ Aluminum Caps will be set at the property corners after construction is completed.

There are no gaps, gores, or overlaps between TWIN CREEKS VILLAGE COMMERCIAL NORTH and the neighboring properties.

Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDot VRS Network. Having a Combined Grid Factor of 0.999896406.

FLOOD ZONE:

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DEDICATIONS:

PLAT DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "TWIN CREEKS VILLAGE COMMERCIAL NORTH".

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand. Twin Creeks Commons, LLC

By: _____
Erika Feingold, Vice President

County of _____)
)SS
State of _____)

BE IT REMEMBERED that on this _____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Erika Feingold, Vice President of Twin Creeks, LLC, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires: _____

N TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand. New Liberty Hospital District

By: _____
Raghu Adiga, MD, President & CEO

County of _____)
)SS
State of _____)

BE IT REMEMBERED that on this _____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Raghu Adiga, MD, President & CEO of New Liberty Hospital District, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires: _____
CITY PLAN COMMISSION PUBLIC WORKS

Approved: _____
Director: Michael J. Shaw

COUNCIL

This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____, duly authenticated as passed this _____ day of _____, 2022.

Mayor: Quinton Lucas City Clerk: Marilyn Sanders

SURVEYOR'S CERTIFICATION:

I hereby certify that this plat titled "TWIN CREEKS VILLAGE COMMERCIAL NORTH", a subdivision, is based on an actual field survey performed by me and by those under my direct supervision and to the best of my professional knowledge and belief this survey has been prepared in accordance with the current Missouri Standards for Property Boundary Surveys and that it meets or exceeds the accuracy standards for an "Urban" type property boundary survey as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further state that I have complied with the statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

BY: _____
Steven R. Whitaker, MO. PLS-2005019220
Steve.whitaker@mcclurevision.com
McClure Engineering Company Certificate/License No. 2012009395

TRAVERSE TABLE:

PL-08 RESET being N16°07'47"E-2983.65' of Point of Beginning of this plat.

	NORTHING (STATE PLANE) FEET	EASTING (STATE PLANE) FEET	NORTHING (STATE PLANE) METERS	EASTING (STATE PLANE) METERS
PL-08	1129200.196	276233.969	344180.2196	84196.11373
1	1126334.292	2759405.155	343306.6921	841066.6912
2	1126466.212	2759952.411	343346.9015	841233.495
3	1126557.619	2759975.302	343374.7623	841240.472
4	1126700.316	2759826.739	343418.2563	841195.1899
5	1126788.867	2759702.063	343445.2465	841157.1887
6	1126856.221	2759619.488	343465.7761	841132.0199
7	1126812.945	2759578.714	343452.5858	841119.592
8	1126761.263	2759508.618	343436.8329	841098.2269
9	1126675.882	2759334.33	343410.8087	841045.1038
10	1126632.945	2759334.765	343397.7218	841045.2364
11	1126640.175	2759186.408	343399.9254	841000.0172
12	1126655.479	2759084.096	343404.59	840968.8324
13	1126632.187	2759009.129	343397.4906	840945.9826
14	1127092.014	2758920.879	343537.6458	840919.0838
15	1126794.43	2758639.597	343446.9424	840833.3491
16	1126573.279	2758819.534	343379.5356	840888.1939
17	1126418.663	2758783.23	343332.4084	840877.1284
18	1126372.689	2758979.03	343318.3955	840936.8083

STREET GRADES

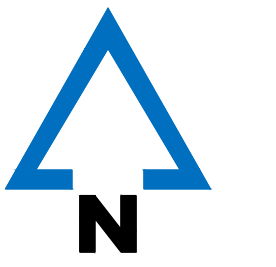
	GRADE POINT	ELEVATION	V.C.T.
NW Tiffany Springs Parkway			
Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive		1058.33	
628.46' West of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive		1071.10	150'
874.01' West of Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive		1062.97	
N. Platte Purchase Drive			
121.96' South of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive		1060.80	
Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive		1058.33	
203.04' North of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive		1054.30	75'
428.04' North of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive		1060.20	100'
878.04' North of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive		1055.07	100'
1078.04' North of the Intersection of NW. Tiffany Springs Parkway & N. Platte Purchase Drive		1057.27	

TWIN CREEKS VILLAGE COMMERCIAL NORTH		 making lives better. 1700 Swarth Street, STE 100 North Kansas City, Missouri 64116 816-756-0444 www.mcclurevision.com
ENGINEER P.OSBORNE	DRAWN BY J.BURNETTE	
SURVEYOR S.WHITAKER	CREW CHIEF	REVISIONS 12/28/2022 KANSAS CITY, PLATTE CO. MISSOURI SEC. 3&4-T51N-R33W 211516-000 AUGUST 25, 2022
SHEET NO. 01/02		

DRAWING DATA: \\cmcclellan\projects\211516-000-005-Drawing\Survey\211516-000-FPL.dwg PLOT DATE: 12/28/2022 12:07 PM PLOTTED BY: ARDY BURNETTE

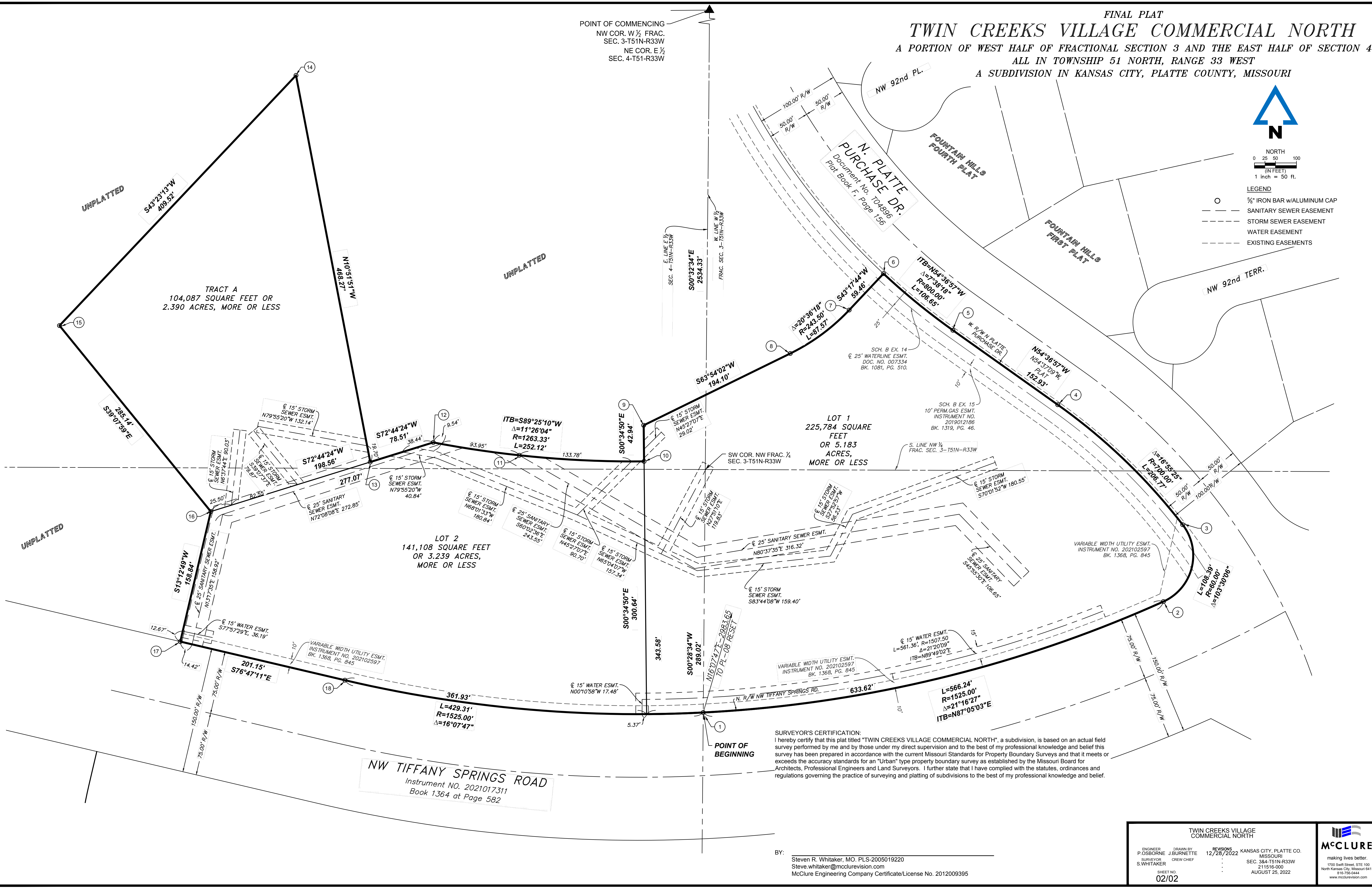
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TWIN CREEKS VILLAGE COMMERCIAL NORTH
 A PORTION OF WEST HALF OF FRACTIONAL SECTION 3 AND THE EAST HALF OF SECTION 4
 ALL IN TOWNSHIP 51 NORTH, RANGE 33 WEST
 A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI

POINT OF COMMENCING
 NW COR. W 1/2 FRAC.
 SEC. 3-T51N-R33W
 NE COR. E 1/2
 SEC. 4-T51-R33W



NORTH
 0 25 50 100
 (IN FEET)
 1 inch = 50 ft.

LEGEND
 ○ 3/4" IRON BAR w/ALUMINUM CAP
 --- SANITARY SEWER EASEMENT
 --- STORM SEWER EASEMENT
 --- WATER EASEMENT
 --- EXISTING EASEMENTS



SURVEYOR'S CERTIFICATION:
 I hereby certify that this plat titled "TWIN CREEKS VILLAGE COMMERCIAL NORTH", a subdivision, is based on an actual field survey performed by me and by those under my direct supervision and to the best of my professional knowledge and belief this survey has been prepared in accordance with the current Missouri Standards for Property Boundary Surveys and that it meets or exceeds the accuracy standards for an "Urban" type property boundary survey as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further state that I have complied with the statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

NW TIFFANY SPRINGS ROAD
 Instrument NO. 202107311
 Book 1364 at Page 582

BY:
 Steven R. Whitaker, MO. PLS-2005019220
 Steve.whitaker@mcclurevision.com
 McClure Engineering Company Certificate/License No. 2012009395

TWIN CREEKS VILLAGE COMMERCIAL NORTH		REVISIONS 12/28/2022	KANSAS CITY, PLATTE CO. MISSOURI	SEC. 3&4-T51N-R33W 211516-000 AUGUST 25, 2022	SHEET NO. 02/02
ENGINEER P.OSBORNE	DRAWN BY J.BURNETTE				
SURVEYOR S.WHITAKER	CREW CHIEF				

making lives better.
 1700 Swarth Street, STE 100
 North Kansas City, Missouri 64116
 816-756-0444
 www.mcclurevision.com

DRAWING DATA: \\cmcc\mcc\p01\projects\211516-000\05-Dominion\Survey\211516-000-FPL.dwg PLOT DATE: 12/28/2022 12:07 PM PLOTTED BY: ANDY BURNETTE