

Twin Creeks Village – Project Area 7 Stream Buffer Exception Request

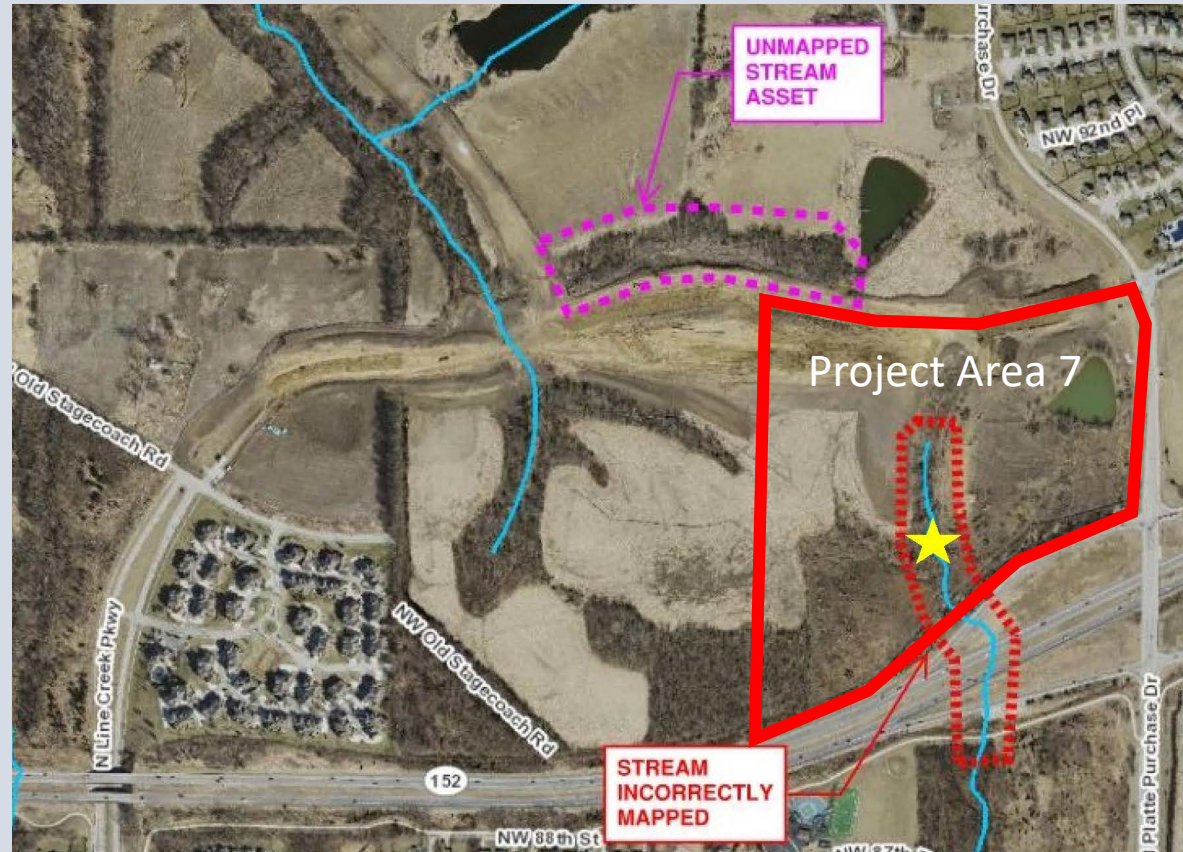
Ordinance No. 210630 (CLDPIR-2021-00053)



**Neighborhood Planning & Development Committee
August 11, 2021**

Request

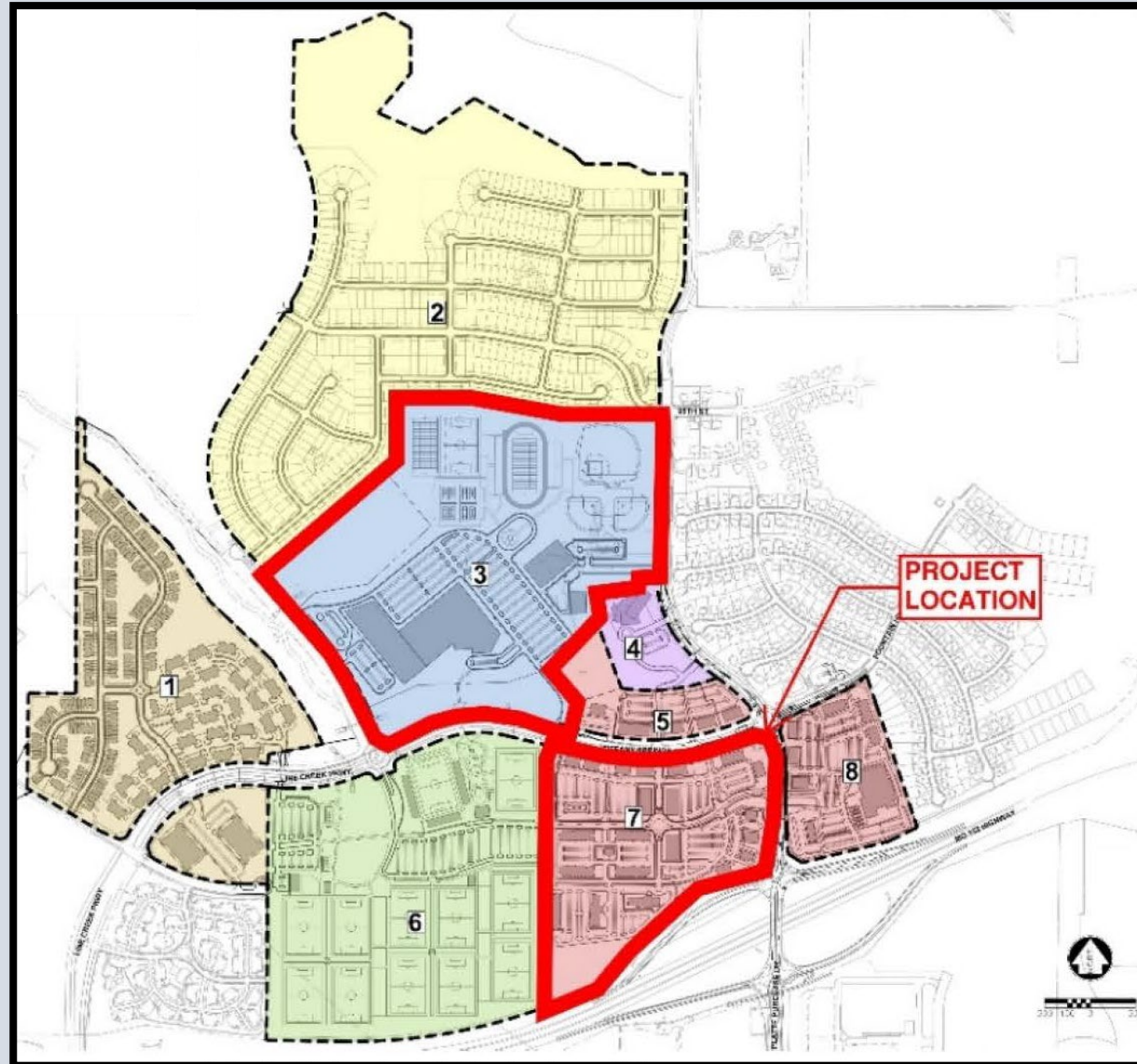
BT Residential, LLC requests the Committee recommend approval of Ordinance No. 210630, providing a Stream Buffer Exception for Twin Creeks Village Project Area 7 to correct a mapping error.



North side of Missouri Highway 152 between
N. Line Creek Parkway and N. Platte Purchase Drive

Twin Creeks Village MPD

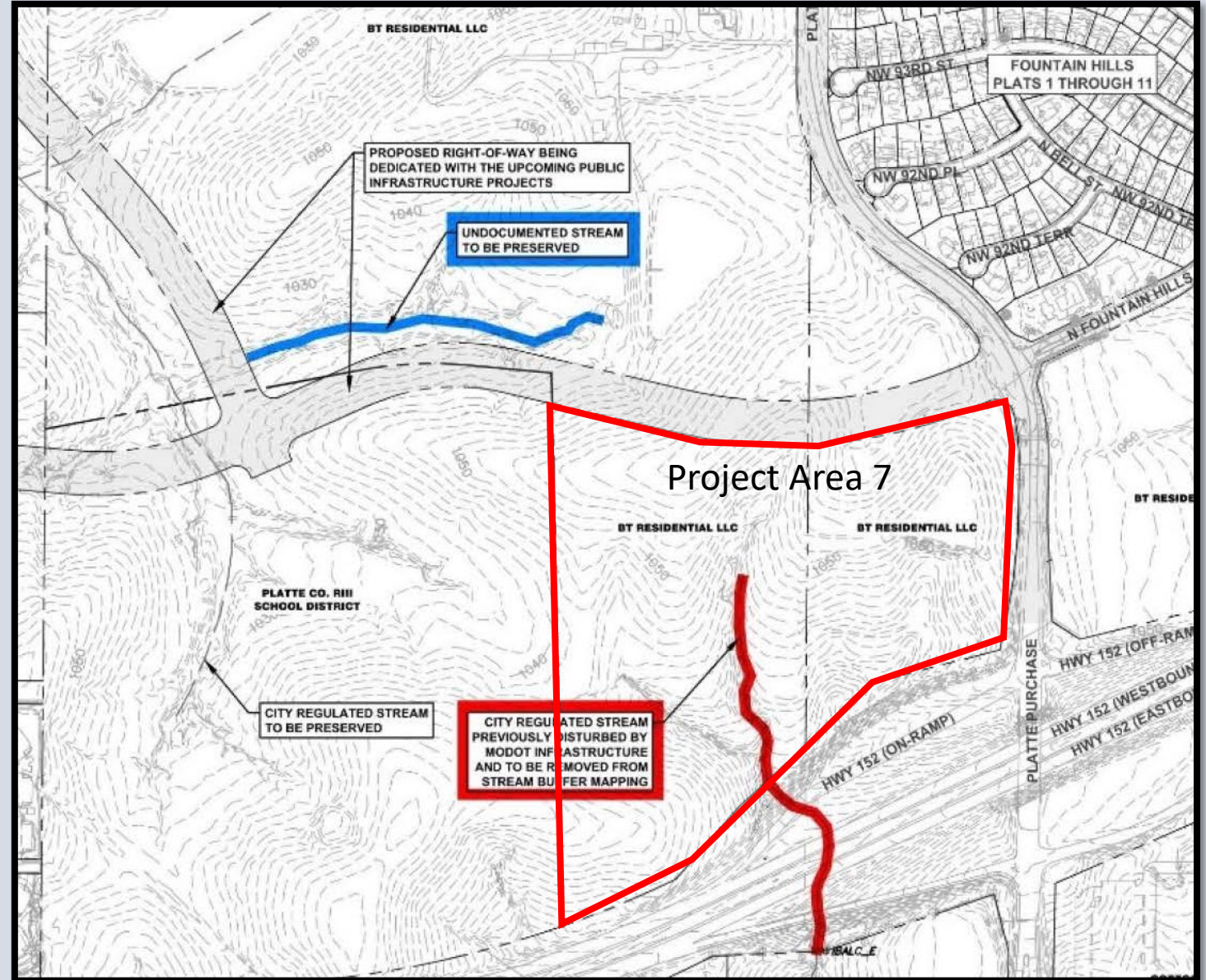
Approved by C.S. for Ordinance 200596 on August 6, 2020



Approved Twin Creeks MPD Plan

Approved MPD provides the following:

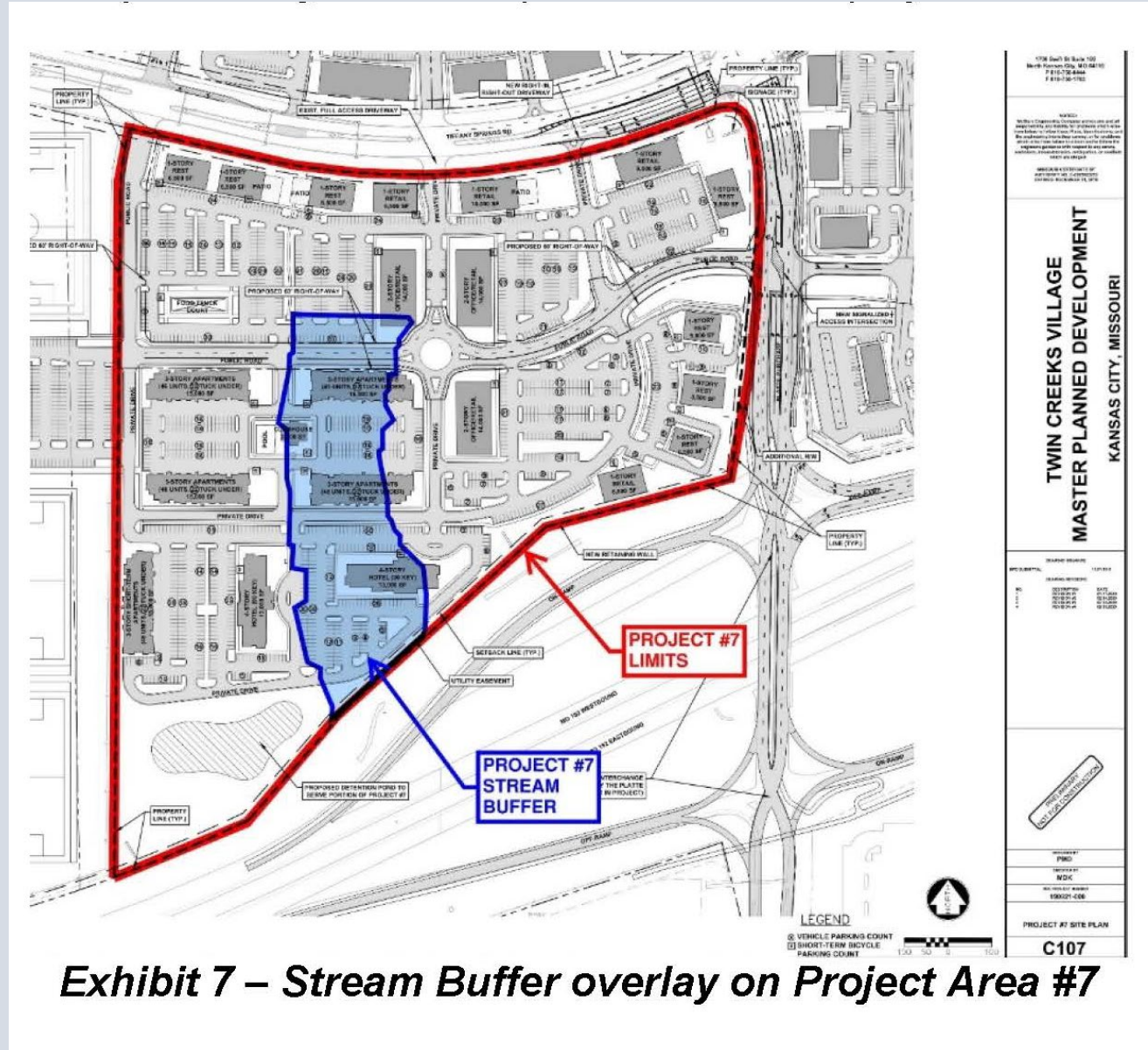
- Removes an incorrectly mapped stream asset within Project Area 7 (shown in red); and
- Shows protection of a natural area within Project Area 3 (shown in blue)



Twin Creeks MPD - Project Area 7

Project Area 7 is a proposed 35-acre mixed-use development adjacent to the Northland Sports Complex.

Mapping error would significantly reduce the developable area of the project.



Construction of Missouri Highway 152 Altered Stream Stream Buffer Map Not Updated



Exhibit 3 – Aerial Image from 1990

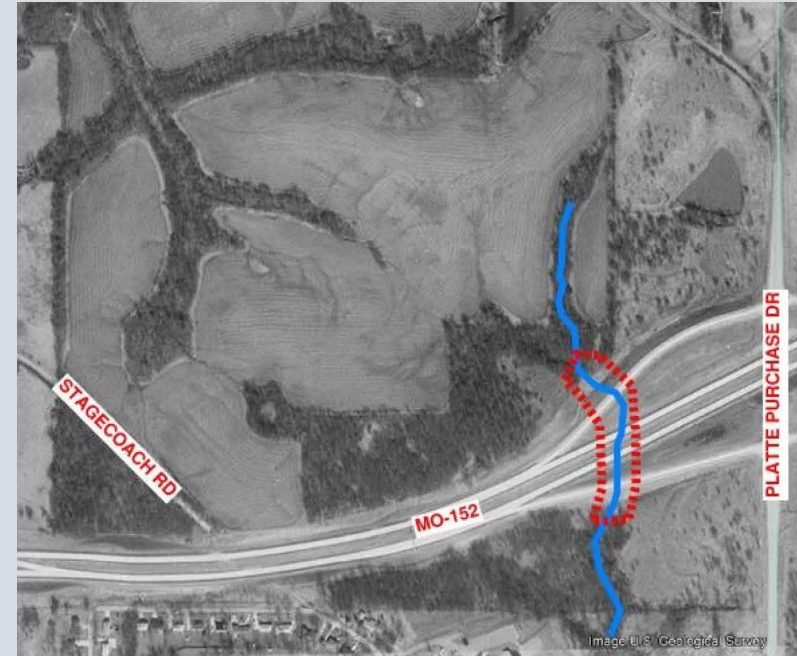
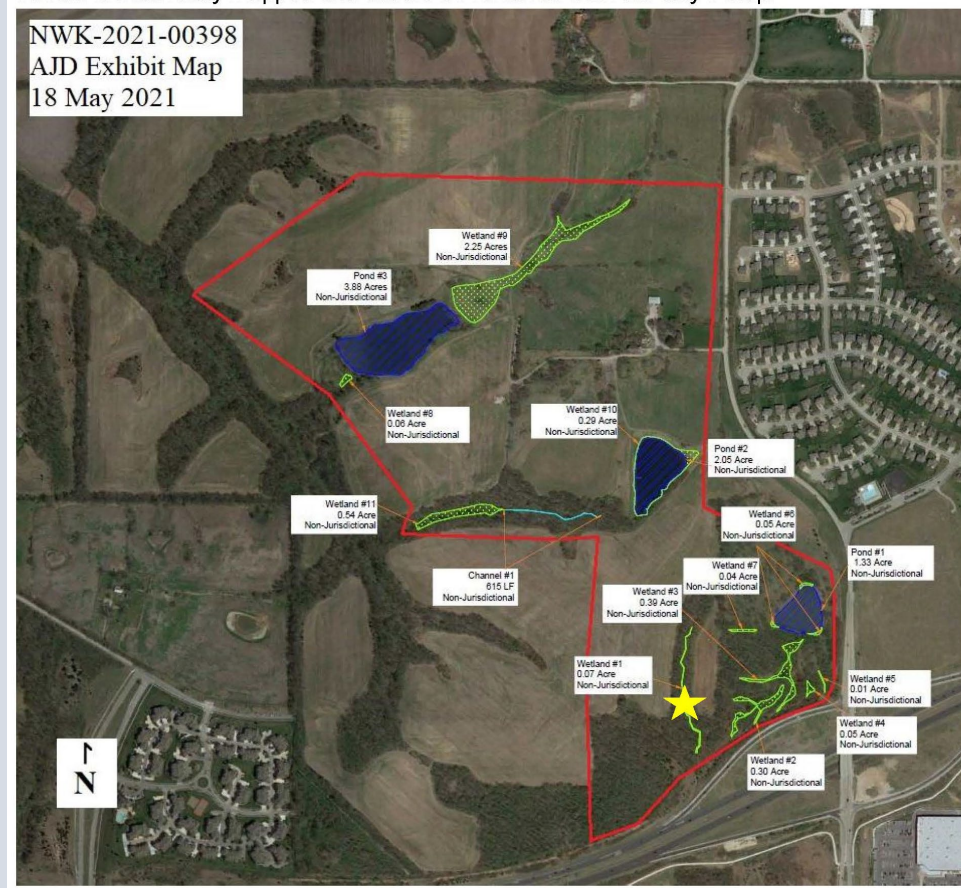


Exhibit 4 – Aerial Image from 1996

MoDOT installed a 4-lane divided highway and associated interchange on/off ramps that completely altered the “stream” characteristics, and the City’s maps were never updated to take this into account. Terra Technologies performed a wetland & stream delineation process (Jurisdictional Assessment, aka “JA”) under federal guidelines, and the United States Army Corps of Engineers agreed with our assessment (Jurisdictional Determination, aka “JD”) that all of the existing features within the property, did not meet their definition of a “stream”. This JD further supports the assessment that this is a mapping error and needs to be removed.

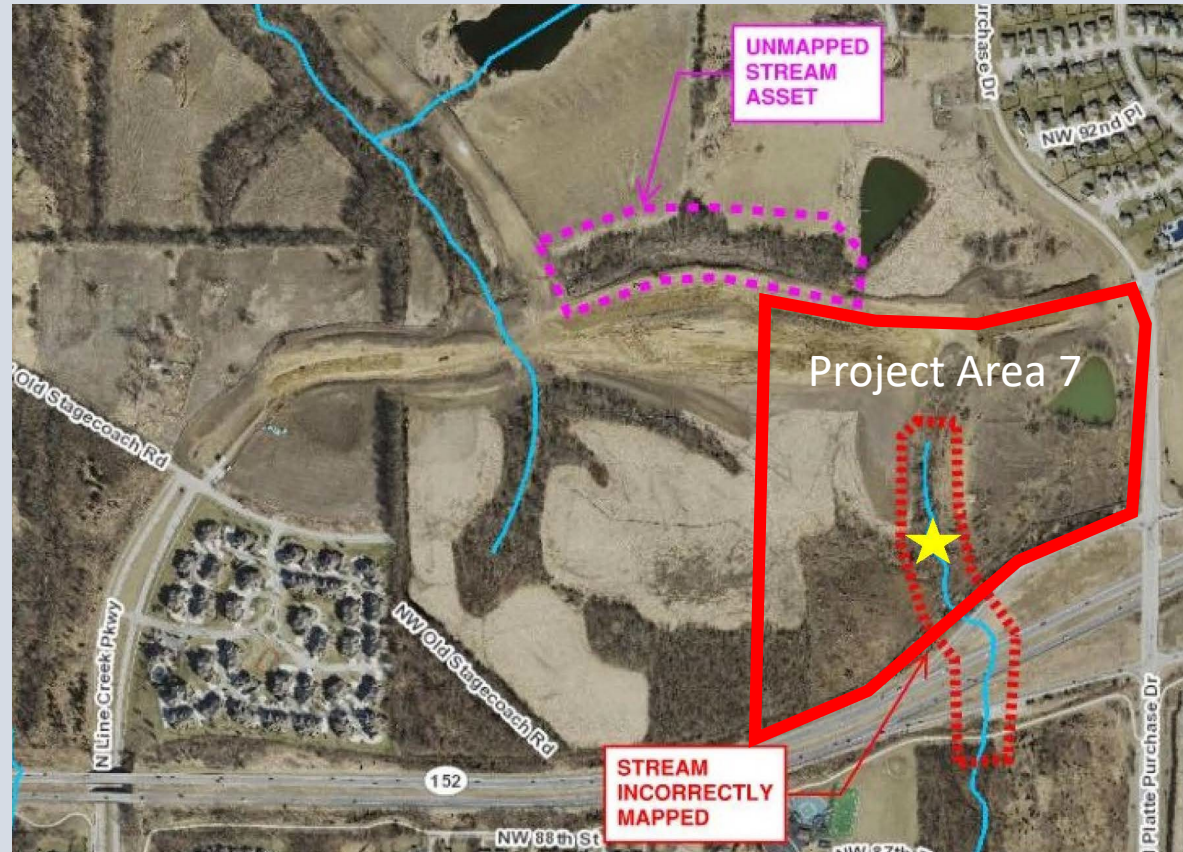
Corps of Engineers Jurisdiction Assessment



Assessment did not find normal water flow, stream bed or bank, nor any evidence of an ordinary high-water mark

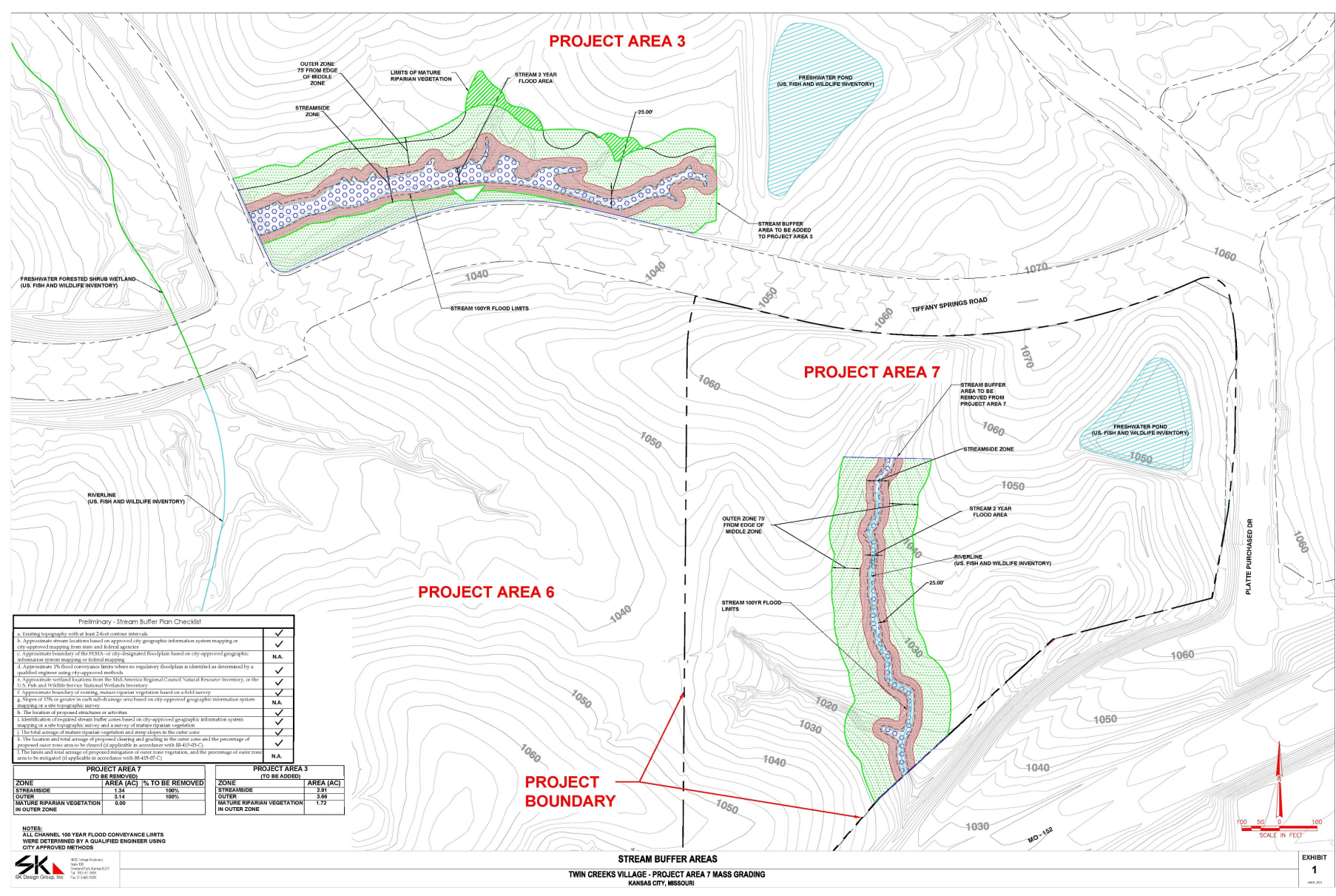
Request

BT Residential, LLC requests the Committee recommend approval of Ordinance No. 210630, providing a Stream Buffer Exception for Twin Creeks Village Project Area 7 to correct a mapping error.



North side of Missouri Highway 152 between
N. Line Creek Parkway and N. Platte Purchase Drive

Stream Buffer Plan



Preliminary - Stream Buffer Plan Checklist

a. Existing topography with at least 2-foot contour intervals	✓
b. Approximate stream locations based on approved city geographic information system mapping or city-approved mapping from state and federal agencies	✓
c. Approximate boundary of the FEMA or city-designated floodplain based on city-approved geographic information system mapping or field mapping	N/A
d. Approximate 1% flood conveyance limits where no regulatory floodplain is identified as determined by a qualified engineer using city-approved methods	✓
e. Appropriate wetland locations from the M.D. Seneca Regional Council Natural Resource Inventory, or the U.S. Fish and Wildlife Service National Wetlands Inventory	✓
f. Approximate boundary of existing mature riparian vegetation based on a field survey	✓
g. Slopes of 1% or greater in each sub-drainage area based on city-approved geographic information system mapping or a site topographic survey	N/A
h. The location of proposed structures or activities	✓
i. Identification of required stream buffer zones based on city-approved geographic information system mapping or a site topographic survey and a survey of mature riparian vegetation	✓
j. The total average of mature riparian vegetation and stream flow in the outer zone	✓
k. The location and total average of proposed clearing and grading in the outer zone and the percentage of proposed outer zone area to be cleared (if applicable) in accordance with 88-415-105(c)	✓
l. The limits and total average of proposed mitigation of outer zone vegetation, and the percentage of outer zone area to be mitigated (if applicable in accordance with 88-415-105(c))	N/A

PROJECT AREA 7 (TO BE REMOVED)			PROJECT AREA 3 (TO BE ADDED)		
ZONE	AREA (AC)	% TO BE REMOVED	ZONE	AREA (AC)	
STREAMSIDE	1.34	100%	STREAMSIDE	3.01	
OUTER	3.14	100%	OUTER	3.86	
MATURE RIPARIAN VEGETATION IN OUTER ZONE	0.00		MATURE RIPARIAN VEGETATION IN OUTER ZONE	1.72	

NOTES:
ALL CHANNEL 100 YEAR FLOOD CONVEYANCE LIMITS WERE DETERMINED BY A QUALIFIED ENGINEER USING CITY APPROVED METHODS



832 Olive Building
1411 East 10th Street
Kansas City, MO 64105
Tel: 816-451-1000

STREAM BUFFER AREAS
TWIN CREEKS VILLAGE - PROJECT AREA 7 MASS GRADING
KANSAS CITY, MISSOURI

EXHIBIT
1
JUNE 2011