

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220800

Ordinance Number

Brief Title

Approving the plat of Twin Creek Cottages Plat an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 27.77 acres generally located at the N.W. corner of N. Line Creek Pkwy and N.W. Old Stagecoach 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 Red River Development in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to Create a 2 lot multi-family home 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>CONTROLLING CASE Committee Sub. No. 200596 was approved by Council on August 6, 2020 and allowed for Rezoning and Development Plan/Preliminary Plat for the Twin Creek Master Plan. The proposed request is in substantial conformance to the controlling plan.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Red River Development City Department City Planning and Development Other</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 March 1, 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

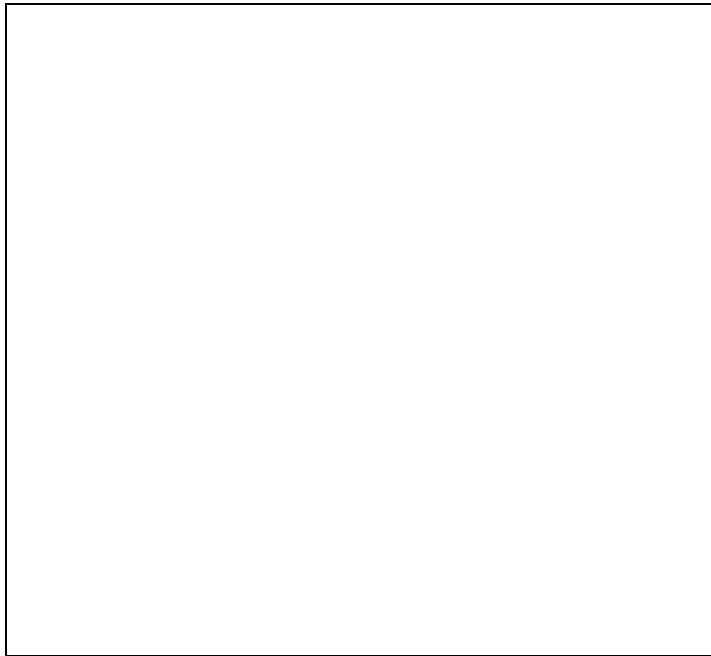
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Policy / Program Impact

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 residential development on a previously undeveloped site to create a multi-family subdivision. 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>
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Project Start Date

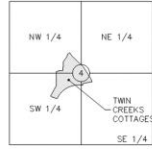
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: July 21, 2022

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

Reference or Case Numbers: CLD-FnPlat-2020-00030



LOCATION MAP:
SEC 4, T51 N, R33 W
(N.T.S.)

FINAL PLAT OF
TWIN CREEKS COTTAGES
NW 1/4, SW 1/4, NE1/4, & SE 1/4, SEC 4 - T51 N - R33 W.
KANSAS CITY, PLATTE COUNTY, MISSOURI

SURVEYORS PROPERTY DESCRIPTION FROM:

A TRACT OF LAND IN THE NORTHWEST, SOUTHWEST, NORTHEAST, AND SOUTHEAST QUARTERS OF SECTION 4 TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S., 2020214092 AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 02°21'05" WEST ON THE EAST LINE OF SAID NORTHWEST QUARTER, 2,280.64 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID EAST LINE SOUTH 46°31'18" EAST, 20.65 FEET; THENCE SOUTH 32°59'39" EAST, 491.41 FEET; THENCE SOUTH 25°27'52" EAST, 158.39 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN MISSOURI SPECIAL WARRANTY DEED RECORDED IN BOOK 1282 AT PAGE 928 IN THE PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 79°23'22" WEST ON SAID NORTH LINE, 361.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 09°29'01" WEST ON THE WEST LINE OF SAID TRACT OF LAND AND SAID EAST LINE, 64.40 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTH LINE CREEK PARKWAY AS ESTABLISHED BY A SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2021017371 IN BOOK 1364 AT PAGE 642 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE LEAVING SAID EAST LINE NORTH 84°59'48" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 71.57 FEET; THENCE SOUTHWESTERLY ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 63°43'30" AND AN ARC DISTANCE OF 973.18 FEET; THENCE SOUTH 37°54'27" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 87.09 FEET; THENCE SOUTH 76°01'22" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 41.98 FEET; THENCE NORTH 59°13'56" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 121.85 FEET; THENCE SOUTH 30°46'04" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 20.01 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST OLD STAGECOACH ROAD AS NOW ESTABLISHED; THENCE NORTH 59°14'08" WEST ON SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE, 102.15 FEET; THENCE LEAVING SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 28°52'12" EAST, 440.42 FEET; THENCE NORTH 09°43'32" EAST, 520.98 FEET; THENCE SOUTH 89°59'52" EAST, 14.43 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 18.02 FEET, A CENTRAL ANGLE OF 22°07'41" AND AN ARC DISTANCE OF 72.23 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 59°46'22" AND AN ARC DISTANCE OF 28.17 FEET; THENCE NORTH 00°43'32" EAST, 520.98 FEET; THENCE SOUTH 89°59'52" EAST, 14.43 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 18.02 FEET, A CENTRAL ANGLE OF 22°07'41" AND AN ARC DISTANCE OF 72.23 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 49°22'05" WEST WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 48°59'47" AND AN ARC DISTANCE OF 26.63 FEET; THENCE NORTH 02°21'17" WEST, 110.32 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 00°00'00" EAST WITH A RADIUS OF 45.40 FEET, A CENTRAL ANGLE OF 35°05'19" AND AN ARC DISTANCE OF 24.50 FEET; THENCE NORTH 35°05'19" EAST, 225.03 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 28°52'12" EAST WITH A RADIUS OF 76.40 FEET, A CENTRAL ANGLE OF 25°59'02" AND AN ARC DISTANCE OF 34.65 FEET; THENCE NORTH 09°06'17" EAST, 37.20 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 62°01'20" AND AN ARC DISTANCE OF 43.30 FEET; THENCE NORTH 50°09'20" EAST, 74.26 FEET; THENCE SOUTH 54°50'40" EAST, 158.74 FEET; THENCE SOUTH 46°31'18" EAST, 535.97 FEET TO THE POINT OF BEGINNING, CONTAINING 1,208.603 SQUARE FEET OR 27.75 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

TWIN CREEKS COTTAGES

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2309550630, PLATTE COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

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, 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 (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 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 WAIVER 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.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

MAINTENANCE OF TRACTS: TRACT A IS TO BE USED FOR DETENTION AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO "COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT OF TWIN CREEKS COTTAGES" RECORDED SIMULTANEOUSLY WITH THIS PLAT.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG 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.

STREET GRADES FOR A PORTION OF N LINE CREEK PARKWAY COULD NOT BE LOCATED VIA A SEARCH OF THE PLATTE COUNTY RECORDER OF DEEDS SITE.

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

STREET GRADES:

STREET GRADES FOR A PORTION OF N LINE CREEK PARKWAY COULD NOT BE LOCATED VIA A SEARCH OF THE PLATTE COUNTY RECORDER OF DEEDS SITE, HOWEVER THE 100 RIGHT-OF-WAY WAS DEEDED TO THE CITY VIA SPECIAL WARRANTY DEED INSTRUMENT NUMBER 2021017371 IN BOOK 1364 AT PAGE 642.

STREET GRADES FOR A PORTION OF NW OLD STAGECOACH ROAD COULD NOT BE LOCATED VIA A SEARCH OF THE PLATTE COUNTY RECORDER OF DEEDS SITE.

STREET GRADES WILL BE PROVIDED ONCE ENGINEERING PLANS ARE APPROVED.

N LISTON AVE:

GRADE POINT	ELEV.	DESC.	V.C.T.
00+00.00	000.00	START	
00+00	000.00	P.V.I.	000.00'
00+00.00	000.00	SAG	
00+00	000.00	P.V.I.	000.00'
00+00	000.00	END	

CITY 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. _____ PASSED THIS _____ DAY OF _____ 2021.

QUINTON LUCAS
MAYOR

MARILYN SANDERS
CITY CLERK

PUBLIC WORKS:

MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY PLAN COMMISSION:

APPROVED: _____

IN WITNESS WHEREOF:

RED RIVER DEVELOPMENT, A TEXAS LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 2021.

RED RIVER DEVELOPMENT, A TEXAS LIMITED LIABILITY COMPANY

STEVEN WATTS
MANAGING PARTNER

STATE OF _____
COUNTY OF _____ SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME STEVEN WATTS TO ME PERSONALLY AND BEING BY ME DULY SWORN, DID SAY THAT HE IS MANAGING PARTNER OF RED RIVER DEVELOPMENT, A TEXAS LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CITY AND THAT SAID STEVEN WATTS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID TEXAS LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THIS PLAT AND SURVEY OF TWIN CREEKS COTTAGES WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF TWIN CREEKS COTTAGES SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2020214092
NOVEMBER 15, 2021
JROUDEBUSH@OLSSON.COM

FILED: F:\Users\jrodebu\OneDrive - Olsson\Survey\Survey\Sheets\Final Plat\V_PPLAT_20210108.dwg
 USER: jrodebu
 DATE: Nov 15, 2021 2:20pm

DEVELOPER:
RED RIVER DEVELOPMENT
3333 WELLSBORO AVENUE, SUITE 300
DALLAS, TEXAS 75219
ATTN: STEVEN WATTS

DATE OF SURVEY
11-15-2021 - 187 BARRMPLA

Drawn by: JRS
 Surveyed by: JRS
 Checked by: JRS
 Approved by: JRS
 Elected by: JRS
 File name: V_PPLAT_20210108.dwg

olsson
 Olsson, Limited Surveying - MO 206, KS 14, MO Certificate of Authority 011092
 1301 Burlington Street #100, North Kansas City, Missouri 64116
 P.O. Box 301, 1800
 www.olsson.com

SHEET
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