



COMMUNITY DEVELOPMENT COMMITTEE

WEDNESDAY, AUGUST 2, 2023 at 6:30 p.m.

**MISSION CITY HALL
6090 Woodson Street**

Meeting In Person and Virtually via Zoom

This meeting will be held in person at the time and date shown above. 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

PLANNING COMMISSION ACTION ITEMS

(items will be included on the next legislative agenda for Council action)

1. Preliminary Development Plan – Residence on Rock Creek Phase II – (PC Case #23-13) - Brian Scott ([page 3](#))

The Residence on Rock Creek is 168-unit apartment building currently under construction at 5399 Martway Street. The developer of the project, Sunflower Development, submitted an application to the City on May 17, 2023 for a preliminary development plan to construct a second 96-unit apartment building on a parcel of property directly to the east of their current project. The application was considered by the Planning Commission at their July 24, 2023 meeting with the Commission recommending approval to the City Council 7-0 (two commissioners absent).

2. Tobacco Retailer Buffer Regulations – Zoning Code Amendment (PC Case #23-14) – Brian Scott ([page 72](#))

This past winter the City Council had discussions about ways to regulate the distance between tobacco retailers in the City in order to provide fewer opportunities for youth to access tobacco and e-cigarette products. A proposed amendment to Chapter 400 – the zoning code - of the Mission Municipal Code has been drafted that stipulates that no tobacco retailer can locate within 1,000 feet of an existing tobacco retailer, a park, school, or church. The proposed zoning amendment was considered by the Planning Commission at their July 24, 2023 meeting, with the Commission recommending approval to the City Council by a vote of 7-0 (two commissioners were absent).

ACTION ITEMS

3. Acceptance of the July 5, 2023 Community Development Committee Minutes – Robyn Fulks ([page 87](#))

Draft minutes of the July 5 Community Development Committee meeting are included for review and acceptance.

4. Interlocal Agreement for 2022 Stormwater System Renewal Project/2022 Mission Street Repair – Brent Morton ([page 98](#))

The Johnson County Stormwater System Renewal Program will provide 50% matching funds for estimated costs of stormwater system replacement with a risk score of 3.2 or higher. The Interlocal Agreement with Johnson County specifies the County's contribution towards project costs for the City's 2022 Street Preservation Program. The total project cost is \$87,768 and the County will provide matching funds up to \$43,884. Approval of this agreement in the final step with the County to accept 2022 funds for this project.

5. Powell Community Center (PCC) and Mission Square Parking Lot Repairs – Penn Almoney ([page 105](#))

The 2023 Parks + Recreation Capital Improvement Program (CIP) included parking lot repairs, crack fill and seal coating the Powell Community Center and Mission Square parking lots. Staff has been tracking parking lot maintenance areas in preparation for this project. Staff received two bids and is recommending a contract with Prime Asphalt for \$21,300. Funds will be provided from the Parks + Recreation Sales Tax Fund.

DISCUSSION ITEMS

6. Powell Community Center Feasibility Study and Business Plan – Penn Almoney ([page 107](#))

Staff and stakeholders completed final review of the Feasibility Study and Business Plan with PROS Consulting on Tuesday, May 16. Staff is bringing final recommendations before City Council for review and discussion. A complete copy of the draft report has undergone a final review by staff and will be available prior to the CDC meeting.

OTHER

7. Department Updates - Laura Smith

Lea Loudon, Chairperson
Ben Chociej, Vice-Chairperson
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