



## **COMMUNITY DEVELOPMENT COMMITTEE**

**WEDNESDAY, OCTOBER 12, 2022 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. MFAC/MSC Wrap-up Presentation – Penn Almoney, Jenna Dickman, Jenny Smith ([page 4](#))

Staff will present the 2022 end of season review and evaluation for the Mission Family Aquatic Center and Mission Summer Camp.

2. Mission Vale Rezoning (W. 58<sup>th</sup> Terrace and Nall Ave.) – Koenig Building + Restoration, Applicant – PC Case #22-20 ([page 5](#))

At their September 26 meeting, the Planning Commission held a public hearing on PC Case #22-20, an application for a rezoning of five (5) parcels of property at the southeast corner of W. 58<sup>th</sup> Terrace and Nall Avenue from “PBP” and “MS-2” to “DND.” At the conclusion of the public hearing, and after due consideration, the Planning Commission voted 9-0 to recommend approval to the City Council.

3. Mission Vale Preliminary Development Plan (W. 58<sup>th</sup> Terrace and Nall Ave.) – Koenig Building + Restoration, Applicant – PC Case #22-21 ([page 17](#))

At their September 26 meeting, the Planning Commission held a public hearing on PC Case #22-21, an application for a preliminary development plan for construction of a 19-unit townhome development at the southeast corner of W. 58<sup>th</sup> Terrace and Nall Avenue. At the conclusion of the public hearing, and after due consideration, the Planning Commission voted 9-0 to recommend approval to the City Council.

4. 5819 Nall Townhomes Preliminary Plat (W. 58<sup>th</sup> Terrace and Nall Ave.) – Koenig Building + Restoration, Applicant – PC Case #22-25 ([page 94](#))

At their September 26 meeting, the Planning Commission held a public hearing on PC Case #22-25, an application for a preliminary plat for five parcels of property at the southeast corner of W. 58th Terrace and Nall Avenue to be known as 5819 Nall Townhomes. At the conclusion of the public hearing, and after due consideration, the Planning Commission voted 9-0 to recommend approval to the City Council.

5. SMSD Horizons High School Preliminary and Final Plat (5900 Lamar) – USD #512, Applicant – PC Case #22-26 ([page 102](#))

At their September 26 meeting, the Planning Commission held a public hearing on PC Case #22-26, an application for a preliminary and final plat for 5900 Lamar Ave to be known as SMSD Horizons. At the conclusion of the public hearing, and after due consideration, the Planning Commission voted 9-0 to recommend approval to the City Council.

6. Mission Preserve Final Plat (51st Street and Riggs Ave.) – Stride Devco, Applicant – PC Case #22-24 ([page 111](#))

At their September 26 meeting, the Planning Commission held a public hearing on PC Case #22-26, an application for a final plat for property at 51st Street and Riggs Avenue to be known as Mission Preserve. The Planning Commission voted 8-1 to recommend approval to the City Council.

## ACTION ITEMS

7. Acceptance of the September 7, 2022 Community Development Committee Minutes – Robyn Fulks ([page 118](#))

Draft minutes of the September 7, 2022 Community Development Committee meeting are included for review and acceptance.

8. Amendment of Joint Use Agreement for Waterworks Park – Penn Almoney ([page 129](#))

The Waterworks Park Joint Use Agreement (JUA) was originally signed by the City of Mission and WaterOne on November 15, 1982. The agreement allows Mission to use property owned by WaterOne for “public parks and recreational use purposes.”

WaterOne staff participated on the Waterworks Park conceptual design committee and has been in ongoing discussions to clarify use and expectations regarding the proposed improvement to Waterworks Park. The joint use agreement has been reviewed by legal staff for both WaterOne and Payne & Jones and is recommended for approval.

9. Pavement Condition Update Contract – Celia Duran ([page 148](#))

In 2017, a street asset inventory and condition update was performed for the City of Mission. In 2020, this data, as well as available geotechnical data and work history records, were used to develop an on-going street preservation program with a prioritized

list of roads and estimated costs. It is recommended that pavement condition index (PCI) data be updated every 5 years; therefore, Staff recommends approving a contract with GEI Consultants, Inc. to for a city-wide pavement condition inventory in an amount not to exceed \$20,000.

10. Maintenance Agreement Rushton Elementary – Brian Scott ([page 163](#))

The preliminary development plan for Rushton Elementary was recently approved by the City Council. One of the conditions for approval was the establishment of a maintenance agreement between the City and the Unified School District #512 to ensure that on-street parking along 52nd Street, sidewalk, and landscaping, that are in the City's right-of-way are maintained by the school district.

11. Maintenance Agreement 58/Nall - Brian Scott ([page 170](#))

The preliminary development plan for 58/Nall, a 77-unit multi-family development at the southwest corner of W. 58th Street and Nall Avenue, was recently approved by the City Council. One of the conditions for approval was the establishment of a maintenance agreement between the City and the Developer to ensure that eight on-street parking spaces along Nall Avenue, sidewalk, and landscaping that are in the City's right-of-way are maintained by the Developer or any future property owner.

## DISCUSSION ITEMS

### OTHER

12. Department Updates - Laura Smith

**Ben Chociej, Chairperson**  
**Lea Loudon, Vice-Chairperson**  
***Mission City Hall, 6090 Woodson St***  
***913.676.8350***