

Fountain Hills Neighborhood Meeting
August 13, 2019
6pm at North Heartland Community Church

Special Meeting Minutes

The Special Meeting was called to order at 6:38pm

Attendees/Presenters included:

The Special Meeting was held to review the upcoming development along Platte Purchase Drive.

PROCESS

The plan is currently preliminary and there is a long ways to go. This is the first time the project and design has been presented. Garry with MD Management stated that all concerns have been heard and will take them into consideration. Within 60 days another meeting will be announced for the Fountain Hills Community to get an update on the project plan. Homeowners will be notified by mail when the application is filed and meetings are held to review the plan. Application will be filed with the City Planning Division for a District MPD – Master Plan Development – to rezone the entire area to complete the proposed uses. This will go through several processes and recommendations including City Planning Division, City Neighborhood Planning and Development, Council Members, the City Council, etc.

STREETS/ROADS

Roads and streets along Platte Purchase Drive and Hwy 152 will be constructed in advance of the development. Lion Creek Parkway will be extended, continuing north to a round-a-bout. It will also be extended northwest. Platte Purchase Road will be rebuilt from MO Dot to Fountain Hills. Water and sewer upgrades as well along Platte Purchase. Most of the roadway will be through open fields. Four lane road will be constructed. 2 lanes in each direction with center medium. Fountain Hills and Platte Purchase will have a signal light. Landscaping features to be added to the medium, sides, and round-a-bouts. They are looking at several options to assist in the flow of traffic on and off Hwy 152. Trail connection will be completed as well.

RESIDENTIAL

11th Plat of Fountain Hills, 70+ lots and expecting construction in 2020. Utilize 96th Street for most construction traffic on the 11th Plat.

8 PROJECT AREAS

PROJECT 1

Multi-Family, Single-Family Attached Development

To include several different style of housing to include apartments, ‘big houses’ with multiple units within, and townhomes for sale.

PROJECT 2

Single Family Community

Smaller community than Fountain Hills with approximately 450 lots with single family and/or townhomes. Homes starting around \$250k.

PROJECT 3

School Site

Includes 80 acres to include a middle school, second high school, and athletic facilities. They have targeted a 2021 bond issue for the middle school. High school is not needed at this time based on capacity and enrollment forecast.

PROJECT 4

Multi-Family Development

Upscale apartment complex

PROJECT 5

Commercial retail and service industries

West of Platte Purchase will be commercial properties including retail, restaurants, shops, hotel supports. The goal is to create a 'village' style with 1-2 story buildings, natural streetscape, aesthetically appealing architecture and design.

PROJECT 6

Northland Sports Complex

Platte County Economic Rep. This has been in the works for more than 10 years. Looking for a sports complex destination. They brought in sector experts and looked at other similar sports complex in MO and KS. Market feasibility study was completed. Looked at 9 different sites across the Northland and chose this area for many factors including location, infrastructure, TIF plans funding availability, etc. Still need City Counsel approval, tie together all funding pieces, and RFQ through the City for contracting. Estimated 3-4 months out on city processes alone. Soccer complex is west of Platte Purchase.

PROJECT 7

Commercial retail and service industries

West of Platte Purchase will be commercial properties including retail, restaurants, shops, hotel supports. The goal is to create a 'village' style with 1-2 story buildings, natural streetscape, aesthetically appealing architecture and design.

PROJECT 8

Commercial / Retail Area

Construction starting in 2020. Infrastructure planned to be in before commercial/retail is completed.

Restaurants

Fast/casual and sit down dining.

Retail

Convenience store.

Hotel

The northeast corner was slated as 3-story hotel, however, this was preliminary plans. MD Management representative heard the concerns of a homeowners and verbally confirmed that they will not place a hotel on Project 8.

B&B Theater

Liberty based company, family owned and operated theater. Majority of their upper management staff

live in the Northland. 10 locations in Kansas City; 5 that are directly next door to a residential neighborhood. 60,000 square foot building, 923 seats, 8 screens, 12 lanes of bowling, arcade, and bar/grill area. Building built as a luxury entertainment center.

- Noise: homes to the east of the theater are lower which will help on sound. They will be creating an earth berm between the theater and homes. They will be working with sound engineers to reduce sound transference.
- Vehicular Traffic: peak business is evenings and weekends.
- Pedestrian Traffic: they will have bike racks and walking trails for pedestrian traffic.
- Lighting: Everything will be downlit so that the light does not cast out
- Trash: they have a service company every evening to complete trash pick up. Employees are also required to clean up trash.
- Crime: they will supply an off-duty officer during peak times at the theater.

Question & Answer Session

- Is Bittersweet Farms, with higher end homes, going to be going forward? *At this time they do not have any current information on this. Right now, the Northland is in need of starter homes.*
- There is a concern of having an exit from the commercial property onto Fountain Hills Drive, especially with the pool across the street. Can this be removed? *The road is in the plans and may be required.*
- Northeast corner of the lot in Project 8, what will this be? *Not sure at this time.*
- Apartments on west side of Platte Purchase is a concern. *Concerns were heard and no comment made.*
- Current MD Management website is not updated and does not reflect current development plan. Request for MD Management to update.
- Will the apartment be Section 8? *No, not slated for Section 8*
- How many hotels will there be? *Two hotels on the west side of Platte Purchase and one on the east side of Platte Purchase.*
- Who owns Project 8 area? *MD Management owns all of Project 8 area. B&B Theater will own their section of land.*
- What part is in the re-zoning project? *All areas are part of the re-zoning plan. The land is currently zoned Residential, B-2, etc which they want to re-zone. Project 8 area is zoned as B2-2 Commercial District, Agriculture and R7.5 Residential.*
- Currently the land owned by MD Management is filled with weeds, mounds of dirty, trash, etc. Homeowner asked MD Management to be a good neighbor and take care of their exiting property owned. *MD Management heard the concerns and said they will clean up the area.*
- Contractors trash continue to blow around the community and drainage is not working correctly due to leftover dirt piled on adjacent properties. Homeowners asking MD Management to address these concerns now before moving onto new plats. *Caprese will be overseeing future projects and MD Management will provide direct contact information to homeowners for homeowners to have someone to contact with concerns with property owned by MD Management and lots being completed by builders.*

- Concerns with current contractors coming into the community. *MD Management is willing to repair any damages to personal property caused by contractors in the community. In the future construction traffic will come off of 96th. Not all material deliveries will be re-routed but they will do their best to move the majority of contractor traffic.*
- Traffic lights at Fountain Hills and Platte Purchase will cause a back up traffic on Fountain Hills Drive. *MD Management has heard the concerns and will look at options but cannot guarantee anything.*
- Who can homeowners contact with MD Management with concerns? *Caprese with MD Management*
- What will landscaping look like between commercial properties and Fountain Hills community? *There is not a lot of detail yet on landscaping but will include evergreen materials, berms, fencing, etc but nothing is detailed.*
- On Project 2, what type of research has been completed to ensure it will not devalue Fountain Hills? *They have looked at other similar communities to get comparisons.*
- On Project 8, there are concerns with excessive water coming into the current storm drains. *When the project is completed, they will be required to reduce the amount of drain off water.*
- Will the hotel be placed on Project 8? *MD Management verbally confirmed that they will not place a hotel on Project 8. Hotels require a 'two right turn' therefore the hotels will more likely be to the north of Hwy 152.*
- Storm drains have not been cleaned out therefore plants are coming out of these areas and filled with mud/debris. *MD Management will be replacing gutter protectors and cleaning out.*
- What is going to be done with the existing roads through Fountain Hills and future roads? *Future roads will be the same asphalt material. If there are areas of concern, homeowners should contact the Kansas City 311 Action Center to report issues to be addressed.*
- Will there be a future meeting with updates? *MD Management has heard the concerns and will take everything into consideration and call a follow up meeting within the next 60 days.*

Photographs below came from www.linecreekcloudmouth.com/blog/street-improvements/



The parkway landscaping and typical sections look something like this.

