



## **COMMUNITY DEVELOPMENT COMMITTEE**

**WEDNESDAY, DECEMBER 13, 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**

#### **PLANNING COMMISSION ACTION ITEMS**

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

1. Adoption of the Tomorrow Together 2040 Mission Comprehensive Plan – Brian Scott  
[2040 Comprehensive Plan](#)   [Existing Conditions](#)   [Public Input Summary](#)  
[9/25/2023 Planning Commission Minutes](#)

The City has been working in partnership with a consulting team lead by Confluence on an update to its Comprehensive Land Use Plan – Tomorrow Together 2040 Comprehensive Plan – since March of 2020. The draft plan was presented to the Planning Commission at their September 25th meeting where it was recommended to the City Council for approval by a vote of 7-1.

2. Final Plat – Popeye's on Johnson Drive – 6821 Johnson Drive – (PC Case #23-24) - Brian Scott

Approval of the final plat for Popeye's on Johnson Drive and acceptance of dedication of right-of-way and easements. This was considered by the Planning Commission at their November 27th meeting and recommended by a vote of 7-0 for approval by the City Council.

3. Special Use Permit – Digital Billboard – 6650 W. 47th Street - (PC Case #23-22) - Brian Scott

The property located 6650 W. 47th street, north of I-35, is partly in Mission and partly in Kansas City, Kansas. The owner of the property recently submitted an application for a special use permit to install a digital billboard on the front portion of the property near the interstate. Billboards are permitted in any zoning district except residential with a special use permit. Billboards located near interstate highways are also regulated by state

statutes. The Planning Commission considered the application at their November 27th meeting and have recommended approval by the City Council by a vote of 7-0.

## **PUBLIC PRESENTATIONS / INFORMATIONAL ONLY**

### **ACTION ITEMS**

4. Acceptance of the November 1, 2023 Community Development Committee Minutes – Robyn Fulks ([page 4](#))

Draft minutes of the November 1, 2023 Community Development Committee meeting are included for review and acceptance.

5. Rock Creek Channel Preliminary Project Study Report (Woodson to Outlook) – Brent Morton/ Laura Smith

March 2022, the Johnson County Stormwater Management Program (SMP) completed a Watershed Master Plan (WMP) for Watershed 1 which includes Mission. 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 approved the Preliminary Project Study (PPS) to develop and identify three alternative solutions and cost estimates to address flooding, water quality, and stream erosion along this section of the creek channel. Staff and Olsson representatives will present the findings, including the recommendation to submit Option 3 to the County for funding through the SMP. The project would be included in the 2026 Budget year, but it is important to submit now to ensure we can secure a place on the project funding list. The SMP program is designed to provide 50% cost sharing between the County and the City.

6. Powell Community Center (PCC) North Bathrooms Remodel – Penn Almoney

The two north bathrooms in the PCC are original to the facility expansion in 2004. Rental groups, campers and program participants utilize these restrooms more than any other bathrooms throughout the facility. Counters, stall dividers, flooring and wall tile need to be replaced with materials that can withstand daily impacts and maintenance needs. Staff solicited quotes from ten bathroom remodeling contractors, and received two bids. Staff recommends approval of a contract with MAC General Contracting in an amount not to exceed \$35,026 which was approved in the 2023 Parks + Recreation CIP and will be paid from Parks + Recreation Sales Tax funds.

7. Powell Community Center (PCC) Steam Sauna Retiling – Penn Almoney

The 2023 Parks + Recreation CIP included plans to retiling the PCC steam sauna floors, walls and seating which were originally installed in 1999. Staff received four bids and is recommending a contract with Alex Tile and Floor for sauna demolition and retiling in an amount not to exceed \$12,960. Funds will be provided from the Parks + Recreation Sales Tax Fund.

8. CARS Agreement for the Roe Avenue (Johnson Drive to 63rd Street) 2024 CARS Project

The City of Mission's proposed CARS project for 2024 is the Roe Avenue (Johnson Drive to 63rd Street) Street Rehabilitation Project. The proposed improvements include an Ultra-thin Bonded Asphalt Surface (UBAS) surface treatment, spot curb/cutter, stormwater improvements, traffic signal buyout and replacement, new sidewalk, and permanent pavement markings. The stormwater improvements include replacing aging corrugated metal pipe (CMP) that is rated 3.5 or higher. The Interlocal Agreement specifies the County's participation in the project for a total cost not to exceed \$870,000 and commits the City's funds to the project. Approval of the interlocal agreement is the final step with the county to accept CARs funds for this project.

**DISCUSSION ITEMS**

**OTHER**

8. Department Updates - Laura Smith

**Lea Loudon, Chairperson**  
**Ben Chociej, Vice-Chairperson**  
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