

Fountain Hills Homeowners Association  
Special Meeting

September 9, 2019 at 6:30pm  
B&B Movie Theater in Liberty, MO

Jennifer Bishop with FirstService Residential called the meeting to order at 6:35pm

Attendees include over one hundred forty homeowners, three representative from McClure, two legal representatives, four representatives from B&B Theater, four representatives from MD Management, and one representative from FirstService Residential.

MD Management shared that their journey started in 2016 with the vision of Twin Creeks Village with Costco going in. This is part of the TIF Program where part of the sales tax pays for the infrastructure work in the area.

MD Management expressed their desire to be part of the solution; to form a positive relationship with the community. The MD Management team listened to the homeowners comments/concerns at the last meeting and went back to the drawing board. They have moved the apartments/townhomes, moved the hotel, redesigned the pool parking lot, changed traffic direction, modified building design, and changed business placement. The attendees of the meeting were some of the first people to see the preliminary plans for Twin Creeks Village.

*NOTE: All of the plans are preliminary and subject to change*

Anticipated Timeline for the Twin Creeks Village (all subject to change)

August 13, 2019	First neighborhood meeting
August 20, 2019	Pre-Application meeting with KCMO
September 9, 2019	Second neighborhood meeting
Late September	Submission of MPD Plans to KCMO
Nov / Dec	City Planning Commission
December	City Council
Dec/Jan/Feb 2020	Final Plan Stage
Feb/Mar/Apr 2020	Permitting Stage

The full development will take 5-7 years until fully complete. These are conceptual site plans only.

There are 8 components to the master plan.

1. Lion Creek will be built at a 'parkway standard' which means there will be art work, specialty lighting, four lanes, round-a-bout, and landscaping. 4-way lighted intersection at Fountain Hills Drive and Platte Purchase Drive. Road infrastructure work is estimated to take 9-12 months. Improvements to the interchange came from traffic studies. In 9-12 months, they are hoping to have the interchange open (Spring of 2021).
2. Housing development to the North. Homes selling starting at 250k. 8 plats total with an estimated 460 single family homes. Working with Classic Homes out of Iowa. Community includes a pool. The development can take 5-7 years to complete.

3. Platte County R3 School District. MD Management gifted 80 acres to Platte R3 School District. This includes a middle school, high school, athletic fields, etc. To connect the schools to the athletic fields, a tunnel will be built under Tiffany Springs Road. Middle school estimated in 2021 and the high school based on residential growth.
4. This area was previously slated for townhouses/apartments but after homeowner expressed concern at the last meeting, MD Management has moved the apartments and are looking to place a public library in that location along with greenspace.
5. 5 & 7: This areas will include restaurants, retail, mixed use, service business, two hotels, multi-family housing, AirB&B building, two story office and retail, food truck parking with picnic area, and hopefully a fire station.
6. Twelve synthetic athletic fields will be owned by the City or Parks and Rec. The fields will be well lit and are universal for multiple sports. Tournament grade fields.
7. Outlined in project 5
8. This area is about 20 acres. B&B Theatre will be an 8-plex luxury theatre, bar, twelve lanes of bowling and an arcade. Other features of this area will include a restaurant, multi-tenant retail, convenience store, fast food restaurant, bank. Everything, expect for B&B, will all be single story.

#### Fountain Hills Pool

The pool entrance will be moved, a surrounding fence will be installed, and additional landscaping planted. The exit from the Project 8 onto Fountain Hills Drive will only turn left to the Platte Purchase intersection and not into the Fountain Hills community. This is all preliminary and must be approved by the City of Kansas City.

#### Behind Project 8

The area between project 8 and the Fountain Hills homes will be changed to block site lines. The berm behind the homes will be increased, tree/landscaping will be added, and a solid wall will be installed to block site lines from the homes to the theater. The fence/barrier will be fully across the back of Project 8. The B&B Theater anticipates opening in 2021 but that means that construction would need to begin in 2020.

## Homeowner Questions Answered

Q. Homes behind the B&B Theatre had concerns with the water drainage, especially with the increased berm height.

A. Drainage will be installed to help deter water flow.

Q. Is there a plan for reducing the potential delivery truck noise?

A. B&B deliveries come to the front of the building and are made during theater hours. The trash is in the back and trash service providers are restricted by city noise ordinance.

Q. Why did B&B Theater choose this specific property?

A. There is a lot of ground in the northland that could have been chosen. They look at location in respects to other theaters, lot pricing, and the best location for the area. MD Management believes that this is the best location for a theater. This is something that the families in the community can enjoy.

Q. Can we gate the community to prevent non-residents from coming into the community?

A. Right now the streets are public and maintained by the City of Kansas City. If the community becomes gated the streets will then become 'private' and Homeowners Association will then be fully responsible for all maintenance. This is drastically increase the HOA Dues to cover the street maintenance costs (repairs, snow removal, etc)

Q. Why does there have to be an entrance and exit on Fountain Hills Drive?

A. It is a city code that you cannot have both entrances and exits on a main road. There has to be an entrance/exit on the two roads.

Q. Has the city approved plans, what is final?

A. This is all still preliminary and subject to change. The plans still have to go through the City Council for final approval.

Q. How are people going to see traffic with all of the new landscaping in the median?

A. A traffic study will be completed and site line guidelines must be met.

Q. What type of hotels will be coming in?

A. Discussions have been had with Hilton, Marriott, Holiday Inn, etc. The plan is to bring in two hotels. There WILL NOT be a hotel in Project 8.

Q. What convenience store will be coming in?

A. They spoke with QT, Quick Stop, Seven11, Caseys, etc. Nothing is set in stone.

Q. How many parking spaces in Project 8?

A. Theater parking 456. Restaurant parking 280. Estimated total of about 800 parking spaces.

Q. On Project seven, where the food court is, is there an entrance off of Platte Purchase Dr?

A. No there is not.

Q. Why can't you put the library on Project 8?

A. Retailers and business owners enjoy being close to the other commercial developments. They create demand for one another.

Q. How can we request specific businesses to come in?

A. Businesses decide where to build based on demand. For example, Costco shared with us that they chose the location off of Platte Purchase because of the demand by residents in the area. Homeowners can be part of the change by making suggestion/requests as to what business you want to come into the area. Simply visit the website of the business you would like to see come to the area and leave a comment for them. For example, if you would like to see Trader Joes come to the community, visit their website, go to 'Contact Us' and post the suggestion.

Q. Is it currently zoned correctly for all of these businesses?

A. The developer is presenting the plans to rezone the land.

Q. Will the community be made aware of public meetings?

A. Yes, they will be posted on the community website.

Q. Will the developer be building another pool and clubhouse?

A. It is not in the plans to build any additional amenities.

Q. Who will be responsible for the management and maintenance of the commercial lot and landscaping?

A. MD Management will retain ownership of the area around the buildings and will be maintaining the commercial lots.

Q. Who is BT Residential?

A. MD Management is the parent company of all of the holdings, including BT Residential.

Q. Realtors are coming around advertising their services. Are land values going to decrease?

A. We cannot anticipate future home values but are not aware of any concerns with decreasing home values due to the improvements being done in the area.

Q. When will road work be completed?

A. Lion Creek and Platte Purchase are scheduled to be completed by fall of 2020

Q. Can you tell the homeowners what restaurants are going in?

A. The business owners would like to make their own announcement therefore MD Management is unable to provide the specific names.