



## MEMORANDUM

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Date: May 22, 2017  
To: Planning Commission  
From: Danielle Sitzman, City Planner  
RE: Mission Trails Tax Increment Financing Redevelopment Project Plan

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On April 19, 2017, the Mission City Council established the physical boundaries of a redevelopment district on the subject property in order to allow the City to consider the use of Tax Increment Financing (TIF) to finance a portion of the costs for the redevelopment of the site.

Included in this packet is the redevelopment project plan submitted by the developer and a Planning Commission Resolution for your review and consideration. The Project Plan includes financial information regarding the project which will be reviewed and considered by the City Council. The only aspect relative to the TIF which the Planning Commission is considering at this time is the project's conformance with the City's Comprehensive Plan. The Preliminary Site Development Plan is scheduled for your agenda at this same meeting. Final Site Development plans will be considered by the Planning Commission at a future date.

### TIF Redevelopment Project Plan

The Project Plan, submitted by EPC Real Estate Group, proposes demolition of the existing 46,000 square foot building followed immediately by construction of a single 215,000 square foot, five-story wood frame building with approximately 200 residential units (Class A) for lease. The project also includes a structured parking garage with approximately 287 spaces consisting of 52 stalls for retail and public uses and 235 residential stalls. The total number of spaces, including surface parking is 325 stalls. The building will include a clubhouse with a leasing office on the first floor adjacent to an enclosed courtyard with all the amenities. A second open courtyard is planned on the east side of the building. The building will be mixed-use and include approximately 7,5000 square feet of retail/restaurants along with a 2,500 square foot courtyard fronting on Johnson Drive.

Mission Trails is anticipated to be very similar in quality and character to many of EPC's other projects in the Kansas City metro area including: Village at Mission Farms, Highlands Lodge in Overland Park, Mission 106 in Leawood, and The Domain in Lenexa.

### Comprehensive Plan

The Comprehensive plan designates the subject property as part of the Downtown District and as appropriate for Downtown District redevelopment. This area is intended to maintain the historic community downtown characterized by small businesses and a pedestrian oriented environment. The ground floor space of buildings is appropriate for retail only. Upper floors of buildings should include housing units and office uses. This district is targeted for retail, food,



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and entertainment. Offices and housing are encouraged primarily on upper floors. No new automobile oriented or auto service businesses shall be permitted.

### Recommendation

As discussed in the staff review memo of the preliminary site plan PC Case #17-04, deviations may be requested in compliance with processes and standards of the zoning code. Therefore, staff recommends that the Planning Commission approve the Resolution finding that the Mission Trails Tax Increment Financing Redevelopment Project Plan is consistent with the comprehensive plan for the development of the City of Mission.

### Motion:

I move that the Planning Commission approve Resolution PC-7 finding that the Mission Trails Tax Increment Financing Redevelopment Project Plan submitted May 22, 2017, is consistent with the comprehensive plan for the development of the City of Mission.