



**CITY OF MISSION, KANSAS**  
**COMMUNITY DEVELOPMENT COMMITTEE**

**WEDNESDAY, OCTOBER 6, 2021 at 6:30 p.m.**  
**POWELL COMMUNITY CENTER**  
**6200 MARTWAY ST**

**Meeting In Person and Virtually via Zoom**

*This meeting will be held in person at the time and date shown above. In consideration of the COVID-19 social distancing recommendations, this meeting will also be available virtually via Zoom (<https://zoom.us/join>). Information will be posted, prior to the meeting, on how to join at <https://www.missionks.org/calendar.aspx>. Please contact the Administrative Offices, 913.676.8350, with any questions or concerns.*

**PUBLIC COMMENTS**

**PUBLIC PRESENTATIONS / INFORMATIONAL ONLY**

1. Approval of Planning Commission Case #21-07 for Zoning, Preliminary Plat, Preliminary Development Plan, and Special Use Permit for the construction and operation of a Sanitary Sewer Pump Station at 5701 Roe; Johnson County Wastewater, applicant – Brian Scott ([page 4](#))

Johnson County Wastewater (JCW) recently applied to the City for approval of zoning, preliminary plat, preliminary development plan, and special use permit to construct and operate a sanitary sewer pump station on a parcel of property at the eastern edge of Mission (addressed as 5701 Roe Avenue). The application was considered by the Planning Commission at their September 27, 2021, meeting and is recommended for approval (7-0). This item will be formally considered by the City Council at their regularly scheduled meeting on October 20, 2021.

2. 2021 Market Season Updates – Emily Randel ([no attachments](#))

Staff will present the end of summer review and evaluation for the Mission Market.

**ACTION ITEMS**

3. Acceptance of the September 1, 2021 Community Development Committee Minutes - Audrey McClanahan ([page 59](#))

Draft minutes of the September 1, 2021 Community Development Committee meeting are included for review and acceptance.

#### **4. Resolution of Support for Climate Action KC Plan – Laura Smith ([page 65](#))**

Climate Action KC developed the Kansas City Regional Climate Action Plan (CAP) which aims to transform the metropolitan area into a more resilient, equitable and healthy community. The Mid-America Regional Council and Climate Action KC have worked to bring together broad and diverse community perspectives and technical expertise to develop a set of goals and actions that comprise the Climate Action Plan. The plan creates a new platform to build on, accelerate and scale up existing efforts through new models of collaborative regional leadership. Interim net zero goals focus on local government operations (by 2030), energy generation (by 2035), and homes and buildings (by 2040). A Resolution has been prepared for Council consideration to endorse the plan and to commit to review and implementing, as appropriate, various strategies to reach the net zero goals.

### **DISCUSSION ITEMS**

#### **5. Parking Restrictions – Celia Duran ([page 71](#))**

There are numerous “no parking” signs installed on streets within the City and the signage is not uniform. It is costly to maintain signs and there is the potential for drivers to ignore signs that may be considered unnecessary or excessive. Additionally, Staff receives a number of requests to remove or add additional “no parking” signs on city streets; therefore, there is a need to establish clear and consistent operating procedures. A revised ordinance to prohibit parking on main trafficways and trafficway connections will be presented by Staff, as well as proposed design guidelines for “no parking” signs on residential streets.

#### **6. Temporary Sign Code – Laura Smith ([page 84](#))**

Over the last several months staff has received several inquiries regarding temporary signs. Many of the questions were related to location/placement for political signs which is now regulated by State statute. Staff will also review questions received regarding other types of temporary signs and will outline potential options for reviewing and/or revising Mission’s current temporary sign code.

#### **7. WCA/GFL Service Issues – Brian Scott ([no attachments](#))**

Over the last several months, complaints and concerns about trash service provided by WCA/GFL have been increasing. Staff will provide an update on these issues as well as information regarding ongoing conversations with WCA/GFL representatives and potential next steps to resolve the concerns.

#### **8. Park Conceptual Planning Process – Laura Smith/Penn Almone ( [page 87](#))**

Following the City Council work session on September 29, staff indicated that a more formalized timeline and process for moving the conceptual park plans to more final versions would be presented during the Committee meeting for Council review and direction.

## **OTHER**

### **9. Department Updates - Laura Smith**

**Trent Boultinghouse, Chairperson  
Ken Davis, Vice-Chairperson  
*Mission City Hall, 6090 Woodson St  
913.676.8350***

<b>City of Mission</b>	Item Number:	1.
<b>INFORMATIONAL ITEM</b>	Date:	October 6, 2021
<b>ADMINISTRATION</b>	From:	Brian Scott

Informational items are intended to provide updates on items where limited or no discussion is anticipated by the Committee.

**RE:** Rezoning, Preliminary Plat, Preliminary Development Plant, and Special Use Permit for the Construction and Operation of a Sanitary Sewer Pump Station at 5701 Roe Avenue

**DETAILS:** Johnson County Wastewater (JCW) has operated a sanitary sewer pump station on a parcel of property at the far eastern end of the city since the late 1950s. The pump station is located on what is essential right-of-way controlled by the Kansas Department of Transportation (KDOT) for Shawnee Mission Parkway and the entry / exit ramps from Johnson Drive. The parcel is addressed as 5701 Roe Avenue.

JCW has undertaken a comprehensive update of its facilities within its service area. They are currently expanding and improving the Tomahawk Creek Treatment Plant (I-435 and Mission Road) in Leawood. Once this project is completed (spring 2022), they will begin working on expanding and improving the Nelson Treatment Plant located in Mission (4800 Nall Avenue). Before work at the Nelson Plant can begin, JCW must make improvements to facilities that feed into it, including demolition of the existing 60-year-old pump station on Roe, and construction of a new, larger pump station on the same site.

Because JCW is making a long-term investment on the site, they have been in negotiations with KDOT to purchase the property. This will entail filing a preliminary plat with the Johnson County Recorder of Deeds, rezoning the property, approval of a preliminary development plan for the site, and approval of a special use permit.

These items were presented to the Planning Commission at their meeting on September 27, 2021. The Planning Commission voted to recommend to the City Council approval of the rezoning of the property, the preliminary plat, the preliminary development plan, and the special use permit. Staff will provide a more detailed summary of the project at the Community Development Committee meeting, and this item is set for consideration by the City Council at the regularly scheduled meeting on October 20, 2021..

#### **CFAA CONSIDERATIONS/IMPACTS: N/A**

Related Statute/City Ordinance:	Chapter 400 of the Mission Municipal Code
Line Item Code/Description:	N/A
Available Budget:	N/A

**CITY OF MISSION, KANSAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING ZONING, A PRELIMINARY PLAT, A PRELIMINARY DEVELOPMENT PLAN, AND A SPECIAL USE PERMIT WITH CONDITIONS AND STIPULATIONS FOR THE CONSTRUCTION AND OPERATION OF A SANITARY SEWER PUMP STATION AT 5701 ROE AVENUE IN THE CITY OF MISSION, KANSAS – JOHNSON COUNTY WASTEWATER, APPLICANT (PLANNING COMMISSION CASE # 21-07)**

**WHEREAS**, The property at 5701 Roe Avenue is currently designated right-of-way for the Shawnee Mission Parkway and Johnson Drive interchange, and is owned and maintained by the Kansas Department of Transportation, and thus is not zoned; and

**WHEREAS**, Johnson County Wastewater has operated a sanitary sewer pump station on this property since the late 1950's; and

**WHEREAS**, Johnson County Wastewater is undertaking a comprehensive improvement program of its sanitary sewer facilities throughout its service district; and

**WHEREAS**, This improvement program entails, among other projects, the reconstruction of the sanitary sewer pump station located at 5701 Roe Avenue; and

**WHEREAS**, Johnson County Wastewater is in the process of negotiating the purchase of a portion of the right-of-way at 5701 Roe Avenue from the Kansas Department of Transportation in order to ensure the long-term control of this location; and

**WHEREAS**, Securing the property and reconstructing the sanitump station will entail a zoning of the property and approval of a preliminary plat, a preliminary development plan and a special use permit; and

**WHEREAS**, Application (Case# 21-07) was presented to the Mission Planning Commission on September 27, 2021, at which time a public hearing was held by the Commission so that all interested parties may present their comments concerning the application; and

**WHEREAS**, Notice of said public hearing was published in The Legal Record on August 31, 2021, and sent certified mail to property owners and occupants within 200 feet of the subject property; and

**WHEREAS**, At the conclusion of the public hearing, the Planning Commission took the application under consideration and voted 7-0 to recommend approval of the application to the Mission City Council.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:**

**Section 1. Zoning of Property** – Pursuant to Chapters 405, 410 and 440 of the Mission Municipal Code, the property herein described as:

Commencing at the southwest corner of the Northeast Quarter of said Section 9; thence N01°55'25"W, along the west line thereof, 610.16 feet; thence departing said west line, N88°04'35"E, 50.00 feet to the Point of Beginning; thence N01°55'25"W, 262.53 feet; thence northeasterly along a curve to the right being tangent to the last described course and having a radius of 32.50 feet, an arc distance of 60.78 feet; thence southeasterly along a curve to the right being compound to the last described curve and having a radius of 441.00 feet, an arc distance of 140.00 feet; thence southeasterly along a curve to the left being reverse to the last described curve and having a radius of 605.00 feet, an arc distance of 60.83 feet; thence S37°25'35"W, 257.76 feet; thence S88°04'35"W, 55.00 feet to the Point of Beginning.

Note: The bearings in the description are based on Grid North, Kansas State Plane Coordinate System, NAD83

shall be zoned as “MP” Industrial Park District and all provisions of said zoning district shall apply with exceptions as noted in the Preliminary Development Plan, Planning Commission Case# 21-07 approved as part of this ordinance and on file with the Community Development of the City of Mission, 6090 Woodson, Mission, Kansas 66202, and expressed further in Sections 4 and 7 of this Ordinance.

**Section 2. Approval of Preliminary Plat** – Pursuant to Section 440.220 of the Mission Municipal Code, approval of a Preliminary Plat for property as herein described in Section 1 of this Ordinance and further depicted in Planning Commission Case #21-07, on file with the Community Development Department of the City of Mission, is hereby granted.

**Section 3. Approval of Preliminary Development Plan** – Pursuant to Section 440.175 of the Mission Municipal Code, permission is hereby granted to use the property as herein described in Section 1 of this Ordinance in the manner set forth in the Preliminary Development Plan, Planning Commission Case # 20-03, on file with the Community Development Department of the City of Mission, and in accordance with Chapter 410, Article III, Section 410.120 of the Mission Municipal Code, subject to the stipulations set forth Section 4 of this Ordinance and subject to all other laws and regulations:

**Section 4. Conditions and Stipulations of the Preliminary Development Plan**  
The Preliminary Development Plan referenced in Section 3 of this Ordinance is hereby approved and adopted subject to the following stipulations:

1. The City shall grant a waiver of the required minimum lot area of 10 acres.
2. The City shall grant a deviation of 15 feet from the required minimum front yard setback of 50 feet.

3. The City shall grant a waiver of the required one parking space per 500 square feet of total floor area.
4. In lieu of a bioretention basin to capture stormwater runoff, the applicant shall provide a hydrodynamic flow separator at the low point of the surfaced drive area and shall be responsible for routine maintenance and cleaning of the separator to the satisfaction of the City.
5. A memorandum of understanding will be prepared and entered between Johnson County Wastewater and the City outlining provisions for the construction of a public sidewalk along Roe Avenue in front of the property. Such memorandum of understanding shall be finalized prior to approval of the final development plan.
6. A final development plan will be submitted to the City and approved by the Planning Commission prior to the issuance any building permits.
7. A Floodplain Development Permit and all other associated permits are required prior to construction.
8. The applicant must obtain all approvals from the Consolidated Fire District No. 2 prior to issuance of the building permit.
9. Demolition plans for the existing pump station must be submitted to the City for review and approval prior to the issuance of any demolition permit.
10. The applicant must submit a site plan and construction documents to the City of Mission for review and approval prior to issuance of the building permit.
11. The applicant must obtain all approvals from Johnson County Wastewater and Johnson County Water District #1 prior to the issuance of the building permit.
12. The applicant shall be responsible for any damage to City infrastructure, including roads, curbs, and sidewalks and must repair said infrastructure to like or better condition prior to the issuance of a final certificate of occupancy.
13. The applicant will provide a two (2) year warranty bond on any public infrastructure installed as part of this Preliminary Development Plan. Said bond(s) will be placed on file with the City of Mission Community Development Department.
14. This Preliminary Plan approval shall lapse in five (5) years from its effective date if construction on the project has not begun or if such construction is being diligently pursued; provided, however, that the applicant may request a hearing before the City Council to request an extension of this time period. The City Council may grant an extension for a maximum of 12 months for good cause by the applicant.

**Section 5. Special Use Permit Granted** – Pursuant to Chapter 445, Article III Section 445.180 through Section 445.230 a Special Use Permit is hereby granted to use the property as herein described in Section 1 of this Ordinance in a manner set forth in Section 6 of this Ordinance.

**Section 6. Use and Duration of Property** – Real property as herein described in Section 1 of this Ordinance shall hereafter be used as sanitary sewer pump station for an indefinite period of time.

This property is to zoned “MP” Industrial Park District. All Zoning Ordinances or Zoning Regulations of the City of Mission, Kansas affecting the use of the real property described herein in Section 1 of this Ordinance which are inconsistent with this ordinance are here made inapplicable to said property for said period of time.

**Section 7. Conditions and Stipulations of the Special Use Permit** – The Special Use Permit granted in Section 5 and 6 of this Ordinance is hereby made contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions, and restrictions, of which the violation of any hereafter enumerated will be a supplementary basis for revocation in addition to those specified in Chapter 410, Article III, Section 410.120 of the Mission Municipal Code, to wit:

1. All necessary and applicable permits and approvals for the construction of a sanitary sewer pump station shall be obtained from the Kansas Department of Health and Environment (KDHE) prior to construction.
2. Once constructed, the sanitary sewer pump station shall be operated and maintained in accordance with all applicable permits and licenses issued by the KDHE and any other applicable state or Federal regulatory agency for as long as the sanitary pump station is operational.
3. An odor control system sufficient to eliminate any odors detectable from outside of the pump station shall be in place and operational for as long as the sanitary pump station is operational.

**Section 7. Effective Date** – This ordinance shall take effect and be in force from and after its publication as required by law.

**Passed by the City Council this 20<sup>th</sup> day of October 2021.**

**Approved by the Mayor this 20<sup>th</sup> day of October 2021.**

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**Ronald E. Appletoft, Mayor**

**ATTEST:**

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**Audrey M. McClanahan, City Clerk**

**APPROVED AS TO FORM:**

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**David Martin, City Attorney**

**STAFF REPORT**  
**Planning Commission Meeting September 27, 2021**

**AGENDA ITEM NO.:** 2

**PROJECT NUMBER / TITLE:** Case # 21-07

**REQUEST:** Application for Rezoning, Approval of a Preliminary Plat, Approval of Preliminary Development Plan, and Approval of Special Use Permit for Operation of a Sanitary Sewer Pump Station

**LOCATION:** 5701 Roe Avenue

**PROPERTY OWNER:**

Kansas Department of Transportation  
700 SW Harrison Street  
Topeka, KS 66603

**APPLICANT:**

Johnson County Wastewater  
4800 Nall Ave.  
Mission, KS 66202

**STAFF CONTACT:** Brian Scott, Assistant City Administrator

**ADVERTISEMENT:** August 31, 2021 - The Legal Record

**PUBLIC HEARING:** September 27, 2021 - Planning Commission



## **Property Information**

The subject property is a parcel located on the very eastern edge of Mission. It is bounded by Roe Avenue on the west, the on-ramp to Shawnee Mission Parkway on the north, and Shawnee Mission Parkway itself on the southeast. The parcel is owned by the Kansas Department of Transportation (KDOT) and is designated as right-of-way for Shawnee Mission Parkway and the corresponding on/off ramps.

The Rock Creek flows through the site. Because this site is at the low point of the Rock Creek watershed, Johnson County Wastewater (JCW) has operated a small sanitary sewer pump station on this site since the late 1950s. Wastewater collected within the watershed flows to the pump station via a gravity sewer system, then is pumped to the Nelson treatment plant on the north end of Mission for processing.

### **Surrounding properties are zoned and used as follows:**

- **West:** "MXD" Planned Mixed-Use District, site of the Gateway development.
- **North:** "CPO" Planned Office Building, Sunflower Medical Group Office Building located in Roeland Park.
- **East:** Not Zoned, Kansas Department of Transportation Right-of-Way located in Fairway
- **South:** "R-1" Single Family Residential, single-family homes located in Fairway.

### **Comprehensive Plan Future Land Use Recommendation for this area:**

The subject property is identified as right-of-way.

### **All surrounding properties are currently developed:**

Surrounding properties are developed (or will be developed) with a mix of attached and freestanding buildings for commercial uses, and single-family residential properties.

## **Project Background**

As stated above, this parcel is currently right-of-way owned and maintained by KDOT for Shawnee Mission Parkway, which is part of the state highway system. JCW has been operating a small sanitary sewer (or wastewater) pump station on a portion of this parcel since the late 1950's.

JCW has recently undertaken a comprehensive update of its wastewater facilities throughout its service area. The most notable of these projects is a significant expansion to the Tomahawk Creek wastewater treatment plant near Mission Road and I-435 in Leawood. When completed early next year, this expansion and update will double the capacity for treatment of wastewater from parts of Leawood, Olathe, Overland Park and Prairie Village that are within the Tomahawk Creek watershed and the Indian Creek watershed.

JCW will then begin working on updates and expansion of the Nelson wastewater treatment plant, which is located at the end of Nall Avenue in the northeastern corner of Mission. This plant treats wastewater from Mission, Roeland Park, Fairway, Prairie Village, northern Overland Park and Merriam, and was originally built in the 1940's.

Before work can begin on the Nelson treatment plant, updates must be made to existing

facilities that feed into the treatment plant. To this end, JCW intends to demolish the existing pump station on the Roe Avenue site and build a new pump station. The new pump station would have greater capacity and be able to support the Nelson treatment plant during reconstruction when portions of the plant will be taken off-line.

Because of the sizeable investment that will be made, and the long-term commitment to this facility, JCW has been in discussions with KDOT to purchase that portion of the parcel where the pump station will be located. The portion is shown below as the hatched area northwest of Shawnee Mission Parkway, east of Roe Avenue, and south of the on-ramp to Shawnee Mission Parkway.



A plat of the portion to be purchased will need to be created and recorded with the County Recorder of Deeds. Zoning will need to be established as well, and a preliminary development plan (PDP) and special use permit for the operation of the pump station will need to be approved by the City.

JCW has submitted an application to the City of Mission for approval of

- 1) Zoning
- 2) Preliminary Plat
- 3) Preliminary Development Plan
- 4) Special Use Permit

particular to the portion of the parcel that will be purchased.

All four of these items will require a public hearing before the Planning

Commission. All of these items will be considered under one public hearing to be held before the Planning Commission at the regularly scheduled meeting on September 27, 2021. This staff report will go through the provisions for each item.

#### **Code Review: Consideration of Zoning (Section 440.140):**

Section 440.140 of the Mission Municipal Code provides the process for rezoning of property. Section 440.140 (E) states:

"In considering any application for rezoning or a special use permit, the Planning Commission and the City Council shall give consideration to the criteria stated below to the extent they are pertinent to the particular application. In addition, the Planning Commission and City Council may consider other factors which may be relevant to a particular application.

- 1) The character of the neighborhood.

- 2) The zoning and uses of nearby properties and the extent to which the proposed use would be in harmony with such zoning and uses.
- 3) The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
- 4) The extent to which approval of the application would detrimentally affect nearby properties.
- 5) The length of time the property has remained vacant as zoned.
- 6) The relative benefit to the public health, safety and welfare by retaining applicable restrictions on the property as compared to the destruction of the value of the property or hardship to the owner association with denying its request.
- 7) The Master Plan or Comprehensive Plan.
- 8) The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use or present parking problems in the vicinity of the property.
- 9) The recommendation of the professional staff.
- 10) The extent to which utilities and services, including, but not limited to, sewers, water service, Police and fire protection and parks and recreation facilities, are available and adequate to serve the proposed use.
- 11) The extent to which the proposed use would create excessive stormwater runoff, air pollution, water pollution, noise pollution or other environmental harm.
- 12) The extent to which there is a need for the use in the community.
- 13) The economic impact of the proposed use on the community.
- 14) The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulations.

Staff proposes that the portion of the parcel under consideration be zoned as "M-P" Industrial Park.

Section 410.120 - "MP" Industrial Park District – of the Mission Municipal Code provides the standards for the "MP" Industrial Park District.

A) Permitted Uses. In District "MP", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one (1) or more of the following uses:

1. Manufacturing, processing, fabrication or assembling of any commodity except junk or salvage.
2. Warehousing, wholesaling and storage of any commodity except junk or salvage.
3. Office laboratories and business functionally related to the use permitted.
4. Truck loading and unloading facilities related to the use permitted.
5. Public utility facilities.
6. Restaurant and automatic food vending machines (no alcohol).
7. Structures and uses clearly accessory and necessary to the normal operation of the above uses, including sign identification.
8. Required parking and landscaping.

B) *Performance Standards.*

1. All operations shall be conducted within a fully enclosed building.
  2. All storage of materials, products or equipment shall be within a fully enclosed building or in an open yard so screened that the materials, products or equipment are not visible at eye level (five (5) feet zero (0) inches) within three hundred (300) feet of the property.
  3. No use shall be permitted or so operated to produce or emit:
    - a. Smoke or particulate matter of a Number 1 or darker on the Ringlemann Chart.
    - b. Dust, fly ash, odor, radiation, gases, heat, glare or other effects which are injurious to humans.
    - c. Vibration or concussion perceptible without instruments at the property line.
    - d. In no case shall the noise level exceed seventy (70) db (A) at repeated intervals or for a sustained length of time measured at the property line.
    - e. Industrial wastes shall be of such a quantity and nature as to not overburden the public sewer disposal facilities or to cause odor and unsanitary effects beyond the property line.
  4. Truck traffic shall have direct access to major thoroughfares. Major thoroughfares are streets designated by the Public Works Department as roads accommodating or planned to accommodate four (4) lane traffic. Docks shall be located wholly within buildings out of view. Truck areas shall be totally screened from residential view with dense evergreens, masonry walls, berms and the like.
- C. *Height And Area.* In District "MP", the height of buildings and the minimum dimension of lots and yards shall be as follows in Subsections (D) through (G); the minimum park size being ten (10) acres. (For exceptions see Section 415.010.) The Planning Commission and City Council shall have the discretion to grant relief from the ten (10) acre requirement upon a showing of good cause.
- D. *Height.* No building shall exceed two (2) stories or thirty-five (35) feet in height. A structure other than a building may be erected to a height not to exceed sixty (60) feet provided such structure is set back from all property lines a distance equal to or greater than its height and is approved by the Planning Commission.
- E. *Front Yard.* A front yard of not less than fifty (50) feet shall be provided.
- F. *Side Yard.* A side yard shall be provided on each side of a building or unit group of buildings, the total of which side yard shall be not less than forty (40) feet and no side yard shall be less than ten (10) feet. A side yard abutting a street in the case of a corner lot or a side yard abutting a zoned residential lot shall be not less than twenty (20) feet.
- G. *Rear Yard.* A rear yard of not less than fifteen (15) feet shall be provided.

- H. *Parking And Loading Regulations.* Each establishment shall provide sufficient off-street parking space for all employees, customers, visitors and others who may spend time at the establishment during working hours. Such parking area shall be permanently surfaced with hot-mix asphaltic concrete, a plant mix bituminous or cement-treated base or Portland cement concrete and shall be located on the premises. Not less than one (1) space for each five hundred (500) square feet of total floor area shall be provided. Each establishment shall also provide adequate loading space within a building or in a side or rear yard in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way. No portion of a parking area or loading space, except the necessary drives, shall be located closer than thirty (30) feet to a public street. No portion of a paved area shall be closer than six (6) feet to a property line.
- I. All exterior alterations or improvements to buildings (excluding exact replacements or color), new building permits, site plan reviews and rezoning/special use permit applications shall be in accordance with the interim Community Wide Design Guidelines. The intent of the Design Guidelines is to promote site-specific, contextual buildings that incorporate mixed uses and pedestrian friendly commercial activity. For this reason, whenever a conflict exists between the zoning ordinance and design guidelines requirements for setbacks, height, landscaping or signage, the design guidelines shall be adhered to.
- J. *Plan Approval.* Prior to the issuance of any building permit for development, redevelopment, alteration, replacement or repair site plan approval shall be obtained as provided for in Chapter 440

**Code Analysis for Proposed Zoning:**

The intent of the “MP” Industrial Park zoning is to allow for light industrial uses within a very controlled and defined area and under certain conditions so that there is little to no impact on surrounding properties. The performance standards require a large lot area, deep front yard and side yards, activity contained to the interior of a structure with little to no noise, vibration, light or other forms of pollution emitting from the site, and landscaping and architectural elements in conformance with the code and the Johnson Drive Design Guidelines.

This parcel of land is surrounded by other uses including mixed-use commercial to the west, office use to the north, and residential use to the south. Permitting an industrial use such as a sanitary sewer pump station must be done with the intent of protecting these surrounding properties.

Furthermore, in recommending this zoning, the elements specified in Section 440.140 are being met.

1. The character of the neighborhood.

*There is variety of land uses surrounding the property including mix-use to the east, office to the north, and residential to the south. This zoning application will provide the best means for permitting the use in a controlled manner that has the least impact on the surrounding uses and is most compatible with those uses.*

2. The zoning and uses of nearby properties and the extent to which the proposed use would be in harmony with such zoning and uses.

*This zoning will require that the uses be conducted in an enclosed building, and little to no noise, vibration, or other types of pollution. This zoning requires that truck traffic to and from the site be directly on an arterial road that is four lanes, which Roe Avenue is. This zoning has provisions for landscaping and materials of the buildings. All of these provisions allow the proposed use on the site to be in harmony with the surrounding properties.*

3. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

*The parcel in question is small and has topography that would not lend itself well to more traditional development. It is also at the low point of the watershed and near a creek, which makes it ideal for a public utility use, but not much else.*

4. The extent to which approval of the application would detrimentally affect nearby properties.

*As stated above the suggested zoning district will provide controls that reduce or eliminate any potential detrimental effects that a permitted use may have to the surrounding properties. And, the proposed use is already on the site, and has been for nearly 60 years without any impact to surrounding property.*

5. The length of time the property has remained vacant as zoned.

*The property has never been zoned. It has served as right-of-way for Shawnee Mission Parkway and the site of a sanitary sewer pump station for the past 60 years. This proposed zoning will only ensure that measures are taken to reduce any impact that the proposed use may have on surrounding properties.*

6. The relative benefit to the public health, safety and welfare by retaining applicable restrictions on the property as compared to the destruction of the value of the property or hardship to the owner association with denying its request.

*Again, the proposed use is already in existence on the site and has been for nearly 60 years and without any zoning. The proposed zoning of the property to "MP" Industrial Park will only go to ensure that the property conforms to the high standards of the zoning that are intended to protect the surrounding properties.*

7. The Master Plan or Comprehensive Plan.

*The Comprehensive Land Use Plan and the East Gateway Master Plan are both silent to this parcel.*

8. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use or present parking problems in the vicinity of the property.

*The proposed use will have little to impact on traffic or parking. Truck deliveries of chemicals to the proposed sanitary sewer pump station will be once a week. The pump station will be unmanned, thus there is no need for parking as no employees will be working there on a daily basis.*

9. The recommendation of the professional staff.

*Saff recommends that this is the appropriate zoning.*

10. The extent to which utilities and services, including, but not limited to, sewers, water service, police and fire protection and parks and recreation facilities, are available and adequate to serve the proposed use.

*The proposed use for the site is a sanitary sewer pump station. Sewer service, water, and electricity to the site are all adequate. Police and fire protection are adequate.*

11. The extent to which the proposed use would create excessive stormwater runoff, air pollution, water pollution, noise pollution or other environmental harm.

*The proposed use has already been operating on the site for nearly 60 years without any significant environmental impact. The proposed zoning and site plan will further ensure that any potential issues of this nature are addressed in the development process.*

12. The extent to which there is a need for the use in the community.

*There is great need for a sanitary sewer pump station and wastewater management facilities in the community.*

13. The economic impact of the proposed use on the community.

*The proposed zoning and use will ensure the future economic viability of the area.*

14. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulations.

*The applicant is highly regulated utility that operates under stringent state and federal requirements, and to the industry standards. The proposed use is permitted within the “MP” Industrial Park zoning.*

For these reasons, staff recommends that the parcel as defined in the application be zoned to “MP” Industrial Park.

#### **Code Review: Consideration of Preliminary Plats (440.220)**

Section 440.220 of the Mission Municipal Code provides that preliminary plats shall be approved by the Planning Commission if it determines that:

1. The proposed preliminary plat conforms to the requirements of this Title, the applicable zoning district regulations and any other applicable provisions of this Code, subject only to acceptable rule exceptions.
2. The subdivision or platting represents an overall development pattern that is consistent with the Master Plan and the Official Street Map.
3. The plat contains a sound, well-conceived parcel and land subdivision layout which is consistent with good land planning and site engineering design principles.
4. The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.
5. All submission requirements have been satisfied.

## **Code Analysis for Proposed Preliminary Plat:**

The applicant is requesting approval of a preliminary plat so that the purchase of the property from KDOT may be recorded with the Johnson County Recorder of Deeds. Once the sale goes through, an application for a final plat will be submitted to the City for approval prior to actual recording.

In review the requirements of Section 440.220, staff has determined the following:

1. The proposed preliminary plat conforms to the requirements of this Title, the applicable zoning district regulations and any other applicable provisions of this Code, subject only to acceptable rule exceptions.

*The proposed preliminary plat conforms to the provisions of the “MP” Industrial Park zoning as specified above, with the exception of the minimum lot size being 10 acres and the minimum setbacks for the front yard. The applicant is requesting a deviation from these zoning requirements, which staff is supportive of.*

2. The subdivision or platting represents an overall development pattern that is consistent with the Master Plan and the Official Street Map.

*The proposed plat and intended use of the property are consistent with the adjacent street pattern. The Comprehensive Land Use Plan is silent to the use of this particular parcel of property.*

3. The plat contains a sound, well-conceived parcel and land subdivision layout which is consistent with good land planning and site engineering design principles.

*Staff concurs that the proposed plat contains a sound, well-conceived parcel and land subdivision layout which with good planning and site engineering design principles.*

4. The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.

*The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations. These are concurrent with the use that that is on the property right now. Utility easements on the plat are all in keeping with good engineering practices and are acceptable to the City.*

5. All submission requirements have been satisfied.

Staff recommends the that Preliminary Plat of the “Rock Creek Pump Station, Lot 1” be approved with the following conditions:

1. The portion of the last sentence of the easement dedication, which states “however, building foundations can be constructed within said easement below grade” shall be removed with submission of the final plat.
2. A waiver be granted from the requirement of the “MP” Industrial Park zoning district that lots be a minimum of 10 acres in size.
3. Final designation of easements for storm water will need to be identified and filed with the Johnson County Recorder of Deeds once the project is complete.

### **Code Review: Consideration Preliminary Development Plan**

Section 440.160 of the Mission Municipal Code provides the standards and criteria for consideration of site plans. Section 440.160 (D) provides the following:

The site plan shall be approved if it is determined that the following criteria are satisfied:

1. The site is capable of accommodating the building(s), parking areas and drives with appropriate open space.
2. The plan provides for safe and easy ingress, egress and internal traffic circulation.
3. The plan is consistent with good land planning and site engineering design principles.
4. An appropriate degree of harmony will prevail between the architectural quality of the proposed building(s) and the surrounding neighborhood.
5. The plan represents an overall development pattern that is consistent with the Comprehensive Plan and other adopted planning policies.
6. Right-of-way for any abutting thoroughfare has been dedicated pursuant to the provisions of Chapter 455.

When reviewing an application for a preliminary development plan, consideration is given to whether the application is compatible with the designated zoning district and the overall comprehensive land use plan of the City.

### **Code Analysis for Proposed Preliminary Development Plan**

As has been stated previously, the applicant is proposing to demolish an existing sanitary sewer pump station that has been on the site for nearly 60 years and build a larger pump station in its place. The property is currently not zoned. Staff has recommended that the property be zoned “MP” Industrial Park District. Code analysis for consistency of the proposed preliminary development plan will be based on this zoning. Please see the zoning analysis above for the provisions of this zoning district.

### Permitted Use

Public utility facilities are a permitted use in the “MP” Industrial Park zoning district.

### Performance Standards

The operations of the pump station are contained mostly to the interior of the pump station structure itself. There are chemical storage tanks that are exterior to the building, but within something of an open-air yard that is screened on all three sides by a brick wall that is the same as the structure itself.

There will be no activities that emit noise or vibration or any kind of particulate into the air. The only pollution of concern may be odor emitting from the operation of the pump station, but this will be addressed through an odor control system that will be a part of the pump station operations.

Though not proposed at this time, there could be a need in the future for a generator to be located at the pump-station to provide power for pump operations when electrical service is lost during severe storm events. The operation of generator would only be during emergency events or routine testing.

Truck traffic will be limited to weekly chemical deliveries to the pump station and routine solid waste collection. Chemical deliveries could be more frequent if load demand at the pump station increases due to a prolong wet weather event or down-time at the Nelson treatment plant itself. A sewer jet/vacuum truck will also come to the pump station occasionally to clean the wet wells and remove excess flow during heavy rain events, if any occurs.

The station will not be manned on a daily basis, so there is no need for employee parking on the site, and there will not be a daily flow of traffic to and from the pump station. There will be no impact to amount of traffic on the existing road system due to the pump station activities.

The pump station is located on Roe Avenue which is a four-lane arterial road capable of handling truck traffic.

### Lot Area Coverage

The “MP” Industrial Park zoning requires that lots be a minimum of 10 acres in size, however, “the Planning Commission and City Council shall have the discretion to grant relief from the ten (10) acre requirement upon a showing of good cause.”

Staff would support the granting of relief for this requirement. The intent is to provide some distance between the proposed industrial use and surrounding properties. Though the proposed lot for the intended use is just under one acre in size, it will be buffered by Shawnee Mission Parkway to the southeast, the Rock Creek to the east, entrance and exit ramps to the north and Roe Avenue to the west providing some distance from surrounding properties.

### Height

The pump station building will be 25 feet in total height from the lowest elevation on site. This is less than the 35 feet restriction of this district.

### Front Yard Set Back

The zoning standards for this district requires a front-yard setback of no less than 50 feet. The southeast corner of the new pump station will be setback from the back of the curb by a distance of approximately 55 feet. The distance from the property line, however, will be approximately 35 feet. There is an electrical building on site that is situated approximately 25 feet from the property line.

Staff would recommend that a deviation of 25 feet be granted from the required setback of 50 feet.

### Side Yard Setback

The zoning code stipulates, "A side yard shall be provided on each side of a building or unit group of buildings, the total of which side yard shall be not less than forty (40) feet and no side yard shall be less than ten (10) feet. A side yard abutting a street in the case of a corner lot or a side yard abutting a zoned residential lot shall be not less than twenty (20) feet." The side yard for proposed pump station meets this stipulation.

### Rear Yard Setback

The zoning code stipulates, "a rear yard of not less than fifteen (15) feet shall be provided." There will be 15-foot storm water easement between the back of the building and the property line.

### Parking Requirements

The zoning code stipulates, "Each establishment shall provide sufficient off-street parking space for all employees, customers, visitors and others who may spend time at the establishment during working hours. Such parking area shall be permanently surfaced with hot-mix asphaltic concrete, a plant mix bituminous or cement-treated base or Portland cement concrete and shall be located on the premises. Not less than one (1) space for each five hundred (500) square feet of total floor area shall be provided. Each establishment shall also provide adequate loading space within a building or in a side or rear yard in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way. No portion of a parking area or loading space, except the necessary drives, shall be located closer than thirty (30) feet to a public street. No portion of a paved area shall be closer than six (6) feet to a property line."

Driving area of the proposed development will be asphalt or concrete depending on what is most affordable at time of construction.

The driving area of the proposed development will be large enough to receive chemical deliveries from an 18-wheel tank truck that can pull off the roadway into the site and maneuver to the point of deposit.

The proposed pump station is unmanned, meaning there will not be a regular employee(s) working at the station on a daily basis. JCW crews will come to the pump station on occasion to address issues and do routine maintenance. Thus, there is not a need for a designated parking area. The applicant is seeking a waiver of this requirement, and staff is supportive of this.

#### Stormwater Management

In the initial design of the site, a bioretention cell was proposed for the eastside of the property, between the Rock Creek stormwater culvert and the wet well of the pump station. The City's third-party engineering firm, GBA, reviewed this proposal and suggested that the detention cell be removed entirely. Due to the road infrastructure in the area (Shawnee Mission Parkway) and the construction the new pump station, the soil will be very compacted, and thus it will be difficult to grow the natural plantings necessary to allow the storm water to percolate. In addition, the hydrostatic pressure created by the stormwater being retained for a period of time will create pressure on the sides of the wet well structure as well as the Rock Creek storm water culvert that runs through the property.

Thus, the applicant is proposing a hydrodynamic flow separator at the low point of the surfaced drive area to capture stormwater and separate out impurities before being released into the City's storm sewer system. This separator will need to be cleaned out on a routine basis by JCW, which can be easily done with one of their jet/vacuum trucks.

#### Landscaping and Building Materials

A landscaping plan has been submitted with the application for the preliminary development plan. The plan purposed a cluster of trees at the corner of Roe Avenue and entrance ramp on to Shawnee Mission Parkway, and then trees planted in front of the pump station. Trees include a variety of maples, saw tooth oak, linden, and elm. All of the trees are in accordance with the list of Preferred Trees of Northeast Kansas as developed by the Kansas Forest Service.

As with stormwater, this site is challenged by its limited size and infrastructure that is within the small area. Staff recommended to the applicant that it avoid planting large trees along the entrance ramp to Shawnee Mission Parkway as the root system could

potentially put pressure on the Rock Creek stormwater culvert. This area is also being reserved for the City to be able to access the culvert in the future, so trees are not desirable here. Likewise, tree roots can interfere with the various mains that will service the pump station.

The applicant is proposing that the finish material on the pump station be a traditional brick, reddish brown in color. This is in keeping with the Johnson Drive Design Guidelines.

There will be wrought iron style fence that runs the length of the front of the building with a gate across the driveway. The fence material is in keeping with the design guidelines and will provide an attractive “outward face” to the property along Roe. A black pvc coated chain link fence is proposed for the rear and sides of the property. The fence will be 8 feet in height.

City code requires that sidewalks be provided with any development of property. The applicant is requesting that a sidewalk be considered as part of a larger road resurfacing project between the City of Mission and Fairway that is scheduled in the near future. A memorandum of understanding is being drafted to reflect this and sometime of cost sharing arrangement for this work.

Staff recommends approval of the preliminary development plan with the following stipulations:

1. The City shall grant a waiver of the required minimum lot area of 10 acres.
2. The City shall grant a deviation of 15 feet from the required minimum front yard setback of 50 feet.
3. The City shall grant a waiver of the required one parking space per 500 square feet of total floor area.
4. In lieu of a bioretention basin to capture stormwater runoff, the applicant shall provide a hydrodynamic flow separator at the low point of the surfaced drive area, and shall be responsible for routine maintenance and cleaning of the separator to the satisfaction of the City.
5. A memorandum of understanding will be prepared and entered into outlining provisions for the construction of a public sidewalk along Roe Avenue in front of the property. Such memorandum of understanding shall be finalized prior to approval of the final development plan.
6. A final development plan will be submitted to the City and approved by the Planning Commission prior to the issuance any building permits.
7. A Floodplain Development Permit and all other associated permits are required prior to construction.

8. The applicant must obtain all approvals from the Consolidated Fire District No. 2 prior to issuance of the building permit.
9. Demolition plans for the existing pump station must be submitted to the City for review and approval prior to the issuance of any demolition permit.
10. The applicant must submit a site plan and construction documents to the City of Mission for review and approval prior to issuance of the building permit.
11. The applicant must obtain all approvals from Johnson County Wastewater and Johnson County Water District #1 prior to the issuance of the building permit.
12. The applicant shall be responsible for any damage to City infrastructure, including roads, curbs, and sidewalks and must repair said infrastructure to like or better condition prior to the issuance of a final certificate of occupancy.
13. The applicant will provide a two (2) year warranty bond on any public infrastructure installed as part of this Preliminary Development Plan. Said bond(s) will be placed on file with the City of Mission Community Development Department.
14. This Preliminary Plan approval shall lapse in five (5) years from its effective date if construction on the project has not begun or if such construction is being diligently pursued; provided, however, that the applicant may request a hearing before the City Council to request an extension of this time period. The City Council may grant an extension for a maximum of 12 months for good cause by the applicant.

#### **Code Review: Consideration of a Special Use Permit:**

Chapter 445 of the Mission Municipal Code pertains to the issuance of a Special Use Permits for particular uses in particular locations. Section 445.180 permits Sewage Pumping Stations to be in any zoned district of the city with the application of a Special Use Permit.

Section 445.190 (C) of the Mission Municipal Code provides, “Special uses may be approved by action of the City Council after recommendation from the Planning Commission. Special uses may be approved with conditions including, but not limited to, the following:

1. Requirements for special yards, open spaces, density, buffers, fences, walls and screening.
2. The installation of landscaping and maintenance.
3. Provisions for erosion control.
4. Limitations on ingress and egress movements into and out of the site and traffic circulation.
5. Limitation on signage.
6. Limitation on hours of operation and other characteristics of operation.
7. Conditions specifically listed under the individual special use.
8. Other conditions deemed necessary to ensure compatibility with surrounding land uses.

### **Code Analysis for Proposed Special Use Permit**

As stipulated in Section 445.180, a Special Use Permit for the operation of a sanitary sewer pump station is required.

Many of the conditions for granting the special use permit as outlined in Section 445.190 (C) are already provided for in the zoning regulations for "MP" Industrial Park district.

Staff would recommend the following additional conditions be specified in the Special Use Permit:

1. All necessary and applicable permits and approvals for the construction of a sanitary sewer pump station shall be obtained from the Kansas Department of Health and Environment (KDHE) prior to construction.
2. Once constructed, the sanitary sewer pump station shall be operated and maintained in accordance with all applicable permits and licenses issued by the KDHE and any other applicable state or Federal regulatory agency for as long as the sanitary pump station is operational.
3. An odor control system sufficient to eliminate any odors detectable from outside of the pump station shall be in place and operational for as long as the sanitary pump station is operational.

Staff would further recommend that the term of the Special Use Permit be for as long as the Sanitary Sewer Pump Station is operational.

### **Staff Recommendation**

Staff recommends that the Planning Commission recommend approval to the City Council Case # 21-07 – approval of an application for rezoning, preliminary plat, preliminary development plan, and special use permit to operate a Sanitary Sewer Pump Station on property addressed as 5701 Roe Avenue in the City of Mission, with the following conditions:

#### Zoning:

The parcel described as:

All that part of the Northeast Quarter of Section 9, Township 12 South, Range 25 East, City of Mission, Johnson County, Kansas, more particularly described as follows:

(Note: The bearings in the following description are based on Grid North, Kansas State Plane Coordinate System, NAD83)

Commencing at the southwest corner of the Northeast Quarter of said Section 9; thence N01°55'25"W, along the west line thereof, 610.16 feet; thence departing said west line, N88°04'35"E, 50.00 feet to the Point of Beginning; thence N01°55'25"W, 262.53 feet; thence northeasterly along a curve to the right being tangent to the last described course and having a radius of 32.50 feet, an arc distance of 60.78 feet;

thence southeasterly along a curve to the right being compound to the last described curve and having a radius of 441.00 feet, an arc distance of 140.00 feet; thence southeasterly along a curve to the left being reverse to the last described curve and having a radius of 605.00 feet, an arc distance of 60.83 feet; thence S37°25'35"W, 257.76 feet; thence S88°04'35"W, 55.00 feet to the Point of Beginning

Shall be designated as "MP" Industrial Park zoning district and recorded on the City's zoning map as such.

#### Preliminary Plat

A preliminary plat to be known as "Rock Creek Pump Station, Lot 1" shall be approved as presented with the following conditions:

1. The portion of the last sentence of the easement dedication, which states "however, building foundations can be constructed within said easement below grade" shall be removed with submission of the final plat.
2. A waiver be granted from the requirement of the "MP" Industrial Park zoning district that lots be a minimum of 10 acres in size.
3. Final designation of easements for storm water will need to be identified and filed with the Johnson County Recorder of Deeds once the project is complete.

#### Preliminary Development Plan

A preliminary development plan for the construction and operation of sanitary sewer pump station be granted with the following conditions:

1. The City shall grant a waiver of the required minimum lot area of 10 acres.
2. The City shall grant a deviation of 25 feet from the required minimum front yard setback of 50 feet.
3. The City shall grant a waiver of the required one parking space per 500 square feet of total floor area.
4. In lieu of a bioretention basin to capture stormwater runoff, the applicant shall provide a hydrodynamic flow separator at the low point of the surfaced drive area, and shall be responsible for routine maintenance and cleaning of the separator to the satisfaction of the City.
5. A memorandum of understanding will be prepared and entered into outlining provisions for the construction of a public sidewalk along Roe Avenue in front of the property. Such memorandum of understanding shall be finalized prior to approval of the final development plan.
6. A final development plan will be submitted to the City and approved by the Planning Commission prior to the issuance of any building permits.
7. A Floodplain Development Permit and all other associated permits are required prior to the issuance of any building permit.

8. The applicant must obtain all approvals from the Consolidated Fire District No. 2 prior to issuance of the building permit.
9. The applicant must obtain all approvals from Johnson County Wastewater and Johnson County Water District #1 prior to the issuance of the building permit.
10. Demolition plans for the existing pump station must be submitted to the City for review and approval prior to the issuance of any demolition permit.
11. The applicant must submit a site plan and construction documents to the City of Mission for review and approval prior to issuance of the building permit.
12. The applicant shall be responsible for any damage to City infrastructure, including roads, curbs, and sidewalks and must repair said infrastructure to like or better condition prior to the issuance of a final certificate of occupancy.
13. The applicant will provide a two (2) year warranty bond on any public infrastructure installed as part of this Preliminary Development Plan. Said bond(s) will be placed on file with the City of Mission Community Development Department.
14. This Preliminary Plan approval shall lapse in five (5) years from its effective date if construction on the project has not begun or if such construction is being diligently pursued; provided, however, that the applicant may request a hearing before the City Council to request an extension of this time period. The City Council may grant an extension for a maximum of 12 months for good cause by the applicant.

### Special Use Permit

A special use permit for the operation of a sanitary sewer pump station shall be granted for as long as the pump station is in operation and with the following conditions:

1. All necessary and applicable permits and approvals for the construction of a sanitary sewer pump station shall be obtained from the Kansas Department of Health and Environment (KDHE) prior to construction.
2. Once constructed, the sanitary sewer pump station shall be operated and maintained in accordance with all applicable permits and licenses issued by the KDHE and any other applicable state or Federal regulatory agency for as long as the sanitary pump station is operational.
3. An odor control system sufficient to eliminate any odors detectable from outside of the pump station shall be in place and operational for as long as the sanitary pump station is operational.

### Planning Commission Action

The Planning Commission voted 7-0 to recommend to the City Council approval of Case# 21-07 with the conditions cited in the staff report and fencing material is reviewed with staff Johnson Drive Design Guidelines and that trees/landscaping be added to mitigate the hardscape surface areas of the parking lot.

### City Council Action

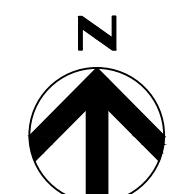
*Will be considered by the City Council at the October 20, 2021 meeting.*



## Wastewater



LOCATION MAP  
NOT TO SCALE  
JOHNSON COUNTY, KANSAS  
NW QUARTER OF SECTION 13,  
TOWNSHIP 13 S, RANGE 254 E

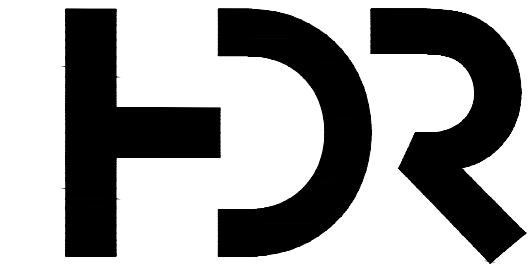


Know what's below.  
Call before you dig.

APPROVED BY:  
JOHNSON COUNTY WASTEWATER  
JOHNSON COUNTY, KANSAS

CHIEF ENGINEER

DATE



HDR Engineering, Inc.  
KS. STATE CERTIFICATE  
OF AUTHORITY #E-167

3741 NE TROON DRIVE  
LEE'S SUMMIT, MO 64064  
(816)-347-1100

Contract Drawings For

# Johnson County Wastewater

## Rock Creek Pump Station

### Preliminary Development Plan

Project No.  
10256802

September 10, 2021  
Submittal Set

#### INDEX OF DRAWINGS

##### (00)-GENERAL

- 00G000 COVER SHEET  
00G001 GENERAL LEGEND AND ABBREVIATIONS  
00V101 PRELIMINARY PLAT

##### (02)-STANDARD DETAILS

- 02C501 CIVIL DETAILS  
02C502 CIVIL DETAILS

##### (10)-SITE PLANNING

- 10X101 SITE DEMOLITION PLAN  
10C101 OVERALL SITE PLAN  
10C102 ENLARGED SITE PLAN  
10C103 GRADING AND DRAINAGE PLAN  
10C104 TRUCK TURNING RADIUS PLAN  
10L101 LANDSCAPING PLAN

##### (20)-PUMP STATION

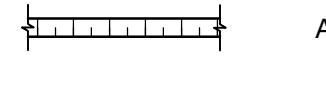
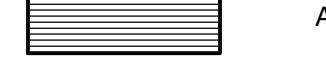
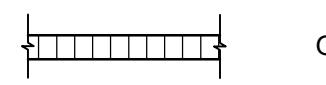
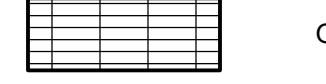
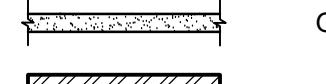
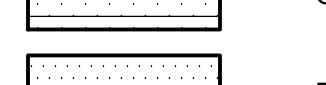
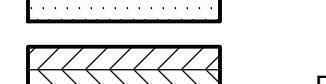
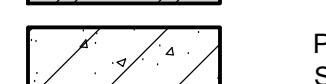
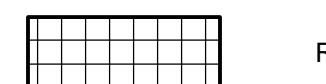
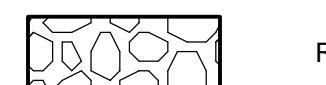
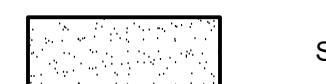
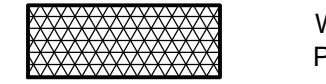
- 20A101 PLAN  
20A201 ELEVATIONS

#### UTILITIES / AGENCIES:

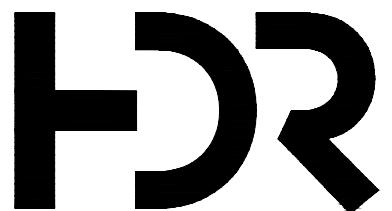
JOHNSON COUNTY WASTEWATER*	913-715-8500
JOHNSON COUNTY WATER DISTRICT NO. 1	913-895-5700
EVERGY*	913-556-2200
SPECTRUM*	913-451-5858
KANSAS GAS SERVICE	800-794-4780
MISSION PUBLIC WORKS	913-676-8350
JOHNSON COUNTY PUBLIC WORKS DEPARTMENT	913-782-2640
JOHNSON COUNTY ENVIRONMENTAL DEPARTMENT	913-715-6900

\* INDICATES UTILITIES CONTACTED BY 811

PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING

MATERIALS IN PLAN/SECTION	GENERAL SYMBOLS	IDENTIFICATION SYMBOLS	EQUIPMENT DESIGNATIONS	UTILITY / CIVIL SYMBOLS
 ACOUSTICAL CEILING TILE (SECTION)  ASPHALT (PLAN OR SMALL-SCALE SECTION)  ASPHALT (LARGE-SCALE SECTION)  BATT INSULATION (SECTION)  BRICK MASONRY (PLAN AND/OR SECTION)  CHECKERED PLATE (PLAN)  CONCRETE (PLAN AND/OR SECTION)  CONCRETE MASONRY (PLAN AND/OR SECTION)  DEMOLITION (PLAN AND/OR SECTION)  EARTH (SECTION)  FILTER POINT MAT (PLAN)  FINISHED WOOD (SECTION)  GLULAM LUMBER (SECTION)  GRANULAR FILL (SECTION)  GRATING (SECTION)  GRATING (PLAN)  GROUT (SECTION)  GYPSUM BOARD (SECTION)  METAL (SECTION)  ORIENTED STRAND BOARD (SECTION)  PARTICLE BOARD (SECTION)  PLYWOOD (LARGE-SCALE SECTION)  PLYWOOD (SMALL-SCALE SECTION)  PRECAST CONCRETE (PLAN AND/OR SECTION)  RIGID INSULATION (SECTION)  RIPRAP (PLAN AND/OR SECTION)  SAND (SECTION)  SOD (SECTION)  WEEP JOINT MORTAR PROTECTION SYSTEM (SECTION)  WOOD - CONTINUOUS (SECTION)  WOOD BLOCKING (SECTION)	<p><b>GENERAL SYMBOLS</b></p> <p><b>NORTH ARROW</b></p> <p><b>PLAN</b> 1/4" = 1'-0" <b>PLAN TITLE</b></p> <p><b>FULL BUILDING SECTION CUT MARKER</b></p> <p><b>SECTION CUT MARKER</b></p> <p><b>SECTION</b> 3/8" = 1'-0" <b>SECTION TITLE</b></p> <p><b>DETAIL MARKER</b> FOR REFERENCING DETAILS INCLUDED IN DRAWING SET.</p> <p><b>DETAIL MARKER</b> FOR REFERENCING DETAILS BOUND IN SPECIFICATIONS OR SEPARATE VOLUME.</p> <p><b>DETAIL</b> 1/4" = 1'-0" <b>DETAIL TITLE</b></p> <p><b>GENERAL LINE SYMBOLOGY</b></p> <p>ARROW INDICATES DIRECTION OF PLAN NORTH <b>N</b></p> <p>ARROW INDICATES POINT OF VIEW ELEVATION NUMBER INTERIOR EXTERIOR SHEET WHERE ELEVATION IS LOCATED *</p> <p>ELEVATION NUMBER ARROW INDICATES POINT OF VIEW ELEVATION INDICATES SHEET WHERE ELEVATION IS LOCATED</p> <p>ELEVATION IDENTIFICATION NUMBER 3" = 1'-0" SHEET WHERE POINT OF VIEW MARKER CAN BE FOUND *</p> <p>FLAG INDICATES DIRECTION OF SECTION CUT SECTION LETTER SHEET WHERE SECTION IS LOCATED</p> <p>SECTION LETTER SHEET WHERE SECTION VIEW IS FIRST CUT *</p> <p>DETAIL NUMBER SHEET WHERE DETAIL IS LOCATED *</p> <p>KEY NOTE DESIGNATION KEY NOTE NUMBER</p> <p>4-HOUR FIRE RATED WALL 3-HOUR FIRE RATED WALL 2-HOUR FIRE RATED WALL 1-HOUR FIRE RATED WALL COLUMN GRID LINE/CENTERLINE</p>	<p><b>IDENTIFICATION SYMBOLS</b></p> <p><b>PIPING</b></p> <p><b>EXAMPLE</b></p> <p>FIGURE 36"-PLE LINE SIZE 36" SERVICE PLANT EFFLUENT</p> <p><b>EQUIPMENT IDENTIFICATION</b></p> <p><b>ALTERNATIVE 1</b></p> <p>FIGURE NPWP2023 SERVICE ABBREVIATION INDICATES NON-POTABLE WATER EQUIPMENT ABBREVIATION INDICATES PUMP BUILDING OR STRUCTURE NUMBER BUILDING 20 EQUIPMENT NUMBER PUMP 23</p> <p><b>ALTERNATIVE 2</b></p> <p>FIGURE NPWP-23 SERVICE ABBREVIATION INDICATES NON-POTABLE WATER EQUIPMENT ABBREVIATION INDICATES PUMP EQUIPMENT NUMBER PUMP 23</p> <p><b>ARCHITECTURAL</b></p> <p>ROOM NAME XX-XX ROOM NUMBER DOOR NUMBER COLUMN GRID LINE WALL TYPE WINDOW TYPE LOUVER ACCESORY, FURNITURE, AND MISCELLANEOUS EQUIPMENT IDENTIFIER</p> <p><b>GENERAL LINE SYMBOLOGY</b></p> <p>4-HOUR FIRE RATED WALL 3-HOUR FIRE RATED WALL 2-HOUR FIRE RATED WALL 1-HOUR FIRE RATED WALL COLUMN GRID LINE/CENTERLINE</p>	<p><b>EQUIPMENT DESIGNATIONS</b></p> <p>AC AIR COMPRESSOR ADIF AERATION BASIN DIFFUSERS ADR AIR DRYER AHU AIR HANDLING UNIT AR AIR RECEIVER BDD BACK DRAFT DAMPER BFP BACKFLOW PREVENTER BL BLOWER BOV BLOWOFF VALVE BP BOOSTER PUMP C COIL CLAS CLASSIFIER CM CLARIFIER MECHANISM CP CONTROL PANEL CV CONTROL VALVE CON CONVEYOR CSCN COARSE SCREEN DP DEWATERING PRESS DAFC DISSOLVED AIR FLOTATION COLLECTOR DAFT DISSOLVED AIR FLOTATION TANK DU DISINFECTION UNIT DWH DOMESTIC WATER HEATER ESEW EMERGENCY SHOWER AND EYEWASH ETP EXHAUST FAN EF FAN COIL FE FLOW ELEMENT FEXT FIRE EXTINGUISHER FLTR FILTER GA GATE GV GATE VALVE GEN GENERATOR CL COLLECTOR CN CYCLONE GTC GRIT CLASSIFIER GTW GRIT WASHER/COMPACTOR HO HOIST HB HOSE BIBB HP HIGH VOLTAGE (250V TO 600V) PANELBOARD HPT HYDRO PNEUMATIC TANK HY HYDRANT KG KNIFE GATE L LAVATORY LCP LIGHTING CONTROL PANEL LP LIGHTING PANEL, LOW VOLTAGE (&lt;250V) LVR LOUVER MAU MAKEUP AIR UNIT MCC MOTOR CONTROL CENTER MLRP MIXED LIQUOR RECYCLE PUMP MOD MOTOR OPERATED DAMPER MSB MAIN SWITCHBOARD MSCN MANUAL SCREEN MX MIXER MU MIXING UNIT NPWP NON-POTABLE WATER PUMP PUMP PUMP PCM PRIMARY CLARIFIER MECHANISM PF PARSHALL FLUME POMU POLYMER MIXING UNIT POTS POLYMER TOTE SCALE PSMP PORTABLE SAMPLER PLC PROGRAMMABLE LOGIC CONTROLLER PV PLUG VALVE RDT ROTARY DRUM THICKENER RPP RECYLE PRESSURIZATION PUMP RPT RECYLE PRESSURIZATION TANK RF RETURN FAN SCD SECONDARY CLARIFIER DRIVE SCN SCREEN SCS SCREENINGS SG SLIDE GATE SMP SAMPLER SV SOLENOID VALVE SS SOLID STATE MOTOR CONTROLLER ST STRAINER SUP SUMP PUMP SF SUPPLY FAN SB SWITCHBOARD TB TURBINE BLOWER T TANK TX TRANSFORMER TR TROLLEY TS TOTE SCALE U URINAL VD VOTEX DRIVE VFD VARIABLE FREQUENCY DRIVE WC WATER CLOSET WCG WATER CONTROL GATE WSP WASH SCREEN PRESS YH YARD HYDRANT</p>	<p><b>UTILITY / CIVIL SYMBOLS</b></p> <p>RAILROAD CENTERLINE BOTTOM OF DITCH PROPERTY LINE EASEMENT LIMITS OF CONSTRUCTION ROW EXISTING CONTOUR (MINOR) 25 EXISTING CONTOUR W/ ELEV. (MAJOR) EXISTING FENCE EXISTING VEGETATION/BRUSH LINE FENCE - BARB WIRE FENCE - CHAIN LINK FENCE - FIELD FENCE - OTHER FENCE - ORNAMENTAL FENCE - WOVEN WIRE FLOOD LIMIT (100 YEAR) HIGHWAY GUARDRAIL LEVEE TOP LEVEE TOE NEW CONTOUR (MINOR) 25 NEW CONTOUR (MAJOR) ROCK BERM SILT FENCE TOE OF SLOPE TOP OF SLOPE PIPELINE (GENERIC) LARGE PIPELINE (GENERIC) UTILITY BENEATH STRUCTURE (GENERIC) FIBER OPTIC FUEL OIL NATURAL GAS INDUSTRIAL WASTE WATER SANITARY SEWER STORM SEWER STORM SEWER (LARGE DIAMETER) DOMESTIC WATER DOMESTIC WATER NON-POTABLE SANITARY FORCE MAIN ELECTRICAL POWER (OVERHEAD) ELECTRICAL POWER (UNDERGROUND)</p> <p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>1. THIS IS A STANDARD SHEET SHOWING COMMON SYMBOLS. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.</li> <li>2. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH SHEET FOR USAGE.</li> </ol>

Keyhill, Pat

00G001.dwg  
9/22/2021 1:40 PM

HDR  
KANSAS CERTIFICATE OF  
AUTHORITY #E-67  
10450 HOLMES ROAD  
KANSAS CITY, MO 64131  
816-360-2700

PROJECT MANAGER	MIKE KALIS
ISSUE DATE	09-10-21
DESCRIPTION	SUBMITTAL SET
PROJECT NUMBER	10256802

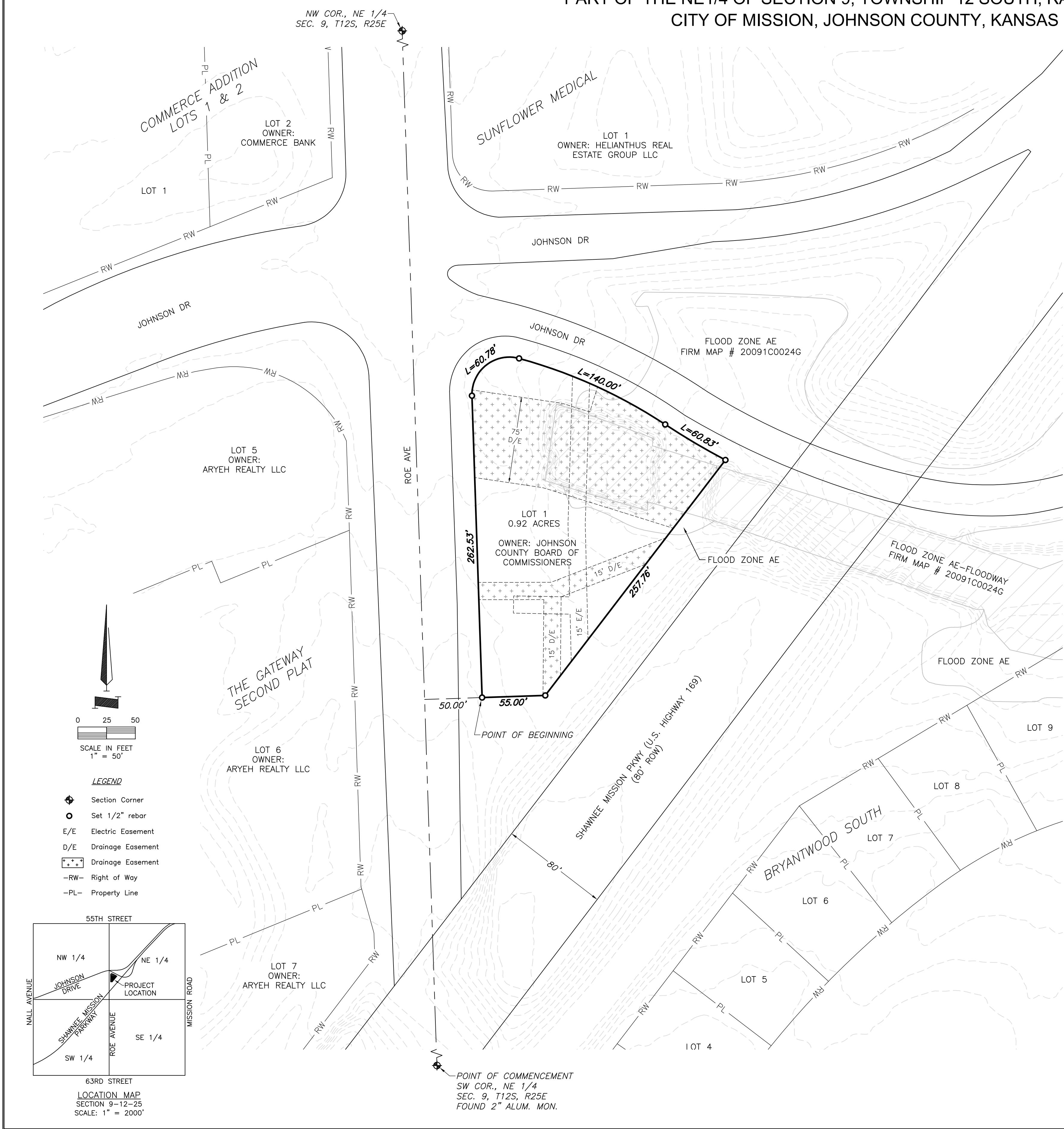
PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING

JOHNSON COUNTY  
Wastewater

KANSAS  
Johnson County Wastewater  
Rock Creek Pump Station  
Preliminary Development Plan

0 1" 2" FILENAME 00G001.dwg  
SCALE AS NOTED SHEET 00G001

**PRELIMINARY PLAT of**  
**ROCK CREEK PUMP STATION, LOT 1**  
 PART OF THE NE1/4 OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 25 EAST  
 CITY OF MISSION, JOHNSON COUNTY, KANSAS



**DESCRIPTION:**

All that part of the Northeast Quarter of Section 9, Township 12 South, Range 25 East, City of Mission, Johnson County, Kansas, more particularly described as follows:

(Note: The bearings in the following description are based on Grid North, Kansas State Plane Coordinate System, NAD83)

Commencing at the southwest corner of the Northeast Quarter of said Section 9; thence N01°55'25"W, along the west line thereof, 610.16 feet; thence departing said west line, N88°04'35"E, 50.00 feet to the Point of Beginning; thence N01°55'25"W, 262.53 feet; thence northeasterly along a curve to the right being tangent to the last described course and having a radius of 32.50 feet, an arc distance of 60.78 feet; thence southeasterly along a curve to the right being compound to the last described curve and having a radius of 441.00 feet, an arc distance of 140.00 feet; thence southeasterly along a curve to the left being reverse to the last described curve and having a radius of 605.00 feet, an arc distance of 60.83 feet; thence S37°25'35"W, 257.76 feet; thence S88°04'35"W, 55.00 feet to the Point of Beginning.

Containing in all 0.92 acres, more or less.

Subject to all easements and restrictions of record.

**DEDICATION:** The undersigned proprietors of the above described tract of land having caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "ROCK CREEK PUMP STATION, LOT 1", a subdivision in the City of Mission, Johnson County, Kansas.

IN TESTIMONY WHEREOF: Johnson County Board of Commissioners has caused this instrument to be executed by Ed Ellert, its Chairman, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Ed Ellert  
 Johnson County Board of Commissioners

State of Kansas ) ) SS  
 County of Johnson ) )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Ed Ellert as Chairman of Johnson County Board of Commissioners.

Notary \_\_\_\_\_

My appointment expires:

APPROVED BY THE Planning Commission of the City of Mission, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Chairman: Mike Lee

APPROVED BY THE City Council of the City of Mission, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Mayor: Ronald E. Appletoft

City Clerk: Audrey McClanahan

**EASEMENT DEDICATION**

A non-exclusive easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Storm Sewer Easement" or "Drainage Easement" or "D/E" is hereby granted to the City of Mission, Kansas. Storm Sewer Easements end at grade, however building foundations can be constructed within said easements below grade.

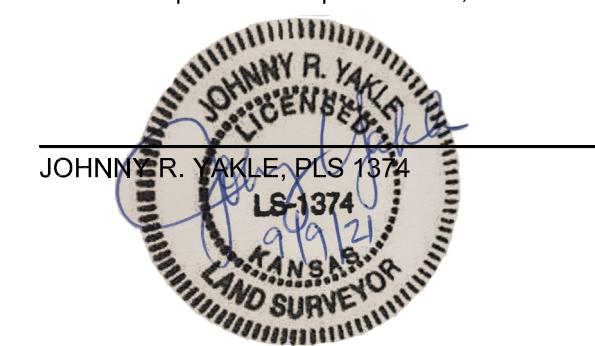
**SURVEYOR'S NOTES:**

- Property classified as "Urban".
- Plat is valid only if print has original signature and seal of the surveyor.
- Surveyor has made no investigation or independent search of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- Proposed use: Pump Station Facility
- There are no new streets planned within the proposed development.
- See Preliminary Development Plan Submittal for drainage calculations.
- Property to be Zoned "M-P" Industrial Park District

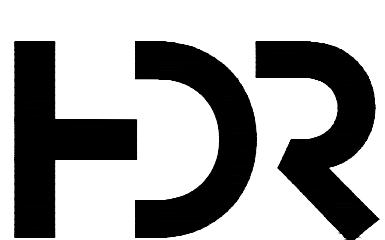
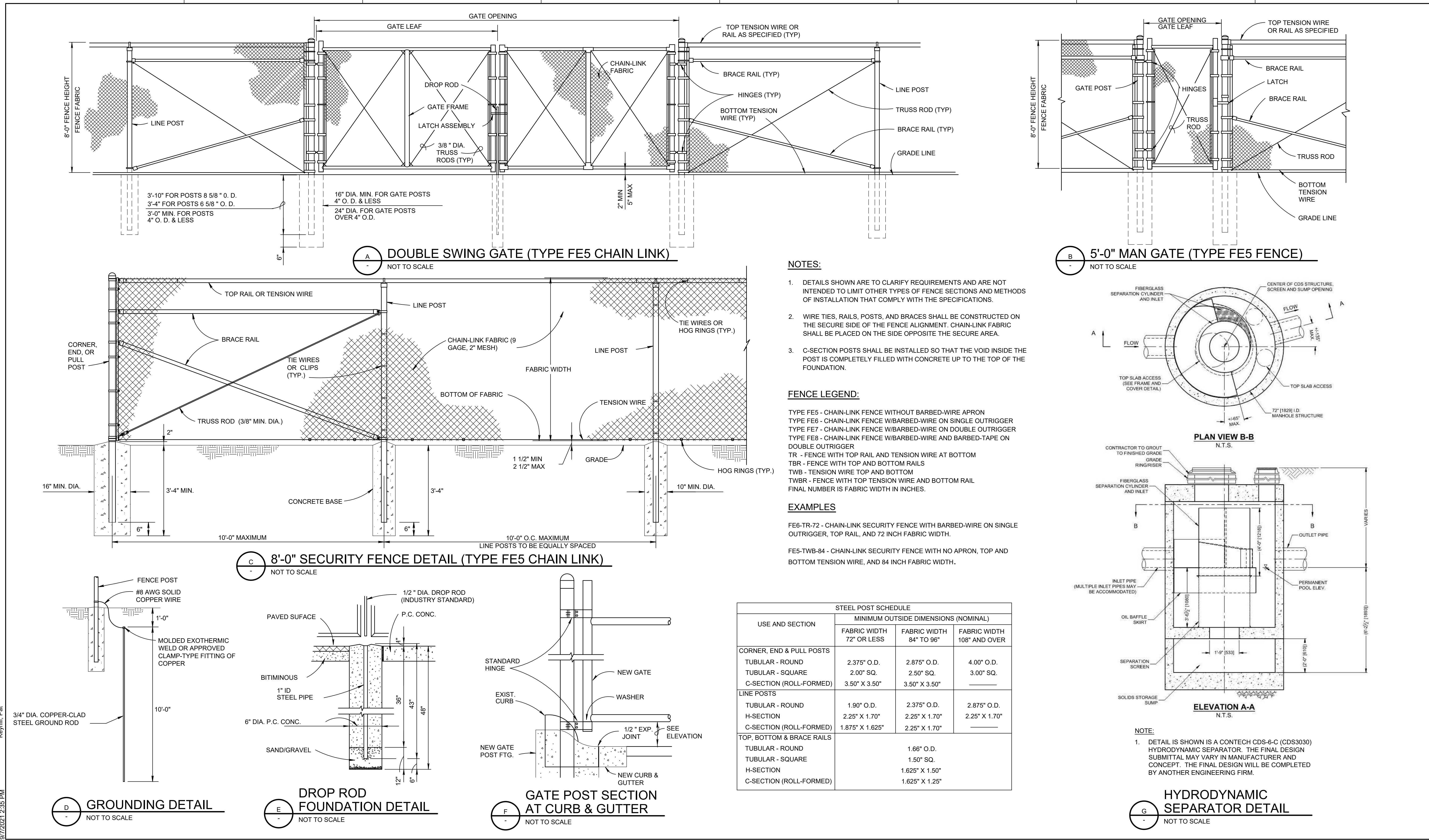
**SURVEYOR'S DECLARATION:**

I hereby certify that I have made or directly supervised a survey of the above described premises and that the results shown on this plat are represented correctly to the best of my belief and professional knowledge. This survey meets the current minimum standards for boundary surveys as set forth by the state of Kansas.

Date of Preparation: September 1st, 2021



JOHNSON COUNTY Wastewater	EXTERNAL REFERENCE	IMAGE REFERENCE
DESIGNED BY: TBS DRAWN BY: TBS CHECKED BY: JRY		
DRAWING NO. 10256802 DRAWING DATE: Sep 15, 2021 7:29 AM		
10450 HOLMES ROAD, SUITE 600 816-247-1100 FAX 816-247-1197 MD CERTIFICATE OF AUTHORITY #000856		
<b>HDR</b> <b>HDR ENGINEERING, INC.</b> 10450 HOLMES ROAD, SUITE 600 816-247-1100 FAX 816-247-1197 MD CERTIFICATE OF AUTHORITY #000856		
<b>PRELIMINARY PLAT OF</b> <b>ROCK CREEK PUMP STATION, LOT 1</b> <b>PART OF THE NE1/4 OF SECTION 9, T12S, R25E</b> <b>CITY OF MISSION, JOHNSON COUNTY, KANSAS</b> <b>OWNER ADDRESS:</b> 111 S. CHERRY ST., SUITE 3300, OLATHE, KS 66061		
PROJECT NO. 10256802		
DRAWING NO. 1 of 1		



HDR  
KANSAS CERTIFICATE OF  
AUTHORITY #E-67  
10450 HOLMES ROAD  
KANSAS CITY, MO 64131  
816-360-2700

PROJECT MANAGER		MIKE KALIS
ISSUE DATE	DESCRIPTION	PROJECT NUMBER
09-10-21	SUBMITTAL SET	10256802

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING

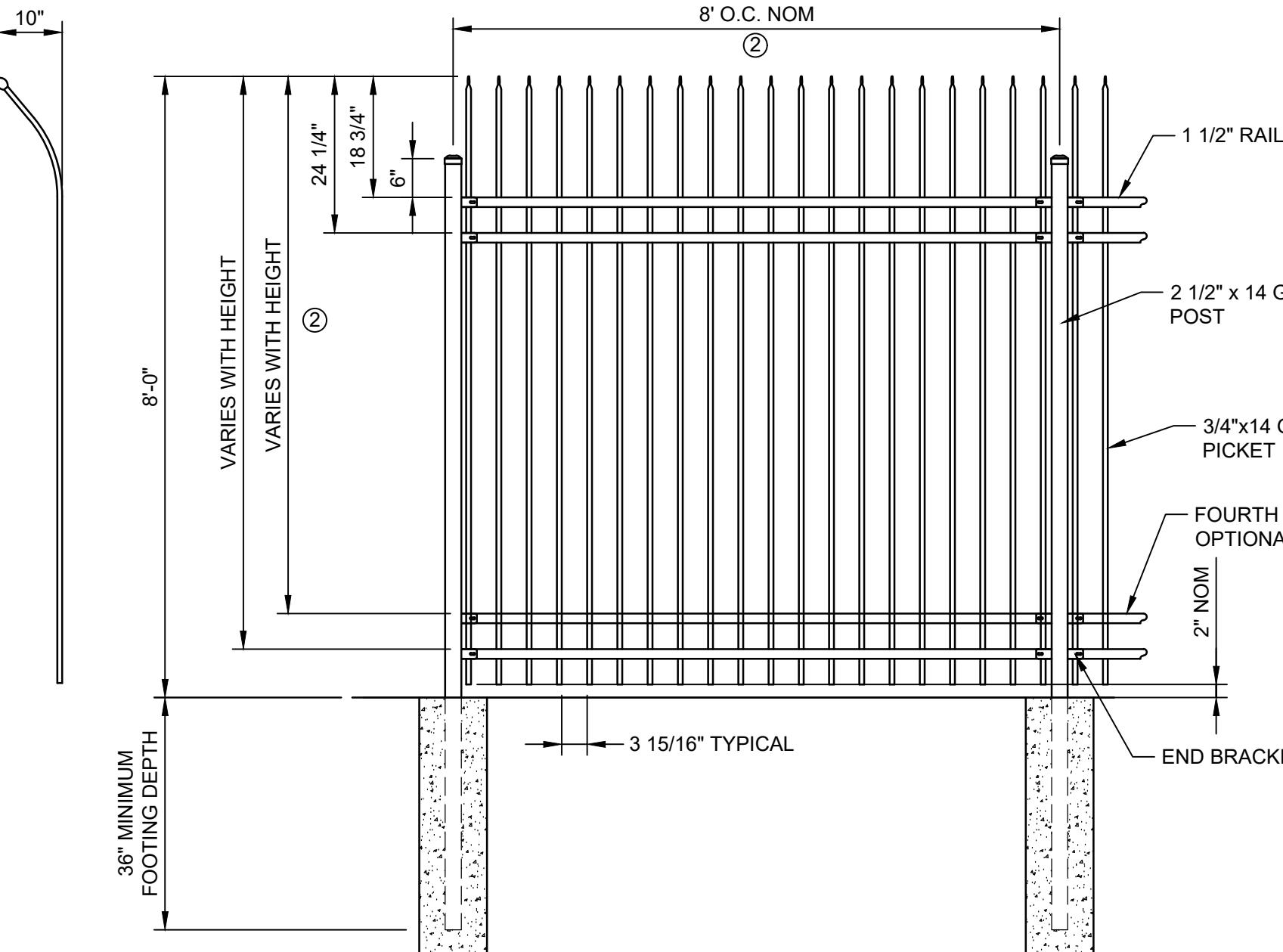
JOHNSON COUNTY  
Wastewater

Johnson County Wastewater  
Rock Creek Pump Station  
Preliminary Development Plan

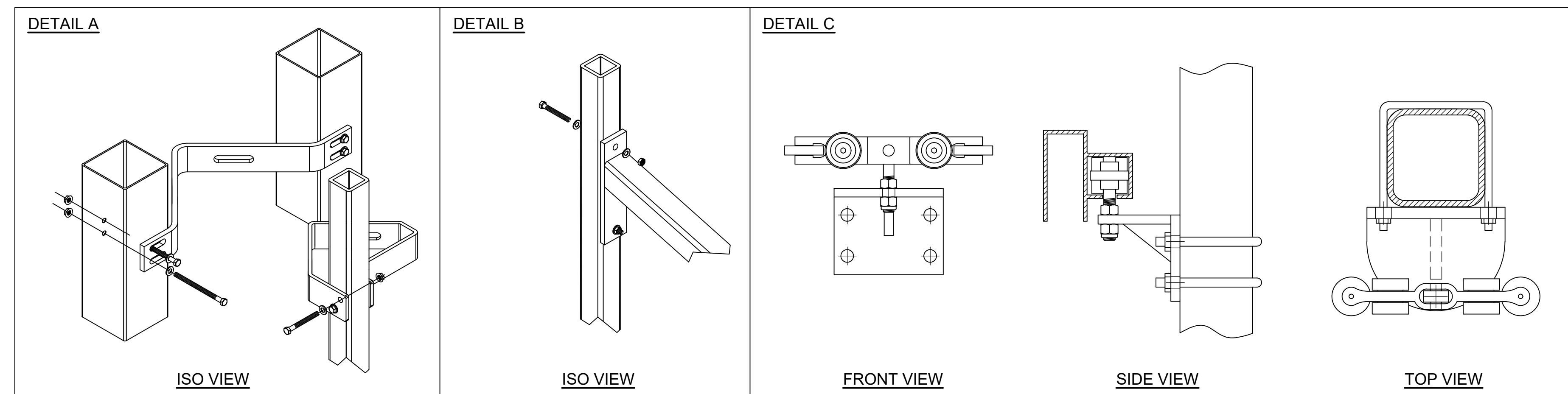
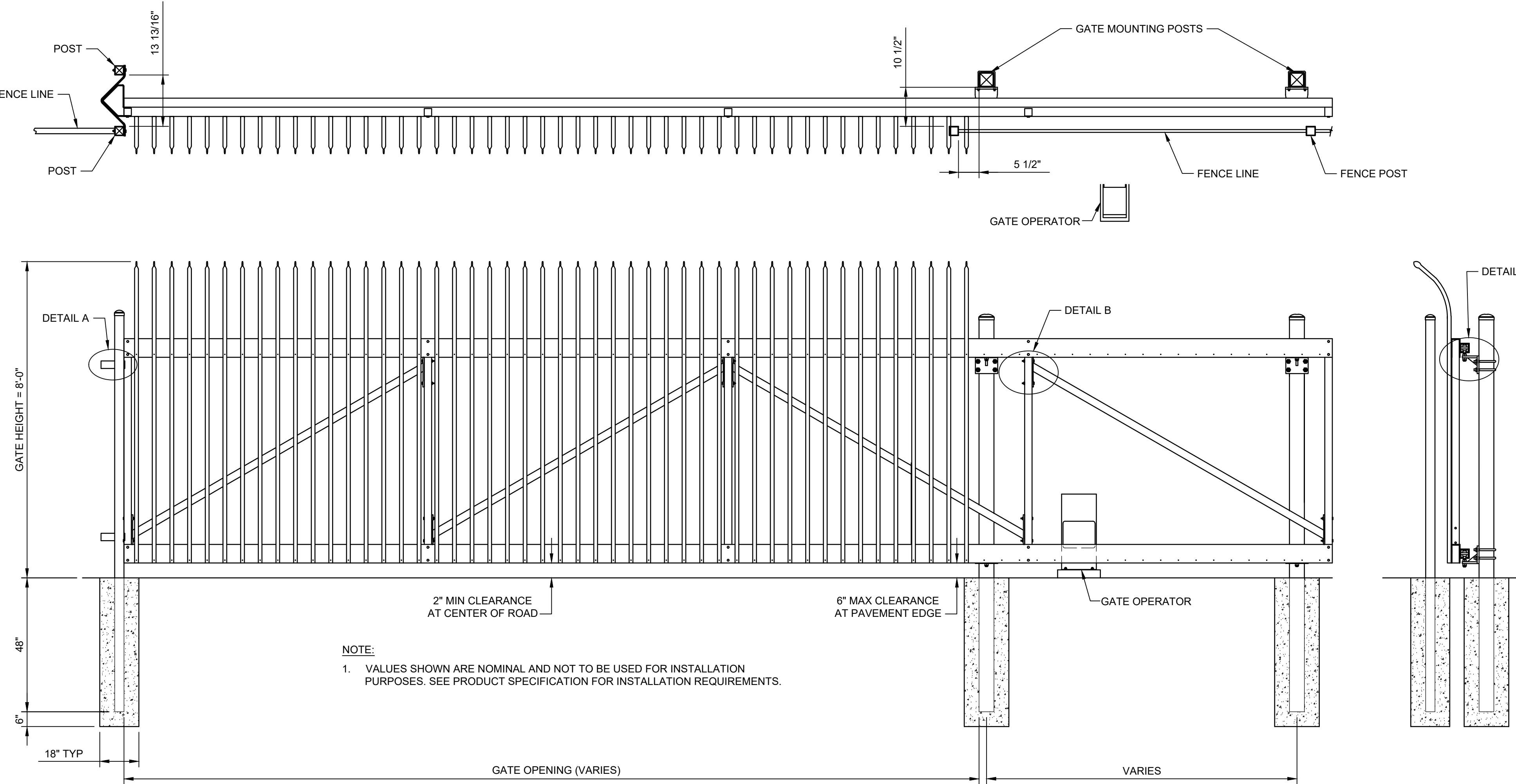
CIVIL DETAILS

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SCALE 3/16" = 1'-0"  
FILENAME 02C501.dwg

SHEET 02C501  
8 3/16" = 1'-0"



**A ORNAMENTAL FENCE DETAIL**  
NOT TO SCALE

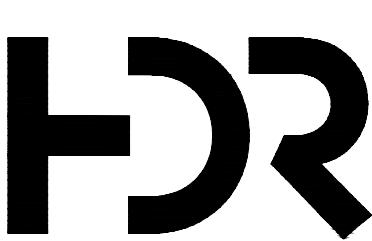


**PRIMARY ENTRANCE GATE  
SINGLE STRUCTURAL CANTILEVER SLIDE GATE DETAIL**

**B**  
NOT TO SCALE

PROJECT MANAGER		MIKE KALIS
ISSUE	DATE	DESCRIPTION
0	09-10-21	SUBMITTAL SET
PROJECT NUMBER	10256802	

**PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING**



HDR  
KANSAS CERTIFICATE OF  
AUTHORITY #E-67  
10450 HOLMES ROAD  
KANSAS CITY, MO 64131  
816-360-2700

PROJECT MANAGER		MIKE KALIS
ISSUE DATE	DESCRIPTION	PROJECT NUMBER
09-10-21	SUBMITTAL SET	10256802

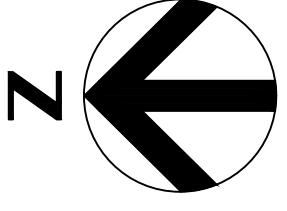
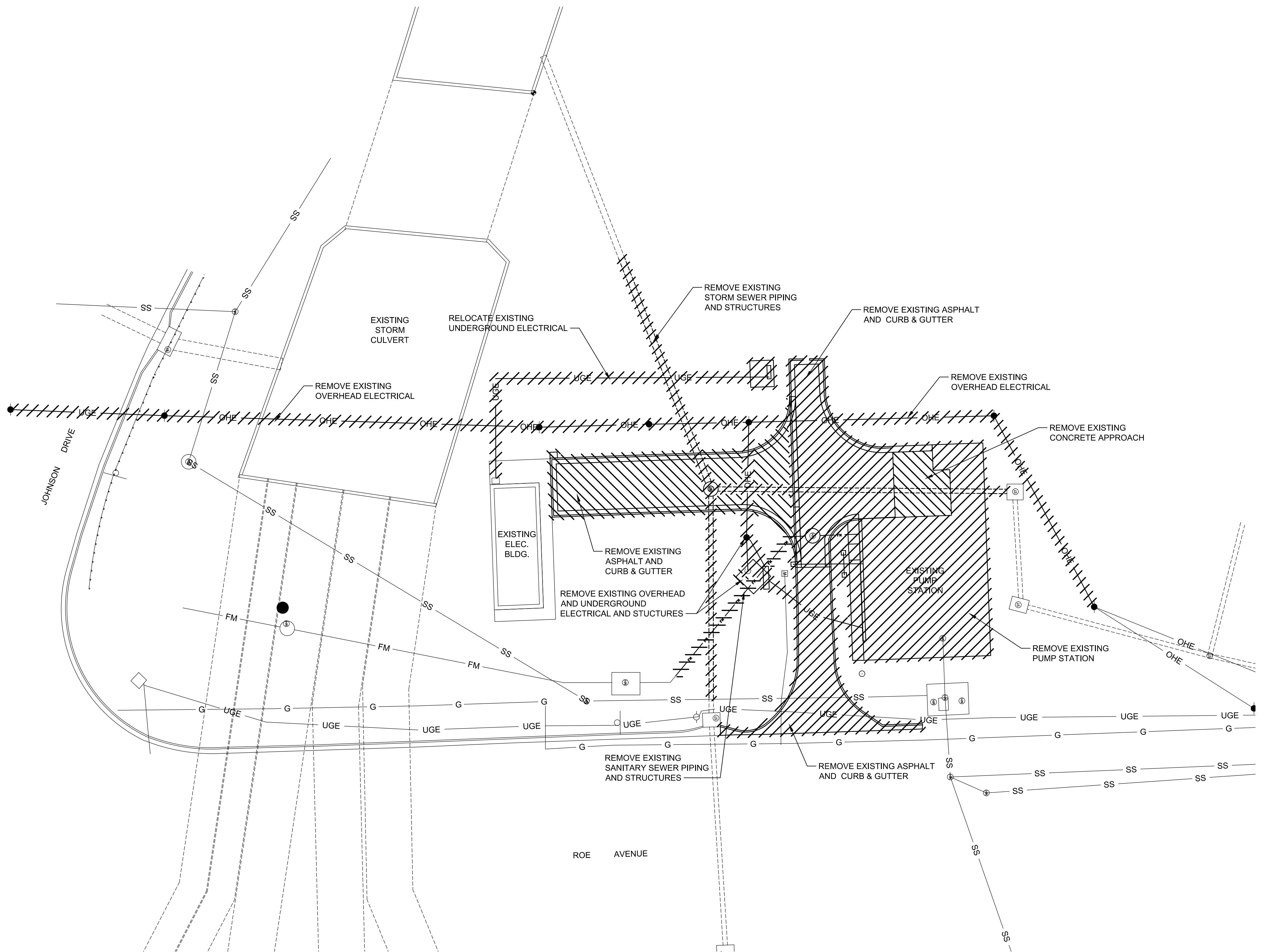
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NOT FOR  
CONSTRUCTION  
OR  
RECORDING

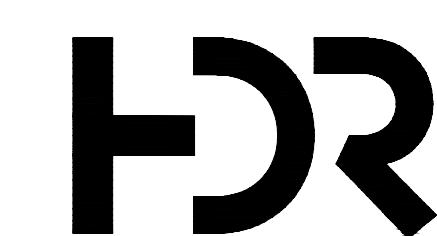


Johnson County Wastewater  
Rock Creek Pump Station  
Preliminary Development Plan

GENERAL NOTES:

1. REMOVE EXISTING STRUCTURES AND PIPING AFTER REPLACEMENT STRUCTURES AND PIPING ARE INSTALLED AND OPERATIONAL.





HDR  
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AUTHORITY #E-67  
10450 HOLMES ROAD  
KANSAS CITY, MO 64131  
816-360-2700

PROJECT MANAGER		MIKE KALIS
ISSUE DATE	DESCRIPTION	PROJECT NUMBER
1 09-20-21	REVISED TO ADD SIDEWALK	10256802
0 09-10-21	SUBMITTAL SET	

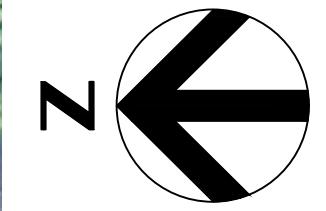
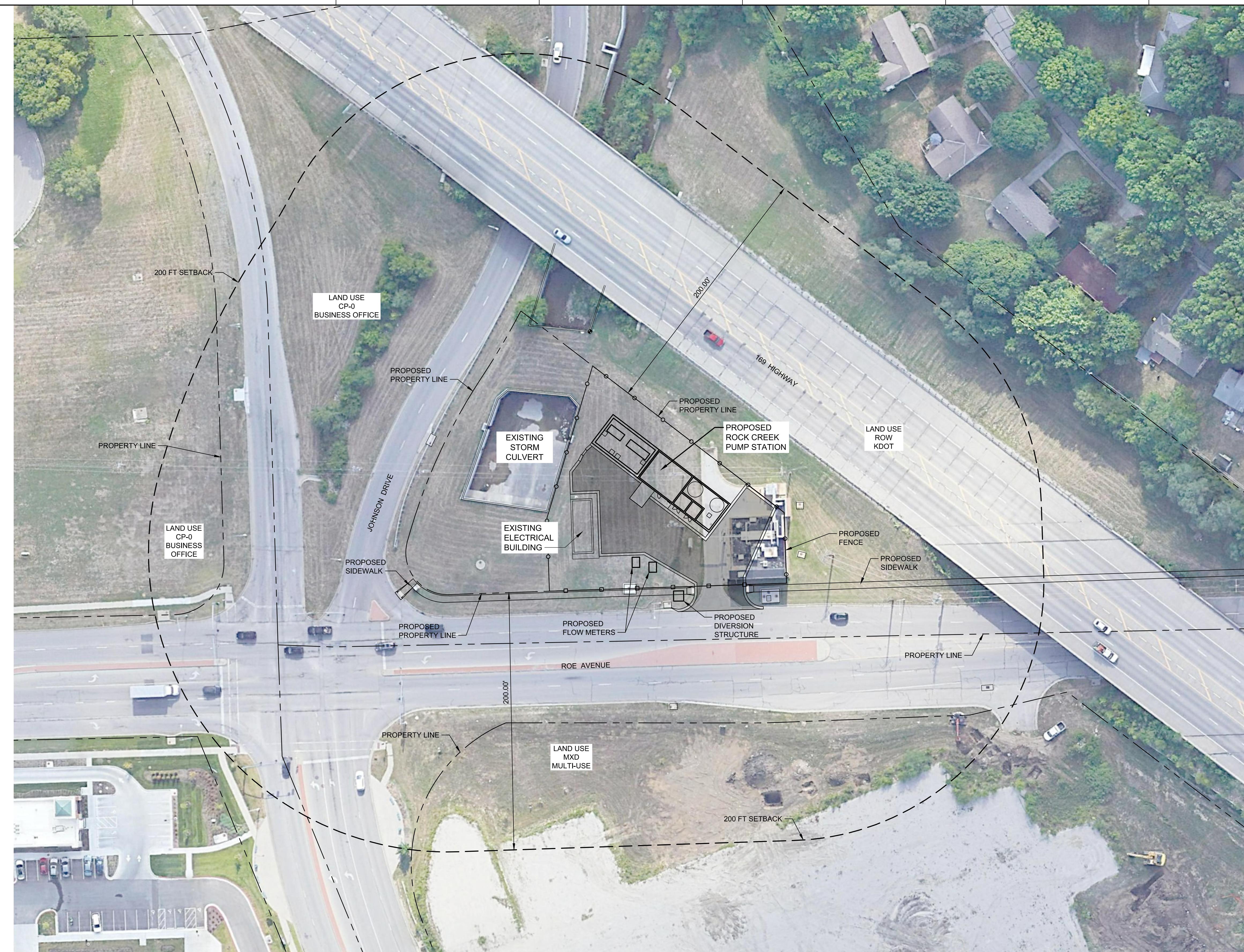
PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING



Johnson County Wastewater  
Rock Creek Pump Station  
Preliminary Development Plan

0 1" 2" FILENAME 10C101.dwg  
SCALE 1"=40'

SHEET 10C101



D

C

B

A

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7

6

5

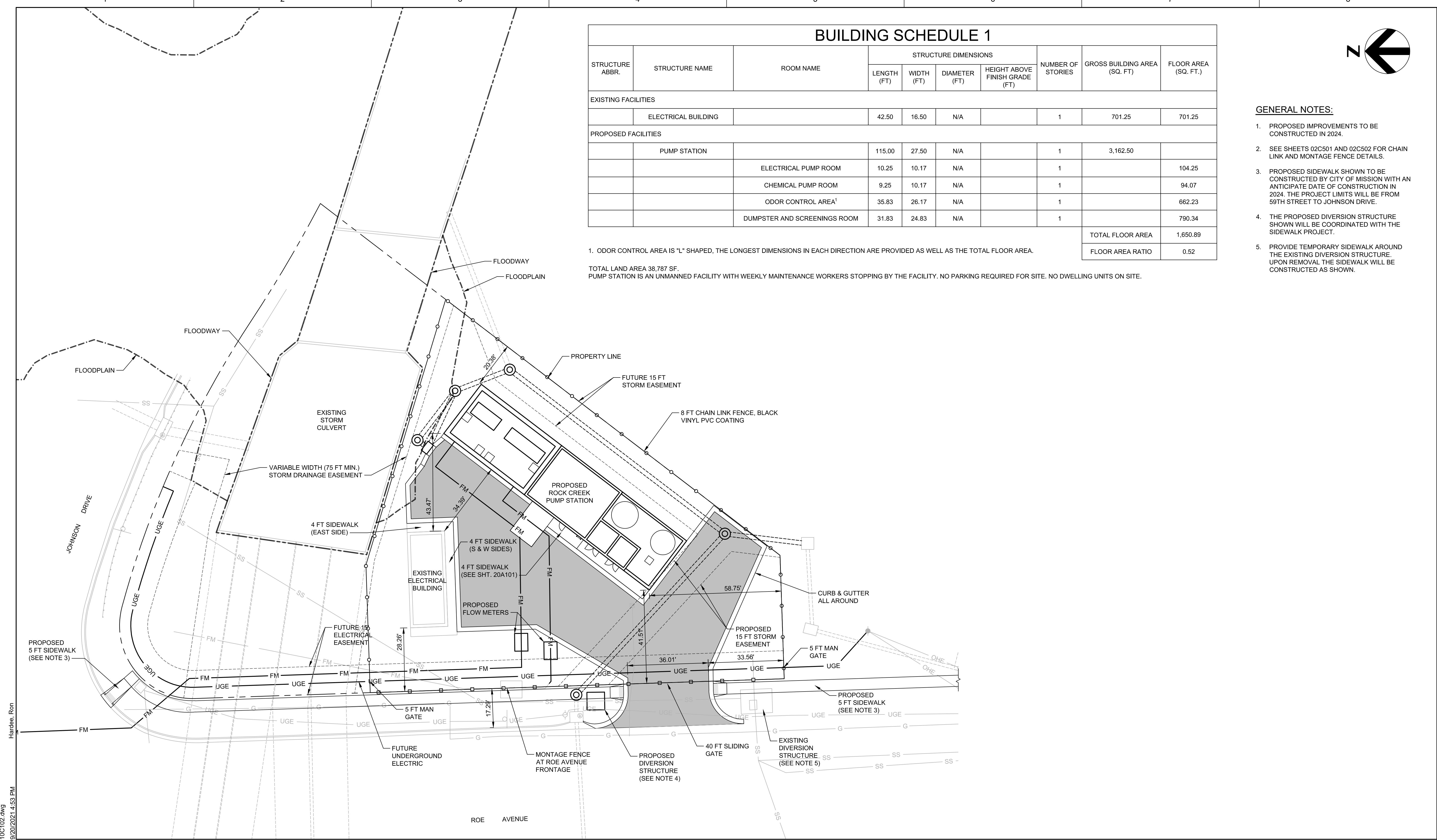
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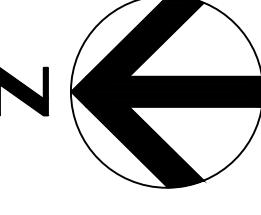
3

2

1

2





1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

**GENERAL NOTES:**

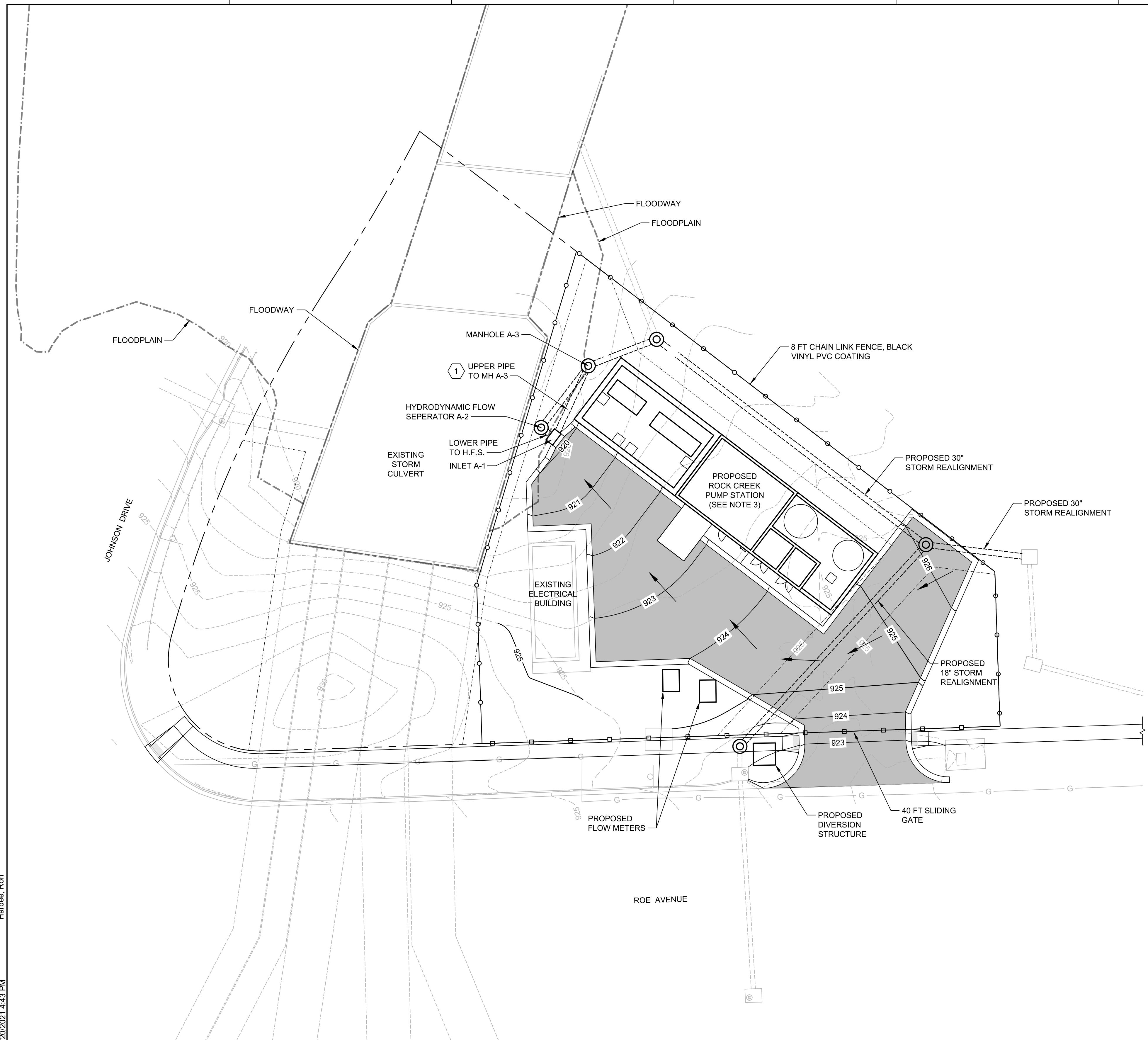
1. THIS SITE IS LOCATED WITHIN THE 100-YR FLOOD BOUNDARY PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20091C0024G, DATED AUGUST 3, 2009 AND AMENDED BY LOMR 11-07-1190P DATED FEBRUARY 8, 2012.
2. THE BASE FLOOD ELEVATION AT THE PROPOSED PUMP STATION IS 920.2 PER THE ROCK CREEK PROFILE IN THE JOHNSON COUNTY, KS FLOOD INSURANCE STUDY (FIS) DATED AUGUST 3, 2009 AND AS AMENDED BY LOMR 11-07-1190P DATED FEBRUARY 8, 2012.
3. ALL ROOF DRAINAGE WILL BE DIRECTED AND/OR CONNECTED TO CURB INLET A-1.
4. SEE SHEET 02C501 FOR HYDRODYNAMIC SEPARATOR DETAILS.

**KEYNOTES:**

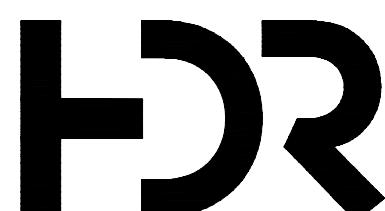
1. HIGHER PIPE FOR THE LARGE EVENT BYPASS TO STORM SEWER.

**LEGEND**

RUNOFF FLOW PATH



10C103.dwg 9/20/2021 4:45 PM Harder, Ron



HDR  
KANSAS CERTIFICATE OF  
AUTHORITY #E-67  
10450 HOLMES ROAD  
KANSAS CITY, MO 64131  
816-360-2700

PROJECT MANAGER		MIKE KALIS
1 09-20-21	REVISED TO ADD SIDEWALK	
0 09-10-21	SUBMITTAL SET	
PROJECT NUMBER	10256802	

**PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING**

JOHNSON COUNTY  
Wastewater

**Johnson County Wastewater  
Rock Creek Pump Station  
Preliminary Development Plan**

0 1" 2"  
SCALE 1'=20'  
FILENAME 10C103.dwg

SHEET  
10C103

**SITE PLANNING  
GRADING AND DRAINAGE PLAN**

10C104.dwg  
9/20/2021 4:47 PM

HDR  
KANSAS CERTIFICATE OF  
AUTHORITY #E-67  
10450 HOLMES ROAD  
KANSAS CITY, MO 64131  
816-360-2700

PROJECT MANAGER		MIKE KALIS
1	09-20-21	REVISED TO ADD SIDEWALK
0	09-10-21	SUBMITTAL SET
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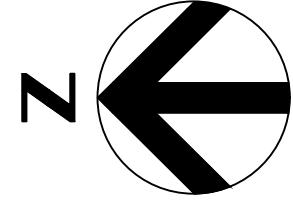
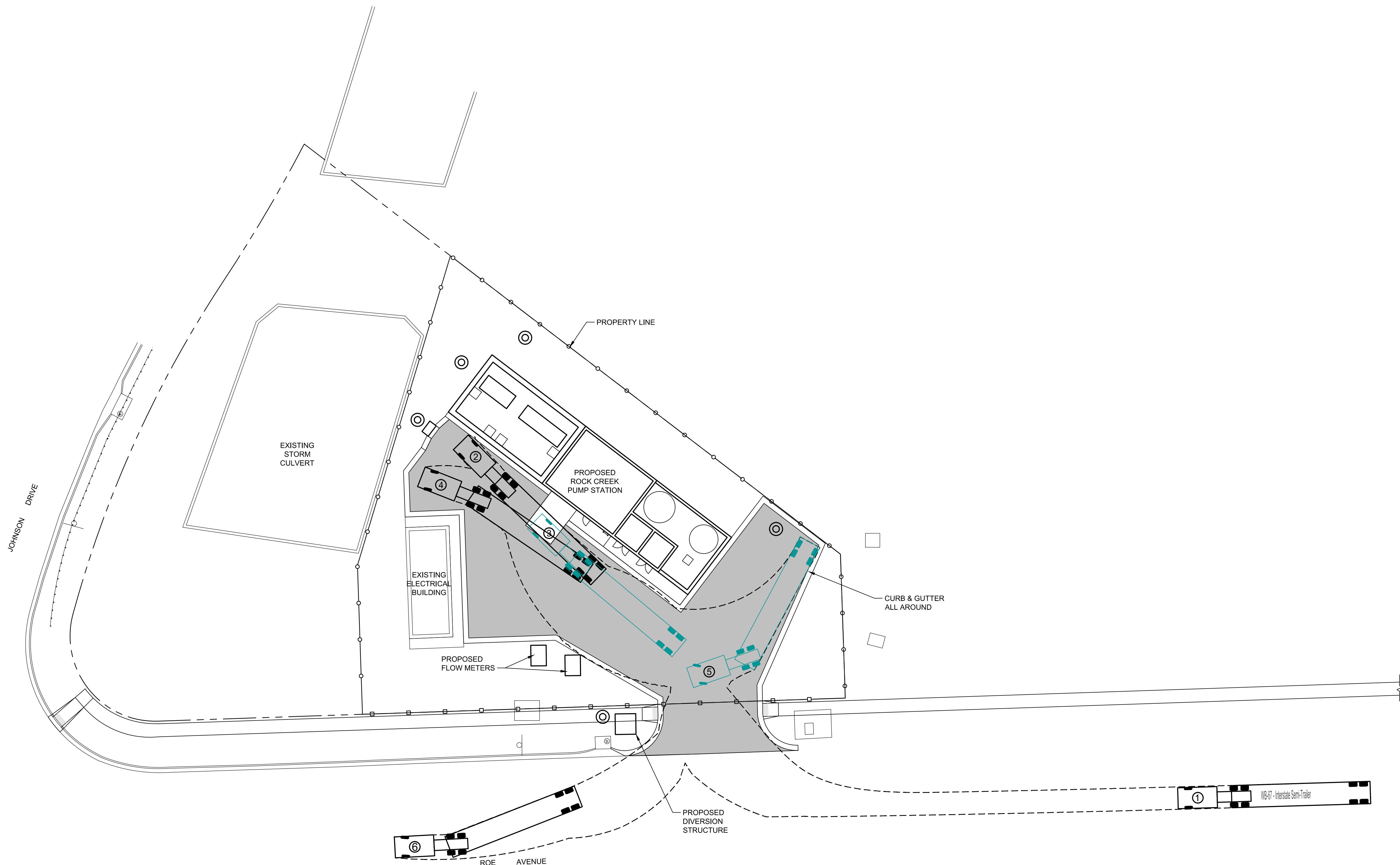
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NOT FOR  
CONSTRUCTION  
OR  
RECORDING

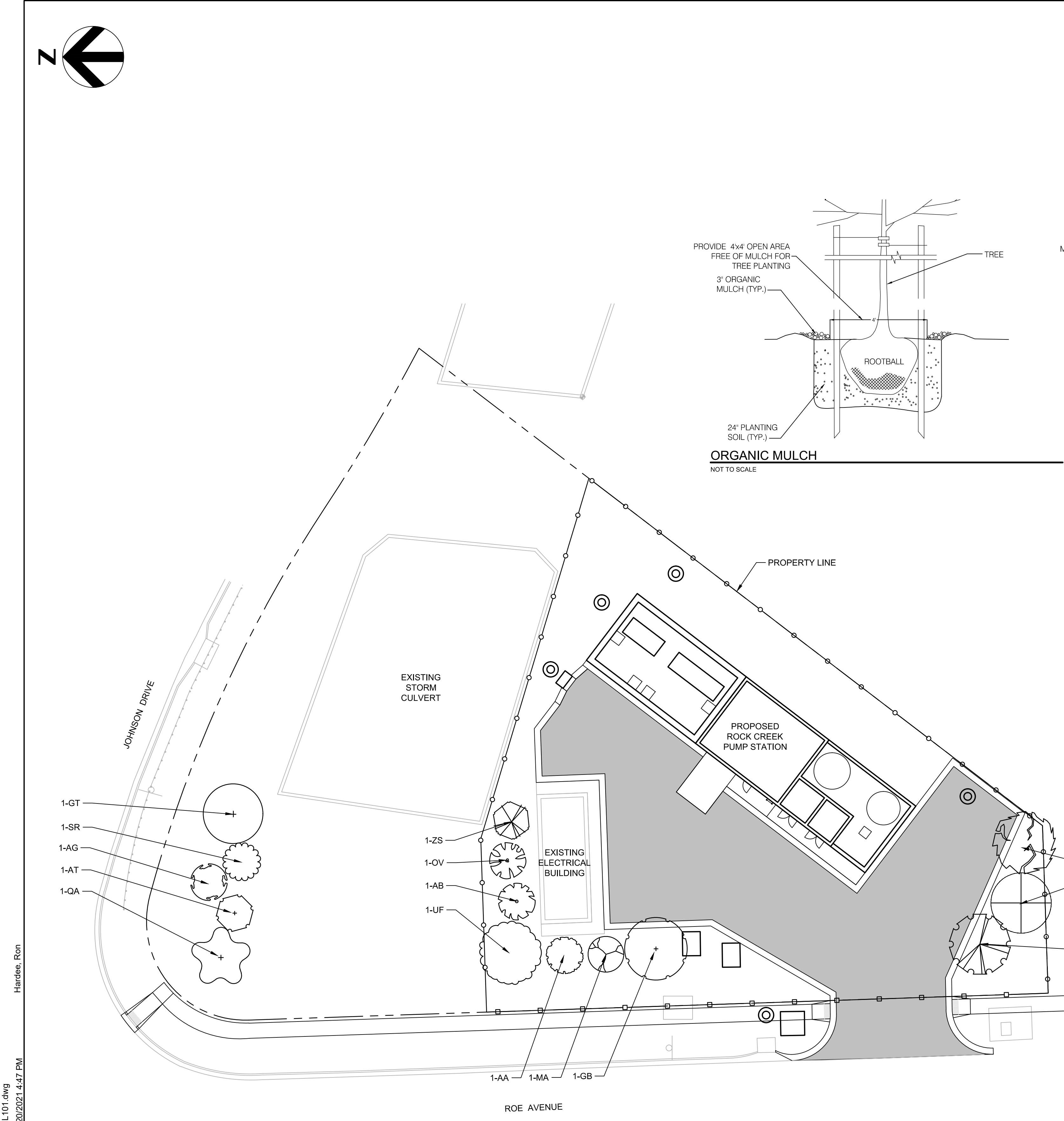
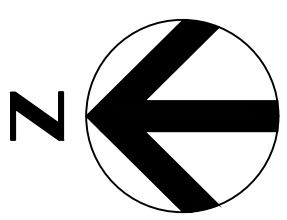
JOHNSON COUNTY  
Wastewater

Johnson County Wastewater  
Rock Creek Pump Station  
Preliminary Development Plan

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SCALE 1'=20'  
FILENAME 10C104.dwg

SHEET  
10C104





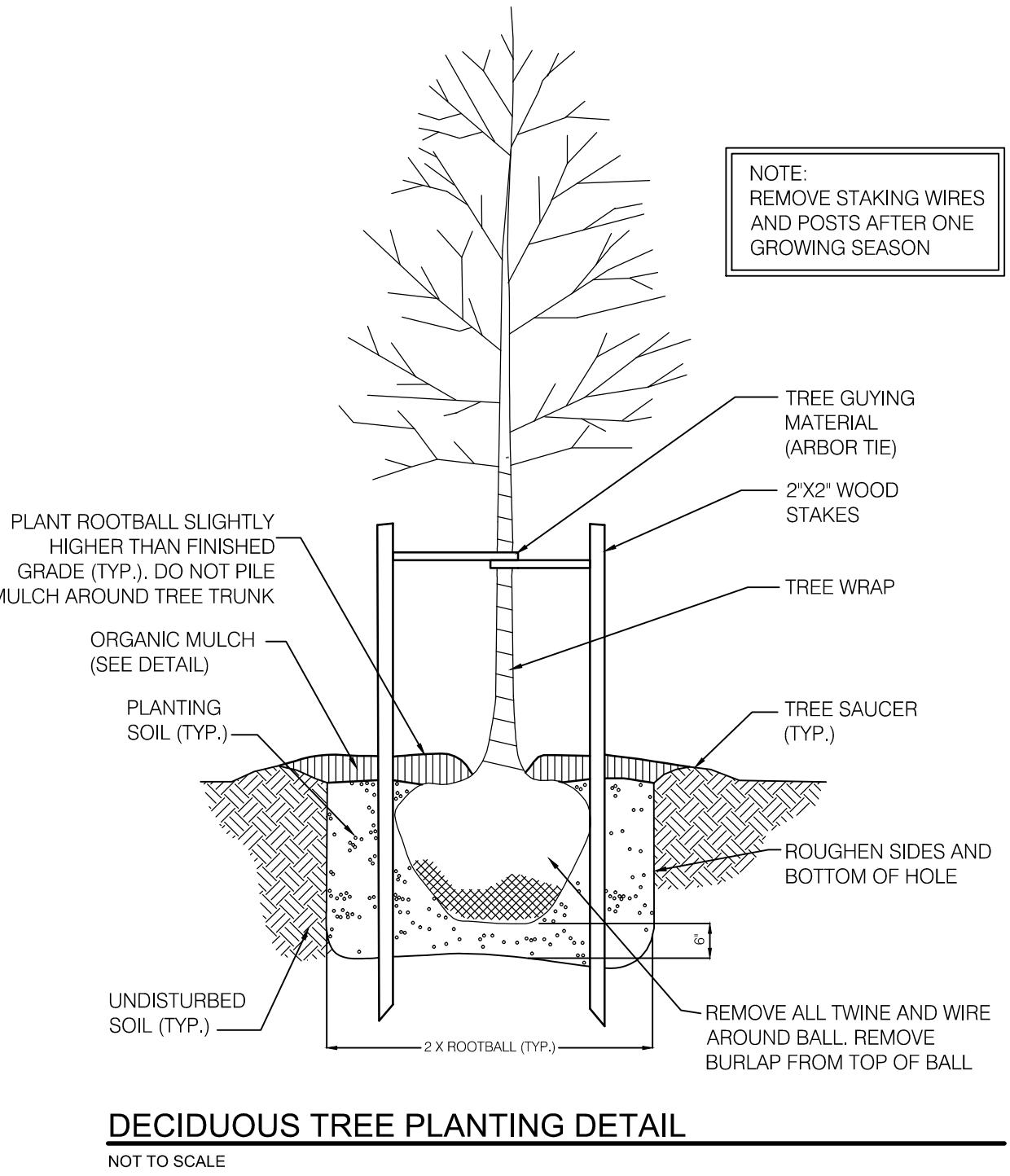
PROJECT MANAGER MIKE KALIS

1	09-20-21
0	09-10-21
ISSUE DATE	DESCRIPTION

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING

JOHNSON COUNTY  
Wastewater

### Johnson County Wastewater Rock Creek Pump Station Preliminary Development Plan



### LANDSCAPE PLAN NOTES:

- LANDSCAPE AND STREETSCAPE REQUIRED BY THE MUNICIPAL CODE OF THE CITY OF MISSION ZONING ORDINANCE SHALL BE MAINTAINED FOR THE LIFE OF THE PRINCIPAL LAND USE. DAMAGED OR DEAD STREETSCAPE AND LANDSCAPE VEGETATION SHALL BE REPLACED OR REPAIRED SO THAT THE REQUIREMENTS ARE MET AT ALL TIMES.
- ALL LANDSCAPING AND TREES SHALL BE INSTALLED IN CONFORMANCE WITH THE PRACTICES AND PROCEDURES ESTABLISHED BY THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- LANDSCAPING SHALL BE FULLY INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IF SEASONAL CONDITIONS PRECLUDE THE COMPLETE INSTALLATION, A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED.
- ALL INSTALLED PLANT MATERIAL SHALL BE FULLY MAINTAINED UNTIL ESTABLISHED, INCLUDING WATERING, MULCHING, FERTILIZING, AND REPLACEMENT AS NECESSARY.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. NO EXCAVATION WILL BE PERMITTED UNTIL BURIED UTILITIES HAVE BEEN LOCATED. POTHOLE ALL EXISTING UTILITIES IN GENERAL WORK AREA PRIOR TO EXCAVATION. FOR UTILITIES LOCATED OUTSIDE OF THE FENCELINE, THE CONTRACTOR SHALL CALL IOWA ONE CALL, 811, FOR UTILITY STAKING PRIOR TO DIGGING.
- WHEN DISCREPANCIES OCCUR BETWEEN QUANTITIES OF PLANTS IN SCHEDULE OR ON DRAWINGS, THE DRAWINGS WILL GOVERN.

LANDSCAPE SUMMARY		
ITEM	REQUIREMENTS	PROVIDED
STREET TREES	1 TREE PER 50 L.F. OF STREET FRONTAGE <ul style="list-style-type: none"> <li>• ROE AND JOHNSON DR. FRONTAGE = 515 L.F.</li> <li>• 515 L.F. / 50 = 11 TREES REQUIRED</li> </ul>	11 STREET TREES
OPEN SPACE BUFFER	1 TREE PER 3,000 S.F. OF LANDSCAPED OPEN SPACE <ul style="list-style-type: none"> <li>• 11,500 S.F. OF OPEN SPACE / 3,000 = 4 TREES</li> </ul>	4 TREES
INTERIOR PARKING LOT LANDSCAPE	1 TREE PER 20 CARS OF PARKING LOT <ul style="list-style-type: none"> <li>• NO PARKING LOT</li> </ul>	0 TREES
EXISTING TREE CREDIT	1 CREDIT PER EACH EXISTING TREE >4 INCHES SAVED ON SITE. <ul style="list-style-type: none"> <li>• NO EXISTING TREES EXIST ON SITE</li> </ul>	0 TREES

### LANDSCAPE SCHEDULE:

SYMB	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
<i>SHADE (OVERSTORY) TREES</i>						
○	AA	1	ACER TATARICUM	TATARIA MAPLE	2"	B&B
○	AB	1	ACER BUEGERIANUM	TRIDENT MAPLE	2"	B&B
○	AG	1	ACER GRISEUM	PAPERBARK MAPLE	2"	B&B
○	AR	1	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2"	B&B
○	AT	1	ACER TRUNCATUM X ACER PLATANOIDES 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	2"	B&B
●	GB	1	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"	B&B
●	GT	1	GLEDTISIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	B&B
○	MA	1	MAACKIA AMURENSIS	AMUR MAACKIA	2"	B&B
○	NS	1	NYSSA SYLVATICA	BLACK TUPELO	2"	B&B
○	SR	1	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2"	B&B
○	OV	1	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2"	B&B
●	QA	1	QUERCUS ACUTISSIMA	SAWTOOTH OAK	2"	B&B
○	TA	1	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2"	B&B
○	UF	1	ULMUS 'FRONTIER'	FRONTIER ELM	2"	B&B
○	ZS	1	ZELKOVA SERRATA 'SCHMIDTFLOW'	WIRELESS ZELKOVA	2"	B&B

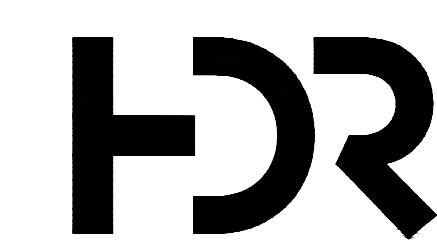
### LANDSCAPE PLAN

0 1" 2"  
SCALE 1'=20'  
FILENAME 10L101.dwg

HDR

KANSAS CERTIFICATE OF  
AUTHORITY #E-67  
10450 HOLMES ROAD  
KANSAS CITY, MO 64131  
816-360-2700

SHEET  
10L101



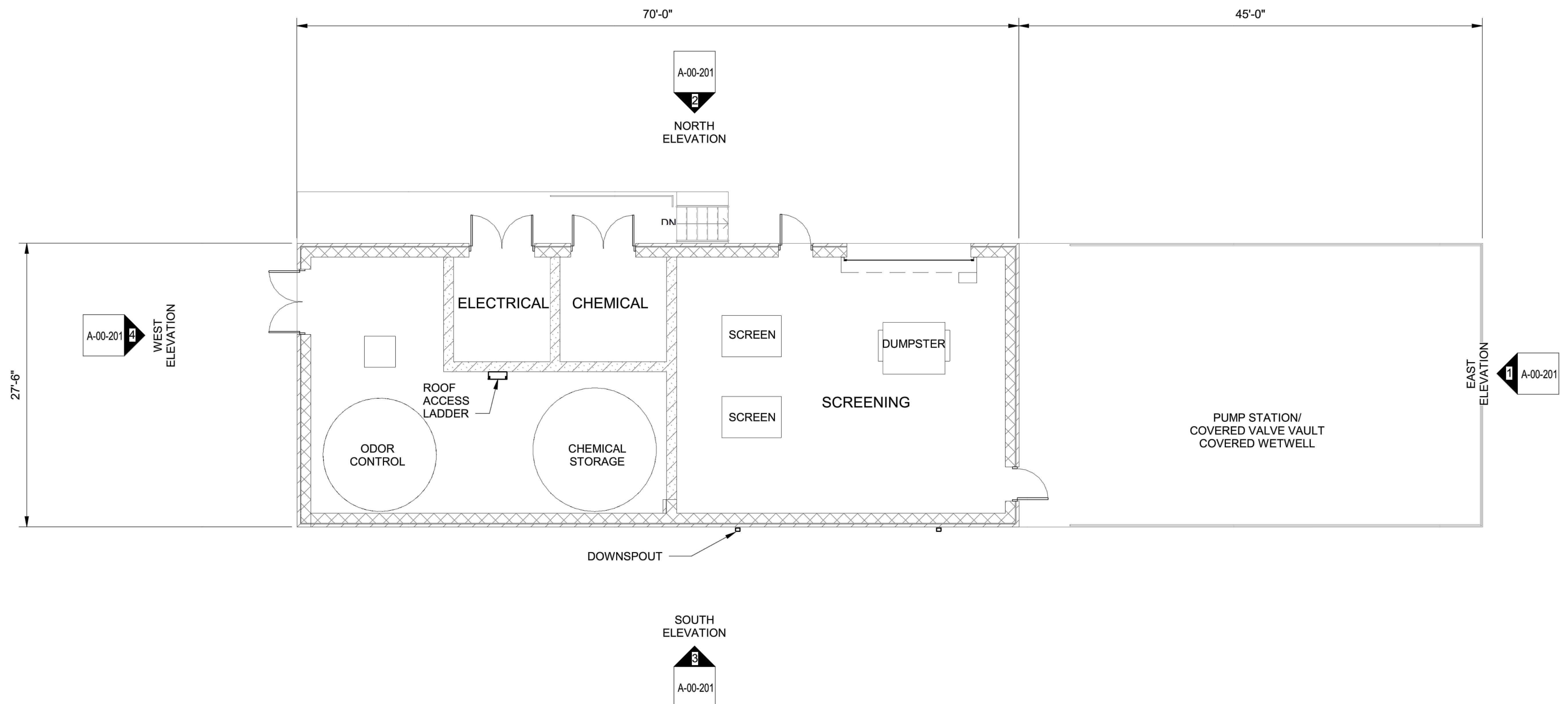
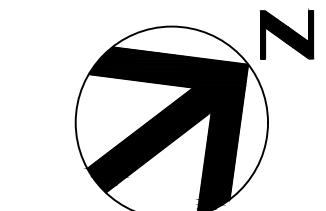
HDR  
KANSAS CERTIFICATE OF  
AUTHORITY #E-67  
10450 HOLMES ROAD  
KANSAS CITY, MO 64131  
816-360-2700

PROJECT MANAGER		MIKE KALIS
ISSUE DATE	DESCRIPTION	PROJECT NUMBER
0 09-10-21	SUBMITTAL SET	10256802

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING



Johnson County Wastewater  
Rock Creek Pump Station  
Preliminary Development Plan

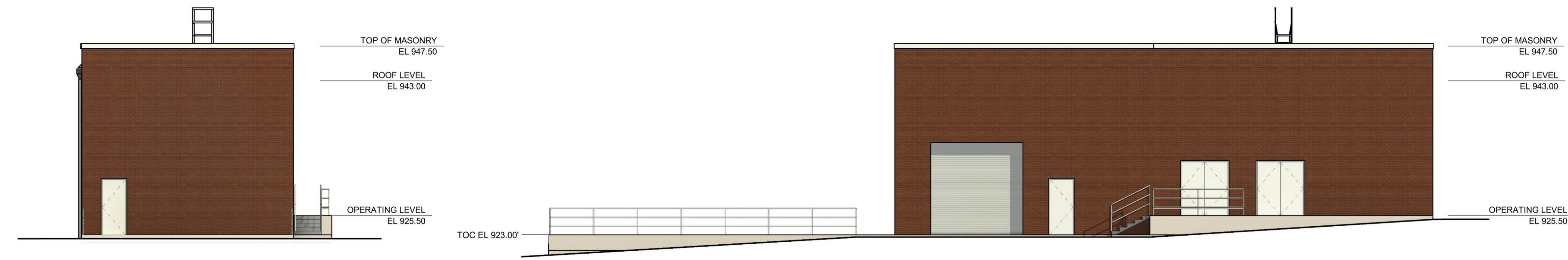


PUMP STATION  
PLAN

0 1" 2"  
SCALE 3/16" = 1'-0"  
FILENAME 20A101.dwg

SHEET 20A101  
SCALE 3/16" = 1'-0"

8



EAST ELEVATION

---

1/8" = 1'-0"

NORTH ELEVATION

---

1/8" = 1'-0"



**TOP OF MASON  
EL 947**

ROOF LEV

OPERATING  
EL 625-52

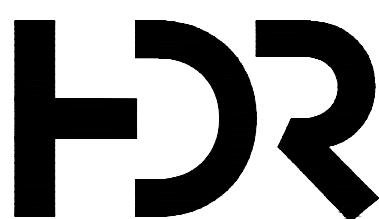
SOUTH ELEVATION

---

1/8" = 1'-0"

WEST ELEVATION

1/8" =



HDR  
KANSAS CERTIFICATE OF  
AUTHORITY #E-67

**PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING**



# **Johnson County Wastewater Rock Creek Pump Station Preliminary Development Plan**

# PUMP STATION ELEVATIONS

**FILENAME** 20A201.dwg  
**SCALE** AS NOTED

SHEET  
20A201

# JCW Rock Creek Pump Station Site City of Mission Planning Commission Meeting

September 27, 2021



# Agenda

- Purpose
- JCW's Integrated Plan
- Nelson Complex Service Area
- Rock Creek Pump Station Improvement Plan
- Schedule



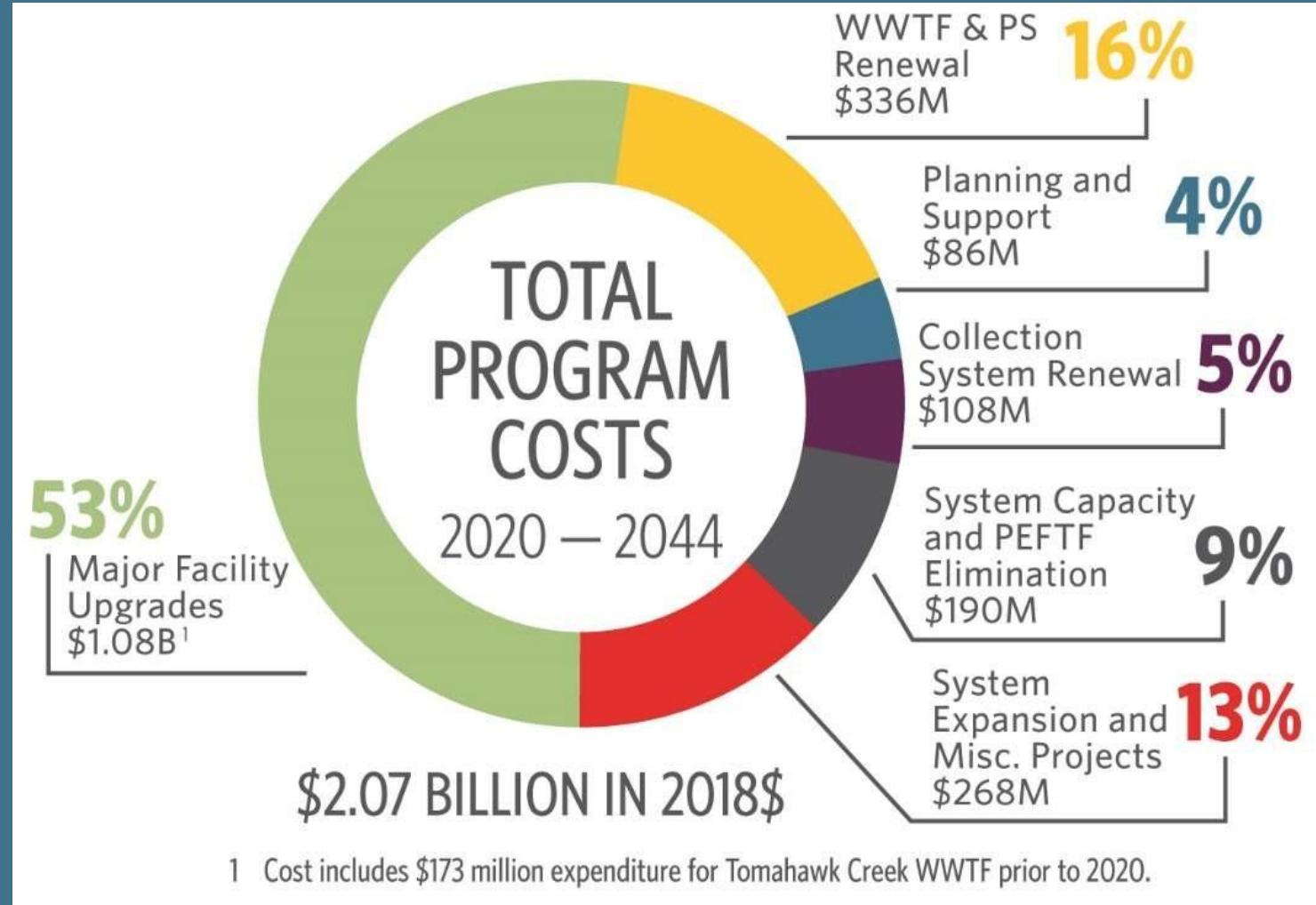
# Purpose

- To obtain Planning Commission recommendation of approval for:

- Zoning
- Preliminary Plat
- Preliminary Development Plan
- Special Use Permit



# 25-Yr Integrated Plan



# 25-Yr Integrated Plan

## JOHNSON COUNTY WASTEWATER | INTEGRATED PLAN 25-YEAR SCHEDULE

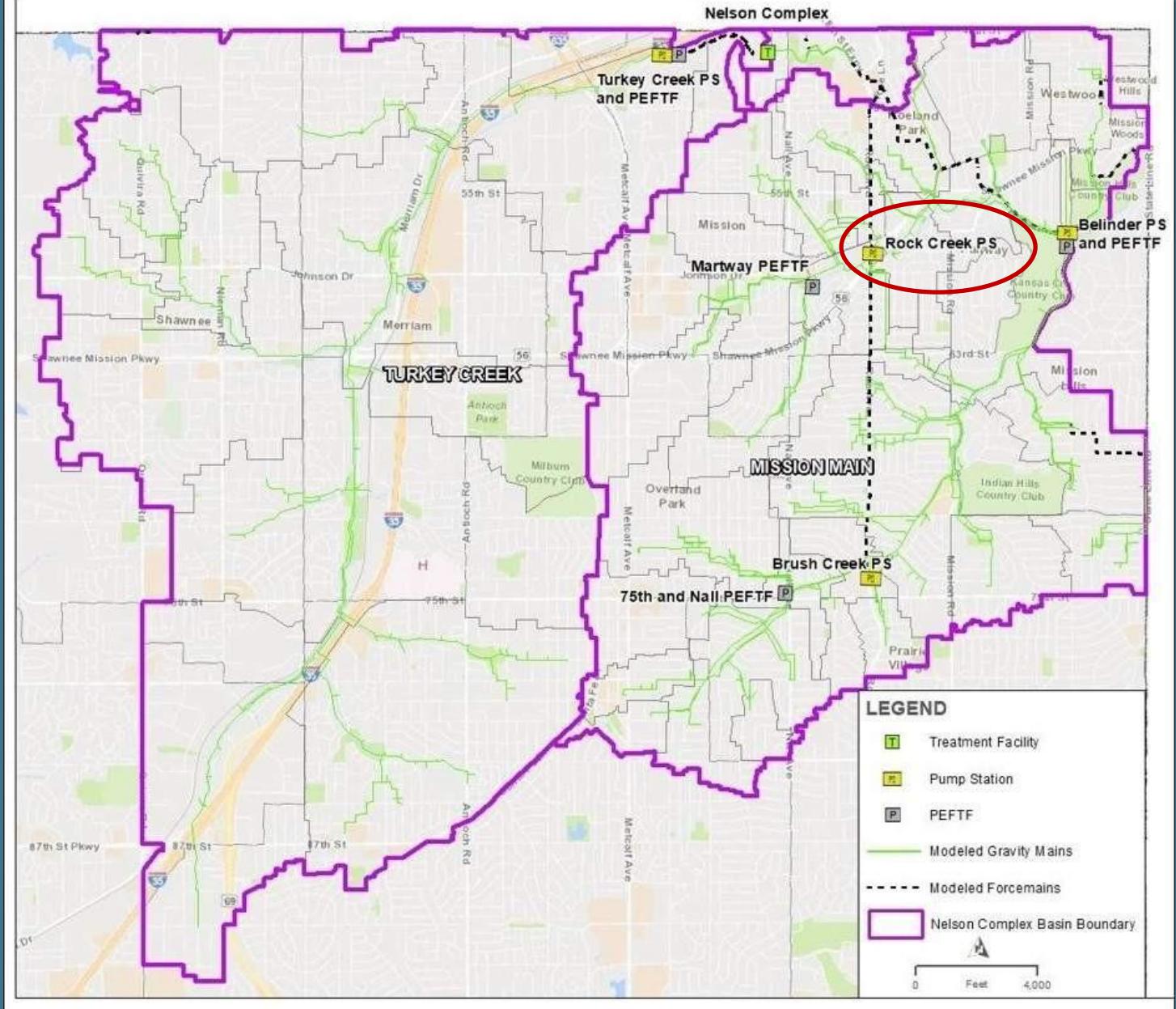
	CAPITAL COST (2018 \$ x Million)	YEARS 1 - 5 2020 - 2024	YEARS 6 - 10 2025 - 2029	YEARS 11 - 15 2030 - 2034	YEARS 16 - 20 2035 - 2039	YEARS 21 - 25 2040 - 2044
Major Facility Upgrades						
Tomahawk WWTF Upgrade	\$334 <sup>1</sup>					
Nelson Complex WWTF Upgrade	\$350					
Mill Creek WWTF Expansion and Upgrade	\$250					
Blue River WWTF Expansion	\$150					
Collection System Renewal with Public Sector I/I Reduction	\$108					
WWTF & PS Renewal						
PEFTF Interim Upgrades	\$6					
WWTF & PS Renewal	\$330					
System Capacity and PEFTF Elimination						
Turkey Creek Storage	\$24					
Brush Creek Storage	\$25					
Mill Creek Storage	\$25					
Collection System Upgrades	\$61					
I/I Reduction	\$18					
PEFTF Elimination - Martway	\$18					
PEFTF Elimination - Turkey Creek	\$19					
PEFTF Elimination - 75th and Nall	— <sup>2</sup>					
PEFTF Elimination - Belinder	—					
Miscellaneous Projects/Expansion	\$268					
Planning and Support	\$86					
<b>TOTAL</b>	<b>\$2.07 Billion</b>					

<sup>1</sup> Cost includes \$173 million expenditure for Tomahawk Creek WWTF prior to 2020.

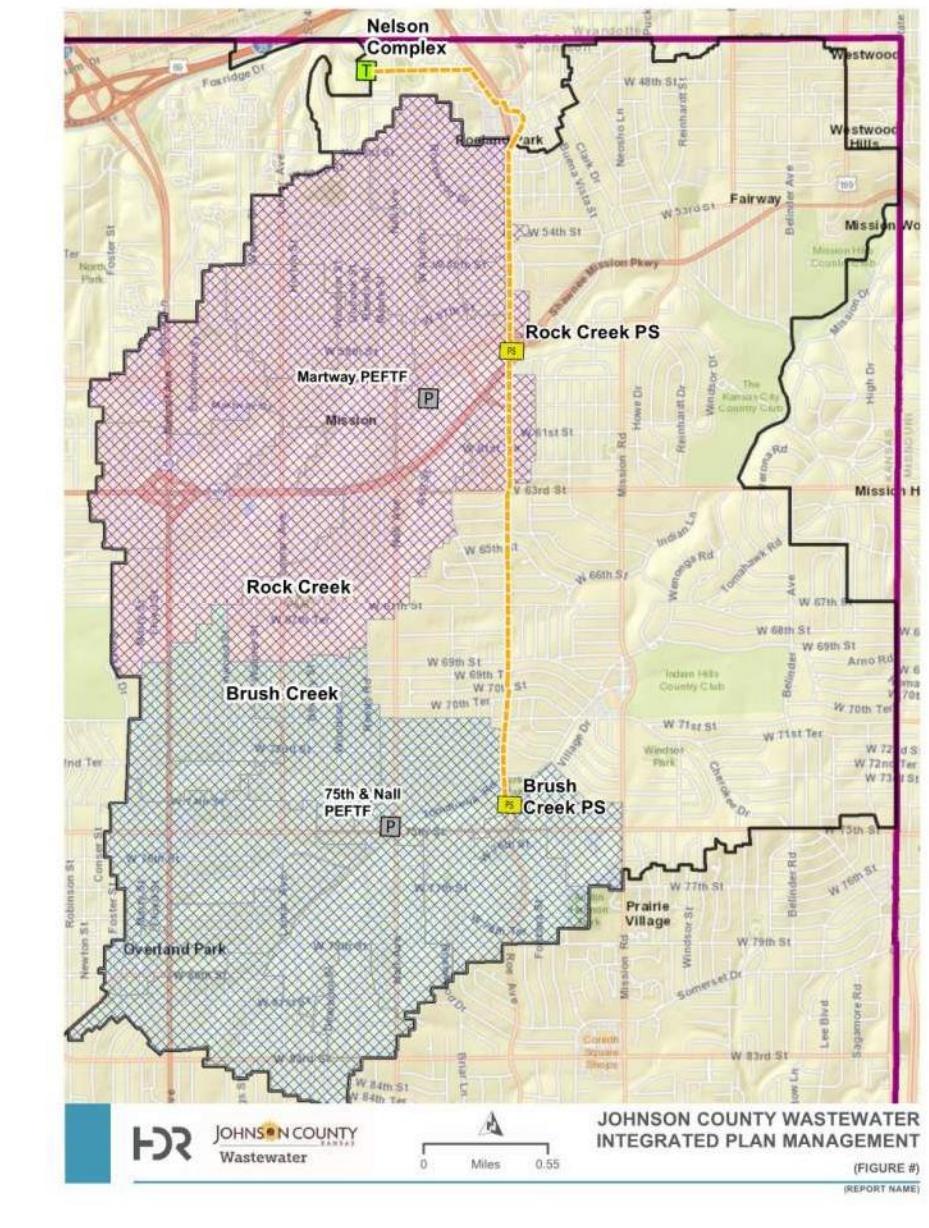
<sup>2</sup> Addressed with Brush Creek Storage Project.



# Nelson Complex Service Area & Conveyance Facilities



# Rock Creek Service Area & Related Facilities



# Rock Creek Pump Station Capacity

- Background: Pump Station in current location since the late 1950s
- Existing Capacity = 12 MGD
- Decommission Martway Satellite Treatment (PEFTF) (2030-2034)
  - Proposed Capacity = 24 MGD
- Future Capacity (Post 2040)
  - Up to 39 MGD depending on collection system improvements.

# Upgrade or Replace?



- Existing Pump Station Structure
  - No Room to Expand Existing Building
  - Currently Floods
  - Aged Equipment Near end of Useful Life
- Proposed Improvements
  - Electrical Building (2021 Construction)
  - Wet Well / Pumps / Etc. (2024-2028 Construction)

# KDOT Tract Limits and Proposed Acquisition

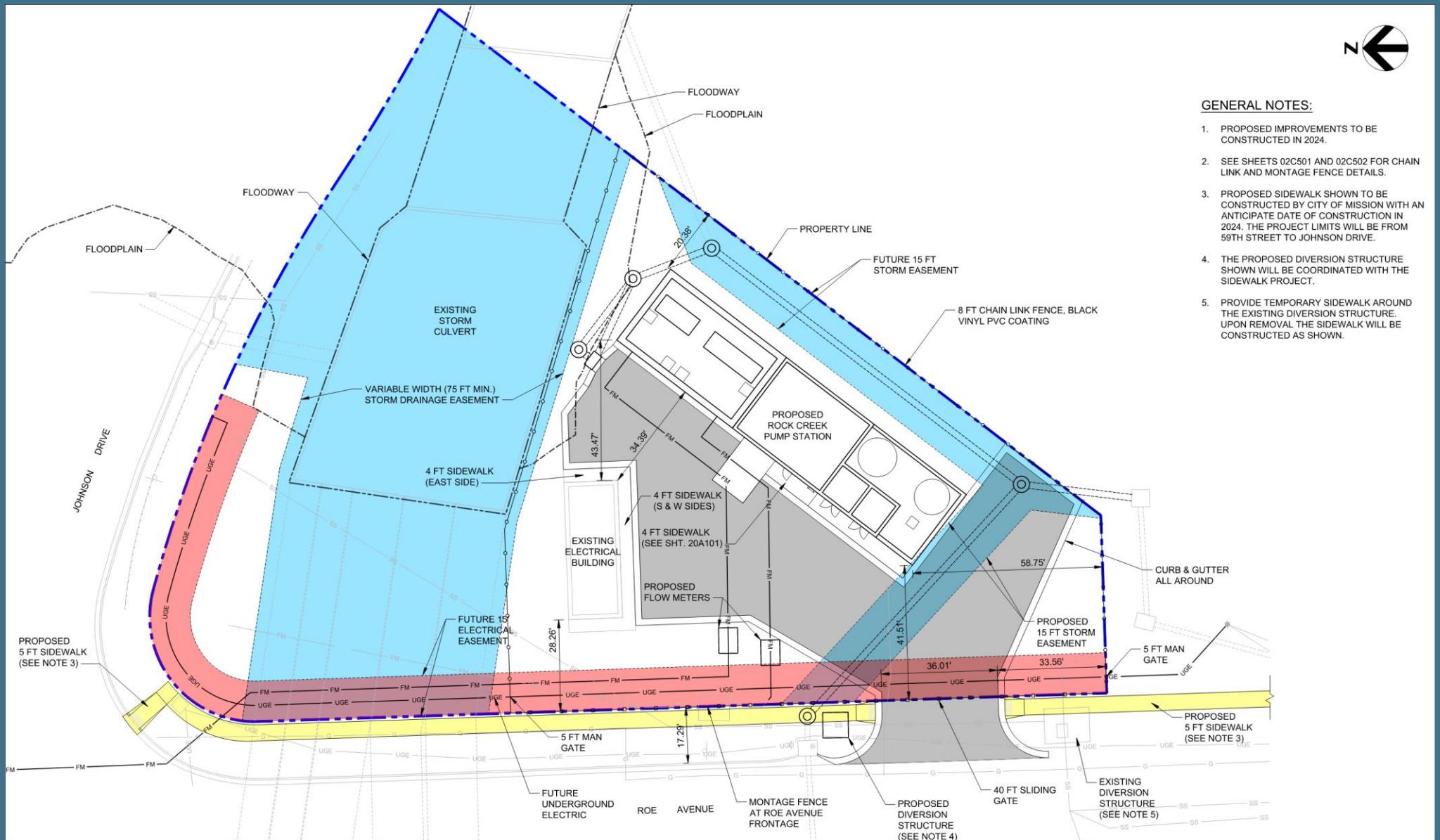


# Proposed Pump Station Layout



## GENERAL NOTES:

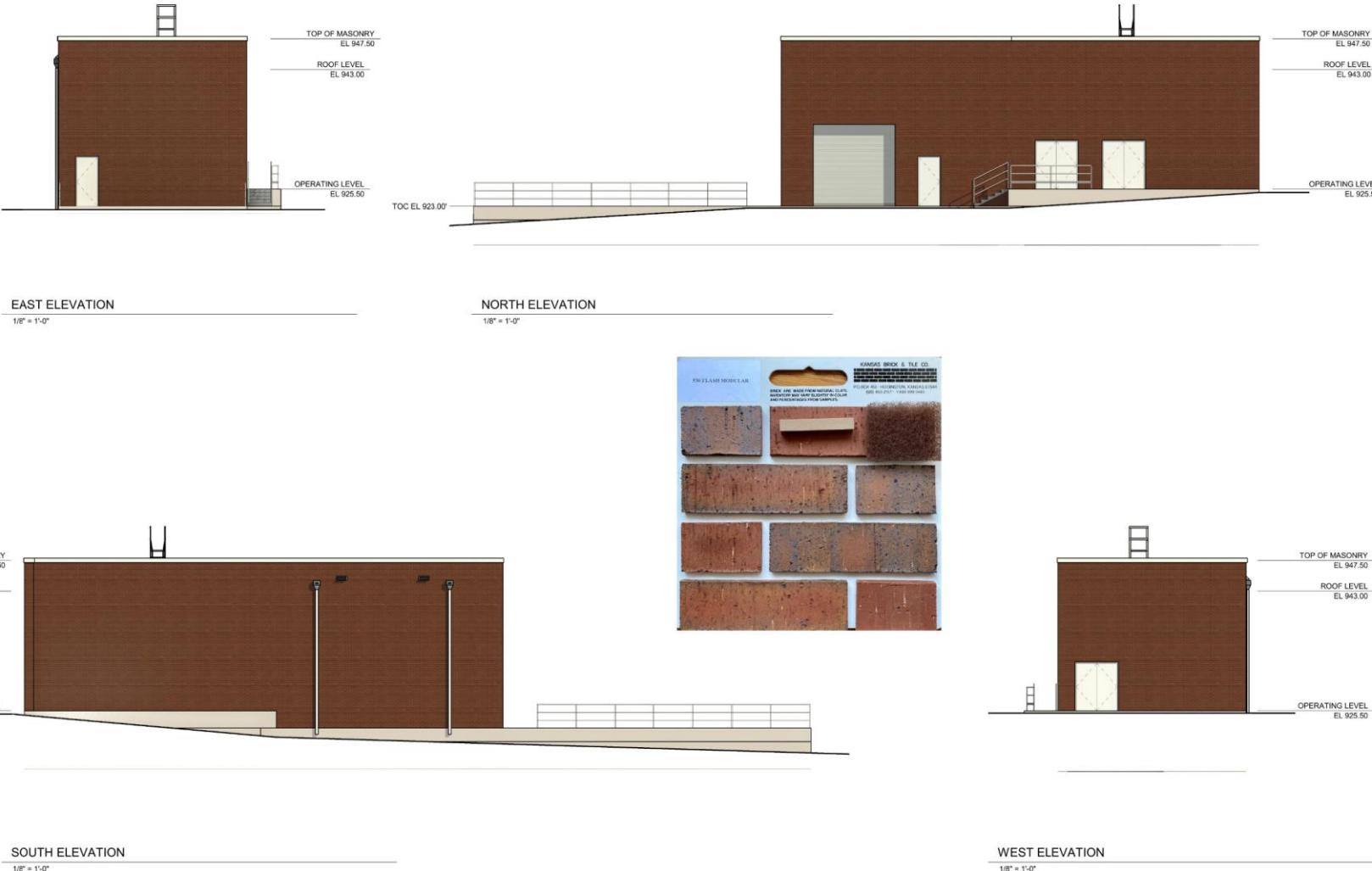
1. PROPOSED IMPROVEMENTS TO BE CONSTRUCTED IN 2024.
2. SEE SHEETS 02C501 AND 02C502 FOR CHAIN LINK AND MONTAGE FENCE DETAILS.
3. PROPOSED SIDEWALK SHOWN TO BE CONSTRUCTED BY CITY OF MISSION WITH AN ANTICIPATE DATE OF CONSTRUCTION IN 2024. THE PROJECT LIMITS WILL BE FROM 59TH STREET TO JOHNSON DRIVE.
4. THE PROPOSED DIVERSION STRUCTURE SHOWN WILL BE COORDINATED WITH THE SIDEWALK PROJECT.
5. PROVIDE TEMPORARY SIDEWALK AROUND THE EXISTING DIVERSION STRUCTURE. UPON REMOVAL THE SIDEWALK WILL BE CONSTRUCTED AS SHOWN.



# Proposed Pump Station Landscaping Plan



# Proposed Pump Station Elevation Views



# Proposed Pump Station Rendering



Google Earth



JOHNSON COUNTY  
KANSAS  
Wastewater

# Schedule

- Acquire Site
  - Ongoing
- Electrical Building
  - Construction 2021 - 2022
- Balance of Station
  - Design 2021 - 2023
  - Construction 2024 – 2028

# Questions?

# Public Outreach

## Upcoming Public Outreach:

- Nelson Project – in predesign phase right now
- Open House to understand concerns
  - September 29<sup>th</sup> at the Plant
  - September 30<sup>th</sup> – virtually on Zoom (sign up on website)
- Project Website: [JCWNelson.com](http://JCWNelson.com)

The screenshot shows a website header with a dark teal background. The top navigation bar includes links for HOME (highlighted in yellow), RESIDENTS, BUSINESS, GOVERNMENT, RECREATION, ENVIRONMENT, and HEALTH. Below the header is a large teal banner with white text that reads "NELSON WASTEWATER TREATMENT FACILITY IMPROVEMENTS PROJECT". Underneath the banner is a yellow section containing the text "OPEN HOUSE" in large, bold, maroon letters. It also lists two event dates: "Wednesday, Sept. 29, 2021 | In Person" and "Thursday, Sept. 30, 2021 | Online/Virtual". To the right of the event details is a maroon button with white text that says "Click Here to Learn More". At the bottom of the yellow section, there is a thin horizontal line.

<b>City of Mission</b>	Item Number:	3.
<b>ACTION ITEM SUMMARY</b>	Date:	October 6, 2021
<b>Administration</b>	From:	Audrey McClanahan

Action items require a vote to recommend the item to the full City Council for further action.

**RE:** September 1, 2021 Community Development Committee minutes.

**RECOMMENDATION:** Review and accept the September 1, 2021 minutes of the Community Development Committee.

**DETAILS:** Minutes of the September 1, 2021 Community Development Committee meeting are presented for review and acceptance. At the committee meeting, if there are no objections or recommended corrections, the minutes will be considered accepted as presented.

Draft minutes are linked to the City Council agenda packet so that the public may review the discussion from the committee meeting in advance of the Council action on any particular item.

**CFAA CONSIDERATIONS/IMPACTS:** N/A

Related Statute/City Ordinance:	NA
Line Item Code/Description:	NA
Available Budget:	NA



## MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

September 1, 2021

The Mission Community Development Committee met at the Powell Community Center and virtually via ZOOM on Wednesday, September 1, 2021. The following Committee members were present: Sollie Flora, Ken Davis, Arcie Rothrock, Trent Boultinghouse, Hillary Parker Thomas, Debbie Kring and Nick Schlossmacher. Mayor Appletoft and Councilmember Inman were absent. Councilmember Boultinghouse called the meeting to order at 6:30 p.m.

The following staff were present: City Administrator Laura Smith, Assistant City Administrator Brian Scott, City Clerk Audrey McClanahan, Assistant to the City Administrator Emily Randel, Public Works Director Celia Duran, Public Works Superintendent Brent Morton, Parks & Recreation Director Penn Almoney and Police Chief Dan Madden.

### **Public Comments**

Councilmember Boultinghouse reminded the public they can participate via the chat feature on Zoom. All comments would be visible to the group.

There were no public comments.

### **Public Presentations**

#### **MFAC and Mission Summer Camp Season Review**

Jenna Dickman provided an overview of the Mission Family Aquatic Center's season. She explained that one of the COVID-19 protocols utilized was blended training which allowed lifeguards to complete their courses online and in-person, reducing interaction time. Other considerations for safety included a reduction in capacity limits, reservations, no Super Pool Pass and the MoKan Swim League Championships was changed to another location. The concession food choices were also limited to prepackaged only choices. Staff continued a regimen of cleaning throughout the day as well as a deep cleaning after hours. Ms. Dickman also reported that revenues increased in memberships and daily passes. There was also a significant decrease in overtime with only approximately \$150 spent for the total season. Furthermore, contractual services were reduced by performing tasks in-house such as deck maintenance. She added a few of the highlights included a new high dive, Marlins swim practices and a wonderful job from staff in helping accommodate shifts. They look forward to the new aquatics coordinator being trained and bringing back the prepared food items at the concession stand and the Super Pool Pass for 2022.

Councilmember Thomas thanked staff for their wonderful job operating the pool for this season, adding that the splash pad has been a much appreciated accommodation to the public. Councilmember Kring asked if any of the practices put into place this summer, especially in relation to concession stand operations, would be continued into the next season. Ms. Dickman



replied that there are many aspects that would be beneficial to continue but there are other past practices that they would like to reincorporate such as hot food items.

Councilmember Rothrock asked about the retention of lifeguards and if there was incentives that could be provided for the staff. Ms. Dickman answered that staff has been collaborating on those efforts and would like to bring back the referral program and sign-on bonuses. Councilmember Davis asked and Ms. Dickman confirmed that the City hopes to bring back Saturday morning lap swimming. Councilmember Kring thanked staff for their hard-work, adding that they have all done a great job.

Next, Jenny Smith reported on the Summer Camp activities and operations for 2021. She explained that the eight-week program is licensed through the Kansas Department of Health and Environment. This season there were 769 campers with a 23% Mission residency rate. While the camp fees have not been raised in four years, staff has assessed that it is a viable option for 2022. Options for implementation include an additional \$150 per week charged per camper or an increase by \$6 for the discounted rate provided to Mission residents and business employees as well as Community Center members. There would be a 2% increase in revenue with the first option and a 4% increase in the latter.

The camp utilized COVID-19 protocols to insure safety, these included limited capacity, assigned group home rooms, outside camp meetings, staggered locker room usage, only prepackaged food, frequent hand washing and cleaning. These efforts proved successful with no positive COVID-19 cases during the whole season. There was a 163% cost recovery with expenses being higher than normal in order to allow for each camper to have their individual supplies. Personnel costs were kept low by less staff needed due to the limited capacity and reclassification of camp counselors to seasonal temporary employees. Ms. Smith added that the highlights, for the season, included a grant from Childcare Aware, the purchase of a camp app. and additional seating to allow for physical distancing.

Councilmember Davis thanked Ms. Smith for all the work she had done and for the great report. Councilmember Thomas asked about the number of scholarships this year and if there was a need to increase the number offered for next year. Ms. Smith replied that five campers applied this year and all received a scholarship. Staff is currently assessing other options as well, such as allowing sponsorships in order to help fund more scholarships.

Mr. Almoney concluded the presentation by commenting that Ms. Dickman and Ms. Smith have been an amazing part of the team and adjusted to the many challenges that have been present during this season. The COVID-19 protocols were not only adhered to but were successful and properly implemented by a well-trained staff that collaborated effectively together.

## Action Items

### Acceptance of the August 4, 2021 Community Development Committee Minutes

Minutes of the August 4, 2021 Community Development Committee were provided to the Committee. There being no objections or corrections, the minutes were accepted as presented.

### Tree Maintenance Service

Mr. Almoney reported that in early 2021, staff reached out to local arborists to bid on tree pruning and selective removal of certain trees. Staff then organized walk-throughs with interested bidders to gather insights into various diseases, canopy and watering concerns, soil erosion, long-term maintenance and tree species variants. The three arborists who walked the parks submitted bids based on criteria such as tree pruning, raising low canopies, trimming and disposal of debris. There were two options to consider in terms of tree care, maintenance and planning. The first is to bid work every three or four years to hire a certified arborist to prune trees then using our Public Works staff to remove the debris. The second option is building a longer term commitment with an arborist who has a vested interest in keeping trees as healthy as possible for the duration of the contract and being on call to solve any immediate downed tree needs.

As the Parks, Recreation + Tree Commission evaluates and develops a tree plan for Council consideration, researching and evaluating these options would seem to make sense. However, in the immediate term, staff recommended approving a contract with Arbor Masters in an amount not to exceed \$23,749.09 to take care of the more immediate trimming needs in Broadmoor, Streamway, and Andersen Parks, and on the KDOT ROW on the north side of Shawnee Mission Parkway, east of Lamar. Funds will be paid from the Tree/Shrub Maintenance line item in the Public Works budget.

Councilmember Flora asked about utilizing the same long-term arborist to expand and diversify the tree canopy since it was a significant priority on the DirectionFinder survey. Mr. Almoney explained that it might be a better choice to contract with a landscape architect to allow for the design expertise to expand the tree canopy.

Councilmember Davis thanked Mr. Almoney and staff for including the KDOT Right-of-Way.

Councilmember Davis recommended the bid from Arbor Masters in an amount not to exceed \$23,749.09 for pruning and dead tree removal at Broadmoor, Streamway, and Andersen Parks and KDOT ROW be forwarded to Council for approval. All on the Committee agreed, this will be a consent agenda item.

### Pool Filter Replacement at Community Center

Mr. Almoney explained that the indoor pool filter at the Powell Community Center (PCC) was originally installed in 1999 and has received periodic maintenance throughout the last 20 years.



Every piece of the pool filter has been replaced since its original installation except the external housing which is now almost completely deteriorated on the bottom due to oxidation. The life expectancy of pool filters is around ten years. Continued use, chemical and temperature changes along with natural wear and tear of components have led to the filter needing replacement.

Aquatic engineers from Commercial Aquatic Services and CTS Group reviewed the operating systems of the indoor pool. They determined that the first course of action prior to proceeding with the Facility Conservation Improvement Program (FCIP) improvements is to remove and replace the pool filters and tie any future upgrades into that new system. Commercial Aquatic Services is the regional distributor for the two 48-inch diameter FRP horizontal filters that are recommended to replace the existing system. The mechanical room was built around the current pool filter and it will need to be cut into pieces in order to remove it from the facility. MMC Contractors is the bonded installer who guarantees compliance with manufacturer designs and specifications and is familiar with the PCC pool and bathroom plumbing.

The new filter system will be similar in design to the one at the Mission Family Aquatic Center, so cross-training staff will be consistent from one facility to the next. This will create training efficiencies, reduce maintenance concerns on the horizon and open more space in the mechanical room at the PCC, improving safe work zones. Staff recommended approval of a contract with Commercial Aquatic Services for pool filter replacement in an amount not to exceed \$31,552.00 and a contract with MMC Contractors for filter demolition and new filter installation in an amount not to exceed \$19,350.00. This item was planned to be done in connection with the FCIP improvements, but could not be included in that program because the filter is not a system component that generates energy savings. It is recommended to be financed as a part of that project, freeing up Parks + Recreation Sales tax revenues for other projects.

Councilmember Kring asked for clarification on the difference between a pool filter replacement and a new filter installation. Mr. Almoney explained that the difference is that with the installation there is plumbing involved to incorporate the dehumidifying system. Councilmember Flora pointed out the MMC proposal listed a one-year warranty on their labor as well as a workmanship warranty of thirty-days. Mr. Almoney replied that the company does a final walkthrough and will have thirty-days to correct any issues.

Councilmember Thomas asked about the available budget and since the project is financed through the FCIP if it will allow that money not to be pulled from another budget. Mr. Almoney explained that since the money will not have to be used on the pool filter, it can go towards replacing items such as carpet and chairs. Ms. Smith added that this project was able to be incorporated within the estimate for debt service that was previously anticipated in the budget.

Councilmember Davis recommended a contract with Commercial Aquatic Services for pool filter replacement and delivery in an amount not to exceed \$31,552.00 and a contract with MMC Contractors for demolition and plumbing installation in an amount not to exceed \$19,350.00 be forwarded to Council for approval. All on the Committee agreed, this will be a consent agenda item.



### **Discussion Items**

There were no Discussion Items.

### **Department Updates**

Mr. Almoney reported on the improvements accomplished during the two-week maintenance closure at the Community Center. He thanked staff for their hard-work training on new software as well as helping with maintenance projects such as grouting and cleaning. He added that the Waterworks Park Conceptual Design Public Meeting will be held on September 2 at the Community Center.

Councilmember Kring commented on the wonderful Community Center staff, especially recognizing Dave Rockers who goes above and beyond in his work and showing kindness to patrons and staff.

Ms. Duran reported that the curb and gutter has been completed in Milhaven on Dearborn and 63<sup>rd</sup> Terrace and teams are currently working on the curb on 53<sup>rd</sup> Place as well as installing drain pipes. Upcoming projects include continued storm tops in Milhaven then UBAS and patching treatments. Ms. Duran provided an update on the WaterOne Project, reporting that they would soon be milling and paving 51<sup>st</sup> Street which might have some delay due to rain.

Councilmember Davis noticed a damaged fence along the canal on Martway. Ms. Duran replied that the Public Works crew would assess this fall if it could be repaired in-house.

Ms. Smith asked and the Council agreed to have a representative, from Evergy, come to speak on infrastructure improvements and tree trimming plans at the September 15<sup>th</sup> City Council meeting. Ms. Smith thanked Ms. Randel and Crux for their hard-work on the special mailer for the sales tax election that went to every household. The City would continue to take questions as well as post updates on social media and the website. There will be a townhall meeting on September 15<sup>th</sup> before the legislative meeting. Councilmember Davis complimented the staff on the informative brochure, adding that it was very well written.

### **Meeting Close**

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:20 p.m.

Respectfully submitted,

Audrey M. McClanahan  
City Clerk

<b>City of Mission</b>	Item Number:	4.
<b>ACTION ITEM SUMMARY</b>	Date:	October 6, 2021
<b>Administration</b>	From:	Laura Smith

Action items require a vote to recommend the item to the full City Council for further action.

## RE: Resolution Endorsing the Regional Climate Action Plan

**RECOMMENDATION:** Approve the Resolution endorsing the KC Regional Climate Action Plan, recognizing its goal of a Net-Zero metropolitan region by 2050, and committing to review and implement, as appropriate, the solutions and strategies included in the plan.

**DETAILS:** Climate Action KC is a nonprofit regional collaborative bringing more than 100 elected officials and community leaders together to reduce emissions, invigorate the economy, promote public health and improve the quality of life across the Kansas City region.

Climate Action KC developed the [Kansas City Regional Climate Action Plan \(CAP\)](#) which aims to transform the metropolitan area into a more resilient, equitable and healthy community. An ambitious set of interrelated strategies will help to mitigate climate change by achieving net zero greenhouse gas emissions by 2050 and adapt to and bounce forward from the many risks climate change poses.

The Mid-America Regional Council and Climate Action KC have worked to bring together broad and diverse community perspectives and technical expertise to develop a set of goals and actions that comprise the Climate Action Plan. The plan creates a new platform to build on, intended to accelerate and scale up existing efforts through new models of collaborative regional leadership. Interim net zero goals focus on local government operations (by 2030), energy generation (by 2035), and homes and buildings (by 2040).

The plan was initially presented on April 28, 2021, in a joint work session with the City Council, as well as members from the Planning Commission, Parks, Recreation and Tree Commission and Sustainability Commission. Additionally, at their May 3, 2021, meeting the Sustainability Commission recommended the Council take the next step and approve a Resolution officially endorsing the Climate Action Plan.

A list of Mission's sustainability initiatives since 2008 is included in the packet for your information. During the Committee meeting, staff will review alternatives for how best to review, discuss and prioritize the various strategies, programs and services and make formal recommendations for implementation.

Related Statute/City Ordinance:	NA
Line Item Code/Description:	NA
Available Budget:	NA

<b>City of Mission</b>	Item Number:	4.
<b>ACTION ITEM SUMMARY</b>	Date:	October 6, 2021
<b>Administration</b>	From:	Laura Smith

Action items require a vote to recommend the item to the full City Council for further action.

**CFAA CONSIDERATIONS/IMPACTS:** Preparing for extremes in temperature protects Mission's most vulnerable residents including older adults and those with limited mobility.

Related Statute/City Ordinance:	NA
Line Item Code/Description:	NA
Available Budget:	NA

**CITY OF MISSION, KANSAS**  
**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ENDORSING THE REGIONAL CLIMATE ACTION PLAN**

**WHEREAS**, Climate Action KC is a regional nonprofit formed to promote strategies and solutions that drawdown greenhouse emissions and promote economic opportunity and quality of life; and

**WHEREAS**, the Mid-America Regional Council is a nonprofit association of city and county governments and the metropolitan planning organization for the bistate Kansas City region; and

**WHEREAS**, Climate Action KC and the Mid-America Regional Council partnered together to complete a Regional Climate Action Plan containing a regional emissions inventory and climate risk and vulnerability assessment; and

**WHEREAS**, The Climate Action Plan contains a comprehensive set of goals and strategies that can be tailored to meet local community needs and priorities; and

**WHEREAS**, Climate Solutions build stronger, healthier, more vibrant and economically vital communities; and

**WHEREAS**, The plan serves 10 counties, 123 municipalities in two states, with a population of 2.14 million. In Kansas, these include Douglas, Johnson, Leavenworth, Miami and Wyandotte counties; in Missouri, the planning area includes Cass, Clay, Jackson, Platte and Ray counties; and

**WHEREAS**, Over 1,000 regional residents participated in the planning, prioritization, and drafting within the Climate Action Plan; and

**WHEREAS**, success will only be achieved if there is equitable access to the benefits among the entire population of the metropolitan area without regard to race, gender, ethnicity, religion, nationality, sexual orientation, income, age, disability or any other classification;

**NOW, THEREFORE**, be it resolved by the Governing Body of the City of Mission:

We endorse the KC Regional Climate Action Plan

And recognize its goal of a Net-Zero metropolitan region by 2050.

And further resolve to review and implement, as appropriate, the solutions and strategies enumerated therein.

**THIS RESOLUTION IS PASSED AND APPROVED BY THE CITY COUNCIL  
OF THE CITY OF MISSION**, this 20th day of October 2021.

**THIS RESOLUTION IS APPROVED BY THE MAYOR** this 20th day of October 2021.

---

Ronald E. Appletoft, Mayor

ATTEST:

---

Audrey M. McClanahan, City Clerk



## Mission Sustainability Initiatives

The list may not be comprehensive, but is representative of the activities that have improved sustainability both for the City of Mission organization and for residents and the Mission business community.

### Resident Services

Solid Waste Contract: Unlimited curbside recycling, yard waste recycling  
Participation in free regional shredding and e-recycling events  
Promotion of Johnson County household hazardous waste drop-off events and resources  
Public recycling container available at Powell Community Center  
Battery Recycling Program  
Contain the Rain Stormwater Best Management Practices program  
Rain barrels and compost bin giveaways  
Energy Efficiency upgrades eligible for the Business Improvement Grant  
Sustainability Scorecard Program for incoming development projects  
Community Garden program  
Host Mission market providing fresh and local produce  
Support of community garden at The Mission Project on Outlook

### Resident Education and Outreach

Home Energy Fair and public composting education in 2013  
Participation in Communities for All Ages Recognition Program  
Earth Hour Events 2018 and 2019  
Spring Into Mission Tree and Plant sale in 2018  
Composting Education Class in 2019  
Sustainability Commission education tent at special events  
Tree City USA Activities  
Adopt-A-Park, Adopt-A-Street programs  
Greenhouse Gas Emission Inventory 2008, Climate Action Plan 2009  
Attended Climate Action Summit in 2019 and Regional Climate Action Plan Work Session in 2021  
Sustainability and Climate Action featured on new City website  
Sustainability Commission articles in each Mission Magazine

### Transit Activities Battery Recycling Program

Nall Avenue Trail construction  
Rock Creek Trail construction  
Bike racks added to Johnson Drive streetscape  
Bike maintenance fix-it station at Mission Market site  
Bike lanes added to Lamar Avenue and group ride celebration and education class

Give-a-Bike, Take-A-Bike maintenance and giveaway events  
Hosted BikeWalkKC's Confident City Class at Powell Community Center  
Promote Bike Month and Bike to Work Day activities  
Circulation of bus route maps at Powell Community Center and City Hall lobbies

Internal Energy and Conservation

Water bottle filling stations added in all departments, reusable water bottles for all staff  
Enrollment in Evergy's Renewables Direct program to use wind energy  
LED Streetlights replace lights in recent arterial street projects and at time of one-off repairs  
Facility Conservation Improvement Program for all buildings and remaining non-LED streetlights

<b>City of Mission</b>	Item Number:	5.
<b>DISCUSSION ITEM SUMMARY</b>	Date:	October 6, 2021
<b>Public Works</b>	From:	Celia Duran

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

## **RE: Proposed Parking Restrictions**

**DETAILS:** There are numerous “no parking” signs installed on streets within the City of Mission and the signs (i.e., language, spacing, locations, etc.) are not uniform. It is costly to maintain signs and there is the potential for drivers to ignore signs that may be considered excessive or unnecessary. Additionally, Staff receives a number of requests to either remove or add additional signs; therefore, there is a need to establish design and operating guidelines and procedures for parking/no parking signs that are clear and consistent. In order to address these concerns, Staff recommends the following:

- Revise Mission’s Municipal Code to prohibit parking on all main trafficways and certain main trafficway connections; and
- Develop “Parking Sign Design Guidelines and Operating Procedures” for residential streets.

### **Prohibit Parking On Main Trafficways**

Staff has prepared an ordinance to prohibit parking on main trafficways within the City, as well as certain main trafficway connections. The ordinance also revises the streets listed as main trafficway connections. This would restrict parking on these higher volume streets and allow enforcement regardless of whether “no parking” signs are posted. “No parking” signs would still be allowed to be posted on these streets and other streets not listed in the ordinance if parking continues to be an issue. The intent is to reduce the number of unnecessary signs (i.e., sign pollution) and reduce the maintenance costs associated with these signs.

The main trafficways and main trafficway connections where it is recommended that parking be prohibited include:

- Broadmoor St., 56th St. to 61st St.;
- Foxridge Dr., within City limits;
- Johnson Dr., within City limits;
- Lamar Ave., within City limits;
- Martway St., within City limits;
- Metcalf Ave., within City limits;
- Nall Ave., within City limits;
- Roe Ave., within City limits;
- Roeland Dr., within City limits;
- 51st St., within City limits;

Related Statute/City Ordinance:	Mission Municipal Code Chapter 320
Line Item Code/Description:	NA
Available Budget:	NA

<b>City of Mission</b>	Item Number:	5.
<b>DISCUSSION ITEM SUMMARY</b>	Date:	October 6, 2021
<b>Public Works</b>	From:	Celia Duran

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

- 63rd St., Nall Ave. to Roe Ave.; and
- 67th St., within City limits.

### Parking Within Residential Areas

Staff recommends adopting “Parking Sign Design Guidelines” related to “no parking” signs and recommends a set of operating procedures that have been modified from guidelines used by the City of Overland Park and include the following:

- Parking will be prohibited on streets if there is a clear and present safety or operational issue present as determined by Staff (i.e., site distance restriction, etc.).
- “No parking” signs will be posted on specific sides of the street based on street width:
  - **26.0' Or Greater Street Width:** Parking allowed on both sides of the street
  - **22.0' to 24.0' Street Width:** Parking restricted on one side of the street
  - **20.0' Or Less Street Width:** Parking restricted on both sides of the street
- In residential areas where there are large traffic generators adjacent to residential streets (i.e., parks, schools, businesses, multi-family, etc.), residents may submit a petition for addition or removal of “no parking” signs. The petition must be approved by over 50% of the homeowners along any affected street segment.

This is being presented as a discussion item to ensure Council is supportive of the process before staff begins removing or installing any “No Parking” signage. Prior to adopting the petition process, Staff will implement a pilot study to assess its effectiveness. A clean copy of the code sections to be revised along with a redlined version is included in the packet.

**CFAA IMPACTS/CONSIDERATIONS:** Clear and consistent signage along streets is critical to maintaining a safe, attractive, and viable transportation network that serves residents and visitors of all ages and abilities.

Related Statute/City Ordinance:	Mission Municipal Code Chapter 320
Line Item Code/Description:	NA
Available Budget:	NA



## PARKING SIGN DESIGN GUIDELINES OCTOBER 2021

### Section 1.0 Background/Purpose

There are numerous “no parking” signs installed on streets within the City of Mission and the signs (language, spacing, locations, etc.) are not uniform. It is costly to maintain signs and there is the potential for drivers to ignore signs that are considered unnecessary. Additionally, staff receives a number of requests to either remove or add additional signs; therefore, there is a need to establish design and operating guidelines and procedures for signs that are clear and consistent for motorists that travel throughout the City.

### Section 2.0 Governing Document Reference

The following documents reference requirements for “no parking signs”:

- Mission Municipal Code Chapter 320, Parking Regulations (This specifies designated parking restrictions, such as in any municipal parking area, etc.).
- Standard Traffic Ordinance For Kansas Cities (STO), 47<sup>th</sup> edition or latest adopted edition (incorporated by reference in Section 300.010 of the Mission Municipal Code.) (This specifies requirements where stopping, standing, and parking are prohibited, such as in front of a driveway, within 15 feet of a fire hydrant, etc.).
- Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), 2009 or latest adopted edition. (See below.)

### Section 2.1 MUTCD Requirements

“No parking” (R7 and R8 Series) signs, per MUTCD, are intended for use to establish parking restrictions according to State law and the City of Mission Municipal Code.

Parking signs should display the following information from top to bottom of the sign, in the order as listed:

- The restriction or prohibition.
- The time of the day that it is applicable, if not all hours; and
- The days of the week that it is applicable, if not every day.

If the parking restriction applies to a limited area or zone, the limits of the restrictions should be shown by arrows or supplemental plaques. If arrows are used and if the sign is at the end of a parking zone, there should be a single-headed arrow pointing in the direction that the regulation is in effect. If the sign is at an intermediate point in a zone, there should be a double-headed arrow pointing both ways. When

a single sign is used at the transition point between two parking zones, it should display a right and left arrow pointing in the direction that the respective restrictions apply.

As an alternate to the use of arrows to show designated restriction zones, word messages such as BEGIN, END, HERE TO CORNER, HERE TO ALLEY, THIS SIDE OF SIGN, or BETWEEN SIGNS may be used.

### **Section 3.0 Design Criteria for “No Parking” Signs**

This section includes assumptions, definitions, and specific design criteria associated with “no parking” signs.

#### **Section 3.1 Definitions**

Roadway Width: Measured from back of curb to back of curb, or edge of pavement to edge of pavement where no curb exists. Approximately 18 inches of a 2-foot curb and gutter cross-section can be utilized when parking a vehicle on the road. Therefore, as an example, a 28.0' back to back street has 2.0' of usable roadway.

Road Segment Length: A typical block, from cross street to cross street, except in the cases of group mailboxes, fire hydrants, traffic calming measures, etc.

Enforceable Limitations: Any location signed using the R8-3 (B) signs should be considered as “No Parking” up to an installed R8-3 (L) or R8-3 (R) sign (see Section 6.0). If no termination signs exist, the parking restriction should be considered terminated at the intersection of the next cross street.

#### **Section 3.2 Assumptions**

These guidelines were established using the following criteria as reference:

- Assume 1.5' of a 2.0' curb and gutter is usable for parking.
- Assume a typical passenger car width of 7.0'.
- Assume a snow plow truck width of 10.0'.
- Assume a fire truck requires a 10.0' travel width and a minimum of 19.0' with the outriggers extended.

#### **Section 3.3 Sign Size/Spacing**

Sign Sizes: “No parking” signs shall be 12' x 18" vertical rectangles. Additional “informational” plaques mounted below the sign shall be 9" x 12" horizontal rectangles.

Sign Spacing: Based on the height of the “no parking” symbol of 9 inches, the maximum spacing between consecutive signs is 270 feet. This is in accordance with MUTCD to provide 1.0" of letter height for every 30.0' of visibility distance. If there is to be no parking along a lengthy distance of road, “no parking” signs shall be repeated a maximum of every 270' along the road based on the visibility distance and text size, which is 1 inch of letter height for every 30 feet of visibility.

## **Section 4.0 Parking Based On Street Classifications**

This section discusses parking requirements in residential streets and main trafficways.

### **Section 4.1 Residential Streets**

- **26.0' Or Greater Street Width:** Where existing residential streets are unimproved ditched streets or streets with curb and gutter that meet or exceed the standard width of 26' back of curb to back of curb, parking will be allowed on both sides of the street. If there is a clear and present safety or operational issue evident (site distance restriction, etc.), the City will install signs that best address the situation.

If there are residential areas that border parks, schools, businesses, or multi-family complexes, the posting of parking restrictions will be considered on a case-by-case basis. A petition must be signed by the residents as discussed in Section 5.0.

- **22.0' to 24.0' Street Width:** Where existing residential streets are unimproved ditched sections or streets with curb and gutter with a standard width between 22.0' to 24.0' back of curb to back of curb, parking restrictions will be posted on one side of the street. The side of the street upon which parking shall be restricted will be based on sidewalk and/or mailbox locations. Safety issues shall dictate any variances to this policy.
- **20.0' Or Less Street Width:** Where the width of existing residential streets does not exceed 20.0' feet back of curb to back of curb or edge of pavement to edge of pavement, parking restrictions will be posted on both sides of the street.
- **Street Preservation Program:** When a street is rehabilitated or improved as part of the City's Street Preservation Program, or any similar program, all "no parking" signs that were existing prior to the improvement will be evaluated for removal based on the street width requirements listed above. Residents wishing to have the signs reinstalled will be required to go through the petitioning process. Exception to this rule applies if a traffic study conducted during the design phase indicates that there is a need to keep the signs in place.

### **Section 4.2 Main Trafficways**

Mission Municipal Code Section 320.060 prohibits parking on the main trafficways and main trafficway connections in the City of Mission (with the exception of certain areas designated for on-street parking where signs are erected). "No parking" signs will be posted only as necessary on these streets.

## **Section 5.0 Petition Process For Residential Streets**

A petition process is available for prohibition of parking (i.e., "no parking" signs), as well as removal of the parking prohibition.

## **Section 5.1 Parking Prohibition Petition Process**

Upon request for prohibition of parking, a field investigation shall be initiated to determine whether the installation of “no parking” sign(s) conform to this policy and will be enforceable under Section 300.010 and 320 of the Mission Municipal Code.

The City of Mission will initiate sending an approved Parking Prohibition Request Petition Form to the requestor listing the addresses along the street segment to be affected.

- The petition will state, based on a city staff field investigation, the side of the street that the parking restriction will affect. In general, the parking restriction will be on the side opposite of sidewalk or mailboxes unless there is a safety or operational issue evident.
- The requester shall circulate the petition to the addresses on the petition for the homeowner (one signature per owner-occupied household and one signature per multi-family complex) to vote in either favor or against the parking restrictions. The petition must be approved by over 50% of the homeowners along any affected street segment.
- City staff will notify citizens at addresses on the returned petition that do not have a homeowner’s signature informing them that there has been a request for parking restrictions. They will be given the opportunity to vote in favor or against the restrictions unless the petition receives a majority vote without their signature.

## **Section 5.2 Removal of Parking Prohibition Petition Process**

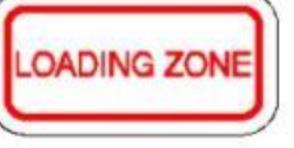
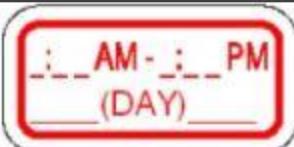
The removal of “no parking” signs on existing residential streets will go through the same petitioning process as the addition of parking restrictions. Any street which had parking restriction signs installed as part of the petitioning process must wait twelve months from the initial date of installation before it can be reviewed for removal of some or all of the parking restriction signs. The City of Mission will initiate sending an approved Parking Prohibition Removal Request Petition Form to the requester listing the addresses along the street segment to be affected.

## **Section 6.0 Other Typical Applications**

The STO includes a complete listing of enforceable parking control situations regardless of whether signs are posted or not, including restrictions near fire hydrants, crosswalks, intersections, etc.

Streets adjacent to schools will be signed on a case-by-case basis as indicated by a traffic study. Generally, signs and plaques may be installed indicating “no stopping or standing” or “no parking” and may further specify times of the day and days of the week when effective. Refer to the MUTCD for typical signs that will be installed in this situation.

The signs show and listed below are an example of the most common signs to be used by the City of Mission. Other signs may be used on a case-by-case basis.

		
R8-3(B)	R8-3(L)	R8-3(R)
		
R8-3bP1	R8-3bP2	R8-3gP
		
R8-3hP1	R8-3hP2	R8-3kP
		
R7-108 (Modify time and/or Directional Arrows)	R7-8a	R7-8a(L) or (R) (Modify Directional Arrows)

**Section 315.020 Main Trafficways.**

**[Code 1974 §13-112; Code 1983; CC 2000 §14-601]**

The following streets or portions of streets are hereby designated as main trafficways, the primary functions of which are and shall be the movement of through traffic between the areas of concentrated activity within the City and also between such areas within the City and traffic facilities outside the City performing the function of major trafficways: Nall Avenue, Lamar Avenue, Johnson Drive, Martway, Foxridge Drive, 51st Street, 53rd Street, 55th Street, 58th Street, 67th Street, Roe Avenue and Broadmoor from 56th to 61st Street and Woodson Road from 51st to 61st Street.

**Section 320.040 Parking Prohibited in Designated Areas.**

**[Ord. No. 915 §1, 7-26-1995; CC 2000 §14-304]**

It shall be unlawful to park any vehicle in any municipal parking area, where signs are erected giving notice thereof, stating no parking or reserved parking for municipal officials and City employees.

## **Schedule III**

### **Main Trafficways and Main Trafficway Connections**

**Table III-A Main Trafficways and Main Trafficway Connections.**

**[Ord. No. 1109 §§ 1—2, 2-11-2004]**

- A. The City hereby designates the following streets as main trafficways whose primary function is the movement of through traffic between areas of concentrated activity within the City or between such areas within the City and traffic facilities outside the City performing the function of a major trafficway, all as authorized by the Act:

Broadmoor, from 56th Street to 61st Street;  
Foxridge Drive, within the City limits;  
Johnson Drive, within the City limits;  
Lamar Avenue, within the City limits;  
Martway, within the City limits;  
Metcalf Avenue, within the City limits;  
Nall Avenue, within the City limits;  
Roe Avenue, within the City limits;  
Roeland Drive, Johnson Drive to Shawnee Mission Parkway; and  
Shawnee Mission Parkway, within the City limits.

- B. The City hereby designates the following streets as main trafficway connections whose primary function is to provide adequate connections with or between main trafficways of the City or for the purpose of relieving traffic congestion at certain points on said main trafficways, all as authorized by the Act:

51st Street, from Foxridge Drive to Nall Avenue

56th Street, from Broadmoor to Metcalf Avenue

58th Street, from Barkley to Metcalf Avenue

61st Street, from Broadmoor to Metcalf Avenue

67th Street, from Lamar Avenue to Nall Avenue

Barkley, from Martway to 58th Street and from Shawnee Mission Parkway to 61st Street

**Section 315.020 Main Trafficways.**

**[Code 1974 §13-112; Code 1983; CC 2000 §14-601]**

~~The following streets or portions of streets are hereby designated as main trafficways, the primary functions of which are and shall be the movement of through traffic between the areas of concentrated activity within the City and also between such areas within the City and traffic facilities outside the City performing the function of major trafficways: Nall Avenue, Lamar Avenue, Johnson Drive, Martway, Foxridge Drive, 51st Street, 53rd Street, 55th Street, 58th Street, 67th Street, Roe Avenue and Broadmoor from 56th to 61st Street and Woodson Road from 51st to 61st Street.~~

Main trafficways and main trafficway connections are provided in Schedule III, Table III-A.

**Section 320.040 Parking Prohibited ~~in Designated Areas on Main Trafficways and Certain Main Trafficway Connections.~~**

**[Ord. No. 915 §1, 7-26-1995; CC 2000 §14-304]**

~~It shall be unlawful to park any vehicle in any municipal parking area, where signs are erected giving notice thereof, stating no parking or reserved parking for municipal officials and City employees.~~

~~It shall be unlawful to park any vehicle upon main trafficways and certain main trafficway connections as defined in Schedule III, Table III-A, unless such street is specifically designated for on-street parking where signs are erected giving notice thereof. The main trafficway connections where parking is prohibited include 51<sup>st</sup> Street within City limits; 63<sup>rd</sup> Street, between Nall Avenue and Roe Avenue; and 67<sup>th</sup> Street within City limits.~~

## Schedule III

### Main Trafficways and Main Trafficway Connections

**Table III-A Main Trafficways and Main Trafficway Connections.**

**[Ord. No. 1109 §§ 1—2, 2-11-2004]**

- A. The City hereby designates the following streets as main trafficways whose primary function is the movement of through traffic between areas of concentrated activity within the City or between such areas within the City and traffic facilities outside the City performing the function of a major trafficway, all as authorized by the Act:

Broadmoor, from 56th Street to 61st Street;  
Foxridge Drive, within the City limits;  
Johnson Drive, within the City limits;  
Lamar Avenue, within the City limits;  
Martway Street, within the City limits;  
Metcalf Avenue, within the City limits;  
Nall Avenue, within the City limits;

Roe Avenue, within the City limits;  
Roeland Drive, Johnson Drive to Shawnee Mission Parkway; and  
Shawnee Mission Parkway, within the City limits.

- B. The City hereby designates the following streets as main trafficway connections whose primary function is to provide adequate connections with or between main trafficways of the City or for the purpose of relieving traffic congestion at certain points on said main trafficways, all as authorized by the Act:

51st Street, from Foxridge Drive to Nall Avenue  
55<sup>th</sup> Street, from Broadmoor to City limits

56th Street, from Broadmoor to Metcalf Avenue

58th Street, from Barkley to Metcalf Avenue

61st Street, from Broadmoor to Metcalf Avenue

63<sup>rd</sup> Street, from Nall Avenue to Roe Avenue

67th Street, from Lamar Avenue to Nall Avenue

Barkley, from Martway to 58th Street and from Shawnee Mission Parkway to 61st Street

**CITY OF MISSION  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE PROVIDING FOR REVISIONS TO SECTION 315.020, SECTION 320.040 and AND TITLE III, TRAFFIC CODE, SCHEDULE III, TABLE III-A OF THE MUNICIPAL CODE OF MISSION, KANSAS**

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MISSION, KANSAS AS FOLLOWS:

**SECTION 1:** Section 315.020 of the Municipal Code of Mission, Kansas is hereby revised as follows:

**Section 315.020. Main Trafficways and Main Trafficway Connections.**

Main trafficways and main trafficway connections are provided in Schedule III, Table III-A.

**SECTION 2:** Section 320.040 of the Municipal Code of Mission, Kansas is hereby amended as follows:

**Section 320.040. Parking Prohibited on Main Trafficways and Certain Main Trafficway Connections.**

It shall be unlawful to park any vehicle upon main trafficways and certain main trafficway connections as defined in Schedule III, Table III-A, unless such street is specifically designated for on-street parking where signs are erected giving notice thereof. The main trafficway connections where parking is prohibited include 51<sup>st</sup> Street within City limits; 63<sup>rd</sup> Street, between Nall Avenue and Roe Avenue; and 67<sup>th</sup> Street within City limits.

**SECTION 3:** Schedule III, Main Trafficways and Main Trafficway Connections, Table III-A. Main Trafficways and Main Trafficway Connections, of the Municipal Code of Mission, Kansas is hereby revised as follows:

A. The City hereby designates the following streets as main trafficways whose primary function is the movement of through traffic between areas of concentrated activity within the City or between such areas within the City and traffic facilities outside the City performing the function of a main trafficway, all as authorized by the Act:

Broadmoor, from 56<sup>th</sup> Street to 61<sup>st</sup> Street;  
Foxridge Drive, within the City limits;  
Johnson Drive, within the City limits;  
Lamar Avenue, within the City limits;  
Martway Street, within the City limits;  
Metcalf Avenue, within the City limits;  
Nall Avenue, within the City limits;

Roe Avenue, within the City limits;  
Roeland Drive, Johnson Drive to Shawnee Mission Parkway; and  
Shawnee Mission Parkway, within the City limits.

B. The City hereby designates the following streets as main trafficway connections whose primary function is to provide adequate connections with or between main trafficways of the City or for the purpose of relieving traffic congestion at certain points on said main trafficways, all as authorized by the Act:

51<sup>st</sup> Street, from Foxridge Drive to Nall Avenue  
55<sup>th</sup> Street, from Broadmoor to City limits  
56<sup>th</sup> Street, from Broadmoor to Metcalf Avenue  
58<sup>th</sup> Street, from Barkley to Metcalf Avenue  
61<sup>st</sup> Street, from Broadmoor to Metcalf Avenue  
63<sup>rd</sup> Street, from Nall Avenue to Roe Avenue  
67<sup>th</sup> Street, from Lamar Avenue to Nall Avenue  
Barkley, from Martway to 58<sup>th</sup> Street and from Shawnee Mission Parkway to 61<sup>st</sup> Street

**SECTION 4:** This Ordinance shall be in force and take effect from after publication according to law.

PASSED AND APPROVED by the City Council this 20th day of October, 2021.

APPROVED by the Mayor this 20th day of October, 2021.

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Ronald E. Appletoft, Mayor

ATTEST:

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Audrey M. McClanahan, City Clerk

APPROVED AS TO FORM:  
PAYNE & JONES, CHARTERED

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David K. Martin, City Attorney  
11000 King, Suite 200  
PO Box 25625  
Overland Park, KS 66225-5625

<b>City of Mission</b>	Item Number:	6.
<b>DISCUSSION ITEM SUMMARY</b>	Date:	October 6, 2021
<b>Administration</b>	From:	Laura Smith

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

## RE: Review and Discussion of Temporary Sign Ordinances

**DETAILS:** Over the last several months, staff has received several inquiries and questions regarding temporary signs. Many of the questions were related to the location/placement of political signs, which is now regulated by State Statute. However, we have also received a handful of questions about temporary signage located in residential areas.

A copy of the current regulations related to temporary signage is included in the packet for your review. It was most recently updated in 2017 following months of review and discussion surrounding Mission's sign code.

During the Committee meeting staff will review the current code, the questions and concerns being raised, and some alternative sign code provisions used by several of our neighboring cities. It is important to note, that a decision by the Supreme Court (Reed v.Town of Gilbert, U.S. Supreme Court, 135 S.Ct. 2218, 2015) prohibits cities from regulating signage based on content.

Staff is seeking discussion and input from the Council prior to recommending any revisions to the current sign codes. Should changes be desired, staff will continue researching and develop the appropriate timeline and process for review and revision. Because the sign code is part of Mission's overall zoning ordinances there are public hearing notice and hearing requirements that would need to be considered.

**CFAA IMPACTS/CONSIDERATIONS:** The City must consider the balance between controlling visual clutter resulting from signage, including temporary signage, with first amendment protections for our residents.

Related Statute/City Ordinance:	NA
Line Item Code/Description:	
Available Budget:	

*The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.*

**Section 430.150 Temporary Signs.**

**[Ord. No. 1259 §12, 5-21-2008; Ord. No. 1456 § 13, 4-19-2017]**

A. Purpose And Findings. The City of Mission is enacting this Section to establish reasonable regulations for the posting of temporary signs on public and private property. Temporary signs left completely unregulated can become a threat to public safety as a traffic hazard and detriment to property values as an aesthetic nuisance. By implementing these regulations, the City intends to:

1. Balance the rights of individuals to convey their messages through temporary signs and the right of the public to be protected against the unrestricted proliferation of signs;
2. Further the objectives of the City's Comprehensive Plan;
3. Protect the public health, safety and welfare;
4. Reduce traffic and pedestrian hazards;
5. Protect property values by minimizing the possible adverse effects and visual blight caused by signs;
6. Promote economic development; and
7. Ensure the fair and consistent enforcement of the temporary sign regulations specified in the following provisions.

B. Temporary Signs Permitted In All Zones.

1. Temporary signs may be posted on property in all zones of the City, subject to the following requirements and those applicable provisions stated elsewhere in the City's sign ordinance.
2. Permits for temporary signs are not required in the "R-1," "R-2" or "R-3" Districts.
3. The total square footage for temporary signs in any district per business or commercial establishment, in the aggregate, shall not exceed forty-eight (48) square feet, with no individual sign exceeding sixteen (16) square feet. The total square footage of a sign is measured to include all of the visible display area of only one (1) side of the sign and only the area of one (1) side of a double sign is included in the aggregate calculation.
4. Such signs shall not exceed six (6) feet in height.
5. Such signs shall maintain a setback at least three (3) feet from the property line.
6. No temporary sign shall obstruct or impair access to a public sidewalk, public or private street or driveway, traffic control sign, bus stop, fire hydrant or any other type of street improvements or otherwise create a hazard, including a tripping hazard.
7. No temporary sign shall be illuminated or painted with a light-reflecting paint.

8. A temporary sign shall only be posted with the consent of the property owner.
9. Temporary signs may be posted for the following periods of time not to exceed a total of ninety (90) days per calendar year.
  - a. Up to three (3), seven (7), fifteen (15), thirty (30), or sixty (60) consecutive days; or
  - b. Up to thirty (30) or sixty (60) non-consecutive days.
  - c. Except real estate signs advertising property for sale or lease may remain until the property is sold or leased.
- C. Authorization Required For Posting Temporary Signs In The Public Rights-Of-Way. Temporary signs shall not be posted in the public rights-of-way without obtaining a permit for such posting from the City and pursuant to the City policy regarding the posting of signs in the public rights-of-way. This restriction includes the posting of temporary signs on trees, utility poles and other structures within the rights-of-way.
- D. Removal Or Replacement Of Temporary Signs.
  1. The person who has posted or directed the posting of a temporary sign is responsible for the removal or replacement of that sign in accordance with this Section.
  2. If that person does not remove or replace the temporary sign in accordance with this Section, then the property owner or occupant of the building lot where the sign is posted is responsible for the sign's removal or replacement.
  3. If the City finds that any sign is posted in violation of these regulations on private property, then written notice shall be given to the person who has posted or directed the posting of the sign. If that person fails to remove or replace the sign so as to comply with the standards herein set forth within seventy-two (72) hours after such notice, an action may be commenced under Section **430.070(E)**.
  4. The City may immediately remove temporary signs posted on public property or rights-of-way in violation of this Section and commence an action under Section **430.070(E)**.

<b>City of Mission</b>	Item Number:	8.
<b>DISCUSSION ITEM SUMMARY</b>	Date:	October 6, 2021
<b>Parks + Recreation</b>	From:	Laura Smith/Penn Almoney

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

#### **RE: Park Conceptual Design Process**

**DETAILS:** Following the September 29, 2021 City Council work session, staff committed to providing a formalized timeline and process for moving the conceptual park plans to more final versions for Council review and direction.

The work session packet from September 29, 2021 may be viewed [here](#) as a point of reference. Staff will be meeting with Confluence on Tuesday, October 5 to review and finalize the timeline. The packet will be updated following that meeting.

**CFAA IMPACTS/CONSIDERATIONS:** Thoughtful planning which engages the community will assist the City in developing and maintaining parks and recreation amenities which can reach residents and visitors of all ages and abilities.

Related Statute/City Ordinance:	NA
Line Item Code/Description:	
Available Budget:	