



# CITY PLAN COMMISSION STAFF REPORT

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

02/05/2025

**Project Name**  
Twin Creeks Development Plan

**Docket #8**

**Request**  
CD-CPC-2024-00192  
Development Plan

**Applicant**  
Rachelle Biondo  
Rouse Frets White Goss Gentile Rhodes,  
P.C

**Owner**  
Pipro-Ci Kansas City LLC

Location 8601 N Madison Avenue  
Area About 13.18 Acres  
Zoning B3-2  
Council District 1<sup>st</sup>  
County Clay  
School District Platte County

**Surrounding Land Uses**

**North:** Undeveloped, zoned B3-2  
**South:** Undeveloped, zoned B3-2  
**East:** Commercial, zoned R-80  
**West:** Undeveloped/Commercial,  
zoned B3-2

**KC Spirit Playbook Alignment**  
CD-CPC-2024-00192 - Medium

**Land Use Plan**  
The Gashland/Nashua Area Plan recommends Mixed Use Community for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

**Major Street Plan**  
North Madison Avenue is not identified on the City's Major Street Plan.

**APPROVAL PROCESS**



**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a non-residential development plan acting as a preliminary plat in district B3-2 on about 13.18 acres generally located at 8601 North Madison Avenue for retail, office, and drive-thru uses.

**PROJECT TIMELINE**

The application for the subject request was filed on 12/13/2024. No Scheduling deviations from 2024 Cycle 2.1 have occurred.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

The subject site is not located within a registered neighborhood or homes association.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 01/21/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

The subject site is currently undeveloped, there is a small amount of trees located on the property and no stream associated with the parcel.

**CONTROLLING + RELATED CASES**

**CD-CPC-2022-00003** - approved a development plan and a preliminary plat to create one (1) Lot and one (1) Tract for multifamily residential uses containing 144 units. Approved via Ordinance No. 220258 on 03/31/2022.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #8 Approval with Conditions

**VICINITY MAP:**



**PLAN REVIEW**

The submitted plan is for a non-residential development plan consisting of seven (7) lots each with a commercial building and associated parking areas. The plan lists the proposed uses as a mix of office, retail, drive thru, and medical office. The maximum height for the buildings is listed at a maximum of 35' (feet) with a mix of brick and EIFS.

The development proposes a large parking area between the buildings of Lots 5 and 6 to avoid conflict with the view corridor requirements from the development across HWY 169. Additionally, the northeastern corner of the site includes an easement for the future development of the HWY 169 Bike/Pedestrian Bridge.

**PLAN ANALYSIS**

*\*indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes, subject to conditions	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Tree Preservation and Protection (88-424)	Yes	Yes, subject to conditions	There is an outstanding correction that needs to be resolved prior to ordinance request. Additional discussion in Criteria G on page 4.
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

## SPECIFIC REVIEW CRITERIA

### Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

When the remaining corrections are resolved the plan will be compliant with the standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The Long Range Planning Division stated, *"The proposed project helps advance some of the KC Spirit playbook and Gashland/Nashua Area Plan goals. Overall, the development fits the Future Land Use of mixed-use community, however the project does not abide by Gashland/Nashua area plan guidelines such as fronting buildings onto streets. Additionally, the project is located in a 'Priority Revitalization or Redevelopment area'."* – Alexis Berra

**B. The proposed use must be allowed in the district in which it is located;**

The plan lists the proposed uses for each lot, each of which is allowed in the B3 zoning district.

**C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**

Vehicular access to the site is off North Madison Avenue. While it appears the development will provide efficient traffic movement, there is an outstanding correction that requires the applicant provide a circulation plan to ensure safe and efficient movement of traffic, specifically around the lots that have drive through uses proposed.

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**

The applicant worked with staff to provide appropriate sidewalk connections and safe crossings. Additionally, the applicant worked with Public Works staff to provide an easement for the construction of the US 169 Bike/Ped Bridge along the northeastern corner of the property.

**E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

The plan provides adequate utilities based on City standards.

**F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

The applicant submitted design standards for the design and material of the buildings and included a list of prohibited building materials.

Long Range Planning and Development Management staff encouraged the applicant to move the proposed buildings closer to North Madison Avenue to create a defined street edge and place the parking lots behind the buildings. The applicant has decided to move forward with the site layout as shown attached to the staff report. Staff does not support the parking lots located adjacent to North Madison and would prefer a redesign placing the buildings closer to North Madison, however, the proposed layout is consistent with the surrounding area.

**G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

The applicant is providing landscaping in compliance with the Zoning and Development Code, including sufficient landscaping along North Madison Avenue. There is one outstanding correction regarding the type of trees provided along HWY 169 that will need to be resolved prior to ordinance request. Section 88-425-05-C requires a 10' (foot) wide buffer planted with enough Evergreen Shrubs for continuous screening, the submitted landscaping plan shows a line of what looks like Shademaster Honeylocust.

The applicant is proposing a mixture of Northern Red Oak, Pacific Sunset Maple, Eastern Red Cedar, and a variety of native grasses and shrubs for the development.

**H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

The design of streets, drives, and parking areas within the project results in large amounts of impervious surface. While a large amount of parking is typically expected with this kind of development, the proposal is overparked for the proposed uses. Additionally, staff is concerned with the large parking lot on lot 6, where the applicant is providing nearly three times as much parking as required by the Zoning and Development Code. Staff recommended removing some parking spaces or adding some landscaping islands to reduce the amount of impervious surface, however the applicant decided to move forward with the plans as attached to the staff report.

**I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The plan identifies trees to be preserved during the development of the subject property, however most of the trees are located in the easement for the future trail and will therefore be removed at the time the trail is constructed. There are outstanding corrections regarding missing information on the tree preservation plan, specifically how many acres are being preserved and the removal of a table of information. Both of the corrections will be required to be resolved prior to ordinance request.

#### **ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Area Plan and KC Spirit Alignment

#### **PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **approval with conditions** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP  
Planning Supervisor



## Plan Conditions, Corrections, & Suggestions Report

Recommended To Applicant  
Recommended By Staff

Report Date: January 30, 2025  
Case Number: CD-CPC-2024-00192  
Project: Twin Creeks Development Plan

### Plan Corrections

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*Correction(s) by Development Management of the City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.*

1. Provide a list of prohibited construction materials on the elevations. (1/21/2025)
2. Per 88-425-05-C, revise landscape buffer along HWY 169 to be 10 feet in width and planted with enough evergreen shrubs for a continual screening. (1/21/2025)
3. Provide a circulation plan for the entire development to ensure safe and efficient traffic flow. (1/21/2025)
4. The required parking numbers on the Development Summary Table are incorrect, review the parking ratio table for the proposed uses and update the table. (1/21/2025)

*Correction(s) by DMD Tree Preservation Review of the City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.*

5. Include a note regarding the acreage of trees being preserved on the subject property on the landscaping plan. (1/21/2025)
6. Remove the "Overstory Trees (Tree Mitigation Requirements)" portion of the Landscape Schedule table. (1/21/2025)

*Correction(s) by Police of the KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.*

7. Identify the maximum height of plantings in close proximity to lighting elements. The mature height of these planting shall not impact or lessen the foot-candles shown on the approved photometric plan (Update 1-23-2025 - Landscape height not shown in landscape plan). (1/21/2025)
8. Consider changing light fixtures or adding lighting in the parking lots. According to the Illumination Engineering Society (G-1-22) standards - A retail store/medical offices should have an average maintained footcandle reading of 3 in parking areas/sidewalks/entry areas with an average to minimum ratio of 4:1 (Update 1-23-2025 - Update Photometric plan to ensure all new lighting in appropriated marked). (1/21/2025)

*Correction(s) by Water Services - Permitting of the Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

9. Service lines shall serve only one lot or tract and shall not cross separate lot lines or tracts, even if said lots or tracts are owned by same person. 2ND REQUEST LOT 7 MUST HAVE A FLAG LOT TO ACCESS THE PUBLIC WATER MAIN AND SEWER MAIN. (1/21/2025)

## Plan Conditions

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*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.*

10. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy. (1/03/2025)
11. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (1/03/2025)
12. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. (1/03/2025)
13. Future building plans and permits shall be consistent with the proposed layout, use, square footages, and design guidelines as listed on this development plan. Section 88-516-06 of the Zoning and Development Code shall apply should any changes be proposed. (1/03/2025)
14. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. (1/03/2025)
15. All signage shall conform to 88-445 and shall require a sign permit prior to installation. (1/03/2025)
16. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08. (1/03/2025)
17. The lots showing a drive-through facility shall meet the standards of Section 88-340 of the Zoning and Development Code. (1/03/2025)
18. The applicant shall resolve all outstanding corrections prior to Ordinance Request. (1/24/2025)
19. Any area of the site not intended for a specific use, must be landscaped or retained in its natural state, compliance with 88-425-10-A is required. (1/24/2025)

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

20. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Fire Department Access (12/20/2024)
21. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Fire Department Access (12/20/2024)
22. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) Fire Department Connection (12/20/2024)
23. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1 Hydrant (12/20/2024)
24. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1) Fire Water Flow (12/20/2024)
25. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) Fire Department Access (12/20/2024)
26. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) Fire Department Access (12/20/2024)

*Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.*

*Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.*

27. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first. (12/23/2024)

28. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (12/23/2024)

*Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.*

29. Please perform intersection Level of Service analysis at the intersection of NW Barry Road and N Madison Ave as a increased traffic by the new development. (12/31/2024)

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

30. 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. (12/27/2024)

31. 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. (12/27/2024)

32. 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. (12/27/2024)

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

33. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Patrick Lewis 816-513-0423  
North of River contact - David Gilyard 816-513-4772 (12/23/2024)

34. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract. (12/23/2024)

35. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.  
<https://www.kcwater.us/wp-content/uploads/2024/12/2025-Draft-Rules-and-Regulations-for-Water-Service-Lines-v1-1.pdf>  
(12/23/2024)

*Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.*

36. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by KC Water, prior to recording the plat. (12/19/2024)

37. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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. (12/19/2024)

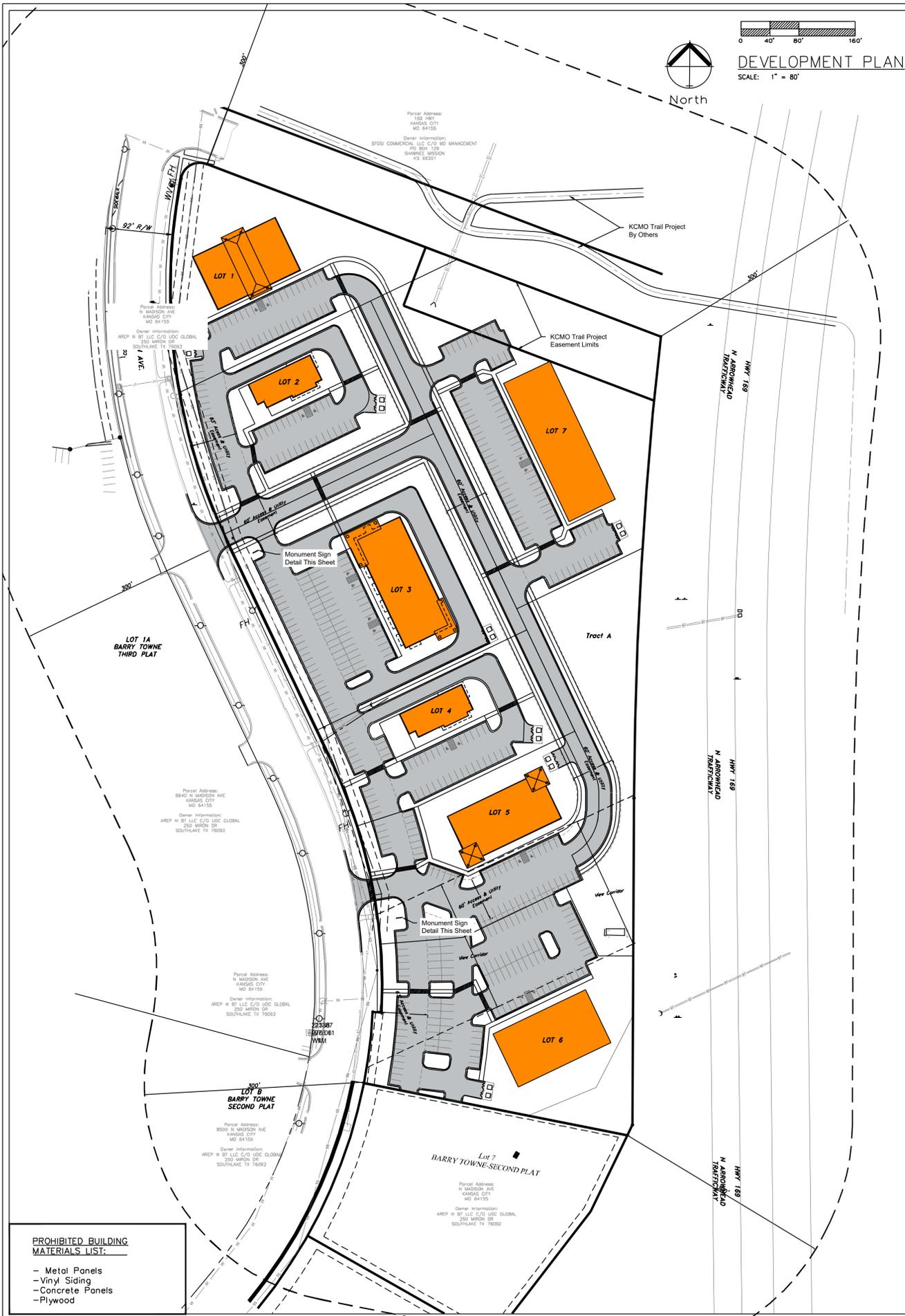
38. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits. (12/19/2024)

39. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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 may be required. (12/19/2024)

40. 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. (12/19/2024)

*Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.*

41. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase. (12/19/2024)
42. The developer shall provide private (water, storm drainage) easements for any private mains prior to issuance of any building permits. (12/19/2024)
43. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits. (12/19/2024)
44. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits. (12/19/2024)
45. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting. (12/19/2024)

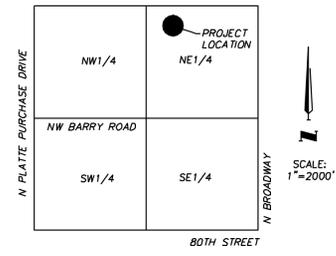


Zoning		B3-2
Existing / Proposed	Total Land Area	13.18 Acres
Existing / Proposed	Right-of-Way	N/A Acres
Existing / Proposed	Net Land Area	13.18 Acres
LOT 1 - Office/Retail		
Existing / Proposed	Gross Area per Building	10,000 SF
Existing / Proposed	Lot Area	63,301 SF
Vehicle Parking		
Stalls Required / Provided	40 / 42	Stalls
ADA Spaces	2	Stalls
Bike Parking		
Long Term Ratio Required	2 Spaces	
Spaces Provided	2	Spaces
Short Term Ratio Required	10% of Veh. Parking=4	Spaces
Spaces Provided	4	Spaces
Structure Height & Number of Floors		
Height Above Grade	35	feet
LOT 2 - Drive Thru		
Existing / Proposed	Gross Area per Building	4,000 SF
Existing / Proposed	Lot Area	61,415 SF
Vehicle Parking		
Stalls Required / Provided	40 / 47	Stalls
ADA Spaces	2	Stalls
Bike Parking		
Long Term Ratio Required	2 Spaces	
Spaces Provided	2	Spaces
Short Term Ratio Required	10% of Veh. Parking=5	Spaces
Spaces Provided	5	Spaces
Structure Height & Number of Floors		
Height Above Grade	35	feet
LOT 3 - Office/Retail/Drive Thru		
Existing / Proposed	Gross Area per Building	10,800 SF
Existing / Proposed	Lot Area	93,525 SF
Vehicle Parking		
Stalls Required / Provided	64 / 84	Stalls
ADA Spaces	4	Stalls
Bike Parking		
Long Term Ratio Required	2 Spaces	
Spaces Provided	2	Spaces
Short Term Ratio Required	10% of Veh. Parking=8	Spaces
Spaces Provided	8	Spaces
Structure Height & Number of Floors		
Height Above Grade	35	feet
LOT 4 - Drive Thru		
Existing / Proposed	Gross Area per Building	4,000 SF
Existing / Proposed	Lot Area	48,112 SF
Vehicle Parking		
Stalls Required / Provided	40 / 54	Stalls
ADA Spaces	2	Stalls
Bike Parking		
Long Term Ratio Required	2 Spaces	
Spaces Provided	2	Spaces
Short Term Ratio Required	10% of Veh. Parking=5	Spaces
Spaces Provided	5	Spaces
Structure Height & Number of Floors		
Height Above Grade	35	feet
LOT 5 - Office/Retail		
Existing / Proposed	Gross Area per Building	10,000 SF
Existing / Proposed	Lot Area	58,691 SF
Vehicle Parking		
Stalls Required / Provided	40 / 57	Stalls
ADA Spaces	2	Stalls
Bike Parking		
Long Term Ratio Required	2 Spaces	
Spaces Provided	2	Spaces
Short Term Ratio Required	10% of Veh. Parking=6	Spaces
Spaces Provided	6	Spaces
Structure Height & Number of Floors		
Height Above Grade	35	feet
LOT 6 - Office/Retail		
Existing / Proposed	Gross Area per Building	10,000 SF
Existing / Proposed	Lot Area	86,648 SF
Vehicle Parking		
Stalls Required / Provided	40 / 116	Stalls
ADA Spaces	2	Stalls
Bike Parking		
Long Term Ratio Required	2 Spaces	
Spaces Provided	2	Spaces
Short Term Ratio Required	10% of Veh. Parking=12	Spaces
Spaces Provided	12	Spaces
Structure Height & Number of Floors		
Height Above Grade	35	feet
LOT 7 - Retail/Medical Office		
Existing / Proposed	Gross Area per Building	15,400 SF
Existing / Proposed	Lot Area	115,422 SF
Vehicle Parking		
Stalls Required / Provided	62 / 86	Stalls
ADA Spaces	2	Stalls
Bike Parking		
Long Term Ratio Required	3 Spaces	
Spaces Provided	3	Spaces
Short Term Ratio Required	10% of Veh. Parking=9	Spaces
Spaces Provided	9	Spaces
Structure Height & Number of Floors		
Height Above Grade	35	feet
Building Coverage & Floor Area Ratio		
Coverage (Total Footprint Area)	64200	SF
FAR (Gross Area/Net Land Area)	4871.016692	FAR
Timeline		
Estimated Start Date:	SPRNG	2025
Estimated Completion Date:	SPRNG	2026

# DEVELOPMENT PLAN FOR TWIN CREEKS

## 8601 N MADISON AVE

Part of the NE 1/4, Section 10, Township 51N, Range 33 W  
Kansas City, Clay County, Missouri



**Developer:**  
 Jake Sigler, President  
 Office: 214-572-8401  
 Mobile: 469-323-5565  
 Email: jsigler@crcliving.com  
 2525 McKinnon St, Suite 700 Dallas, Texas 75201

VICINITY MAP  
FRAC. SEC. 10-51-33



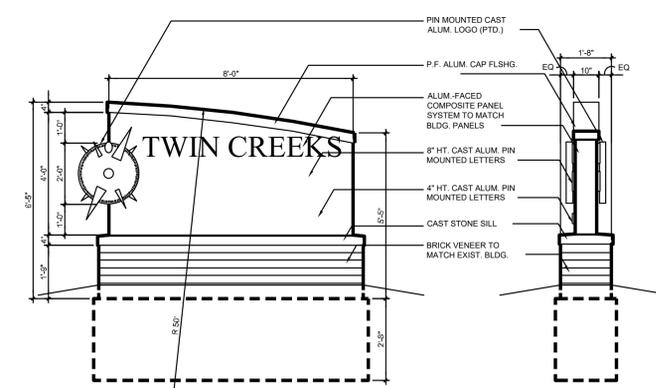
EXTERIOR ELEVATION  
TRASH ENCLOSURE - FRONT ELEVATION

**DESCRIPTION:** (Per Title Report)

**TRACT 1:**  
 ALL OF LOT 5, BARRY TOWNE - FIRST PLAT, AND ALL OF LOTS 6 AND 7, BARRY TOWNE - SECOND PLAT, BOTH BEING SUBDIVISIONS IN KANSAS CITY, MISSOURI, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 51, RANGE 33, KANSAS CITY, ALL BEING IN CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 60°09'55" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, 246.16 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MADISON AVENUE, AS NOW ESTABLISHED; THENCE NORTH 39°35'01" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 479.75 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 36°31'41", AN ARC DISTANCE OF 439.90 FEET; THENCE SOUTH 88°56'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 12.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 03°03'20" EAST, HAVING A RADIUS OF 702.00 FEET, A CENTRAL ANGLE OF 28°32'38", AN ARC DISTANCE OF 349.73 FEET; THENCE NORTH 25°29'18" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 332.15 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 798.00 FEET, A CENTRAL ANGLE OF 36°18'16", AN ARC DISTANCE OF 508.87 FEET; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 99°51'50", AN ARC DISTANCE OF 45.32 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 88TH STREET, AS NOW ESTABLISHED; THENCE SOUTH 69°18'33" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 662.87 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 169, AS NOW ESTABLISHED; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 06°25'40" WEST, A RADIUS OF 5839.58 FEET, A CENTRAL ANGLE OF 06°09'48", AN ARC DISTANCE OF 628.18 FEET; THENCE SOUTH 07°15'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 444.00 FEET; THENCE SOUTH 29°59'41" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 130.56 FEET; THENCE SOUTH 37°32'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 281.73 FEET; THENCE SOUTH 52°00'49" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 98.41 FEET; THENCE SOUTH 46°29'06" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 266.74 FEET; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 25°51'59", AN ARC DISTANCE OF 189.57 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LOT 5 BARRY TOWNE - FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND EXCEPT LOTS 6 AND 7, BARRY TOWNE - SECOND PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

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D. FRONT ELEVATION  
E. SIDE ELEVATION



Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 200500318-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project: 8601 N Madison Ave  
 NE 1/4 Section 10, Township 51N, Range 33 W  
 KANSAS CITY, CLAY COUNTY, MISSOURI

December 13, 2024

DEVELOPMENT PLAN  
 Development Plans for:  
 Twin Creeks  
 Kansas City, Clay County, Missouri



Matthew J. Schlicht  
 MO PE 200619708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS  
 City Comments 1/17/25



Professional Registration  
 Missouri  
 Engineering 200502186-D  
 Surveying 200500318-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

8601 N Madison Ave  
 NE 1/4 Section 10, Township 51N, Range 33 W  
 KANSAS CITY, CLAY COUNTY, MISSOURI

Project: TWIN CREEKS  
 Issue Date: December 13, 2024

EXISTING CONDITIONS PLAN  
 Development Plans for:  
 Twin Creeks  
 Kansas City, Clay County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS

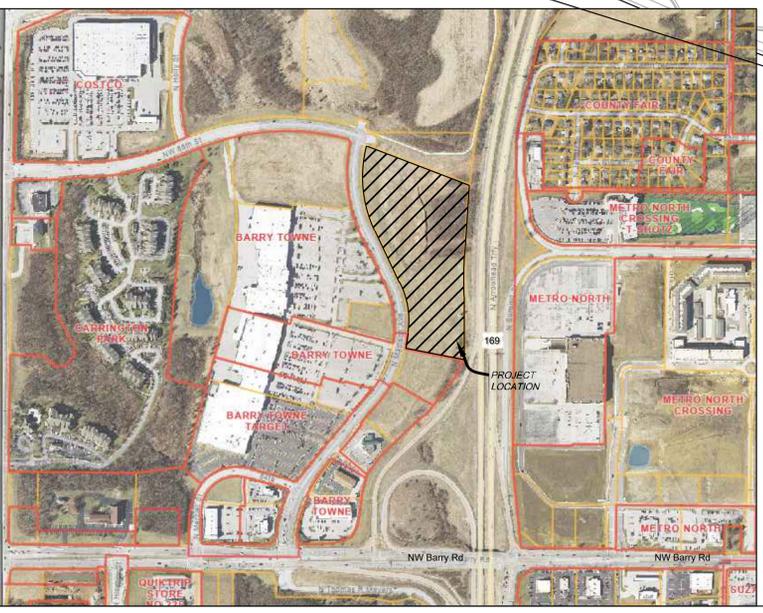
NO.	DATE	DESCRIPTION
1	1/17/25	City Comments

DESCRIPTION: (Per Title Report)

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 ALL OF LOT 5, BARRY TOWNE - FIRST PLAT, AND ALL OF LOTS 6 AND 7, BARRY TOWNE - SECOND PLAT, BOTH BEING SUBDIVISIONS IN KANSAS CITY, MISSOURI, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 51, RANGE 33, KANSAS CITY, ALL BEING IN CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS:

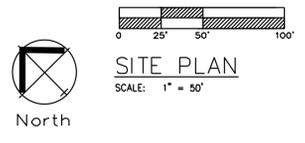
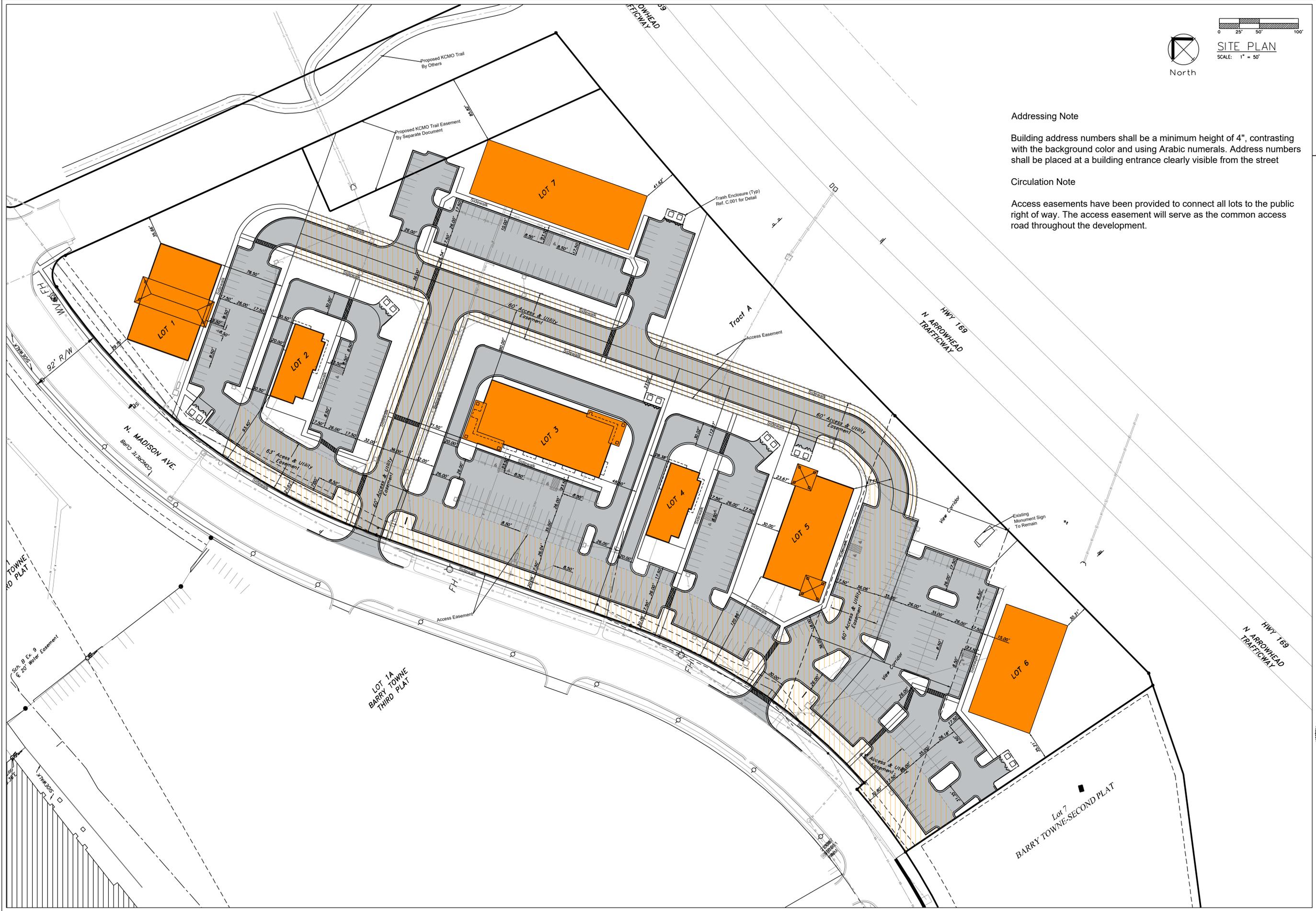
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Parcel Address:  
 8601 N MADISON AVE  
 KANSAS CITY  
 MO 64155  
 Owner Information:  
 ARBP III BT LLC C/O JDC GLOBAL  
 SOUTHLAKE, TX 75092

Parcel Address:  
 8601 N MADISON AVE  
 KANSAS CITY  
 MO 64155  
 Owner Information:  
 JDC GLOBAL  
 SOUTHLAKE, TX 75092



**Addressing Note**

Building address numbers shall be a minimum height of 4", contrasting with the background color and using Arabic numerals. Address numbers shall be placed at a building entrance clearly visible from the street

**Circulation Note**

Access easements have been provided to connect all lots to the public right of way. The access easement will serve as the common access road throughout the development.



Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008318-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

8601 N Madison Ave  
 NE 1/4 Section 10, Township 51N, Range 33 W  
 KANSAS CITY, CLAY COUNTY, MISSOURI

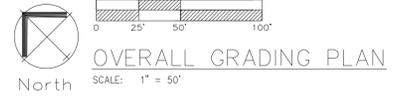
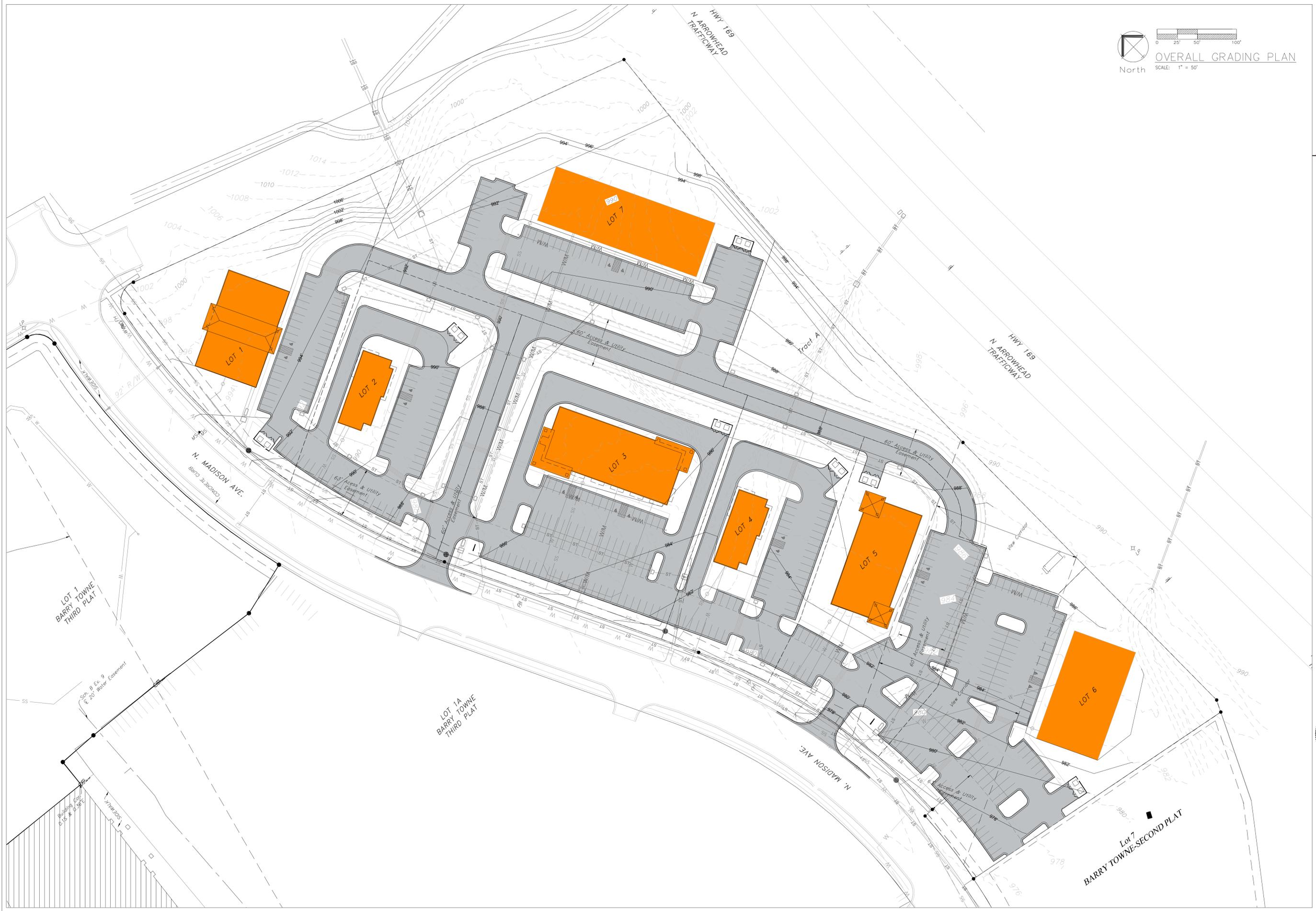
Project: TWIN CREEKS  
 Issue Date: December 13, 2024

Site Plan  
 Development Plans for:  
 Twin Creeks  
 Kansas City, Clay County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS  
 City Comments 1/17/25

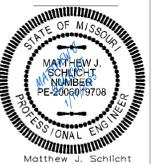


Professional Registration  
 Missouri  
 Engineering 200502186-D  
 Surveying 200500318-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

8601 N Madison Ave  
 NE 1/4 Section 10, Township 51N, Range 33 W  
 KANSAS CITY, CLAY COUNTY, MISSOURI

Project:  
 TWIN CREEKS  
 Issue Date:  
 December 13, 2024

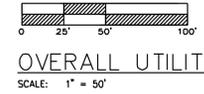
OVERALL GRADING PLAN  
 Development Plans for:  
 Twin Creeks  
 Kansas City, Clay County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-143325

REVISIONS

City Comments	1/17/25



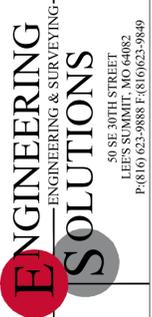
OVERALL UTILITY PLAN  
SCALE: 1" = 50'

NOTE:  
ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.



Parcel Address:  
8601 N MADISON AVE  
KANSAS CITY  
MO 64155  
Owner Information:  
BTISH COMMERCIAL LLC C/O MD MANAGEMENT  
PO BOX 129  
SHAWNEE, KS 66201

Parcel Address:  
N MADISON AVE  
KANSAS CITY  
MO 64155  
Owner Information:  
AREP III B250 KIRCON DR. C. GLOBAL  
SOUTHPLAKE TX 76992



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-210  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project:  
TWIN CREEKS  
Issue Date:  
December 13, 2024  
8601 N Madison Ave  
NE 1/4 Section 10, Township 51N, Range 33 W  
KANSAS CITY, CLAY COUNTY, MISSOURI

Overall Utility Plan  
Development Plans for:  
Twin Creeks  
Kansas City, Clay County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

NO.	DATE	DESCRIPTION
1	1/17/25	City Comments



CLIENT  
Twin Creek  
Commercial  
Development

PROJECT  
Landscape / Tree  
Preservation Plan  
Parcel G  
Kansas City,  
Clay County  
Missouri



**Landscape Requirements/Calculations**

88-425-LANDSCAPE SCHEDULE	Required	Proposed	Alt. Requested	Approved
88-425-03 Street Trees	30' o.c.	79	79	
HWY 169	623 LF	21	57	
NW 88TH STREET	514 LF	17	17	
MADISON AVE.	1,219 LF	41	41	
88-425-04 General (64,200 sf bldgs)	1 Tree/5000sf	13 Trees	Provided	
88-425-05 Perimeter Vehicular Use Area				
Adjacent to streets				
Buffer Width	10' min.	Provided		
Trees	30' o.c.	Provided		
Shrub/Wall/Berm	Cont.	Provided		
Evergreen				
Adjacent to Residential Zones	n/a			
Buffer Width	n/a			
Shrub/Wall/Berm	n/a			
88-425-06 Interior Vehicular Use Area (493 TOTAL PARKING STALLS)	35sf per Pkg Stall	17,500+	Provided	
Buffer Width	n/a			
Trees	1 Per 5 Stalls	99	Provided	
Shrubs	1 Per Stall	493	Provided	
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	Provided			
88-425-09 Outdoor Use Screening	n/a			

**Existing Tree Mitigation Requirements**

Total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffers.  
1.86 Acres of tree cover to be removed.  
Subtract Stream Buffer areas 0.0 Acres  
Multiply acreage calculated by .35: 1.86 x .35 = 0.651  
Multiply the acreage calculated by 150 caliper inches: 0.651 x 150 = 97.65  
Subtract total caliper inches of trees provided:  
0 Total Caliper Inches Required for Mitigation  
0 Total Caliper Inches Provided for Mitigation  
Requirement Met.

1.86-0.0= 1.86  
1.86 x .35 = 0.651  
0.651 x 150 = 97.65  
97.65 - 340 = -242.35

**1 LANDSCAPE AND TREE PRESERVATION PLAN**  
SCALE: 1"=50'-0"

**Planting Notes**

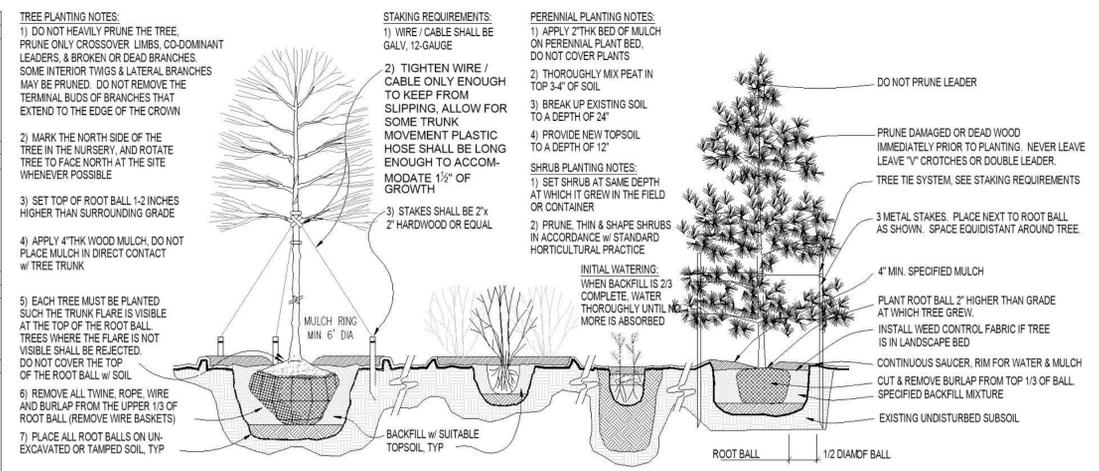
- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
  - Creeping groundcover shall be a minimum of 6" from paving edge.
  - All trees shall be a minimum of 3' from paving edge.
  - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
  - All shrubs shall be a minimum of 2' from paved edge.
  - Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
  - Note: If plants are not labeled - they are existing and shall remain.
  - In the event of work in or on a JCW sanitary main, any trees or plantings placed within the property easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City.
  - All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

**Materials:**  
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.  
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

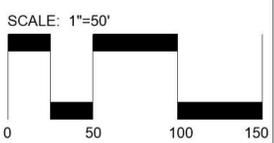
- Installation:**
- All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
  - After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
  - Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
  - Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
  - Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

**Landscape Schedule**

Symbol	Qty.	Col.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
<b>OVERSTORY TREES</b>								
	47	94	Nyssa sylvatica	Black Tupelo			2"	6' min. clear, ground to canopy
	49	98	Quercus rubra	Northern Red Oak			2"	6' min. clear, ground to canopy
	24	48	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust			2"	6' min. clear, ground to canopy
	50	100	Acer x truncatum "Warrenred"	Pacific Sunset Maple			2"	6' min. clear, ground to canopy
<b>340" TOTAL CALIPER OF TREES REQUIRED (2" PER TREE)</b>								
<b>OVERSTORY TREES (TREE MITIGATION REQUIREMENTS)</b>								
	0	0	Nyssa sylvatica	Black Tupelo			2"	6' min. clear, ground to canopy
	0	0	Quercus rubra	Northern Red Oak			2"	6' min. clear, ground to canopy
	0	0	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust			2"	6' min. clear, ground to canopy
	0	0	Acer x truncatum "Warrenred"	Pacific Sunset Maple			2"	6' min. clear, ground to canopy
<b>0" TOTAL CALIPER TREES PROVIDED FOR MITIGATION</b>								
<b>EVERGREEN TREES</b>								
	52		Juniperus chinensis "Keteleeri"	Keteleeri Juniper	6' ht.			symmetrical pyramidal form
	57		Juniper chinensis	Eastern Red Cedar	6' ht.			symmetrical pyramidal form
<b>DECIDUOUS SHRUBS/GRASSES (NATIVE)</b>								
	64		Rhus aromatica	Fragrant Sumac	3 gal.			Plant @ 4' O.C.
	168		Ribes aurum	Golden Currant	3 gal.			Plant @ 4' O.C.
	211		Itea virginica	Virginia Sweetpire	3 gal.			Plant @ 4' O.C.
	189		Rhamnus lanceolata	Lanceleaf Buckthorn	3 gal.			Plant @ 4' O.C.
	57		Panicum virgatum	Switchgrass	1 gal.			Plant @ 18" O.C.
<b>EXISTING TREES/SHRUBS TO BE PRESERVED</b>								



**4 PLANTING INSTALLATION DETAILS**  
SCALE: NTS



Date: 1.17.2025  
Project #: 1227  
Landscape Plan

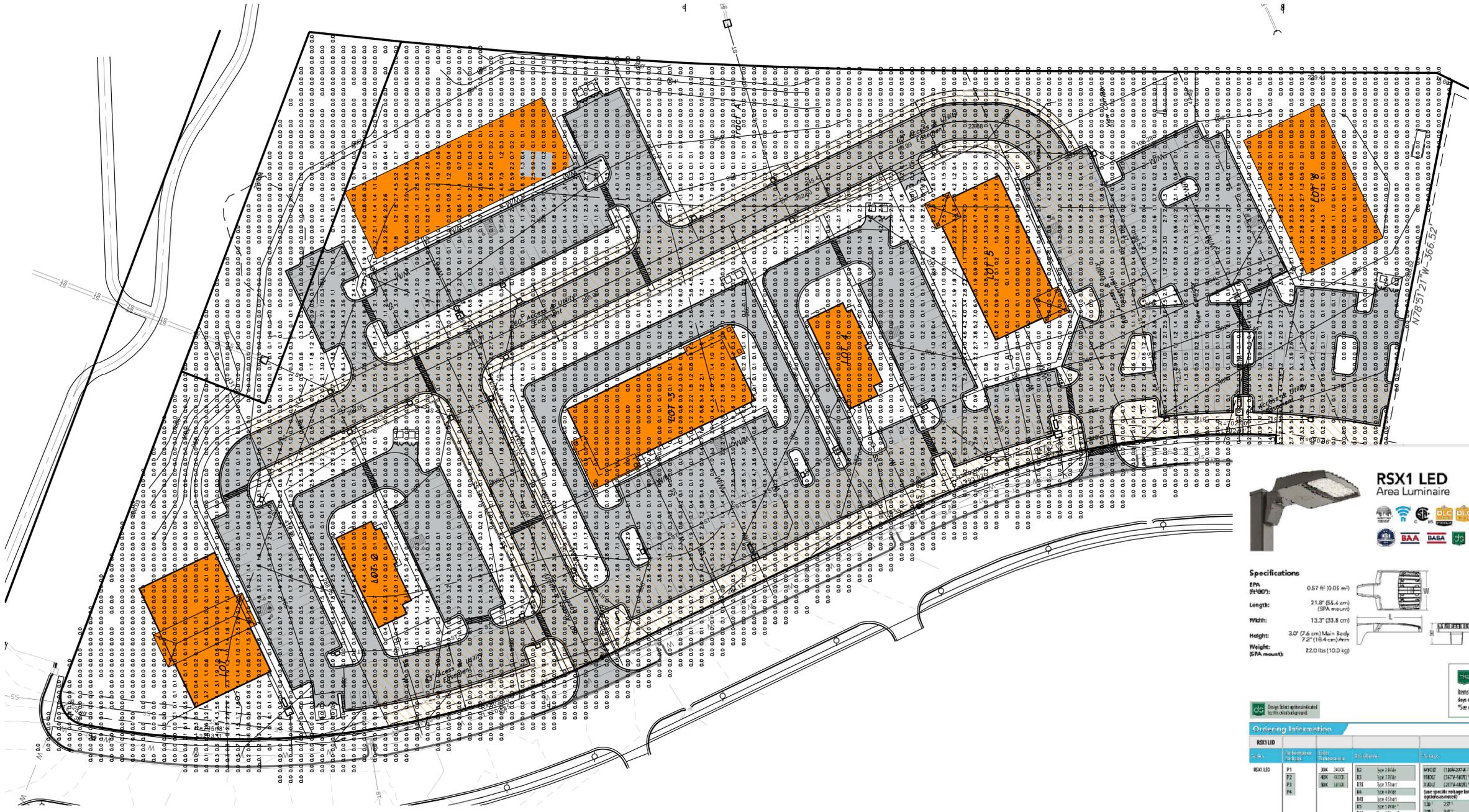
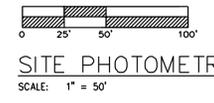


**Light Fixture Schedule**

Manufacturer & Catalog Number	Volts Watts	Light Source	Description	Equivalent Manufacturers
Lithonia RSX1-LED-P2=40K-R3-SPA	120/208 V 73W	LED 9843 LUM 4000K	17'-0" Pole Light Mounted on 3'-0" Pole Base With Type II Optics. Reference Pole Base Detail on this Sheet.	Hubbell Lithonia or Equal

**Statistical Area Summary**

Avg FC	Max FC	Min FC	Max / Min	Avg / Min
1.9	7.3	0.4	18.3	4.8





**Specifications**

EPA (ft/100): 0.57 ft (0.05 m)  
Length: 21.5" (55.4 cm)  
Width: 13.3" (33.8 cm)  
Height: 30" (7.6 m) Main Body  
7.2" (18.4 cm) Arm  
Weight: 22.0 lbs (10.0 kg)

**RSX1 LED Area Luminaire**

**Introduction**

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral diffuser and other mounting configurations are available.

**Ordering Information**

RSX1 LED	Options	Color	Height	Mounting
RSX1 LED	P1	30"	30"	SPA
	P2	30"	30"	RPA
	P3	30"	30"	MA
	P4	30"	30"	IS
	P5	30"	30"	MA
	P6	30"	30"	MA
	P7	30"	30"	MA
	P8	30"	30"	MA
	P9	30"	30"	MA
	P10	30"	30"	MA
	P11	30"	30"	MA
	P12	30"	30"	MA
	P13	30"	30"	MA
	P14	30"	30"	MA
	P15	30"	30"	MA
	P16	30"	30"	MA
	P17	30"	30"	MA
	P18	30"	30"	MA
	P19	30"	30"	MA
	P20	30"	30"	MA
	P21	30"	30"	MA
	P22	30"	30"	MA
	P23	30"	30"	MA
	P24	30"	30"	MA
	P25	30"	30"	MA
	P26	30"	30"	MA
	P27	30"	30"	MA
	P28	30"	30"	MA
	P29	30"	30"	MA
	P30	30"	30"	MA

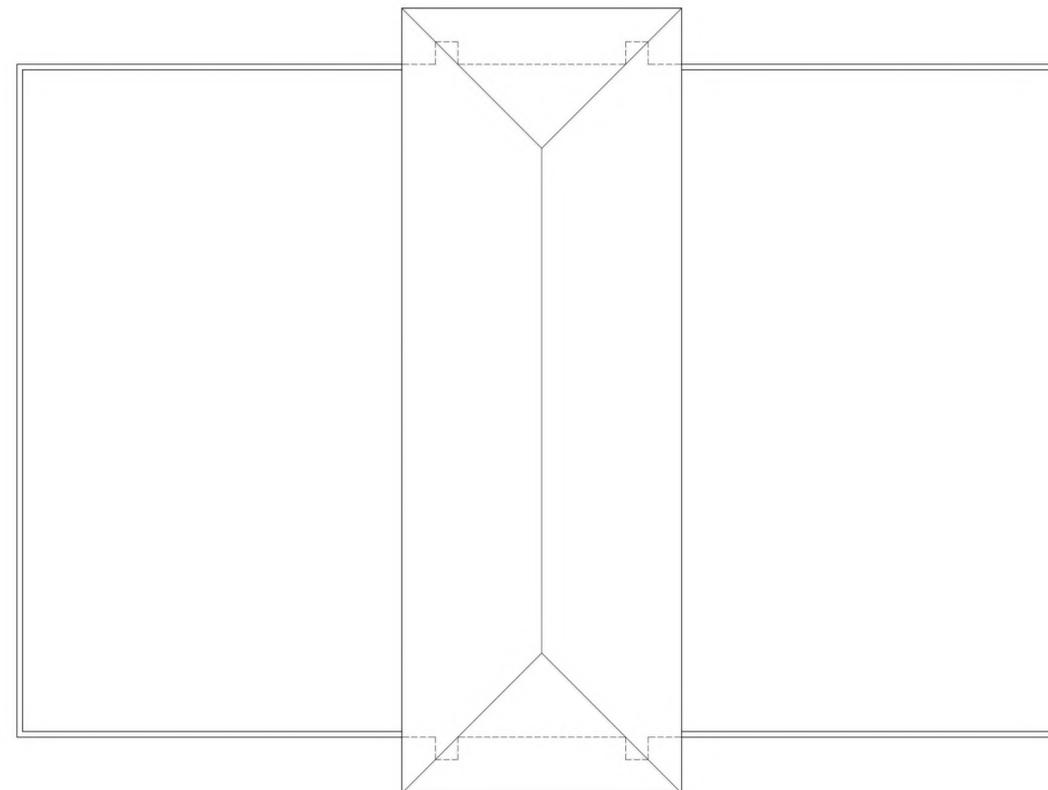
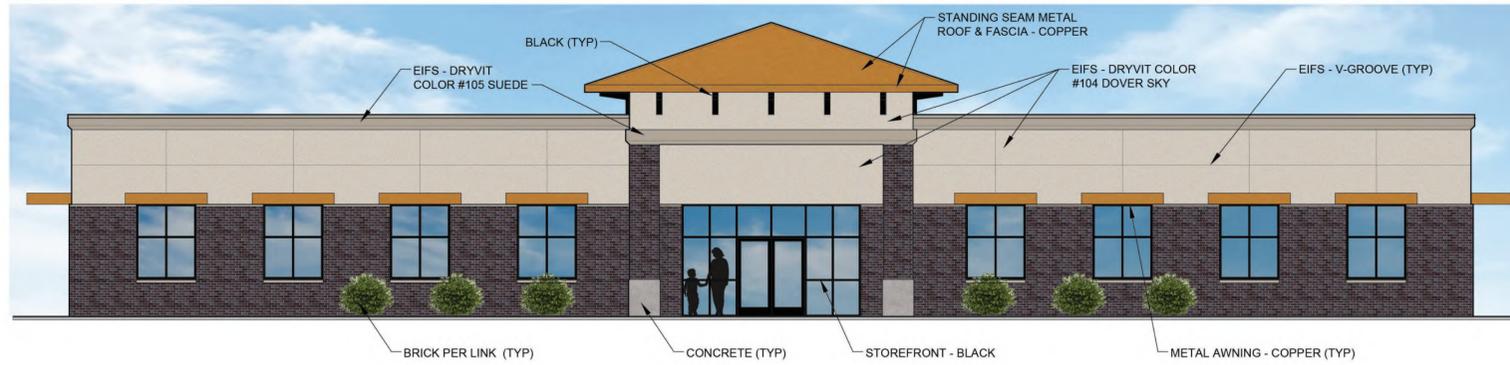
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Engineering 2005002186-D  
Surveying 20050031819-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6264  
Nebraska  
Engineering CA2821

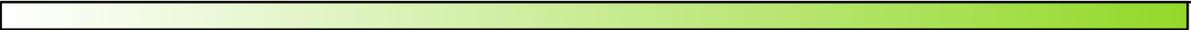
Project: TWIN CREEKS  
Issue Date: December 13, 2024  
8601 N Madison Ave  
NE 1/4 Section 10, Township 51N, Range 33 W  
KANSAS CITY, CLAY COUNTY, MISSOURI

Site Photometric  
Development Plans for:  
Twin Creeks  
Kansas City, Clay County, Missouri



REVISIONS  
City Comments 1/17/25





**TWIN CREEKS DEVELOPMENT**

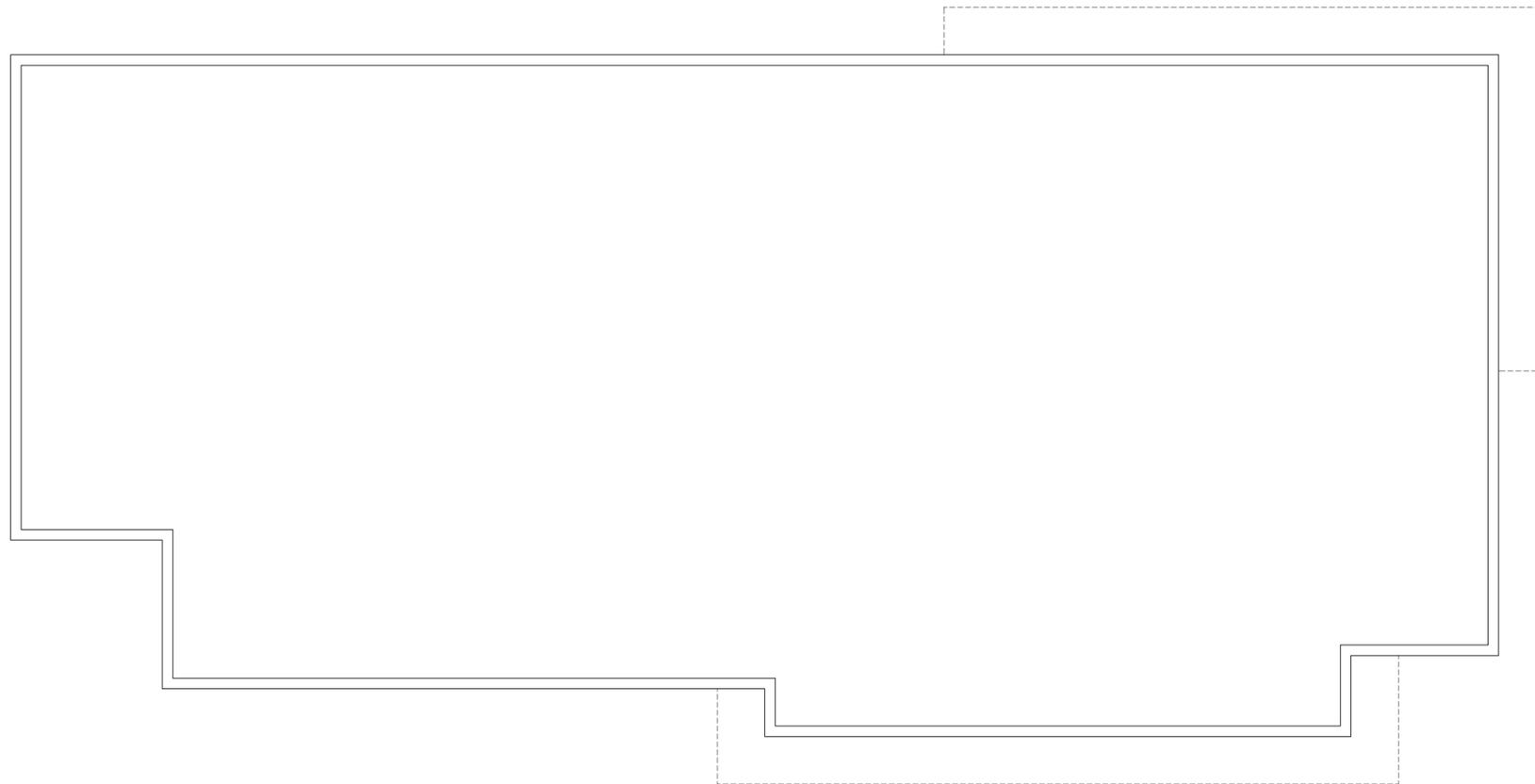
NW BARRY RD & 169 HWY, KANSAS CITY, MO

LOT 3 / LOT 7

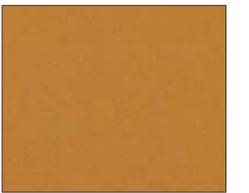
**WARMAN ARCHITECTURE+DESIGN**

1735 SWIFT ST. - NORTH KANSAS CITY, MISSOURI 64116 - V. 816.474.2233

6090-24



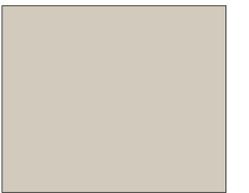
AWNING



EIFS CORNICE  
SANDBLAST FINISH



EIFS FIELD  
SANDBLAST FINISH



BRICK



ALUMINUM STOREFRONT  
- BLACK ANODIZED





**TWIN CREEKS DEVELOPMENT**  
NW BARRY RD & 169 HWY, KANSAS CITY, MO

LOT 5 / LOT 6

**WARMAN ARCHITECTURE+DESIGN**

1735 SWIFT ST. - NORTH KANSAS CITY, MISSOURI 64116 - V. 816.474.2233

6/20/24



# CITY PLANNING & DEVELOPMENT

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## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

# Meeting Sign-In Sheet

Project Name and Address

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Name	Address	Phone	Email
No Attendees			

## SUMMARY

Area Plan Alignment:

High, **Medium**, Low

KC Spirit Playbook Alignment:

High, **Medium**, Low, N/A

For Playbook Checklist reviews only: Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses. Notes section to include concise bullet points of what criteria is met or is not met by the project.

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable Growth

WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium	SEG	SEG- Project utilizes existing infrastructure.
Low	WDC	WDC- Project integrates with surrounding areas, however does not utilize area plan design guidelines.

Alignment Comments:

The proposed project helps advance some of the KC Spirit playbook and Gashland/Nashua Area Plan goals. Overall, the development fits the FLU of mixed-use community, however the project does not abide by Gashland/Nashua area plan *guidelines such as fronting buildings onto streets*. Additionally, the project is located in a "Priority Revitalization or Redevelopment area".