



COMMUNITY DEVELOPMENT COMMITTEE

WEDNESDAY, SEPTEMBER 7, 2022 at 7:30 p.m.

(or immediately following 6:30 p.m. Finance & Administration Committee)

**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 Preliminary Development Plan for 5665 Foxridge Drive (page 4)

Block Real Estate Services filed an application for a preliminary development plan to construct a five-story, 307-unit multi-family development on the property located at 5665 Foxridge. A public hearing was held by the Planning Commission at their July 25, 2022 meeting to take testimony concerning this application. At the conclusion of the public hearing, and after due consideration, the Planning Commission voted 9-0 to recommend approval of the preliminary development plan to the City Council.

2. Approval of Preliminary Plat for 5665 Foxridge Drive (page 305)

Block Real Estate Services filed an application for a preliminary plat in conjunction with the above mentioned preliminary development plan application for property located at 5665 Foxridge. A public hearing was held by the Planning Commission at their July 25, 2022 meeting to take testimony concerning this application. At the conclusion of the public hearing, and after due consideration, the Planning Commission voted 9-0 to recommend approval of the preliminary plat to the City Council.

3. Approval of Preliminary and Final Plat of Holly Heights (58Nall Project) (page 315)

A preliminary development plan for a 77-unit, multi-family development project at the southwest corner of 58th Street and Nall Avenue was approved earlier this summer by the City Council. The development will encompass four individual parcels addressed as 5555 W. 58th Street and 5808, 5818 and 5822 Nall Avenue. The preliminary and final plat will combine these four individual parcels into one and dedicate an easement for a portion of sidewalk along Nall Avenue.

ACTION ITEMS

4. Acceptance of the August 3, 2022 Community Development Committee Minutes – Robyn Fulks (page 320)

Draft minutes of the August 3, 2022 Community Development Committee meeting are included for review and acceptance.

5. Amendment of Joint Use Agreement for Streamway Park – Penn Almoney (page 331)

The Streamway Park Joint Use Agreement was originally signed by the City of Mission and Kansas Department of Transportation (KDOT) on March 25, 1987. The agreement allows right of way use to Mission for the benefit of residents and visitors. Staff recently reached out to KDOT to clarify use and expectations now that Mission is considering a conceptual redesign of Streamway Park and KDOT has requested to amend the existing agreement..

6. Broadmoor Park Trail Task Order – Penn Almoney (page 344)

Broadmoor Park trail conditions continue to worsen as a result of continuous use, root flares, weather impacts and trail slope. In an effort to continue making priority investments in Mission's parks, Staff recommends approval of a task order with George Butler Associates, Inc. for site surveying, design and trail construction services at Broadmoor Park in an amount not to exceed \$32,000 with funding from the Parks + Recreation Sales Tax Fund.

7. Pavement Marking Project – Celia Duran (page 348)

This project includes installation of pavement markings on Johnson Dr. (Lamar Ave. to Metcalf Ave.), Martway (Broadmoor St. to Metcalf Ave.), and Barkley St. (Johnson Dr. to Broadmoor St.). Staff recommends approval of a contract with Heartland in an amount not to exceed \$62,500.

8. Rock Creek Preliminary Project Study – Celia Duran (page 351)

Johnson County Stormwater Management Program (SMP) completed a Watershed Master Plan (WMP) for Watershed 1 in March 2022. The WMP identified watershed characteristics and environmental deficiencies within the watershed and watershed risk related to flooding, water quality, stream erosion, and hydromodification. The Rock Creek Channel located in downtown Mission from Lamar Ave. to Reeds Rd. received a preliminary flood risk score of 4.44 on a scale of 1 to 5. The SMP and Watershed 1 members have approved 50% matching funds for preparation of a Preliminary Project Study (PPS) to develop and identify three proposed alternatives and cost estimates to address flooding, water quality, and stream erosion. Staff recommends approval of a task order with Olsson to prepare the PPS in an amount not to exceed \$196,150.

9. 51st Street (Lamar Ave. to Reeds Rd.) Sidewalk Repair Project – Brent Morton (page 362)

This project continues work completed in early 2022 which replaced sidewalk panels on 51st St. between Dearborn St. and Woodson St., and includes removal and replacement of additional sidewalk, primarily between Lamar Ave. to Dearborn St. These sidewalks are in a school zone used by students walking to and from Rushton Elementary. Once this work is completed, students and pedestrians will have a safer route to school and along 51st St. from Lamar Ave. east to city limits. Staff recommends approval of a contract with AR Construction LLC in an amount not to exceed \$29,720.

10. Public Works Snow Equipment Purchase – Brent Morton (page 367)

Public Works is requesting the purchase of a 2022 Boss Snowrator in order to remove snow on 4 foot wide trails and sidewalks in school zones. Staff has used the Gator utility terrain vehicle with a 5-foot wide plow in the past; however, there are a number of locations where the trails and sidewalks are less than 5 feet wide resulting in turf damage. Staff recommends the purchase of this equipment in an amount not to exceed \$16,929.72. This item was recommended as an additional supplemental required to be funded in 2022 from the Equipment Reserve & Replacement Fund.

DISCUSSION ITEMS

OTHER

11. Department Updates - Laura Smith

Ben Chociej, Chairperson
Lea Loudon, Vice-Chairperson
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