



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

July 18, 2023

**Project Name**  
Twin Creeks Plaza (Area 8) Final Plat

**Docket #** C8

**Request**  
CLD-FnPlat-2023-00017  
Final Plat

**Applicant**  
Patricia Jensen  
Rouse Frets White Goss Gentiles Rhodes

**Owner**  
MD Management, Inc

Location 9100 N. Baughman Road  
Area About 17 acres  
Zoning MPD  
Council District 2<sup>nd</sup>  
County Platte  
School District Platte County R-III

**Surrounding Land Uses**

**North:** Residential, zoned R-6  
**South:** Highway 152  
**East:** Residential, zoned R-6  
**West:** Recreation, zoned MPD

**Major Street Plan**

N. Platte Purchase Drive is identified as a local link on the City’s Major Street Plan.

**Land Use Plan**

The Gashland Nashua Area Plan recommends Mixed Use Neighborhood for this location.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on 06/09/2023. No scheduling deviations from 2023 Cycle M have occurred.

**REQUIRED PUBLIC ENGAGEMENT**

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

**EXISTING CONDITIONS**

The 17-acre site is immediately adjacent to an existing residential neighborhood and located east of N. Platte Purchase Drive. The site is currently undeveloped.

**SUMMARY OF REQUEST + KEY POINTS**

A request to approve a Final Plat in District MPD (Master Planned Development) creating four (4) lots on about 17 acres generally located at N. Platte Purchase Drive and Highway 152.

**CONTROLLING + RELATED CASES**

**Ordinance No. 200596** – Rezoning approximately 487-acre tract to District MPD and approving an MPD Development Plan for a mixed use development, including commercial, residential, civic, office, school and recreational uses. (CD-CPC-2019-00202)

**CD-AA-2023-00252** - A request to approve a minor amendment to the approved MPD preliminary development plan on about 17 acres generally located within “Area 8” of the approved plan. (CURRENT APPROVED PLAN FOR THIS PARCEL)

**PROFESSIONAL STAFF RECOMMENDATION**

Docket # Recommendation  
**C8 APPROVAL WITH CONDITIONS**

## **PLAN REVIEW**

The request to consider approval of a final plat in District MPD to create four lots on about 17 acres generally located at N. Platte Purchase Drive and Highway 152. This use was approved in cases CD-CPC-2019-00202 and CD-AA-2023-00252 which served as the preliminary plat. This final plat is in conformance with the preliminary plat.

## **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 13, 2023

Case Number: CLD-FnPlat-2023-00017

Project: Twin Creeks Plaza (Area 8)

### Plan Conditions

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

1. Prior to recording of the plat add the City Plan Commission hearing date, City Council Approved Date, and Ordinance Number to the plat. (6/21/2023)
2. Prior to recording of the plat please submit a Title Report that is current within 90 days and the most recent years property tax receipts. (6/21/2023)

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

3. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of N Platte Purchase Dr. and NW Fountain Hills Dr., and to a tie-in point with the existing sidewalks. In addition, developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (6/29/2023)
4. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (6/29/2023)
5. 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. (6/29/2023)
6. The developer shall 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. (6/29/2023)
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. (6/29/2023)
8. 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. (6/29/2023)
9. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required. (6/29/2023)
10. 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. (6/29/2023)
11. 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. (6/29/2023)

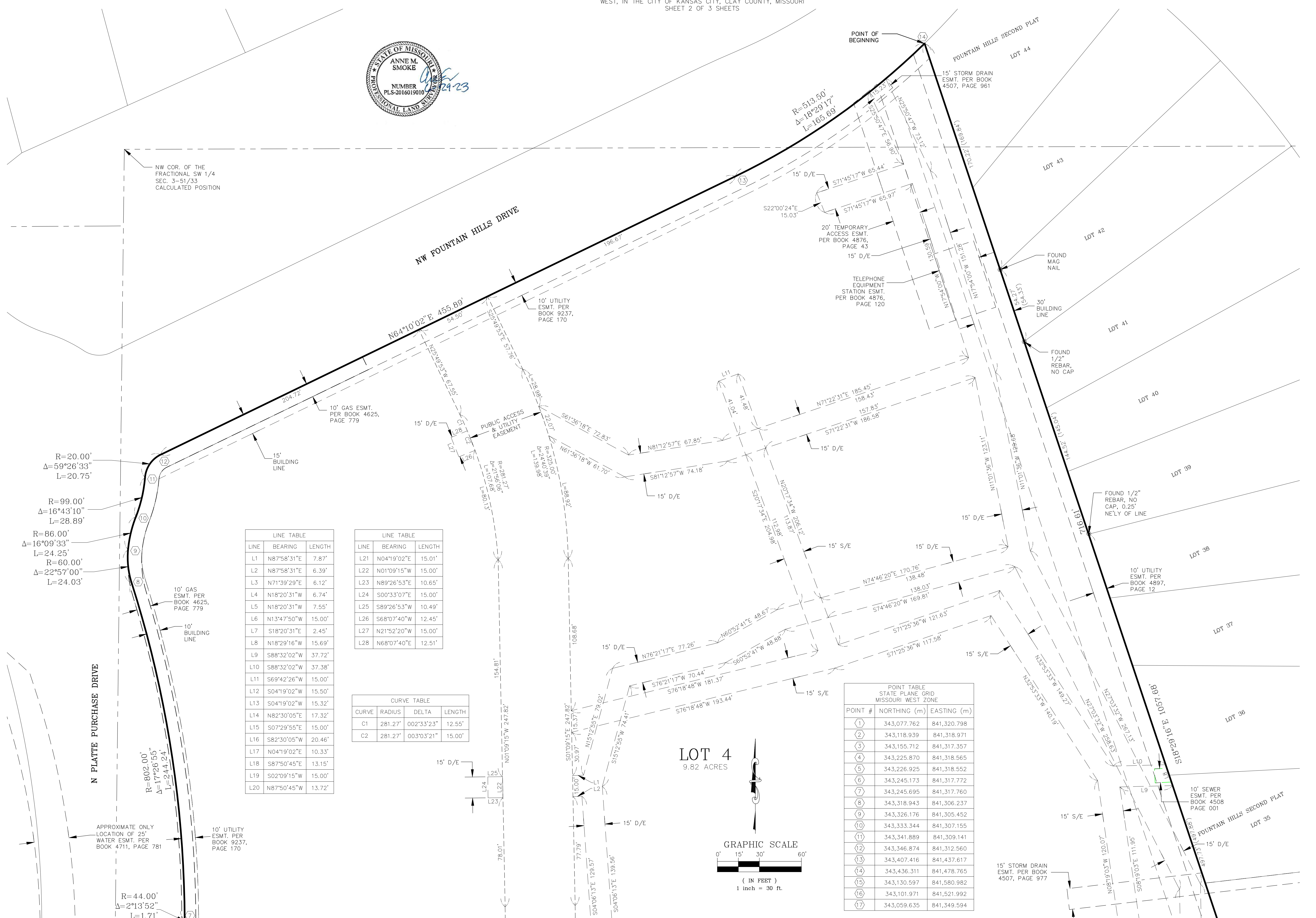
*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

12. The developer must dedicate additional right of way [and provide easements] for N Platte Purchase Dr. as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 60 feet of right of way as measured from the centerline, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project. (6/29/2023)
13. The developer shall 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. (6/29/2023)
14. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (6/29/2023)
15. The developer shall 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. (6/29/2023)



# FINAL PLAT OF TWIN CREEKS PLAZA

A PORTION OF THE WEST HALF OF FRACTIONAL SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI  
SHEET 2 OF 3 SHEETS



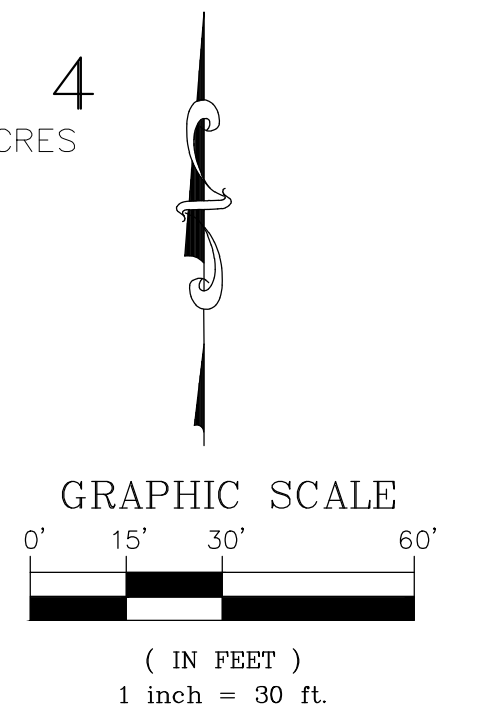
LINE	BEARING	LENGTH
L1	N87°58'31"E	7.87'
L2	N87°58'31"E	6.39'
L3	N71°39'29"E	6.12'
L4	N18°20'31"W	6.74'
L5	N18°20'31"W	7.55'
L6	N13°47'50"W	15.00'
L7	S18°20'31"E	2.45'
L8	N18°29'16"W	15.69'
L9	S88°32'02"W	37.72'
L10	S88°32'02"W	37.38'
L11	S69°42'26"W	15.00'
L12	S04°19'02"W	15.50'
L13	S04°19'02"W	15.32'
L14	N82°30'05"E	17.32'
L15	S07°29'55"E	15.00'
L16	S82°30'05"W	20.46'
L17	N04°19'02"E	10.33'
L18	S87°50'45"E	13.15'
L19	S02°09'15"W	15.00'
L20	N87°50'45"W	13.72'

LINE	BEARING	LENGTH
L21	N04°19'02"E	15.01'
L22	N01°09'15"W	15.00'
L23	N89°26'53"E	10.65'
L24	S00°33'07"E	15.00'
L25	S89°26'53"W	10.49'
L26	S68°07'40"W	12.45'
L27	N21°52'20"W	15.00'
L28	N68°07'40"E	12.51'

CURVE	RADIUS	DELTA	LENGTH
C1	281.27'	002°33'23"	12.55'
C2	281.27'	003°03'21"	15.00'

POINT #	NORTHING (m)	EASTING (m)
1	343,077.762	841,320.798
2	343,118.939	841,318.971
3	343,155.712	841,317.357
4	343,225.870	841,318.565
5	343,226.925	841,318.552
6	343,245.173	841,317.772
7	343,245.695	841,317.760
8	343,318.943	841,306.237
9	343,326.176	841,305.452
10	343,333.344	841,307.155
11	343,341.889	841,309.141
12	343,346.874	841,312.560
13	343,407.416	841,437.617
14	343,436.311	841,478.765
15	343,130.597	841,580.982
16	343,101.971	841,521.992
17	343,059.635	841,349.594

LOT 4  
9.82 ACRES



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FINAL PLAT	
<p><b>TWIN CREEKS PLAZA</b></p> <p>KANSAS CITY, MO</p>	
<p>ORIGINAL ISSUE: 6-29-23 KHA PROJECT NO. 268390000</p>	
2 OF 3	

Drawing name: M:\WORK\2023\23-018 Twin Creeks Plaza\23-018-FINAL PLAT.dwg 2 OF 3 Jun 29, 2023 11:00am by: mine  
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SEE SHEET 2

# FINAL PLAT OF TWIN CREEKS PLAZA

SEE SHEET 2

A PORTION OF THE WEST HALF OF FRACTIONAL SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI  
SHEET 3 OF 3 SHEETS

15' STORM DRAIN  
ESMT. PER BOOK  
4507, PAGE 977

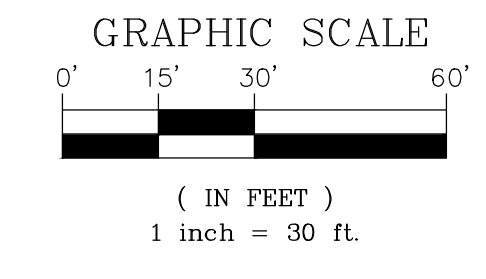
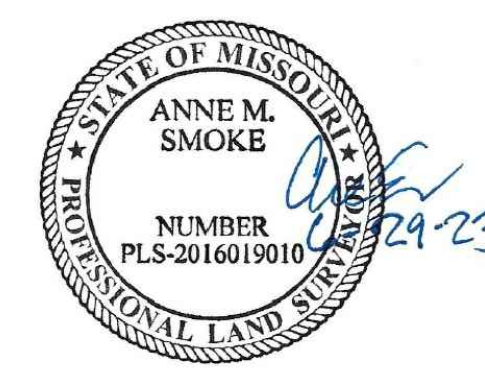
LOT 4  
9.82 ACRES

LOT 1  
4.59 ACRES

LOT 2  
2.31 ACRES

LOT 3  
0.35 ACRE

POINT TABLE STATE PLANE GRID MISSOURI WEST ZONE		
POINT #	NORTHING (m)	EASTING (m)
1	343,077.762	841,320.798
2	343,118.939	841,318.971
3	343,155.712	841,317.357
4	343,225.870	841,318.565
5	343,226.925	841,318.552
6	343,245.173	841,317.772
7	343,245.695	841,317.760
8	343,318.943	841,306.237
9	343,326.176	841,305.452
10	343,333.344	841,307.155
11	343,341.889	841,309.141
12	343,346.874	841,312.560
13	343,407.416	841,437.617
14	343,436.311	841,478.765
15	343,130.597	841,580.982
16	343,101.971	841,521.992
17	343,059.635	841,349.594



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<b>FINAL PLAT</b>	
<b>TWIN CREEKS PLAZA</b> KANSAS CITY, MO	
ORIGINAL ISSUE:	6-29-23
KHA PROJECT NO.	268390000
SHEET NUMBER	3 OF 3

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