



City Council and Planning Commission Joint Work Session

Tuesday, May 2nd 6:00 – 8:00

Powell Community Center – 6200 Martway

1. Introductions/Agenda Review (2 min)
2. Background of the Planning Process (2 min)
3. Review of Survey Results of Implementation Priorities (10 min)
4. Top Implementation Priorities Timing – Dot Voting Exercise (20 min)
5. Discussion of Voting Results (15 min)
6. Future Land Use Plan Review (40 min)
7. Next Steps (1 min)

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MEMORANDUM

To: Mayor Flora and Members of the City Council
Chairman Lee, and Members of the Planning Commission

From: Laura Smith, City Administrator
Brian Scott, Deputy City Administrator for Community Development and Planning Services
Karie Kneller, City Planner

Date: April 28, 2023

Regarding: Joint Work Session - Draft Comprehensive Land Use Plan – Tomorrow Together

We will be having our second joint work session with the City Council and the Planning Commission this Tuesday, May 2nd at 6:00 p.m. at the Powell Community Center. The purpose of this joint work session is to continue our review and discussion of the draft comprehensive land use plan, Tomorrow Together, that we have been working on for the past few years.

One of the primary objectives for this work session will be to review the rankings of the strategies under each of the key themes that we asked everyone to complete as a homework assignment. The results of the rankings are included in the packet. They are ranked from highest (most votes) to lowest (least votes) under each general theme category. Here is a link to the [draft comprehensive land use plan](#) for reference if you would like to refer back to that as you prepare for the work session.

On Tuesday, we will further prioritize the strategies that received the top rankings into time frames of 1-3 years, 3-5 years, or 5+ years. This will help all of us to know where best to place our energy and resources over the next few years as we begin to work through the recommendations of the plan.

Another primary objective of the work session is to review the Future Land Use Map. We want to ensure that we all have a full understanding of what is being proposed as this will become important in the work we do in updating codes and other development-related activity in the months ahead.

Finally, we will review the remaining steps in the process to move the updated Comprehensive Plan through the Planning Commission and the City Council.

We are excited to continue our work together on this important initiative for our community's future. See everyone next Tuesday!

RESULTS - Strategy Prioritization Survey

Higher Priority
 Medium Priority
 Lower Priority

Natural Features and Environment (choose 5)

	%	count
Expand greenspace and protect tree cover by encouraging both to be integrated into new development or redevelopment	81.8%	18
Continue to encourage sustainability measures for new development and redevelopment projects in Mission	81.8%	18
Integrate principles of design and public safety when evaluating developments or improvements for projects that impact public spaces including open space and parks	59.1%	13
Preserve and increase Mission's tree canopy	54.6%	12
Balance the needs of the environment and economic developments along the Rock Creek corridor	45.5%	10
Consider the economic, equity and environmental aspects of sustainability when making decisions for the community	45.5%	10
Add green infrastructure along the Rock Creek corridor	40.9%	9
Reinvigorate Mission's commitment to reaching its Sustainability and Climate Action Plan goals and community targets	31.8%	7
Promote green infrastructure on public and private property	27.3%	6
Maintain Mission's natural features	18.2%	4
Encourage use of native plants throughout Mission	13.6%	3

Housing and Neighborhoods (choose 5)

	%	count
Examine the existing Form Based Code District for new developments and redevelopments	50.0%	11
Implement residential design standards related to the scale, setback, footprints, etc. for housing in	50.0%	11
Promote grant and assistance programs available for housing revitalization at the local, county, and	45.5%	10
Utilize buffers for gradual density shifts in neighborhoods	45.5%	10
Allow for creative infill housing development	40.9%	9
Promote Missing Middle Housing that complements the context and scale of the surrounding prope	40.9%	9
Educate property owners and neighborhoods on code and code violations	40.9%	9
Develop criteria and standards for Accessory Dwelling Units where appropriate	36.4%	8
Expand the Inspection Program to annually include more multi-family units	27.3%	6
Create Multi- Family developments in Mixed-Use Zones	22.7%	5
Assist resident-based groups in Mission neighborhoods	22.7%	5
Establish Building Design Standards for new affordable residential developments	18.2%	4
Ensure there are move-up ready homes in Mission	18.2%	4
Intentionally redevelop along transitional land uses	13.6%	3
Adopt Site Development Standards for residential land uses	13.6%	3
Set a term of affordability for new developments in Mission	9.1%	2
Implement Universal Design features in residences	4.6%	1

RESULTS - Strategy Prioritization Survey

Higher Priority
 Medium Priority
 Lower Priority

Transportation and Mobility (choose 5)

	%	count
Maintain, improve, and expand the sidewalk network throughout Mission	50.0%	11
Add and improve key crossing locations along major arterial roadways	40.9%	9
Improve pedestrian access and safety	40.9%	9
Adopt Complete Streets Plan city-wide	36.4%	8
Continue to improve pedestrian experience along Johnson Drive	36.4%	8
Explore feasibility of extension of Downtown improvements west of Lamar Avenue to Metcalf Ave	31.8%	7
Incorporate traffic calming features along strategic corridors to promote safe and comfortable walk	27.3%	6
Support public bike rentals and mobility hubs	27.3%	6
Implement infrastructure to support electric modes of transportation on public and private propertie	27.3%	6
Regularly review policies and enforce codes to maintain safe rights-of-way and visibility at intersecti	27.3%	6
Utilize the Future Land Use Plan to support higher-density mixed-use developments where appropria	27.3%	6
Commission a feasibility study for the conversion of the interchange at Metcalf and Johnson Drive covering aspects of traffic safety, traffic operations, and bicycle and pedestrian access	27.3%	6
Strategize planning efforts to support future-focused transportation	18.2%	4
Develop policy to support Transit- Oriented Developments	18.2%	4
Implement a flexible Complete Streets ordinance	13.6%	3
Implement infrastructure upgrades and traffic calming elements on local streets as a means of neigh	13.6%	3
Work with Johnson County and transit leaders to prepare the Mission Transit Center for future transit	13.6%	3
Engage with KCATA and regional leaders as regional transit plans such as OneRideKC develop	9.1%	2
Look at opportunities for future street alignments in the West Gateway District	9.1%	2
Support and expand specialized transit services in Mission	4.6%	1

Parks and Recreation (choose 5)

	%	count
Adequately fund, maintain and enhance Mission's parks	86.4%	19
Continue to support the Mission Market	81.8%	18
Improve existing trail network in Mission	77.3%	17
Allow for the flexible and creative use of streets/parking areas for public gathering	54.6%	12
Increase visibility and awareness of existing park facilities	45.5%	10
Incorporate Universal Design features into Mission's parks and recreation spaces	45.5%	10
Regularly review Mission parks and recreation facilities	40.9%	9
Expand trail network throughout the city so that all residents are within ¼ mile of the trail network	40.9%	9
Ensure Mission's parks are accessible and usable to everyone	27.3%	6

RESULTS - Strategy Prioritization Survey

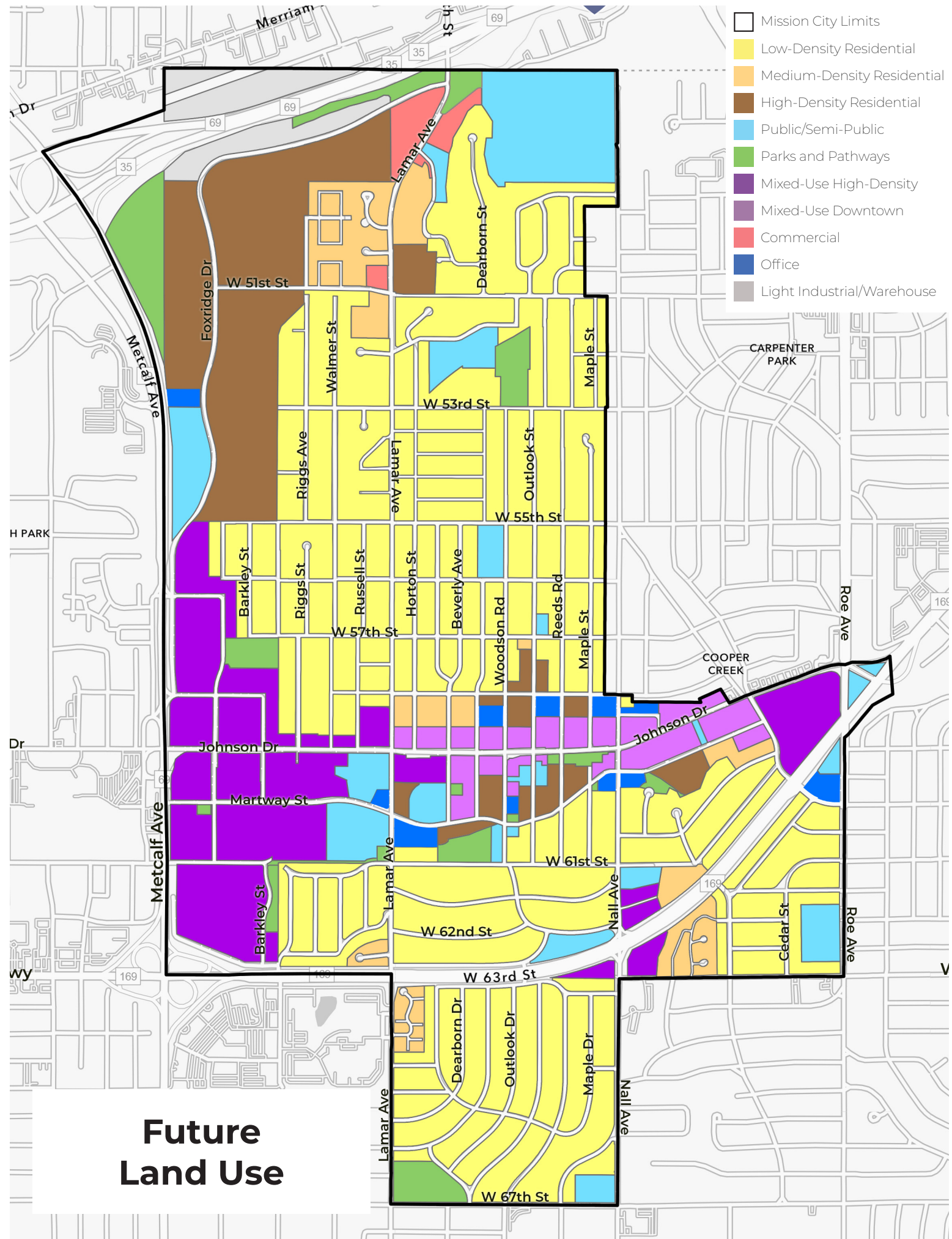
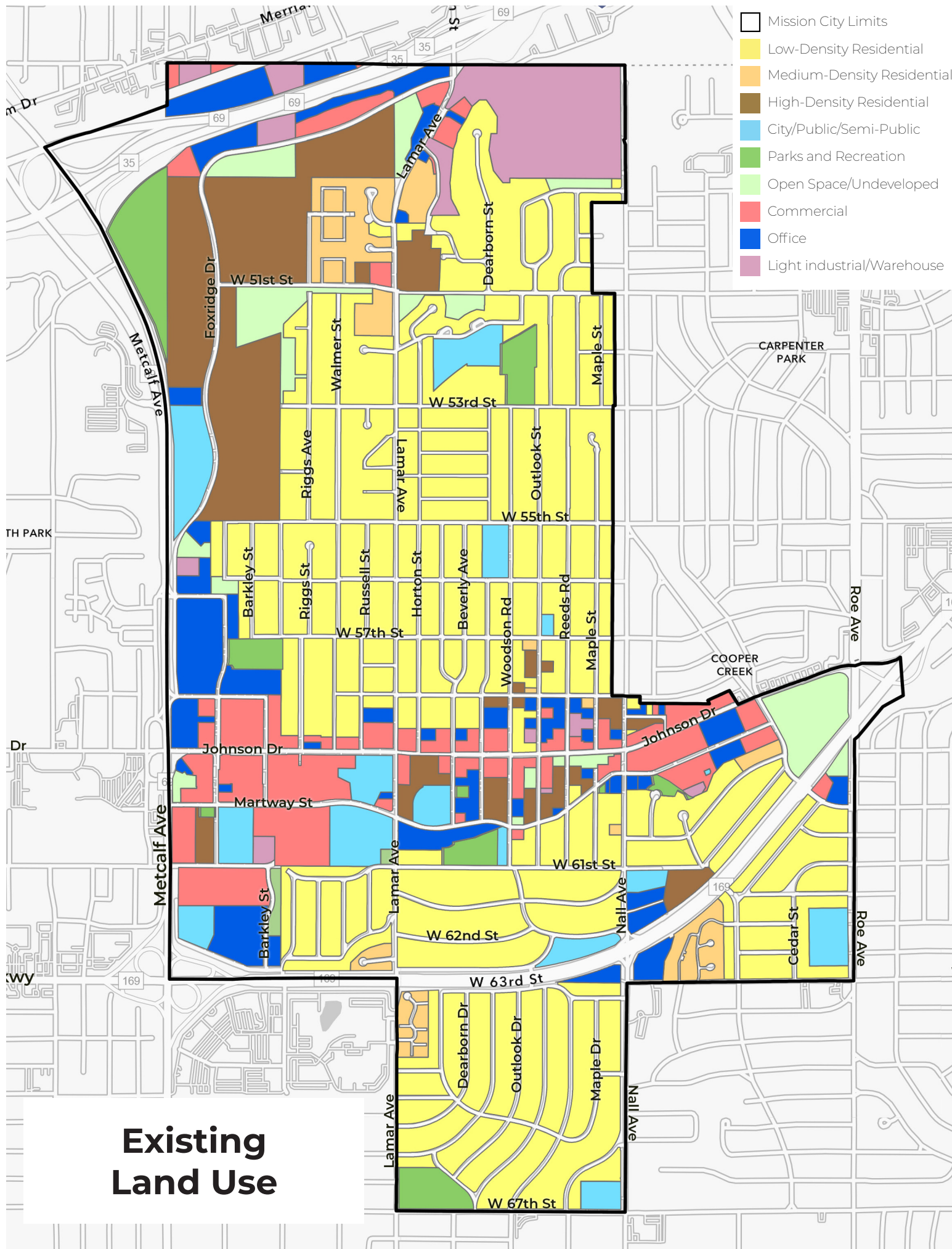
Higher Priority
 Medium Priority
 Lower Priority

Economic Revitalization (choose 5)

	%	count
Support Mission businesses that want to improve building facades and enhance the proper	54.6%	12
Continue to invest in Downtown Mission	45.5%	10
Promote flexible mixed-use developments along the Johnson Drive corridor	45.5%	10
Foster a healthy relationship between the City and existing businesses	45.5%	10
Mission should actively seek new business opportunities in its key commercial corridors	40.9%	9
Continue to enhance the West Gateway District	31.8%	7
Encourage development and enhancement in and around major gateways in Mission	31.8%	7
Seek new opportunities to enhance Downtown Mission through available programs and grants	31.8%	7
Remain adaptable to changes in economic conditions while continuing to protect community ir	27.3%	6
Support the growth and enhancement of all of Mission's commercial areas	27.3%	6
Enhance transit and pedestrian/bicycle infrastructure as a means of economic development	22.7%	5
Create a new community-led vision for the East Gateway District	18.2%	4
Seek development that enhances the unique character of Mission by building upon successful p	18.2%	4
Continue to extend the Johnson Drive Corridor Improvement treatment to other corridors throu	18.2%	4
Promote Smart City initiatives in Mission and actively pursue regional partnerships	18.2%	4
Use incentives and assistance programs to expand and support community priorities and value	9.1%	2
Create and design signage for Mission's three Downtown districts that represent the unique chi	9.1%	2
Promote awareness of Mission's high-speed broadband connectivity capabilities	4.6%	1

Infrastructure Maintenance and Enhancements (choose 5)

	%	count
Continue to allocate funding for stormwater management, including gray and green infrastructure s	68.2%	15
Continue to fund pedestrian and bicycle infrastructure enhancements along Mission roads	63.6%	14
Maintain Mission's roads and provide neighborhood specific streetscape enhancements to improve	59.1%	13
Continue to improve and maintain Mission parks and trails while expanding the system as opportun	50.0%	11
Strengthen sustainability requirements and best management practices	45.5%	10
Focus on primary infrastructure issues	40.9%	9
Thoroughly analyze inventory of current infrastructure conditions	36.4%	8
Enhance amenities to support neighborhoods and residents	36.4%	8
Prioritize infrastructure resiliency in all utility improvements	31.8%	7
Leverage Complete Streets Policy for people-oriented improvements	27.3%	6
Prioritize People-Oriented Improvements	22.7%	5
Coordinate infrastructure upgrades for the benefit of financial efficiency and quality of life improvem	18.2%	4



Future Land Use Definitions

■ Low-Density Residential

Includes detached single-family residential, single-family residential bi-attached, single-family residential with one accessory dwelling unit, civic uses, schools, and churches.

Density: 3 to 6 dwelling units/acre



■ Medium-Density Residential

Includes horizontally attached rowhouses and townhomes. Also includes "Missing Middle" housing typologies such as duplexes/triplexes/fourplexes, courtyard apartments, cottage courts, and multi-plexes.

Density: 6 to 18 dwelling units/acre



■ High-Density Residential

Category includes vertically attached residential apartments and condos.

Density: 18 or more dwelling units/acre



■ Commercial

Includes typical retail uses such as sales or services, hotels, motels, and restaurants.

*Density: 0.25 FAR or greater

**Floor Area Ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located. FAR is illustrated as a decimal number, and is derived by dividing the total floor area of the building by the total area of the parcel.*



■ Office

Activity during normal business hours that includes administrative, professional, and research; may serve as a transition from residential to commercial uses.

Density: 0.25 FAR



Future Land Use Definitions

■ Business Park/Light Industrial

Includes typical medium- or large-scale office and light industrial uses.

Density: 0.30 FAR



■ Mixed-Use High-Density

Includes pedestrian-friendly mix of housing, office, and retail uses at medium densities.

Density: 3.0 to 10.0 FAR for retail/office and 50 or more dwelling units/acre for residential



■ Mixed-Use Downtown

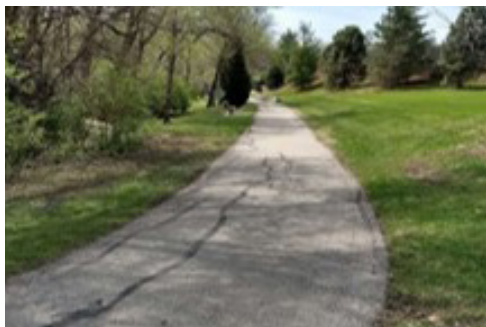
This category is a special mixed-use district for the Downtown Johnson Drive corridor with typical uses including retail on first-floor and residential or office uses on the upper floors.

Density: 1.0 to 3.0 FAR for retail/office and 12 to 45 dwelling units/acre for residential



■ Parks and Pathways

This category includes parks, recreation land, and trail areas.



■ Public/Semi-Public

Includes government-owned land, schools, churches, museums, and institutions.

