City of Mission
Regular Meeting Agenda
Wednesday, November 18, 2015
7:00 p.m.
Mission City Hall

If you require any accommodations (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify the Administrative Office at 913-676-8350 no later than 24 hours prior to the beginning of the meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

1. SPECIAL PRESENTATIONS

- Presentation of Life Saving Award, Parks & Recreation Department
- Consolidated Fire District No. 2 Update - Fire Chief Tony Lopez

2. ISSUANCE OF NOTES AND BONDS

3. CONSENT AGENDA

NOTE: Information on consent agenda items has been provided to the Governing Body. These items are determined to be routine enough to be acted on in a single motion; however, this does not preclude discussion. If a councilmember requests, an item may be removed from the consent agenda for further consideration and separate motion.

CONSENT AGENDA - GENERAL

3a. Minutes of the October 21, 2015 City Council Meeting

CONSENT AGENDA - Finance & Administration Committee

Finance & Administration Committee Meeting Packet 11-4-15
Finance & Administration Committee Meeting Minutes 11-4-15

3b. Resolution Declaring Surplus Property
3c. Human Service Fund Recommendations

CONSENT AGENDA - Community Development Committee

Community Development Committee Meeting Packet 11-4-15
Community Development Committee Meeting Minutes 11-4-15

3d. MTS Weight Equipment Replacement

COMMUNITY COMMITTEE REPORTS

Approved Minutes from Board and Commission meetings are available on the City of Mission website under the "Agendas & Minutes" tab.

4. PUBLIC COMMENTS

5. ACTION ITEMS

Planning Commission

5a. Special Use Permit, 5420 Johnson Drive, Parami Pets

Miscellaneous

6. COMMITTEE REPORTS

Finance & Administration, Arcie Rothrock

Finance & Administration Committee Meeting Packet 11-4-15
Finance & Administration Committee Meeting Minutes 11-4-15

Community Development, Pat Quinn

Community Development Committee Meeting Packet 11-4-15
Community Development Committee Meeting Minutes 11-4-15

7. UNFINISHED BUSINESS

7a. Gateway Preliminary Site Plan

8. NEW BUSINESS

9. MAYOR'S REPORT

Appointments

10. CITY ADMINISTRATOR'S REPORT

EXECUTIVE SESSION

ADJOURNMENT

City of Mission	Item Number:	5a.
ACTION ITEM SUMMARY	Date:	November 18, 2015
COMMUNITY DEVELOPMENT DEPARTMENT	From:	Danielle Murray

Action items require a vote to recommend the item to full City Council for further action.

RE: Establishment of a Special Use Permit for overnight pet boarding at 5420 Johnson Drive.

RECOMMENDATION: Approval of this application with the conditions recommended by the Planning Commission at their October 26, 2015 meeting.

DETAILS:
The subject property was sold 2013. At that time the existing salon closed and a Parami Pets pet store opened in 2015. When Parami Pets opened it offered dog and cat foods, toys, treats, and accessories. Since then it has expanded its services to include grooming, and pet daycare. At this time, the store owner wishes to add overnight boarding services for both dogs and cats on the property. As this would qualify as a kennel use, a Special Use Permit is required.

Overnight pet boarding would occur in kennels located in two separate rooms in the facility. A maximum of 10 boarders would be accepted at a time, with no limitation on size or breed. Vaccinations, and flea/tick prevention will be required to be up to date. Hours of operation for drop-offs and pick-ups would be Monday-Friday 8AM-6PM and Saturday-Sunday 8AM-5PM. Private parking stalls are available in the front of the store. Boarding services will include outside walking of each pet four times a day per overnight stay. Walking would be performed in the alleyway to the north of the store and along the sidewalks in the commercial district. Each staff member will walk no more than one pet at a time. Pet waste will be picked up immediately and disposed of. Store staffing would include one person in the lobby for check in/out and two staff members in charge of daily dog walking and cleanup. The facility would be cleaned using pet-safe products that control diseases and deodorize. Security cameras, ventilation fans, carbon monoxide detectors, and a 24-hour emergency veterinary service will be provided for the safety of the animals. A State of Kansas license will also be obtained and maintained.

The Planning Commission, at their October 26, 2015 meeting, voted 7-1-0 to recommend approval of the Special Use Permit of Case #15-09 for overnight pet boarding with the following conditions:

1. Limit the total number of pets boarded overnight to 10 per night.
2. Limit the number of pets walked by staff to a ratio of 1:1.
3. Require all pets out-of-doors to be accompanied by a staff member at all times.

Related Statute/City Ordinance:	
Line Item Code/Description:	
Available Budget:	

City of Mission	Item Number:	5a.
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COMMUNITY DEVELOPMENT DEPARTMENT	From:	Danielle Murray

Action items require a vote to recommend the item to full City Council for further action.

4. Require the immediate removal of pet waste from all public areas or private property.
5. Require that all solid pet waste be disposed of inside the building.
6. Require that the dumpster be emptied weekly and have a properly functioning lid.
7. Prohibit noise or odors discernibly external to the building such as, but not limited to, excessive barking or pet waste odors.
8. Require the installation of a fenced grassy area to the north side of the building prior to commencement of boarding.
9. The permit will expire in 1 year.
10. Require the removal of weeds from property prior to commencement of boarding.

Related Statute/City Ordinance:	
Line Item Code/Description:	
Available Budget:	

CITY OF MISSION, KANSAS

ORDINANCE NO. ___

AN ORDINANCE AUTHORIZING CERTAIN PROPERTY WITHIN THE CITY OF MISSION, KANSAS TO BE USED FOR OR OCCUPIED BY A SPECIAL USE.

WHEREAS, an application for the establishment of a Special Use Permit has heretofore been made to occupy or use property located at 5420 Johnson Drive to be used for the following use or uses: Overnight Pet Boarding.

WHEREAS, said property is currently zoned Main Street District 1 wherein such uses are not permitted; and

WHEREAS, notice of said original application was duly given as required by law by publication and mailing; and

WHEREAS, a public hearing was held pursuant to law before the City Planning Commission of the City of Mission, and the recommendation of said Planning Commission was acted upon by the City Council of the City of Mission as required by law:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION KANSAS:

Section 1. That the said property described as:

MISSION VALE LOTS 3 & 4 & W 15' LOT 5 MIC-0473
Johnson County parcel
ID#KP35000000 0003
In the City of Mission, Johnson County, Kansas

may be occupied or used for the above described special use or uses subject to these conditions and requirements:

1. Limit the total number of pets boarded overnight to 10 per night.
2. Limit the number of pets walked by staff to a ratio of 1:1.
3. Require all pets out-of-doors to be accompanied by a staff member at all times.
4. Require the immediate removal of pet waste from all public areas or private property.
5. Require that all solid pet waste be disposed of inside the building.
6. Require that the dumpster be emptied weekly and have a properly functioning lid.
7. Prohibit noise or odors discernibly external to the building such as, but not limited to, excessive barking or pet waste odors.
8. Require the installation of a fenced grassy area to the north side of the building prior to commencement of boarding.
9. The permit will expire in 1 year.
10. Require the removal of weeds from property prior to commencement of boarding.

Section 2. That the approval of this Special Use Permit shall not change the zoning currently assigned to the property by the Official Zoning Map.

Section 3. This Ordinance shall take effect and be in force from and after its adoption and publication according to law.

Passed by the City Council this 18th day of November 2015.

Approved by the Mayor this 18th day of November 2015.

_____
Steve Schowengerdt, Mayor

ATTEST:

_____
Martha M. Sumrall, City Clerk

STAFF REPORT
Planning Commission Meeting September 28, 2015

AGENDA ITEM NO.:	2
PROJECT NUMBER / TITLE:	Application # 15-09
REQUEST:	Special Use Permit (SUP) for overnight pet boarding
LOCATION:	5420 Johnson Drive
APPLICANT:	Yen Yeh Wang Parami Pets 5420 Johnson Dr Mission, KS 66202
PROPERTY OWNER:	Yen Yeh Wang 416 E 59th St Kansas City, MO 64110
STAFF CONTACT:	Danielle Murray
ADVERTISEMENT:	September 1, 2015-The Legal Record Newspaper
PUBLIC HEARING:	September 28, 2015-Planning Commission

Property Information:
The subject property is located in the East Gateway District in a former salon and beauty products storefront. The Comprehensive Plan indicates this area is appropriate for downtown district development. The plan promotes small businesses and a pedestrian environment to maintain the historic community downtown. Retail and select services are encouraged.

Surrounding properties are zoned and developed as follows:
North: "MS2" Main Street District 2 and "PBP"

Planned Business Park, pharmaceutical manufacturing and sales offices.
East & West: “MS1” Main Street District 1, pub, window sales, printing, dry cleaners
South: “MS-2” Main Street District 2, strip center retail and restaurant

Background:

The subject property was sold 2013. At that time the existing salon closed and a Parami Pets pet store opened in 2015. When Parami Pets opened it offered dog and cat foods, toys, treats, and accessories. Since then it has expanded its services to include grooming, and pet daycare. At this time, the store owner wishes to add overnight boarding services for both dogs and cats on the property. As this would qualify as a kennel use, a Special Use Permit is required.

Pet boarding would occur in kennels located in two separate rooms in the facility. A maximum of 10 boarders would be accepted at a time, with no limitation on size or breed. Vaccinations, and flea/tick prevention will be required to be up to date. Hours of operation for drop-offs and pick-ups would be Monday-Friday 8AM-6PM and Saturday-Sunday 8AM-5PM. Private parking stalls are available in the front of the store. Boarding services will include outside walking of each pet four times a day per overnight stay. Walking would be performed in the alleyway to the north of the store and along the sidewalks in the commercial district. Each staff member will walk no more than one pet at a time. Pet waste will be picked up immediately and disposed of in a dumpster located in the north alley. The dumpster is emptied weekly. Store staffing would include one person in the lobby for check in/out and two staff members in charge of daily dog walking and cleanup. The facility would be cleaned using pet-safe products that control diseases and deodorize. Security cameras, ventilation fans, carbon monoxide detectors, and a 24-hour emergency veterinary service will be provided for the safety of the animals. A State of Kansas license will also be obtained and maintained.

Code review:

Under Municipal Code Section 445.180.C The Planning Commission and City Council may designate such other uses as appropriate for a special use permit upon a finding that the use is appropriate in a certain location but is not listed as allowed in any district or is only allowed in a district which contains other uses inappropriate in this subject location.

According to Section 445.190 special uses may be approved by action of the City Council after recommendation from the Planning Commission. Special uses may be approved with conditions including, but not limited to, the following:

1. Requirements for special yards, open spaces, density, buffers, fences, walls and screening.
2. The installation of landscaping and maintenance.
3. Provisions for erosion control.
4. Limitations on ingress and egress movements into and out of the site and traffic circulation.
5. Limitation on signage.

6. Limitation on hours of operation and other characteristics of operation.
7. Conditions specifically listed under the individual special use.
8. Other conditions deemed necessary to ensure compatibility with surrounding land uses.

In addition, Section 445.220 of the Municipal Code states that special use permits generally run with the use of the property. Conditions placed must be clearly spelled out in the motion for approval. Section 445.230 of the City Code allows for the termination of a SUP at any time for several reasons. This includes non-compliance with any special conditions placed or if conditions in the neighborhood have changed to the extent that approval of the permit would be clearly unwarranted if being applied for at the time of revocation.

Special Use Permit:
Section 440.140.E, Criteria for Considering (SUP) applications, lists the criteria to be used by the Planning Commission and City Council in the consideration of this application. An evaluation of these criteria is as follows:

1. The character of the neighborhood.
   The subject property is located in the East Gateway District on Johnson Drive. It is located in a row of attached commercial buildings which are served by on-street parking and an alleyway. Across the street is the Mission Mart shopping center which spans several blocks and is served by a surface parking lot. Behind the subject property are freestanding medical and professional offices and a portion of the ScriptPro campus. The Downtown District begins one block west of the subject property and contains similar commercial row buildings and on-street parking. To the east of the subject property the remainder of the East Gateway which is characterized by free standing commercial stores or offices like Advanced Auto and Mission Bank separated by parking lots. The streetscape along Johnson Drive through both the East Gateway and Downtown Districts was recently improved to include wider sidewalks, street trees, and pedestrian lighting.

   The proposed small business use would not be out of character with the existing neighborhood since resembles other businesses operations in the area.

2. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.
   Nearby properties are commercially zoned similarly to the subject property. They host both small and medium sized retailers, restaurants, pubs, service and product providers, light manufacturing, and professional offices. The proposed use would be an extension of an existing use.

   The proposed use is an extension of an existing use into hours when activity in the neighborhood is less intense. It would not generate substantial additional activity in the area.

3. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
   The property is suitable for the uses to which it has been restricted under the applicable zoning district regulations and changes to its zoning regulations are not appropriate at this time.

4. The extent to which approval of the application would detrimentally affect nearby properties.
   Approval of the application is not expected to detrimentally affect nearby properties which also generate vehicle traffic and foot traffic. Adequate parking for customers is expected due to combined trips, shared parking, and existing customers simply making use of extra services.

5. The length of time the property has remained vacant as zoned.
   The property is not vacant. The existing business is looking to expand their services.

6. The relative benefit to the public health, safety and welfare by retaining applicable restrictions on the property as compared to the destruction of the value of the property or hardship to the owner association with denying its request.
   Retaining the existing restrictions on the property would neither improve or destroy the value of the property but may limit growth of the business.

7. The master plan or comprehensive plan.
   The proposed use conforms with the long term vision of the Future Land Use section of the Comprehensive Plan. The Comprehensive Plan encourages small retail businesses and select services.

8. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.
   The proposed use will not generate substantially more traffic than the existing use already does. Pick-up and drop-off hours may concentrate customer arrivals but are likely to be at off-peak times for other surrounding businesses. Reserved parking can be provided.

9. The recommendation of the professional staff.
   Approval with the stipulations listed below.

10. The extent to which utilities and services, including but not limited to, sewers, water service, police and fire protection, and parks and recreation facilities, are available and adequate to serve the proposed use.
    All utilities and services are in place and are adequate to serve the proposed use. There are sufficient sidewalks in the vicinity to facilitate pet walking.

11. The extent to which the proposed use would create excessive stormwater runoff, air

pollution, water pollution, noise pollution or other environmental harm.
The proposed use will not result in any additional or excessive stormwater runoff or any form of pollution as the site is already developed. Pet waste shall be disposed of properly.

12. The extent to which there is a need for the use in the community.
The business owner has indicated that they believe there is a demand for this type of service in the community based their existing daytime boarding experience.

13. The economic impact of the proposed use on the community.
There will be some additional sales tax revenue generated for the City of Mission from the increase services offered at the existing business. No city incentives are being requested by the applicant.

14. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulations.
Staff expects the applicant will be able to satisfy any applicable requirements.

Staff Recommendation

Staff recommends the Planning Commission recommend approval of a Special Use Permit to run with the use for Case #15-09 to the City Council for overnight pet boarding with the following conditions:

1. Limit the total number of pets boarded overnight to 10 per night.
2. Limit the number of pets walked by staff to a ratio of 1:1.
3. Require all pets out-of-doors to be accompanied by a staff member at all times.
4. Require the immediate removal of pet waste from all public areas or private property.
5. Require that pet waste be stored in a sealed container or sealed bags within the dumpster.
6. Require that the dumpster be emptied weekly.
7. Prohibit noise or odors discernibly external to the building such as, but not limited to, excessive barking or pet waste odors.

Planning Commission Recommendation

The Planning Commission, at their September 28, 2015 meeting, voted 6-1-0 to continue the public hearing until October 26, 2015 to allow the applicant to address concerns about the proposed use as stated by the public and Commission. These concerns included upkeep of the exterior of the site particularly the north alley, storage of pet waste possibly interior, flies, and odors discernible from the current operation.

Update

On October 16th staff conducted a follow up visit at the site with the property owner to review the conditions of concern. No pet waste was evident in the front or rear of the property. The dumpster in the north alleyway lacked a lid but was empty. The pavement was dry and no odors were evident off the property. Weeds, grass, and

volunteer saplings were evident in the cracks of the pavement, along the building, and along the north fence line. Several slats of the adjacent wood privacy fence were missing.

Ms Wang indicated that she was considering replacement of some of the asphalt paving with a fenced-in grassy area to the north of the building immediately outside the rear door. She also stated that pet waste might be disposed of inside the building via the sewer system as suggested to her by staff at Johnson County Health and Environment.

A letter from Ms Wang was received October 21st outlining the following changes to her Special Use Permit application and current operation. See attached.

In light of the proposed changes and concerns, staff recommends the following additional items for consideration by the Planning Commission.

- That the maximum number of pets to be boarded overnight could be reduced in number from 10.

- That the duration of the Special Use Permit could be limited to a trial period.

- That prior to conducting overnight boarding a fenced grassy area be added to the north side of the building as proposed by the applicant.

- That solid pet waste be disposed of inside, not in the dumpster.

- That the dumpster be equipped with a lid.

<u>Planning Commission Recommendation</u>
The Planning Commission, at their October 26, 2015 meeting, voted 7-1-0 to recommend approval of the Special Use Permit of Case #15-09 for overnight pet boarding with the following conditions:

1. Limit the total number of pets boarded overnight to 10 per night.
2. Limit the number of pets walked by staff to a ratio of 1:1.
3. Require all pets out-of-doors to be accompanied by a staff member at all times.
4. Require the immediate removal of pet waste from all public areas or private property.
5. Require that all solid pet waste be disposed of inside the building.
6. Require that the dumpster be emptied weekly and have a properly functioning lid.
7. Prohibit noise or odors discernibly external to the building such as, but not limited to, excessive barking or pet waste odors.
8. Require the installation of a fenced grassy area to the north side of the building prior to commencement of boarding.
9. The permit will expire in 1 year.
10. Require the removal of weeds from property prior to commencement of boarding.

MINUTES OF THE PLANNING COMMISSION MEETING
October 26, 2015-DRAFT

The regular meeting of the Mission Planning Commission was called to order by Chair Mike Lee at 7:00 PM Monday, October 26, 2015. Members also present: Scott Babcock, Robin Dukelow, Stuart Braden, Carla Mills, Brad Davidson, Charlie Troppito and Frank Bruce. Also in attendance: Interim Community Development Director Danielle Murray. Jim Brown was absent.

APPROVAL OF MINUTES FROM THE SEPTEMBER 28, 2015 MEETING

Mr. Braden moved and Ms. Dukelow seconded a motion to approve the minutes of the September 28th meeting. The vote was taken (6-0-2), with two abstentions (Mills and Bruce). The motion carried.

Chairman Lee introduced Frank Bruce as the newest member of the Planning Commission.

Case #15-09 Special Use Permit-Pet Boarding 5420 Johnson Dr-Public Hearing Continued from September 28, 2015

Ms. Murray presented the staff report.

Ms. Murray: As you'll recall, last time we opened the public hearing, conducted it, and kept it open for further deliberation.

This is a special use permit for overnight pet boarding at 5420 Johnson Drive. The original proposal was for a maximum of 10 overnight boarders at the time, with no limitation on size or breed. There was discussion about the intake requirements for customers, including vaccination, flea and tick prevention, and hours of operation, parking availability. There is private parking available at the front of this particular business. There was also discussion about how the client pets would be walked. Oversight will be provided by staff while they're being walked, on either the north side or south side of the property. Pet waste was to be picked up and disposed of in a dumpster in the alley. We talked about sanitation practices on site, including cleaning products, and also the security of the facility, ventilation, and veterinary services as needed, as well as their Kansas license.

At that meeting, we did hear some concerns from the public. Also, members of the Planning Commission expressed concerns about current operations. So, the public hearing was continued until tonight to allow the applicant to address those concerns. Those concerns were specifically summarized as: Upkeep of the exterior of the site, particularly the north alley; storage of pet waste – it was discussed that perhaps pet waste could be stored inside of the building or disposed in a manner other than through the dumpster, as a lot of the concerns had to do with flies and odors discernible from the current operation.

Staff did go back to the site on October 16th to do a follow-up visit with the business operator. At that time, no pet waste was evident in the front or rear of the store. There were no discernible odors, although it was a dry day. We did look at the dumpster, which was missing a lid. It was empty, and smelled no worse than a typical dumpster. There were weeds, grass, and some volunteer trees in and around the property in cracks in the pavement or along the fence line. There seemed to be several slats missing in a wood privacy fence along the north property line.

The business operator did indicate she was considering replacing some of the asphalt in the north alleyway with a fenced-in grassy area to make it a more pleasant experience for her boarders, and to help address some of the concerns. She also said she followed up on alternate ways to dispose of pet waste, and it has been suggested that that could be committed to the sanitary sewer system just like any other waste product. She was amenable to considering that.

Also included in your packet is a letter that she submitted, as well, outlining the changes that she would consider to the property.

In light of the proposed changes and concerns, staff does recommend additional items for consideration as part of the application for a special use permit:

- That the maximum number of pets to be boarded overnight could be reduced in number from 10.
- That the duration of the Special Use Permit could be limited to a trial period.
  The Commission may grant a special use permit to run with the use or it may also set a finite period of time on it, whether that's one year, one month, or any time in between.
- That prior to conducting overnight boarding a fenced grassy area be added to the north side of the building as proposed by the applicant.
- That solid pet waste be disposed of inside, not in the dumpster.
- That the dumpster be equipped with a lid.

The updated information is included in your packet. Ms Wang did also provide a title survey that she had done recently with the area highlighted in yellow that is the area up for discussion of improvements. Mr Chair, that concludes staff's report.

Chairman Lee: Thank you. Would the applicant like to come forward? Is there anything additional you'd like to say?

Yen Yeh "Alice" Wang, Applicant, appeared before the Planning Commission and made the following comments:

Ms. Wang: Just summarizing, yes, we heard the concerns, and we did make improvements as far my supervision, and staff picking up waste immediately after, instead of waiting until the end of the day. Right now, we're picking up after each incident, and we do not throw pet waste in the dumpster. Instead, we dispose of it by flushing it into the public sewer system.

Mr. Braden: If we were to do a trial period, what time period were you thinking?

Ms. Wang: I think a trial period of a year, so that everybody can see that we're not just doing what we're supposed to do at the beginning. That way, it keeps us doing what we're supposed to do.

Ms. Dukelow: There's a suggestion that the number of pets could be reduced from 10. Where did the number 10 come from? Was that kind of your initial idea?

Ms. Wang: Right. It is a ratio of staff to boarders. Based on our staff number, 10 is probably the maximum that our staff member can handle. I don't want to overwhelm my staff, and I don't want to overcrowd our space. So, that 10 is based on square footage and staff-to-dog ratio.

Ms. Dukelow: What kind of outlay will you have to prepare for the boarding of the pets?

Ms. Wang: Our pet boarding is mainly cageless, and we do have a designated area for overnight cages because we believe that dogs would benefit more if they stay in a cage overnight. But, in the morning when staff is around, they are out and playing indoors. So, the area is already there. We just haven't been using it. We don't want to do anything before we are granted anything.

Mr. Troppito: I have a question for staff. What penalties are there for allowing solid waste from pets to remain outside?

Ms. Murray: If it's creating a nuisance, there are nuisance codes enforcement that we would use. If it goes so far as to be violating the terms of the special use permit, we can revoke the special use permit.

Mr. Troppito: I ask because I'm somewhat concerned that if we do make this for a period of a year, the issue is that the problem period is in the summer, from some that we've had before, with flies, odors, etc., in the heat of the summer. So, the reason I'm asking is what enforcement options do we have?

Ms. Murray: We can address it at the time it becomes a problem.

Mr. Troppito: Even if we say 12 months, if there's a substantial problem, we can revoke it?

Ms. Murray: Right. And the easiest way to revoke a special use permit is to have a specific condition that is being violated, that is a clear violation of the special use permit. Some of the more subjective ways that a special use permit can be revoked have to do with changes in the character of the neighborhood. So, sometimes we might have a special use permit with no time limit on it that was appropriate at the time it was granted, but conditions of the neighborhood change and the uses aren't compatible anymore. That's a little bit more difficult. But, if it was violating a nuisance code that we already have, or violating a specific condition of the granted special use permit, those are clear-cut.

Mr. Troppito: I would think it would be a violation. If the solid waste would be disposed of inside the building, those issues wouldn't exist. But, should that change and they go back to using the dumpster, to me, that would be a violation of the permit.

Ms. Murray: Right. If you pass this special use permit with that particular condition included and that scenario occurred, that would be a violation.

Mr. Davidson: Are you the property owner of the business? You own the building?

Ms. Wang: Yes.

Mr. Braden: Have you looked into the cost of putting in the greenspace behind the building?

Ms. Wang: Yes, I've spoken with my contractor.

Mr. Braden: What is that going to cost you, roughly?

Ms. Wang: He gave me a really rough estimate, about $2,500.

Mr. Braden: I want to make sure that one year is a reasonable time for you to recover your cost.

Ms. Wang: Right. I do believe that it's a sooner-or-later solution because we do have doggy daycare, and I do believe that increases our quality of daycare, as well.

The Chairman called for public comment, and hearing none, closed the public hearing.

Ms. Murray: Mr. Chairman, I did bring for you some additional items tonight that were requested by Commission Dukelow. She had asked a question about other similar, either special uses or businesses and how conditions have been handled for disposal of animal waste. That has been

included in the packet with the ordinances. Ordinance 1048 is a current special use permit for the Mission Med-Vet operation. The other two are ones that are special use permits that aren't required anymore because they are for groomers. At the time these were passed, they did require special use permits, but they are no longer required because groomers are no longer subject to special use permits. But, they do have example conditions of the deposit and storage of animal pet waste not to be outdoors.

The Chairman opened the meeting up to discussion from Planning Commission members.

Mr. Babcock: I went by there today. I walked in the east side alley and the north side alley and in front of the store. My first comment is that the whole idea of what we do, part of it is to give the feeling of a walking shopping area in Mission. The first thing I'll say is I don't support the use of the grass in front of the businesses. They are very small areas. I think if we look at four times a day, 10 dogs in a small grassy area, I think there would the smell of urine in that area that would not be fair to the other residents of the building. So, I don't support the use of the front of the building. As far as the east side, it's an asphalt alley. The solid waste, picking it up and disposing of it inside, you're good to go. Once again, I think the urine smell on that side, even though I didn't smell anything, did not see any solid waste, which is good, I just don't think a hard surface is good for that. Same in the back. I didn't smell anything. The appearance was good from a solid waste standpoint. I didn't see any flies. I did stick my head into some businesses and they said that it has improved. So, that's a positive. I do support the addition of the grassy area behind the business. I think that's imperative, and that would be the only way that I think we could allow it to proceed.

The last thing is just to clarify. Do you own the whole building, or just your section?

Ms. Wang: The whole building.

Mr. Babcock: Okay. The other thing that I would say as a caveat is, right now – and I took pictures if anyone wants to see them. Currently, I think the building is in violation of our weed abatement program, and as a condition, besides adding the greenspace, I think it needs to be brought into compliance with the weed abatement program, and that needs to be knocked down and cleaned out appropriately to the side and around the building.

Mr. Troppito: Your last comment, you're saying the City should go out there now and enforce our existing ordinances, regardless of this? Or were you saying we should add that as a condition to this?

Mr. Babcock: It's a vote.

Ms. Murray: Staff would encourage you to include that as a condition. That would be a nuisance violation regardless of the outcome of this case.

Ms. Dukelow: I have a question about the Mission Med-Vet down the road. It seems to me that they don't have very much, if any, green space around that property. Is there a special designated area in the back, or anything?

Ms. Murray: I'm not certain how they might handle that. I know that nature of their business is they treat animals that are probably not in great condition for mobility in the first place. So, I don't know that they do regular walking of their clients outside. It's more of an emergency/specialty/ critical care type of veterinary service. So, they may be a little different than even a PetSmart vet, or a regular vet clinic. But you're right, I don't believe they have a special area. If they do, it's not along the street.

Ms. Dukelow: There's also an animal clinic right on the corner. Do they have a special use permit?

Ms. Murray: I have a listing of the currently-operating groomers and vets. Groomers don't need special use permits. Veterinarians do not, unless it's a hospital vet. The ones that are on my list, almost all of them are on the Johnson Drive corridor anyway. Canine Design, Dearborn Animal Clinic, Empire Pets, Mission Animal Clinic, Mission Pet Mart, Unleashed Pet Rescue and Adoption, Mission MedVet, and Go Pet Go that's coming soon to 6200 Johnson Drive. Those are all scattered in the business corridor now. None of them have a large grassy area.

Ms. Dukelow: So the trigger is the overnight boarding.

Ms. Murray: Right. It's the overnight boarding that requires a Special Use Permit. Daytime doggy daycare, pet grooming doesn't require a special use permit.

Chairman Lee: Any other comments? Would someone like to make a motion?

Mr. Braden moved and Mr. Babcock seconded a motion to recommend approval of a Special Use Permit for Case #15-09 to the City Council for overnight pet boarding with the following conditions:

1. Limit the total number of pets boarded overnight to 10 per night.
2. Limit the number of pets walked by station to a ratio of 1:1.
3. Require all pets out-of-doors to be accompanied by a staff member at all times.
4. Require the immediate removal of pet waste from all public areas or private property.

5. Require that all pet waste to disposed of inside the building.
6. Require that the dumpster be emptied weekly and have a properly functioning lid.
7. Prohibit noise or odors discernibly external to the building, such as, but not limited to, excessive barking or pet waste odors.
8. Require the installation of a fenced grassy area to the north side of the building prior to the commencement of boarding.
9. The permit will expire one (1) ear.
10. Remove and dispose of all weeds on the property prior to operation.

The vote on the original motion was taken, (7-1-0). The motion carried.

Case #15-11 Final Plat of Mission Mart

Ms. Murray: This is a replat of a portion of Mission Village, an area most easily identifiable as being the Mission Mart Shopping Center. It's currently zoned Main Street District 2. It has previously been platted as Mission Village. The applicant is requesting approval of a revised final plat to consolidate the number of parcels from fourteen down into four larger ones without changing the actual boundaries of the plats themselves. The purpose of the replat is to simplify the tax billing. For every parcel they own, they need a separate tax bill. They'd like to reduce the number of tax bills they have to juggle from 14 down to four. No changes to ownership or the existing buildings are proposed. No changes to public lands or easements in that area are proposed, so they are not dedicated any additional land. Because of this, the plat will not have to go to City Council for approval.

I also included in the staff report the findings that go along with final plats. There are four of them, and I included staff's response to those findings. It does conform to the approved preliminary plat since they're not changing the boundaries of the existing lots. I don't have a record of that preliminary plat, but since they're not making any changes, I felt that it was safe to say there was no deviation from what was previously approved. The plan does conform to all applicable requirements of the code, including lot area, setbacks and density. The buildings, as they currently are, meet all the requirements of the zoning and platting. They did submit a plat that contained all the submission requirements required for us to review. Finally, the fourth condition is the business you are conducting tonight.

I included in the staff report a summary of the four lots. They are not requesting any additional right-of-way. The City already did a project in this vicinity, securing easements for the Rock Creek Trail, which continues to be shown appropriately on the replat.

Staff does recommend that Planning Commission approve the replatted Caste #15-11 – for this subdivision of land to be known as Mission Mart. There is also included in your packets some

background about the previous plat so you can see which lots are to be consolidated. Mr. Chair, that concludes staff's report.

Chairman Lee: Thank you. Would the applicant like to step forward?

Jerald Pruitt, Pruitt & Dooley Surveying, appeared before the Planning Commission and made the following comments:

Mr. Pruitt: I don't really have anything to add. We're just trying to simplify the area, the descriptions, and the taxes on it. It would make it a lot easier on our accounting.

Mr. Troppito: No changes in existing rights-of-way at all, right?

Mr. Pruitt: No.

Mr. Troppito: Just a consolidation.

Mr. Pruitt: Yes.

Ms. Mills: I'm just curious, why did you pick four?

Mr. Pruitt: It's just kind of the way pieces and everything worked out there.

Steve Choikit, Property Owner/Applicant, appeared before the Planning Commission and made the following comments:

Mr. Choikit: Basically, what happens is that the County takes it and they pick your investment apart and determine how much income and expense is coming from each parcel. You can't do that. We've been going back and forth. A couple of years ago, they suggested consolidation. So, I decided to do and get it over with. The way that we've got it, all of our income on the one big parcel is from the main part of the shopping center. Another parcel is the bowling alley by itself because the bowling alley is on land lease, and they pay their share of taxes on that parcel only. The other two is, we're just the wicked stepchild on this side, and the wicked stepchild on this side. That's how we chose them.

The Chairman opened the meeting up to discussion from Planning Commission members.

Mr. Babcock: I have a question for staff. I was looking at this today and thinking, is there any downside, any "gotchas" that can happen on this?

Ms. Murray: Generally staff prefers to see land assembled rather than cut up into smaller units. Without any changes in ownership contemplated, it's a wash to staff how they do it. It did give us the opportunity to reevaluate whether we wanted any additional dedication of land. Other than that, it's not an issue.

Chairman Lee: Any further discussion or comments? Is there a motion?

Mr. Babcock moved and Mr. Troppito seconded a motion to approve the replat Case #15-11 for the subdivision of land to be known as Mission Mart.

The vote on the original motion was taken, (8-0-0). The motion carried.

CITY UPDATES

Ms. Murray updated the Commissioners on the current City business.

ADJOURNMENT

With no other agenda items, Ms. Mills moved and Mr. Babcock seconded a motion to adjourn. (Vote was unanimous). The motion carried. The meeting adjourned at 7:50 P.M.

_____
Mike Lee, Chair

ATTEST:

_____
Danielle Murray, Interim Community Development Director

Community Development Department
6090 Woodson Road
Mission, KS 66202
Phone: (913) 676-8360
Fax: (913) 722-1415

Permit # 15.09

Development Application

Applicant Name: Yen Yeh Wang Company:
Address: 5420 Johnson Dr
City/State/Zip: Mission, KS 66205
Telephone: 913-375-8647
Email: aw0417@gmail.com

Property Owner Name: Yen Yeh Wang Company:
Address: 5420 Johnson Dr.
City/State/Zip: Mission, KS 66205
Telephone: 913-375-8647
Email: aw0417@gmail.com

Firm Preparing Application: Company:
Address:
City/State/Zip:
Telephone:
Email:

*All correspondence on this application should be sent to (check one) ____Applicant _X_Owner____Firm

Application Type

Rezoning ☐ Plat ☐ Site Plan ☐ SUP ☒ Lot Split ☐ Other (Specify):

Description of Request

Please provide a brief description of the request:

Requesting City of Mission granting Special Use Permit at 5420 Johnson Dr. Mission, KS 66205 for pet boarding service.

Project Details

eneral Location or Address of Property: 5420 Johnson Dr. Mission, KS 66205

resent zoning of property: Retail

resent use of property: Pet Retail

Agreement to Pay Expenses

Applicant intends to file an application with the Community Development Department of the City of Mission, Kansas City). As a result of the filing of said application, City may incur certain expenses, such as but not limited to publication costs, consulting fee, attorney fee, and court reporter fees. Applicant hereby agrees to be responsible for and to reimburse City for all cost incurred by City as a result of said application. Said costs shall be paid within ten (10) days of the receipt of any bill submitted by City to Applicant. It is understood that no requests granted by City or any of its commissions will be effective until all costs have been paid. Costs will be owed whether or not Applicant obtains the relief requested in the application.

Affidavit of Ownership and/or Authorization of Agent

I, _____ certify that I am the owner or contract purchaser of the subject property. I give my permission for the undersigned to act as my agent on behalf of the application hereby being submitted.

X _____ Date 8/14/15
Signature (Owner)

X _____ Date _____
Signature (Owner's Agent)

**********FOR OFFICE USE ONLY**********

File Fee: $	Meeting Date
	PC CC
Total: 394.37 pd	Date Notices Sent
Receipt #	
Notes:	Date Published
	Decision

Date: 8/14/15 Time: _____

USDA # _____ Expiration: _____

STATE OF KANSAS
PET ANIMAL
PREMISES INSPECTION

~~(785) 296-2326 / FAX (785) 296-1765~~

[ ] Routine [X] Initial
[ ] Complaint [ ] Re-Inspection
[ ] _____

AB	RB	PET	P/S	HK	B/T	RES

NAME Wei Yi Chan FACILITY NAME Pavani Pets
ADDRESS 5420 Johnson Dr PHONE (913) 701 2638
CITY Mission COUNTY JO ZIP 66205 D/H AVAIL 730-7

ANIMALS ON HAND												
BREED:	Owner	adults	5 K9	litters		#	BREED:		adults		litters	#
BREED:		adults	1 Feline	litters		#	BREED:		adults		litters	#
BREED:	Rescue Boar	adults	1 K9	litters		#	BREED:		adults		litters	#
BREED:	Rescue Feline	adults	1	litters	1	# 4	BREED:		adults		litters	#

birds _____ reptile/amph _____ sm furry _____ exotic _____ pocket _____ other _____

FACILITIES	INDOOR	SHELTERED	OUTDOOR
1) CONSTRUCTION	Meets	N/A	Meets
2) SURFACES:			
3) SHELTER:			
4) MAINTENANCE:			
5) SANITATION:			
6) DRAINAGE:			
7) SPACING:			
8) CLASSIFICATION:			
9) SEPARATION:			
10) WATER & ELECTRIC:			
11) LIGHT / DARK:			
12) HEATING/COOLING:			
13) VENTILATION:			
14) WASTE DISPOSAL:			
15) FOOD STORAGE:			
HEALTH & HUSBANDRY			
16) FEEDING:	Meets	N/A	
17) WATERING:			
18) CLEANING:			
19) HOUSEKEEPING:			
20) PEST CONTROL:			
21) ANIMAL APPEARANCE:			
22) EXERCISE:			
23) *IDENTIFICATION:			

24) *VET CARE PROGRAM: on file VETERINARIAN: Dr G.

25) *EUTHANASIA: Vet 26)*SPAY/NEUTER DEPOSIT: N/A

RECORDS: Meets **SELLS TO:** N/A

Signature _____ Inspector James Holt

[X] PASS [ ] FAIL

CA-5

Parami Pets is a specialty pet retail store in Mission, KS whose mission is to provide our customers with a great selection of high quality pet products and pet food at the best price possible. Since we opened, there has been an increasing number of people inquiring about boarding service because their dogs enjoy coming to our doggie daycare and owners are highly satisfied with our reasonably priced full service bathing. Our customers are mostly from the City of Mission and adjacent cities such as Fairway, Roeland Park, Westwood, and Prairie Village. Mission is a city full of animal lovers and our customers are happy that we are here because we offer great customer service, wide selections of quality food, and knowledgeable staff who genuinely care for animals. We also donate pet food to Love4Paws Rescue to help feed homeless animals.

We would like to apply to the City of Mission for a Special Use Permit to board both dogs and cats. Our boarding service will feature daycare during the stay at no additional charge and each dog will be walked individually in the back alley and to the front sidewalk four times a day per overnight stay. We will have one staff at the lobby for check-in/check-out, and two kennel staff members in charge of daily dog walking and cleanup. A staff person will only walk one dog at a time. Every staff person will be equipped with a walkie talkie in case of emergency for immediate communication and assistance. We will perform temperament testing for dogs that are going to board with us prior to their stay to ensure boarders are well socialized and show no aggression toward to other dogs. Therefore, there are no size and breed restrictions. All boarders must have up-to-date vaccinations that include Distemper/Parvo, Rabies, and Bordetella (Kennel Cough). Boarders are also required to be on monthly flea/tick prevention. Owners will need to provide proof of vaccination prior to boarding. VCA in Mission will be the emergency veterinary care we use if boarded animals need immediate medical attention.

Our hours of operation for boarding are Monday-Friday 8am-7pm and on Saturday-Sunday 8am-6pm. Customers can park at our reserved parking spaces in front of our store for drop-off and pick-up. Check-in time is preferably one hour before we close and pick-up time is between 8-12 on check-out day. We will only accept up to 10 boarders a day. Boarders will be kept in their own kennel for quiet overnight rest in two separate rooms where the doors are sealed with soundproofing strips. Our facility will be sanitized and disinfected with “Top Performance 256 Disinfectants”, a pet-safe product that kills viruses, bacteria, and fungi, cleans, disinfects, and deodorizes on a daily basis. Doggie wastes around the premise will be picked up daily and disposed at the dumpster located in the back alley that is emptied every week. The play area and rooms are well ventilated with fans. Our building is monitored with several security cameras and has several carbon monoxide detectors inside the store.

A boarding/kennel license is required by the State of Kansas for pet boarding, which requires inspection by the State inspector after submitting the application. Our facility has successfully passed the State inspection on Aug.14th, 2104 and is expecting to receive the license within two weeks.

Thank you for reconsidering our special permit application for boarding service we are planning to offer.

We value all the comments and recommendations we received from our last meeting. Therefore, we have made some adjustments accordingly.

The following list includes the concerns mentioned as well as adjustments and improvement plans for every concern:

Pet waste and odor Control:

- Current solution: We have been rising and brushing the alleyway after every walk with enzymatic solution that helps breaking down urine and reduces odor
- Improvement plan: Implement grass area in the alleyway providing a better environment for our boarders.

Pet Waste Disposal:

- Dog waste picked up after every walk before rinsing and brushing. Wastes picked up will not be disposed in the dumpster. Instead, it will be flushed.

Dumpster Containment:

- We have requested a new dumpster to replace our current one that does not have a lid. As of now, we were told that the new container should be delivered by the end of this week.

Install Fence in part of the private alleyway:

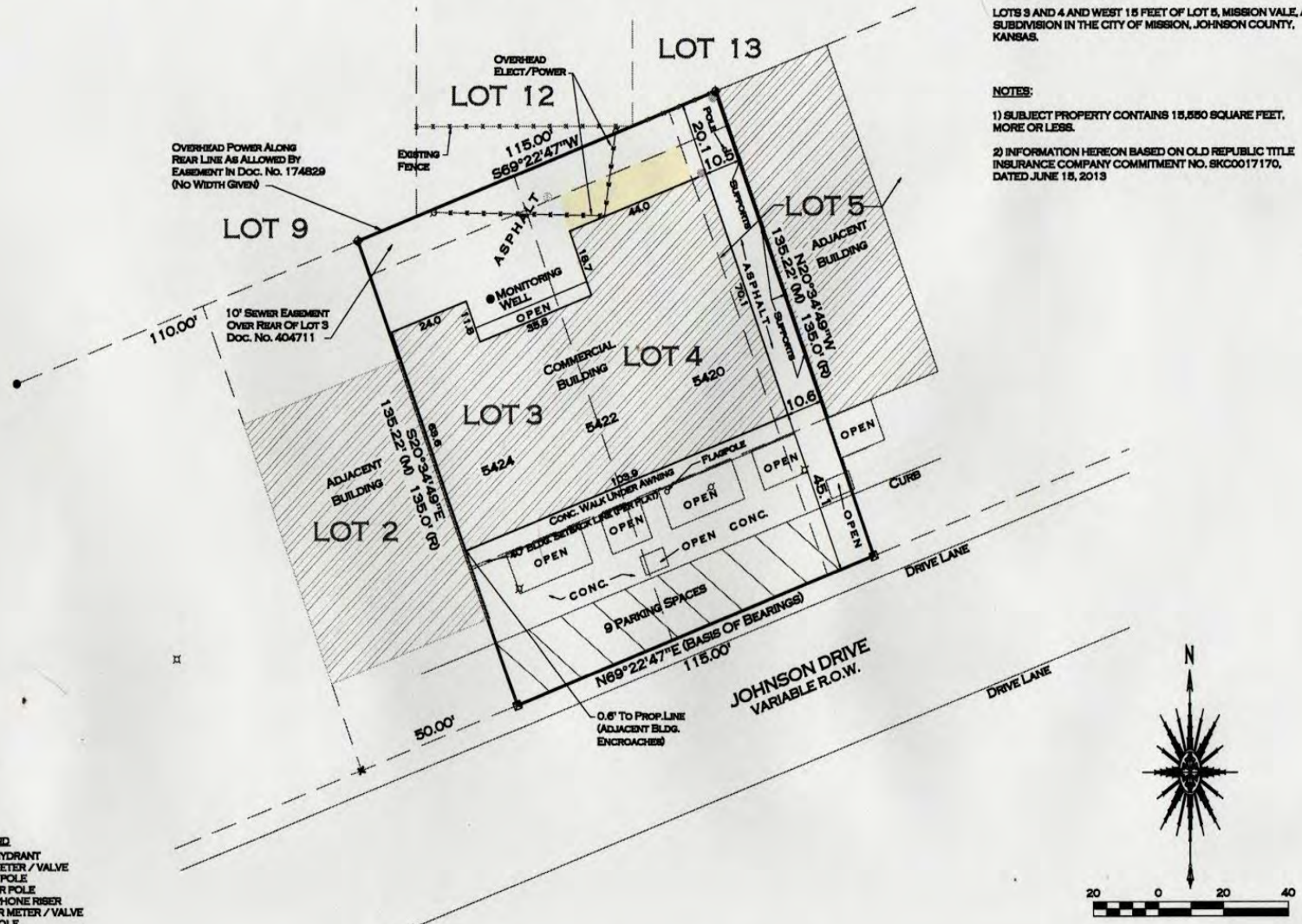
After considering and evaluating all the concerns raised during the last meeting, we would like to fence part of the privately owned alleyway for the safety of our boarders and better pet wastes control. Dogs will be walked one by one and will always be supervised by staff in the fenced-in area.

A fenced in grass area not only provides pet waste odor control but also creates a safer environment for our boarders. We always check our alleyway daily before walking dogs because currently we have no control over who walks right behind our building and waste other people left behind that some might be potentially harmful and unsafe around dogs (e.g. broken sharps, leftover food, cigarette butts..etc.).

I am also attaching a copy of the building survey on the next page for your reference.

Parami Pets

ALTA / ACSM LAND TITLE SURVEY



PROPERTY DESCRIPTION:

LOTS 3 AND 4 AND WEST 15 FEET OF LOT 5, MISSION VALE, A SUBDIVISION IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS.

NOTES:

1) SUBJECT PROPERTY CONTAINS 15,550 SQUARE FEET, MORE OR LESS.

2) INFORMATION HEREON BASED ON OLD REPUBLIC TITLE INSURANCE COMPANY COMMITMENT NO. SKC0017170, DATED JUNE 15, 2013

LEGEND

- FIRE HYDRANT
- GAS METER / VALVE
- LIGHT POLE
- POWER POLE
- TELEPHONE RISER
- WATER METER / VALVE
- MANHOLE
- STORM DRAIN / GRATE
- OVERHEAD UTILITIES
- FOUND 1/2" BAR
- FOUND 3/8" BAR
- FOUND 5/8" BAR
- FOUND CHISELED CROSS
- FOUND CURB CUT
- SET CHISELED CROSS IN PAVEMENT
- SET 1/2" BAR W/ CAP #672
- FOUND PIPE

M = MEASURED
R = RECORD

CERTIFICATION

CERTIFIED TO YEN YEH WANG AND OLD REPUBLIC TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2011, AND INCLUDES ITEMS OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

JOHN RENNER LS672 DATE

JOHN RENNER
LAND SURVEYOR
205 WEST 65TH STREET
SUITE 201
KANSAS CITY, MO 64113
816-333-8841

DATE 8-5-2013
JOB NO. 7-13-054A

City of Mission	Item Number:	7a.
ACTION ITEM SUMMARY	Date:	10/16/2015
Community Development	From:	Danielle Murray

Action items require a vote to recommend the item to full City Council for further action.

RE: Gateway Revised Preliminary Site Development Plan

RECOMMENDATION: The City Council approve Case #15-10 Revised Preliminary Site Plan for The Gateway Project with the conditions recommended by the Planning Commission. Staff further recommends that the City Council consider adding a 28th condition as follows: No construction or building permits will be issued until construction phasing is agreed to by the City and the Developer in an approved Development Agreement.

DETAILS:
In 2005 The Cameron Group, LLC, purchased the Mission Mall property with plans to build a mixed-use development on the site. In 2006 the Planning Commission reviewed and approved the rezoning and preliminary site plan for the redevelopment of the subject property for urban development composed of retail, office, hotel, restaurant, and residential uses. Since the “MXD” zoning and preliminary site plan was first approved the project has evolved through several revisions reflected in revised plans presented to the Planning Commission and City Council in 2007, 2008, and 2012. Each of these plan approvals included a range of stipulations for site development issues, and requirements for additional details to be provided with final plan reviews.

At this time the applicant is proposing significant changes to the previously approved plan and is requesting a revised preliminary site plan approval for the entire development. The applicant intends to proceed to file a final site development plan and to begin construction of the entire project as a single phase.

Planning Commission Action
The Planning Commission, at their September 28, 2015 meeting, voted 7-0 to recommend approval of the Case with twenty-seven (27) recommended conditions as contained in the staff report. Minutes of the meeting are included in the packet.

No protest petitions have been received.

Related Statute/City Ordinance:	
Line Item Code/Description:	
Available Budget:	

STAFF REPORT
Planning Commission Meeting September 28, 2015

AGENDA ITEM NO.:	3
PROJECT NUMBER / TITLE:	Application # 15-10
REQUEST:	Revised Preliminary Site Development Plan for The Gateway Development
LOCATION:	Property located on the south side of Johnson Drive between Roeland Dr, Shawnee Mission Pkwy, and Roe Ave
APPLICANT:	Korb Maxwell, Polsinelli PC
PROPERTY OWNER:	The Gateway Developers, LLC Cameron Group, LLC 6007 Fair Lakes Rd, Ste 100 East Syracuse, NY
STAFF CONTACT:	Danielle Murray

ADVERTISEMENT: September 8, 2015-The Legal Record newspaper

PUBLIC HEARING: Planning Commission meeting, September 28, 2015

<u>Property Information:</u>
The subject property is the site of the former Mission Mall and is zoned Planned Mixed Use District "MXD". This district is intended to encourage a variety of land uses in closer proximity to one another than would be possible with more conventional zoning districts, and to encourage building configurations that create a distinctive and memorable sense of place. Developments in this district are allowed and expected to have a mixture of residential, office and retail uses, along with public spaces, entertainment uses and other specialty facilities that are compatible

in both character and function. Developments are also expected to utilize shared parking facilities linked to multiple buildings and uses by an attractive and logical pedestrian network that places more emphasis on the quality of the pedestrian experience than is generally found in typical suburban development. Buildings are intended to be primarily multi-story structures with differing uses organized vertically rather than the horizontal separation of uses that commonly results from conventional zoning districts. The property is also subject to the Mission, Kansas *Design Guidelines* for the Johnson Drive Corridor.

Surrounding properties are zoned and developed as follows:
Office zoned properties are located to the north, in the City of Roeland Park, "RP-3" Planned Townhome District and "C-2A" Pedestrian Oriented Business District to the west, and "R-1" Single-Family Residential District to the east and south.

Comprehensive Plan Future Land Use Recommendation for this area:
The Comprehensive Plan indicates this area is appropriate for Mixed Use High-Density to be composed of a pedestrian friendly mix of neighborhood and community office uses, retail-commercial and service-commercial uses, institutional, civic, and medium to high density residential.

Project Background:
In 2005 The Cameron Group, LLC, a development company from East Syracuse, New York, purchased the Mission Mall property with plans to build a mixed-use development on the site. In 2006 the Planning Commission reviewed and approved the rezoning and preliminary site plan for the redevelopment of the subject property for urban development composed of retail, office, hotel, restaurant, and residential uses (Ordinance #1203). Since the "MXD" zoning and preliminary site plan was first approved the project has evolved through several revisions reflected in revised plans presented to the Planning Commission and City Council in 2007, 2008, and January 2012. Each of these plan approvals included a range of stipulations for site development issues, and requirements for additional details to be provided with final plan reviews.

At this time the applicant is requesting a revised preliminary site plan approval for the entire development. The applicant intends to proceed to file a final site development plan and to begin construction of the entire project as a single phase.

The plan approved previously included a linear public plaza, or esplanade, along Roeland Drive and a four story parking structure directly connected to upper level retail and surrounding buildings as well as Shawnee Mission Parkway. These features have been removed from the current application, and the parking structure is 3 stories with no below grade levels. A hotel has been added to replace the retail and service uses at the south side of the site. The development floor area has been reduced by 165,278 square feet, and the amount of parking has also been reduced by 755 stalls.

Plan Review
The applicant is proposing a revised site plan maintaining largely the same perimeter

footprint and character with buildings lining all four surrounding streets. The revised plan identifies six buildings throughout the site surrounding a partially free-standing three level interior parking garage (previously 4 levels). The two buildings previously shown at the southwest corner of the site for restaurants and fitness uses have been replaced by a 200 room, 7-story hotel and a 54,500, 5-story office building (Buildings “B” and “F”).

Similar to previous plans, Buildings “C”, “D” and “E” along Roeland Drive and Johnson Drive will contain a horizontal and vertical mix of users including retail and residential. Building “E” along Johnson Drive remains 4-stories in height while Buildings “C” and “D” along Roeland Drive are reduced from 11 stories to 4. Building “A” remains consistent with previous plans for “big box” retailers however, now in a single-story structure, in the eastern portion of the site.

Major revisions from plans approved in 2012 include the removal linear plaza or promenade along Roeland Drive and between the two buildings fronting this street. Instead, a boardwalk system is proposed to connect a surface parking lot to a more private green space. This courtyard is proposed for the benefit of residents between these buildings and the semi-free standing parking structure. This new courtyard does include seating and a small performance area.

The total floor area of this version has been reduced from 741,402 square feet to 576,124 square feet. In addition, the total number of parking spaces has been reduced with the elimination of a floor of parking. The preliminary plan submitted for review by the Planning Commission includes the following total planned square footage by use:

Use	**Quantity (SqFt)-2012**	**2015 (SqFt)**
Retail	390,866	382,974*
Office	0 (none identified)	54,540**
Residential	324,360	*
Service/ Mechanical	26,176	not itemized
Hotel	0	138,610
Total	**741,402 square feet**	**576,124 square feet**
Parking Provided	2,288 parking spaces	1,533 parking spaces

*2015 tally combines Residential and Retail (see attached)
**The applicant has stated that an office building would not be constructed unless a tenant has been identified first.

The City’s development review team conducted a review of the preliminary plans as well as special studies of traffic and stormwater impacts. A wide range of review comments and issues were provided to the applicant’s representatives. While some issues are best addressed at the time of final plan or are construction details in nature, it was important to ensure such issues were considered by the applicant during the current planning stage since it is anticipated that final plans and building permits may be completed by late 2015 or early 2016.

The following is a summary of issues identified by the city’s development review team

that must be addressed with final plans and/or development agreements:

- Sustainable design and construction practices.
- Building elevations and details for compliance with the Johnson Drive Design Guidelines (e.g. minimum percent of windows/glass for ground level retail structures, entrances from primary streets, awnings, storefront facades, etc. for structures along Johnson Drive and Roe Ave).
- Private Sign Criteria.
- Building and site design creating a "gateway" image at the intersection of Johnson Dr. and Roe Ave.
- Useable open space and amenities for residential occupants (e.g. location, type, area)
- Screening of rooftop mechanical units and the upper level of the parking garage.
- Public and private pedestrian circulation plan throughout the development.
- Sidewalk and streetscape design and amenities.
- Integration of the Johnson County transit stop along the Johnson Drive frontage.
- Safe accommodations for pedestrians and bike riders using the Rock Creek Trail from Martway St to Roeland Park.
- On-site traffic controls
- Off-site traffic improvements to surrounding intersections and streets.
- Turning movements and loading for trucks on Roe Ave.
- Screening of the truck loading areas.
- Dedication of right-of-way as needed.
- Storm water design information.

<u>Sustainable design and construction practices</u>
The City's development review team initially suggested the project pursue and demonstrate a commitment to achieve LEED for Neighborhood Development (LEED-ND). This certification by the U.S. Green Building Council addresses a wide range of design and construction practices related to site design and green infrastructure and building components, such as energy and water efficiency, storm water management, civic spaces, and relationship to the surrounding community. The applicant is opposed to certifying the project through this agency due to the increased upfront certification costs; however as indicated with previously approved plans will *"…entertain and implement prudent design principles that follow a 'green' protocol in the spirit of a LEED project in the form of a Sustainable Design and Construction Implementation Plan (SDCIP)."*

Staff Notes-Sustainability- The Mission Sustainability Commission has developed a rating and certification system for development projects. The proposed revised plans would be reviewed by the Sustainability Commission who would provide their opinion of the plan to the Planning Commission at the time of Final Site Plan review.

<u>Johnson Drive Design Guidelines</u>
The Johnson Drive Design Guidelines provide a wide range of recommended and required design elements applicable to the development. These include streetscaping and the relationship of buildings and their exterior facades to public streets.

Staff Notes-Design Guidelines: The plans submitted for consideration by the Planning Commission (including architectural vignettes and artist sketches) do not clearly demonstrate compliance with key elements of the Design Guidelines, most notably for Building "A" which is the big box retail building on the east side of the site. Critical design details not addressed with submitted plans include, but are not limited to, the following:

a. Display windows of all buildings facing Johnson Drive. The Design Guidelines indicate at least 75% of the façade is required to incorporate glass for the first floor of buildings facing Johnson Drive and is encouraged along Roe Avenue. False windows, glass block, dark tinted glass, or windows at a height not allowing visibility into the retail space for pedestrians at street level would not achieve the requirement for display windows for the street frontage of Building "A". The street level of Building "A" may include display windows as traditionally included with department stores in urban mixed-use environments. These walls should not serve as large sign panels as they otherwise would in a conventional suburban district big box shopping center.

b. Large buildings fronting multiple streets should provide multiple entrances oriented to engage the primary public street. Building "A" as currently depicted does not achieve the design guidelines outlined in this section.

c. Building awnings and canopies along street frontages. Final plans should make clear how building frontages along perimeter streets achieve this design requirement.

d. Signage. Final plans will need to include private sign criteria that clearly identify the proposed sign standards. It is recommended that such signage be consistent with the character of the development and should not reflect the appearance of a suburban big box shopping center.

e. Screening of truck loading areas. Additional detail will be needed with final plans to identify the treatment of building walls facing Roe Ave. and screening of truck loading areas.

<u>Building Design and Material Pallet</u>
The proposed building materials and architectural style is reflected in photos submitted on plan sheets PDP-A800. Specific building materials and colors have not been identified. A modern contemporary architectural theme is represented by the images, generally consisting of concrete, glass, and metal finishes.

Staff Notes-Buildings: The modern contemporary theme of the submitted plans is consistent with plans approved in 2012, and visually sets this development apart from other conventionally designed retail destinations and residential areas in the Kansas City area.

Final plans will need to provide more detail about the relationship of the buildings to the pedestrian realm as required by the Johnson Drive Design Guidelines. Of particular concern on Building “A” is the street level façades and the appearance of the building facing the intersection of Johnson Drive and Roe Avenue.

Civic Space

The submitted plans replace the Roeland Drive linear public space or esplanade and plaza area with a boardwalk system that connects to courtyard area between the buildings along Roeland Drive and the parking structure. This space is proposed for the benefit of residents and as an amenity for the ground floor restaurants or retailers. This new courtyard does include seating and a small performance area.

Staff Notes-Civic Space: The proposed plan moves away from gathering spaces in the public realm towards spaces that are interior to the site and designed to benefit on-site residents and customers. Additional amenities for residents are contemplated in cooperative arrangements with the hotel for the shared use of their facilities such as the pool facilities. The intent of the “MXD” zoning district is to encourage public spaces that are compatible in in character and function with the other uses surrounding them. With the primary ground floor focus on retail, a boardwalk and courtyard allow for circulation between stores and restaurant and provides an area of greenspace for residents.

Parking and Loading

The submitted plan provides 1,533 parking spaces for the mix of retail, residential, office and hotel uses. This includes angled parking spaces along Johnson Drive adjacent to street-level retail in Building “E” and a surface parking lot is adjacent to Roeland Drive for Buildings “C” and “D”.

The submitted plans are consistent with the previous plans with the multi-level parking structure located in the center of the development, and mostly wrapped with buildings.The parking structure is L-shaped with two floors of parking above one slightly larger level of surface parking. A single circulator to the upper floors is located on the south end of the structure. The lowest level is no longer below grade and is intended for retail visitors. The upper levels will be for hotel guests and the residential units.

The applicant has supplied an analysis of the minimum number of parking spaces based on the submitted mix of uses required by the City Zoning Ordinance. A minimum of 1,328 spaces is required and a maximum of 1,992 is allowed. Also, in compliance with ordinances, no more than 60% of the parking provided is located at grade. In accordance with city ordinances, the Planning Commission and City Council may reduce the required parking after considering documentation and/or a study provided by the applicant (Section 410.440). No such reduction is necessary at this time.

Staff Notes-Parking: The zoning district and the Johnson Drive Design Guidelines support structured parking and minimizing the amount of surface parking in redeveloping areas of the city. While some parking may be reserved for specific users (e.g. residential), it is anticipated much of the parking in the parking structure can be shared between various tenants or users. It is desirable to minimize the amount of

unnecessary and costly parking that would otherwise not be used due to the ability to share parking. The close proximity of transit services and the Rock Creek Trail may also help reduce parking demand.

The proposed plan includes a 96 stall surface parking lot between Roeland Drive and Buildings “C” and “D”. Significant landscaping, berms, decorative walls or a combination of these things will be required around it’s perimeter to comply with the zoning standards.

Additional details will be necessary with final plans to ensure parking decks are screened from the view of surrounding roadways to the fullest extent possible. Additional details are needed with final plans to ensure rooftops and mechanical areas are also adequately screened from view.

<u>On and Off Site Public Improvements</u>
The developer is responsible for installation of streetscaping (sidewalk, street trees, benches, bike racks, street lights, etc) around the perimeter of the development and for providing public improvements off-site (crosswalks, modifications to traffic signals, turn lanes, etc).

Staff Notes-Public Improvements: A minimum 8-foot wide sidewalk clear zone along Johnson Drive must be provided in addition to adequate space for a streetscape amenity zone (street trees, tree wells, street lights, signage, etc.) and a seating area zone for any proposed outdoor restaurant space. The ideal minimum width for all zones combined is 20-feet from the street curb to the building wall. Additional details are needed with final plans to ensure the Johnson Drive frontage provides adequate sidewalk dimensions to ensure a comfortable pedestrian environment for a successful retail and walking atmosphere. A minimum 5-foot wide sidewalk clear zone along Roeland Drive (except Rock Creek Trail segments) and Roe Avenue is required for the same reasons. Dimensions for the portion of Roeland Drive to accommodate the extension of the Rock Creek Trail is discussed below. Additional street right-of-way dedication may be required with final plans and plats.

<u>Signs</u>
The City ordinance currently does not specifically regulate signs in the “MXD” Planned Mixed Use District. However, the Sign Code requires shopping centers to establish private sign criteria governing all exterior signs in the development and that the Planning Commission review and approve these criteria as part of a final site plan approval. For purposes of the sign code, the term "shopping center” means a project of one (1) or more buildings that has been planned as an integrated unit or cluster on property under unified control or ownership at the time that zoning was approved by the City. The sale, subdivision or other partition of the site after zoning approval does not exempt the project or portions thereof from complying with these regulations relative to signs to be installed. Approved private criteria are binding upon all subsequent purchasers or lessees within the development.

Staff Notes-Signs: The city’s sign code indicates criteria shall be for the purpose of

assuring harmony and visual quality throughout the development. The size, colors, materials, styles of lettering, appearance of logos, types of illumination and location of signs shall be set out in such criteria. Unless addressed by the Planning Commission and City Council with the preliminary plan approvals, signage will be further addressed with final development plans. This will be an opportunity to ensure the signage for "big box retailers" will be aesthetically compatible with the character of the development and the surrounding area. Final development plans shall not be approved until the Planning Commission has approved the sign criteria. After approval, no sign permit will be issued by the City for a sign that does not conform to the approved criteria.

Public Transportation

A transit stop area has been installed along Johnson Drive near the intersection of Roe Avenue.

Staff Notes-Transit Stop: The transit adjacent to the Gateway site is part of the system of newly enhanced bus facilities installed in the Metcalf Ave/Shawnee Mission Parkway corridor as part of a federal TIGER grant. Final plans will need to provide additional detail about the integration of the transit stop with the sidewalk and streetscape designs.

Rock Creek Trail Extension

The continuation of the Rock Creek Trail from Martway Street to the Roeland Drive Johnson Drive intersection is required. The submitted plans identify a 10-ft wide sidewalk along the east side of Roeland Drive north of the Martway intersection, continuing north across Johnson Drive to Roeland Park.

Staff Notes-Trail: Final plans will need to further detail this multi-use path to ensure an unobstructed width and adequate crosswalks for trail users. Additional directional signs may be required to mark the trail continuation.

Traffic

Access into the site is proposed from five access points, three on Roeland Drive, one on Johnson Drive, and one on Roe Avenue. The entrance previously proposed on Shawnee Mission Parkway has been eliminated. All intersections surrounding the subject property are currently signalized. The applicant has submitted an update to the previous traffic study analyzing current conditions and proposed conditions after development. The applicant has proposed improvements to accommodate the expected daily trips the development will generate.

The City's on-call traffic engineer, George Butler Associates (GBA), has reviewed the applicant's revised Traffic Impact study and the preliminary site plans. GBA generally accepts the applicant's proposed improvements as adequate for the expected traffic impacts of development of the site. They have provided comments for the applicant to address before the study or final site plan are accepted. The Kansas Department of Transportation (KDOT) will also need to review and accept any changes proposed to the intersection of Shawnee Mission Parkway at Roeland Drive as this is a US Highway under their jurisdiction. An excerpt of the Traffic Impact Study is attached.

Stormwater Management

The subject property generally drains to the east-northeast with the main outfall near the northeast corner. A multi-barrel reinforced concrete box (RCB) drainage system was installed across the site for this portion of Rock Creek. The RCB's were designed to convey the 100 year storm event and a letter of map revision (LOMR) has been approved by FEMA taking the property out of the flood zone. Therefore a floodplain permit is not required.

The City's on-call engineer at GBA is also reviewing the Drainage study and the proposed preliminary site plans for storm water control. Under consideration is the amount of impervious surface in the development scenario, peak water flows after rain storms, and the location of below ground development features in relation to existing storm sewers. In the past, a reduction in the amount of impervious surface has been demonstrated by the addition of green space compared to the existing (pre-demolition) condition. Also, the layout of the piers footings for the new buildings will be reviewed against the pier plan used during the construction of the RCB's. Any comments for the applicant to address will be required to be resolved before the study or final site plan are accepted.

Staff Recommendation

The proposed development conforms with the Comprehensive plan and meets the overall intent of the "MXD" zoning district. The proposed preliminary site development plan demonstrates a mix of three to four distinct uses within an area approximately equal to four city blocks. Those uses are arranged vertically in buildings "B", "C", "D", and "E". In addition, 75 percent of the total floor area of the development is located in multi-story buildings which are a minimum of 4-stories in height. These uses will utilize shared parking which is to be centrally located, screened from view from the public realm, and multi-storied. For the most part, parking will not be reserved by use. Pedestrian connections via public sidewalks, and private boardwalks or walkways are designed to make all portions of the development easily accessible on foot. Special attention to streetscape features such as sidewalk widths, shade trees, pedestrian scale street lights, and amenities like seating and landscaping will make the quality of the pedestrian experience inviting and lively. All of these features when combined with a coordinated architectural style contribute to create a distinctive sense of place which is compact, urban, and active.

While the development is generally in conformance with zoning and site planning requirements, several details do remain unresolved. Many of these details are beyond the required scope of a preliminary site plan and therefore not deficiencies in the submitted plans which would necessitate rejection of the application at this point. However, Staff desires to be proactive in its recommendations in preparation for the eventual submittal of a final site plan. The following recommendation contains conditions which are both carry-overs from the original rezoning of the property in 2006 under Ordinance #1203 and specific directions for revisions to be included in a future and separate final site plan submittal. Conditions placed on the rezoning of the property which are still applicable to the development are included below as noted in parenthesis

as Rezoning. The sources of all other conditions are noted as such.

Therefore, Staff recommends the Planning Commission recommend approval of the Preliminary Site Development Plan for Case # 15-10 The Gateway to the City Council with the following conditions:

1. The entire development shall be subject to the recommendations of the Design Guidelines for the Johnson Drive Corridor, including frontages along Johnson Drive, Shawnee Mission Pkwy, Roe Avenue, and Roeland Drive. Plans submitted for Final Plan Review shall comply with said Design Guidelines as well as any more restrictive requirements within the "MXD" zoning regulations or as established by the rezoning stipulations. (Rezoning-1)

2. The street level of all buildings along public right-of-way shall incorporate window glazing consistent with the Design Guidelines for the Johnson Drive Corridor. Flat, blank (windowless and un-modulated) or false windows shall be prohibited along public right-of-way. (Rezoning-2)

3. Entrances should be oriented to engage the primary public street. Large buildings that front multiple streets should provide multiple entrances and provide entrances convenient to parking areas. Provide a public entrance for Building A along Johnson Drive. (Comments 9.22.15)

4. The appearance of Building "A" facing the intersection of Roe Ave. and Johnson Drive shall have a signature design and shall be oriented to provide a visual appearance consistent with the remainder of the development. (Rezoning-9)

5. Provide additional massing studies/views to demonstrate how the Building "A" truck loading area will be screened from view from Roe Avenue. Any visible wall elevations along Roe Ave should be finished with the same architectural appearance and detailing as the remainder of the structure visible from Johnson Drive and Shawnee Mission Pkwy. (Comments 9.22.15)

6. Provide additional massing studies/views to demonstrate how the development design will create a gateway into the community at the Johnson Drive/Roe Avenue intersection. (Comments 9.22.15)

7. The exterior of the parking structure visible from public right-of-way shall be finished with a façade treatment consistent with the architectural character of the entire development. (Rezoning-10)

8. Plans need to demonstrate the visiblity of the upper deck of the parking structure from Shawnee Mission Parkway and Roeland Drive. Screening may be required in various locations to reduce views of the parking deck. Unscreened views of the Building "A" rooftop will be acceptable if designed as a green roof. (Comments 9.22.15)

9. Plans need to demonstrate how the appearance of the upper deck of the parking structure and the rooftops of surrounding buildings will be enhanced for the views from the residential buildings “C”,”D”,”E”, and “B”. HVAC units, antennas, skylights, exhaust fans/vents or other similar elements should be screened from view of these buildings and the public streets. (Comments 9.22.15)

10. A list of special conditions / standards for this development shall be included within an Architectural Standards / Tenant Criteria Booklet. The booklet shall include a list of architectural features, such as awnings, balconies, bay windows etc., that may be permitted to encroach the public sidewalk and also include the maximum distance of encroachment. (Rezoning-13)

11. Unique and creative signage shall be permitted within the development. Sign standards shall be provided in the Architectural Standards / Tenant Criteria Booklet, and shall be reviewed for approval by the Planning Commission with Final Plan Review. (Rezoning-14)

12. Any outdoor seating areas proposed within public right-of-way shall be identified and reviewed with the Final Plan Review. (Rezoning-12)

13. Lighting within the site shall be consistent with the architectural and pedestrian character of the development. Lighting on the site shall be directed away or screened from existing residential properties. (Rezoning-15)

14. Final plans will need to demonstrate safe accommodations for multi-modal Rock Creek Trail traffic from the current terminus of the trail along Roeland Drive to Roeland Park. (Rezoning-18)

15. A continuous public sidewalk shall be provided along Roeland Drive, Johnson Drive, and Roe Avenue. The Roe Avenue sidewalk shall link sidewalks at the intersection of Johnson Drive with a sidewalk extending under Shawnee Mission Pkwy. Sidewalk improvements shall include pedestrian connections/crosswalks across adjacent intersections. These improvements shall be designed to meet ADA and MUTCD criteria and provide functional pedestrian connections to the Rock Creek Trail, transit center, transit stops, and across Shawnee Mission Parkway (Zoning & GBA)

16. Street trees should be planted between the curb and walking path of the sidewalk thus providing a more pleasant pedestrian experience separated from traffic. Minimum sidewalk width along Johnson Drive is an unobstructed walking surface of 8’ and 5’ unobstructed width along Roeland Drive. Minimum widths may need to be increased to accommodate additional features such as trail connections or building entrances. Sidewalks and on-street parking should be located in the public right-of-way. Dedication of right-of-way should be resolved with the final plat or by separate document. (Comments 9.22.15)

17. Several missing links in pedestrian circulation need to be addressed. Provide a

walkway connection from Roe Ave along the south side of Building “A” to provide a direct pedestrian connection to the lower level of retail; from the north side of Drive 2 to Building “C”; from the north side of Drive 3 to Building “D”; from the west side of Drive 4 to the rear of building “E’; crossing Drive 4 to the front of Building “A”; from public stair on Level 2 to the hotel lobby.(Comments 9.22.15)

18. Street right-of-way, off-site traffic improvements, permitted points of access, pedestrian connectivity, etc. shall be determined prior to approval of a replat and final development plan for the subject property and shall be consistent with the Design Guidelines for the Johnson Drive Corridor and the East Gateway Streetscape Standards. (Rezoning-3 & 4)

19. The developer shall be responsible for streetscape improvements along perimeter roadways and intersections.(Rezoning-5)

20. The developer shall be responsible for implementation of recommended storm water and other utility improvements unless otherwise described in a development agreement with the City of Mission. Required easements shall be coordinated with the City and other utility providers and identified with the final plat and final development plan for the property. (Rezoning-6)

21. A utility and infrastructure plan shall be submitted prior to approval of the development plan. (Rezoning-7)

22. Buildings submitted for Final Plan review shall be designed in accordance with the requirements of city staff, city consultants, and other utility providers to maintain adequate clearance from storm water structures and other utilities. (Rezoning-8)

23. The City of Mission reserves the right to impose time limits on large vehicle deliveries to the site. (Rezoning-17)

24. The City of Mission reserves the right to limit access to a right-in /right-out configuration for vehicular entrances along Roe Ave and the southernmost access point along Roeland Drive. (Rezoning-19&20)

25. Provide additional detail at final site plan regarding vehicle turning accommodations, using the appropriate design vehicles previously identified, for the retail dock area along Roe Avenue, emergency access for the Fire District at each access drive and along all primary internal service routes, school bus/tour bus circulation and parking, and other service delivery routes on the interior of the site. (GBA)

26. A final traffic study and final stormwater drainage design plan must be submitted for review with the final site plan. The appropriate text, maps, drawings and tables must be included. (GBA)

27. Staff reserves the right to provide additional comments or stipulations on development plans until all traffic or storm drainage related concerns have been addressed. (GBA)

Planning Commission Recommendation

The Planning Commission, at their September 28, 2014 meeting, voted 7-0 to recommend approval of Case # 15-10 to the City Council with conditions 1-27 as recommended by staff.

Building GROSS square footages per level (PDP)

1503 - Gateway

Updated: 08/17/2015

level	Res / retail	hotel	walmart	office	total/lvl	% of total	total w/o office	% total w/o offce
level 1 (at-grade)	57,035	7,610	149,892	n/a	214,537	**37.24%**	214,537	**41.13%**
level 2	56,925	22,000	n/a	n/a	78,925		78,925	
level 3	62,197	17,000	n/a	16,940	96,137		79,197	
level 4	56,925	23,000	n/a	18,800	98,725	**62.76%**	79,925	**58.87%**
level 5	n/a	23,000	n/a	18,800	41,800		23,000	
level 6	n/a	23,000	n/a	n/a	23,000		23,000	
level 7	n/a	23,000	n/a	n/a	23,000		23,000	
Total	**233,082**	**138,610**	**149,892**	**54,540**	**576,124**		**521,584**	

* Note: All square footages are approximate

THE GATEWAY DEVELOPMENT

SHAWNEE MISSION PARKWAY (US-56) AND ROELAND DRIVE

MISSION, KANSAS

RECEIVED
SEP 1 1 2015
CITY OF MISSION
COMMUNITY DEVELOPMENT

TRAFFIC IMPACT STUDY

REVISED SEPTEMBER, 2015

RECEIVED
SEP 1 1 2015
CITY OF MISSION
COMMUNITY DEVELOPMENT

OA Project No. 2015-2039

OLSSON®
ASSOCIATES

1.0 INTRODUCTION & OBJECTIVE

This report studies traffic impacts for The Gateway mixed-use development, located on the site of the former Mission Mall at Shawnee Mission Parkway (US-56) and Roeland Drive in Mission, Kansas. The study was based on the site plan dated September 11th, 2015. City of Mission staff was contacted regarding the scope of work for this study.

The objective of this study is to evaluate the existing traffic, roadway conditions and traffic impacts expected from the proposed development. The appropriate intersection geometrics and traffic control improvements necessary to accommodate the increased traffic on the study area roadways were identified. For the purposes of this study the following scenarios will be analyzed for the PM peak hour period for vehicular traffic operations:

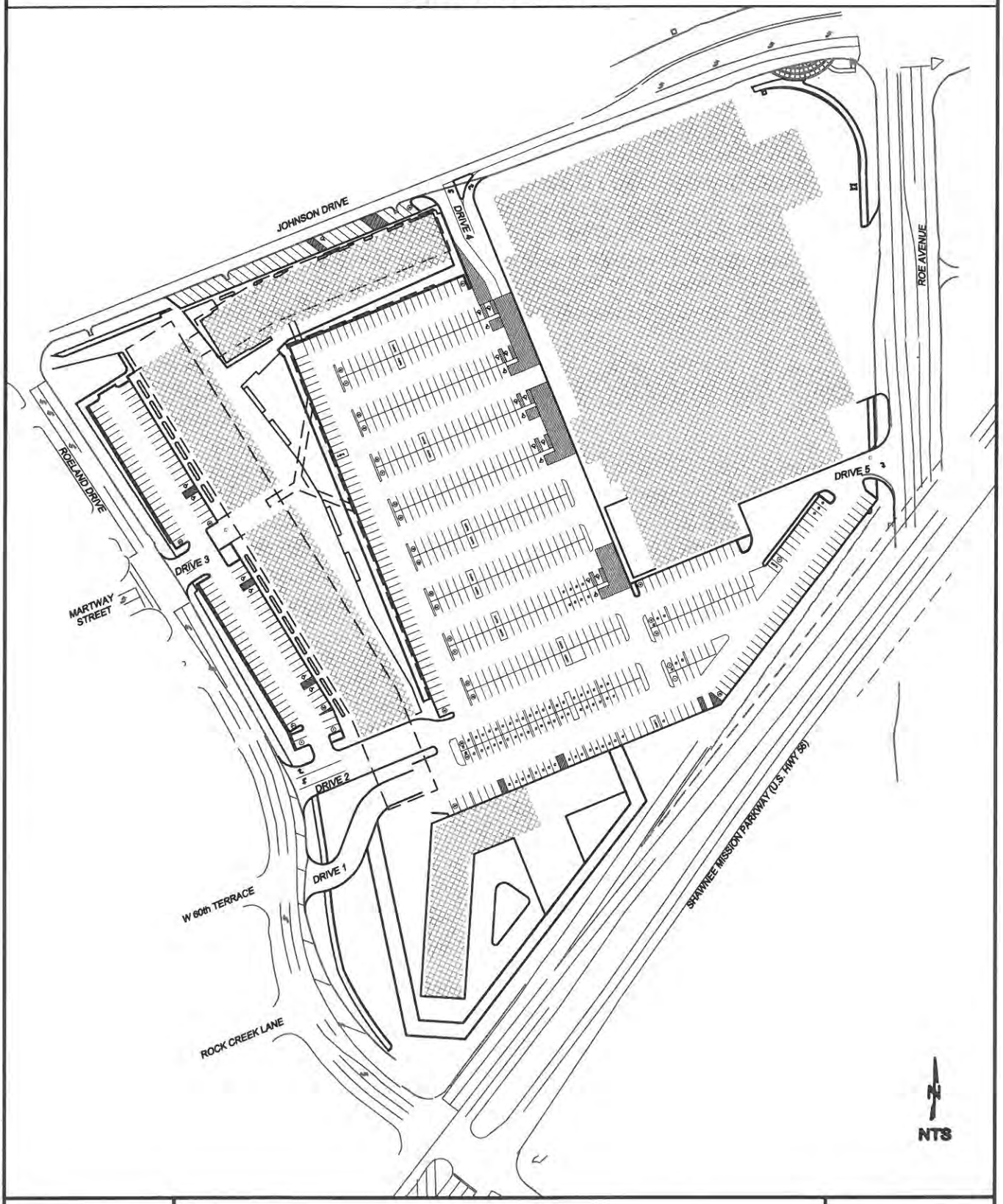
- Existing conditions
- Existing plus Development conditions
- Future year 2035 conditions

Specifics regarding each scenario will be discussed in further detail later in the report. The existing study area intersections include the following, maintaining jurisdiction is noted after each intersection:

- Shawnee Mission Parkway (US-56) and Roeland Drive (KDOT)
- Roeland Drive and Martway Street (City of Mission)
- Roeland Drive and Johnson Drive (City of Mission)
- Johnson Drive and Roe Avenue (City of Mission)
- Site driveways and access points, as appropriate

US-56 is maintained by Kansas Department of Transportation (KDOT) and borders the proposed project. Thus, the report has been completed consistent with the policies and procedures described in the KDOT Corridor Management Policy where applicable on US-56. Remaining study intersections will be consistent using the KDOT criteria along with engineering judgment. The approximate location of the development area is shown on the vicinity map, **Figure 1**. **Figure 2** illustrates the site plan for The Gateway development.

MISSION GATEWAY
MISSION, KANSAS



OLSSON ASSOCIATES	Site Plan	FIGURE 2

2.0 DESCRIPTION OF STUDY AREA

2.1 Proposed Development

The proposed development is a complex arrangement of buildings and parking structures that will include several land-uses. The proposed mixed-use development consists of 210,915 square feet of retail space, 54,540 square feet of office, 200 hotel rooms, and 182 units of residential. Although the most up-to-date site plan shows a total decrease of 1,000 square feet throughout the site, analysis was completed with the square footages shown above. It should be noted that the decrease in square footage of the site will slightly decrease the trips entering and exiting the site, but the impact is expected to be minimal. The development is bounded by Johnson Drive on the north, US-56 on the south, Roe Avenue on the east, and Roeland Drive on the west.

Access to the development is proposed from five access points, three on Roeland Drive, one on Johnson Drive, and one on Roe Avenue. Spacing for each of the following proposed drives were measured center to center.

Drive 1 is a full access drive which feeds into the top floor of the main parking structure. The main parking structure provides parking for all land uses within the development, however the top floor is primarily used for the Hotel, Office, and Residential land uses. This access is located closest to the Hotel and is anticipated to be the major access for that particular land use. Drive 1 is located on Roeland Drive approximately 450 feet north of US-56, aligned across from West 60th Terrace.

Drive 2 is a full access drive proposed to be located approximately 120 feet north of Drive 1 along Roeland Drive, which leads into the lower level of the parking structure. Drive 2 also provides access to frontage parking along the east side of Roeland Drive which will primarily be utilized by the retail land uses.

Drive 3 is proposed to align across from Martway Street and will provide access into the frontage parking along the east side of Roeland Drive. This drive will also primarily serve the retail land uses.

Drive 4 is a full access on Johnson Drive located approximately 560 feet east of Roeland Drive providing access into the lower level of the parking structure. This drive is anticipated to primarily serve the retail components.

Drive 5 is an existing curb cut right-in/right-out drive on Roe Avenue located approximately 550 feet south of Johnson Drive serving primarily the retail development. One additional existing curb cut is a full access servicing a truck loading dock gains access from Roe Avenue approximately 250 feet north of Drive 5.

2.2 Roadway Classification and Characteristics

US-56 is a four-lane east/west divided major arterial roadway with a posted speed limit of 45 mph in the vicinity of the site. The roadway serves as a regional function

connecting I-35 with the Country Club Plaza. US-56 falls under the jurisdiction of the Kansas Department of Transportation (KDOT). US-56 is classified as a Type D route according to the KDOT *Access Management Policy* and a Principle Arterial by KDOT's Functional Classification map.

KDOT's Functional Classification map also shows roadway classifications for City streets as follows:

Roeland Drive is a three-lane north/south undivided local roadway with a posted speed limit of 25 mph in the vicinity of the site.

Johnson Drive is a three-lane east/west minor arterial roadway that terminates with US-56 east of Roe Avenue. The posted speed limit is 30 mph in the vicinity of the site.

Roe Avenue is a four-lane north/south divided arterial roadway with a posted speed limit of 35 mph in the vicinity of the site.

Martway Street is a three-lane east/west local roadway that terminates at Roeland Drive. The posted speed limit is 30 mph in the vicinity of the site. Rock Creek Trail currently resides along the south side of Martway Street and is proposed to cross Roeland Drive and continue north on the east side of Roeland Drive once the development is constructed.

2.3 Study Intersection Characteristics

The intersection of Roeland Drive and US-56 is a signalized four-legged intersection. Dedicated left-turn lanes are provided for all movements at the intersection except the south approach. Dedicated right-turn lanes are provided for the southbound and eastbound movements. The intersection is currently split phased for north/south traffic. No Pedestrian accommodations are provided at the intersection.

The intersection of Roeland Drive and Martway Street is a signalized three-legged intersection. Dedicated left-turn lanes are provided for the northbound and eastbound movements at the intersection. Pedestrian accommodations are provided for the southbound movement at the intersection, including marked crosswalks, pedestrian indications, and push buttons. Currently, this signalized intersection operates in "Flash" mode for all periods of the day.

The intersection of Roeland Drive and Johnson Drive is a signalized four-legged intersection. Dedicated left-turn lanes are provided for the northbound, eastbound, and westbound directions at the intersection. Dedicated right-turn lanes are provided for the eastbound and westbound movements. Pedestrian accommodations are provided along the west and south legs of the intersection and include marked crosswalks, pedestrian indications, and push buttons.

The intersection of Roe Avenue and Johnson Drive is a signalized four-legged intersection. Dedicated left-turn lanes are provided for all movements at the intersection with dual left-turn lanes allocated for the eastbound movement. A dedicated right-turn lane is provided for the southbound movement. A channelized right-turn lane is provided for the northbound movement.

3.0 DATA COLLECTION

Traffic count data was collected at the study intersections of US-56 and Roeland Drive, Roeland Drive and Martway Street, Roeland Drive and Johnson Drive, and Roe Avenue and Johnson Drive with the previous study and utilized within this study. AM and PM peak hour turning movement counts for study area intersections were collected from 6:30 to 8:30 AM and 4:30 to 6:30 PM respectively. Counts were taken between December 13th, 2011 and January 10th, 2012. This count data was determined to be suitable for existing analysis based on KDOT area count maps. Historical KDOT count maps were reviewed to determine if volumes along US-56 experienced significant change since 2011 when the data was collected. Based on KDOT count maps along US-56, traffic volumes have experienced a slight decrease since 2011. KDOT historical count maps from 2011, 2012, and 2013 can be found in the **Appendix**.

Considering traffic conditions, the highest volume of traffic occurs during the PM peak hour period. Reviewing the trip generation calculations discussed later in **Section 5.1**, the PM peak hour period is expected to generate the highest volume of new trips to the roadway network. Based on previous traffic impact studies for this development location, it was determined that the PM peak hour period conditions and associated improvements necessary for satisfactory operations would be more critical than the AM peak hour period conditions. As a result, operational analysis and review was completed for only the PM peak hour period.

The peak hour of traffic fluctuated between study intersections. To provide a baseline of traffic volumes, a consistent peak hour period was chosen for the study intersections. Based on the traffic count data collected the PM peak hour period is from approximately 5:00 to 6:00 PM.

Data sheets for the traffic counts are provided in the **Appendix.**

Site Plan

SLAGGIE
ARCHITECTS, INC.
4600 Madison Avenue, Suite 350
Kansas City, Missouri 64112
www.slaggie.com
SLAGGIE ARCHITECTS, INC. © 2011

LORAX
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4600 MADISON AVE, SUITE 350
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WWW.LORAXDESIGNGROUP.COM

OLSSON ASSOCIATES
ENGINEERS – PLANNERS – SCIENTISTS – SURVEYORS

The Gateway

A Multi-Use Retail Development

Johnson Drive & Roe Avenue
Mission, Kansas

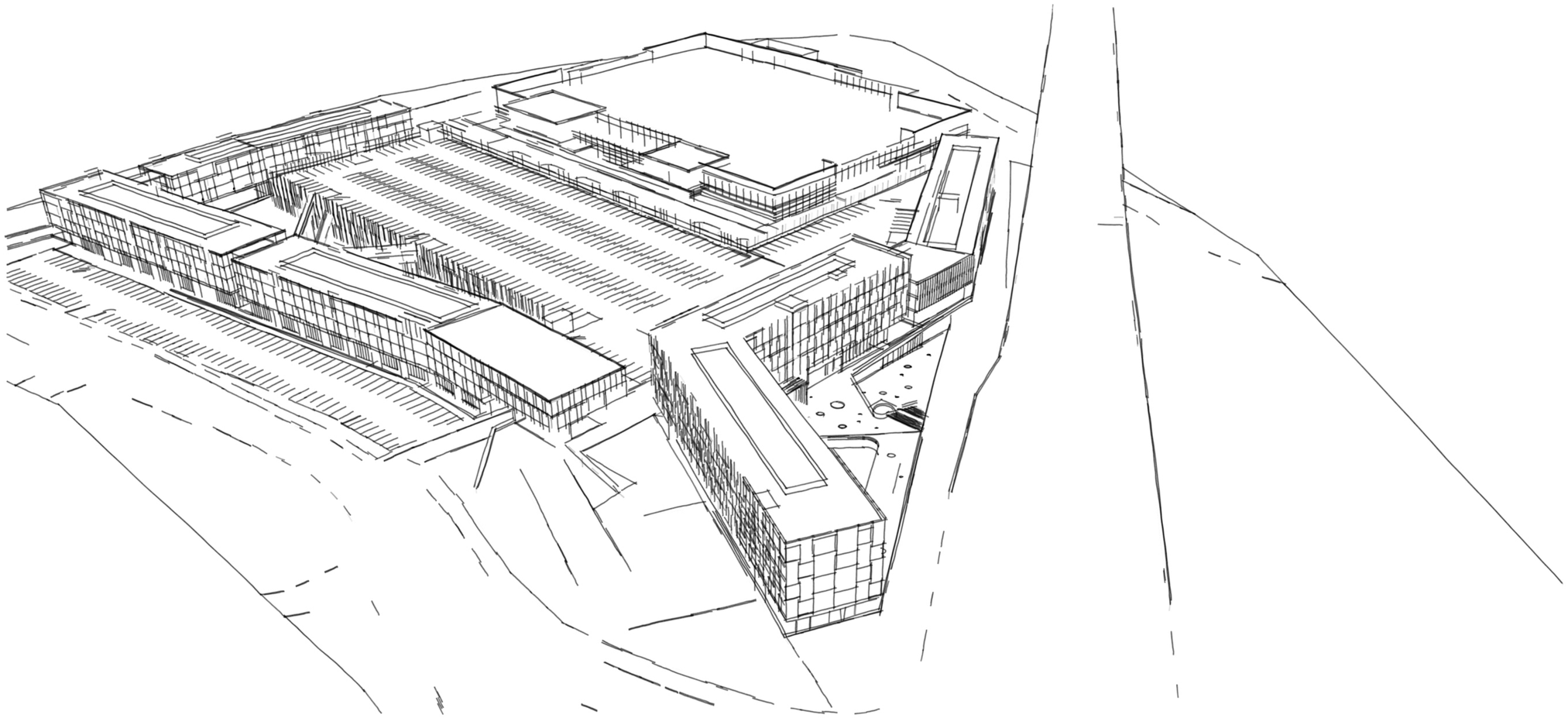
Cameron Group LLC
6700 Fair Lakes Rd. Suite 100
East Syracuse, NY 13057
315-362-8800

Project #: 111103

Preliminary Development Plan
12 September 2012

Site Plan

PD1



MISSION GATEWAY

A MULTI-USE RETAIL DEVELOPMENT
JOHNSON DRIVE AND ROE AVENUE, MISSION, KS

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS
SEPTEMBER 11, 2015

CONSULTANTS:

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MISSION GATEWAY

el dorado

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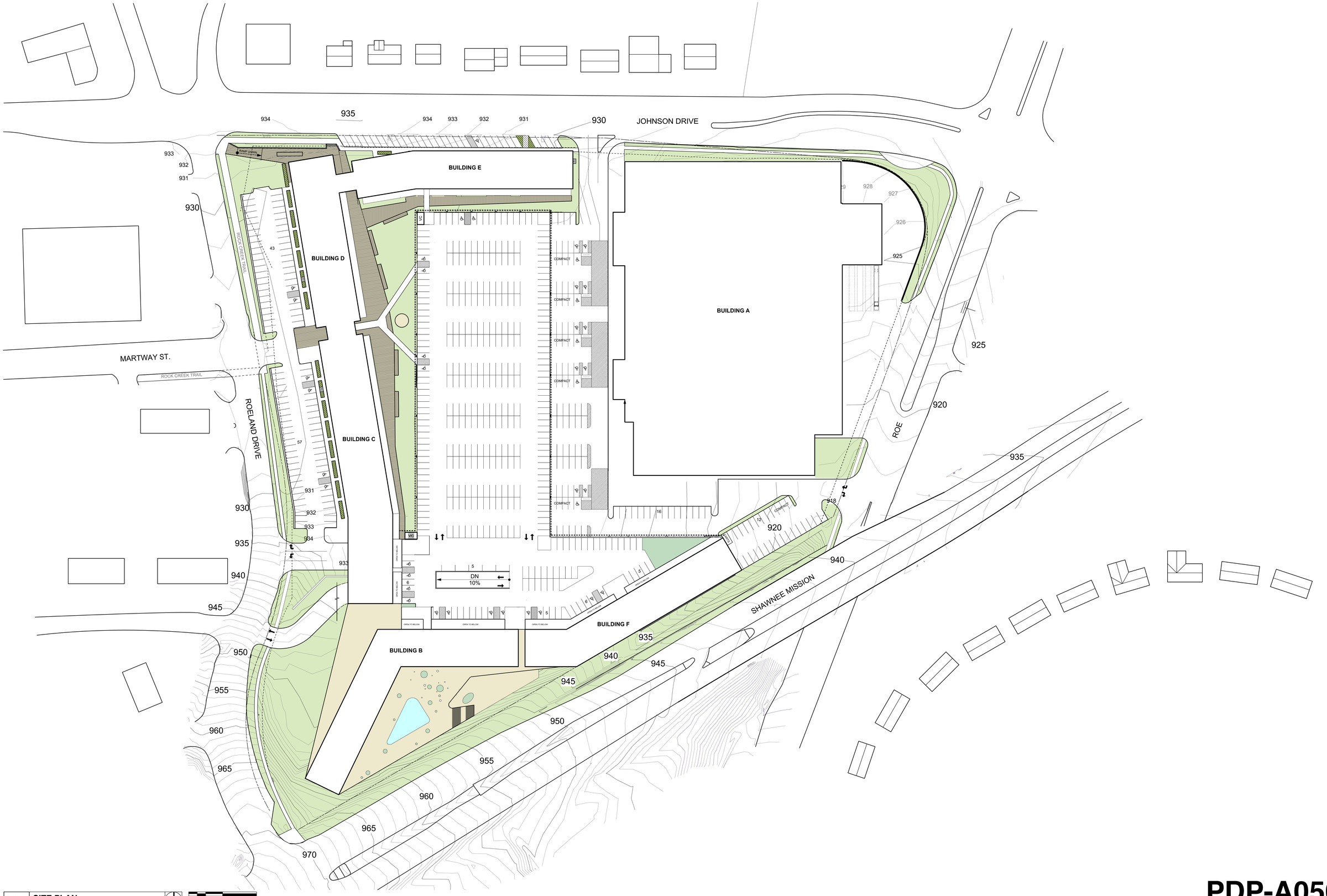

01	SITE PLAN

0' 25' 50' 100'

PDP-A050

SITE PLAN

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
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7301 WEST 133RD ST., SUITE 200
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04.29.15

MISSION GATEWAY

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OLSSON ASSOCIATES

pkmr ENGINEERS

BDC BOB D. CAMPBELL & CO., INC. Structural Engineers – Since 1957

01	SITE PLAN - LEVEL 1

PARKING TOTALS

LEVEL	QUANTITY
LEVEL 1	746
LEVEL 2	410
LEVEL 3	376
TOTALS	1532

PDP-A051

SITE PLAN (LEVEL 1)

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
7301 WEST 133RD ST., SUITE 200
OVERLAND PARK, KANSAS 66213
TEL: 913-381-1170
FAX: 913-381-1174

M/E/P:
PKMR ENGINEERS
13300 W. 98TH ST.
LENEXA, KANSAS 66215
TEL: 913-492-2400
FAX: 913-492-2437

STRUCTURAL:
BOB D. CAMPBELL & CO., INC.
4338 BELLEVIEW AVE.
KANSAS CITY, MISSOURI 64111
TEL: 816-531-4144
FAX: 816-531-8572

MISSION GATEWAY

el dorado inc

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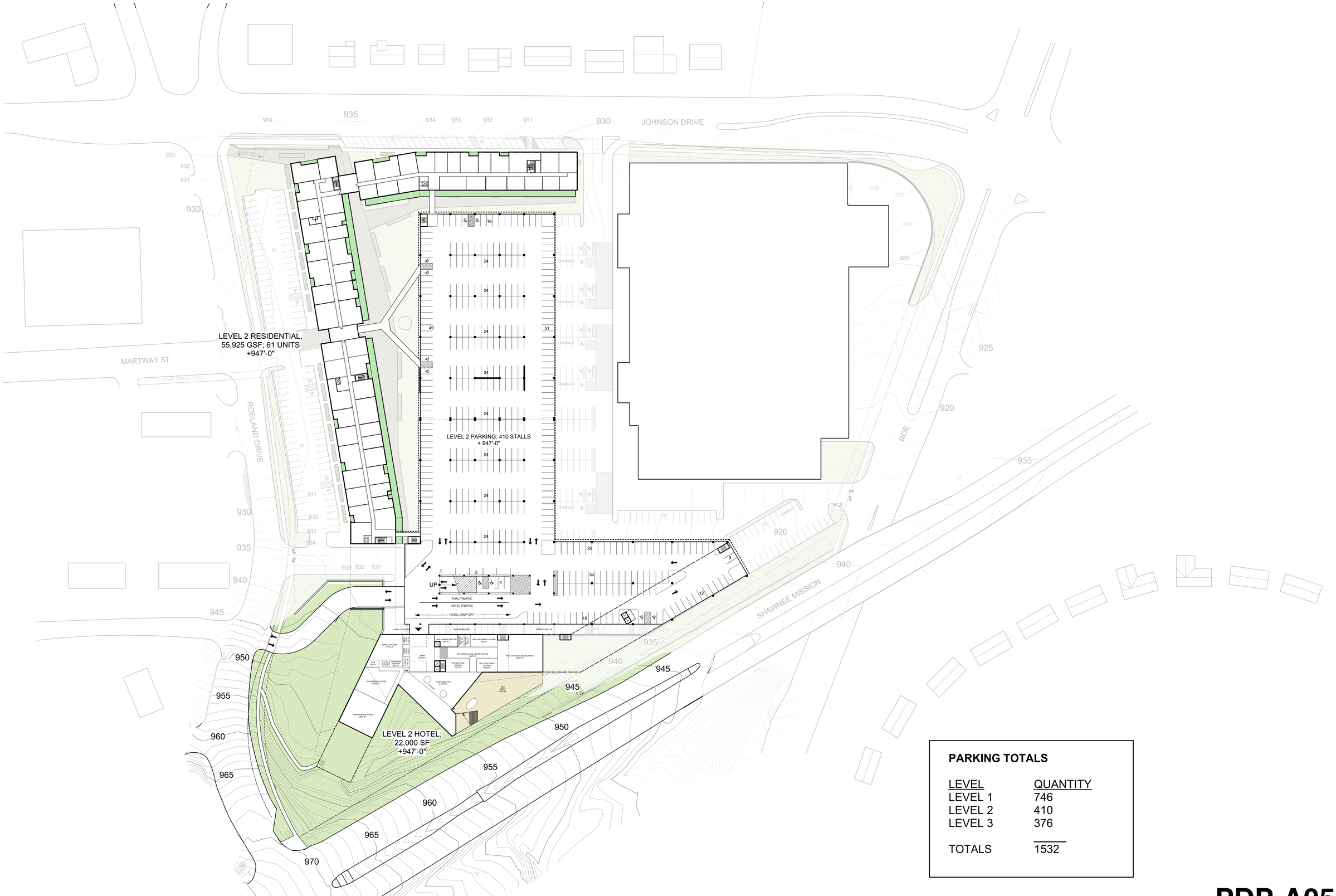

PARKING TOTALS

LEVEL	QUANTITY
LEVEL 1	746
LEVEL 2	410
LEVEL 3	376
TOTALS	1532

01	SITE PLAN - LEVEL 2

0' 25' 50' 100'

PDP-A052

SITE PLAN (LEVEL 2)

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
7301 WEST 133RD ST., SUITE 200
OVERLAND PARK, KANSAS 66213
TEL: 913-381-1170
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M/E/P:
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FAX: 913-492-2437

STRUCTURAL:
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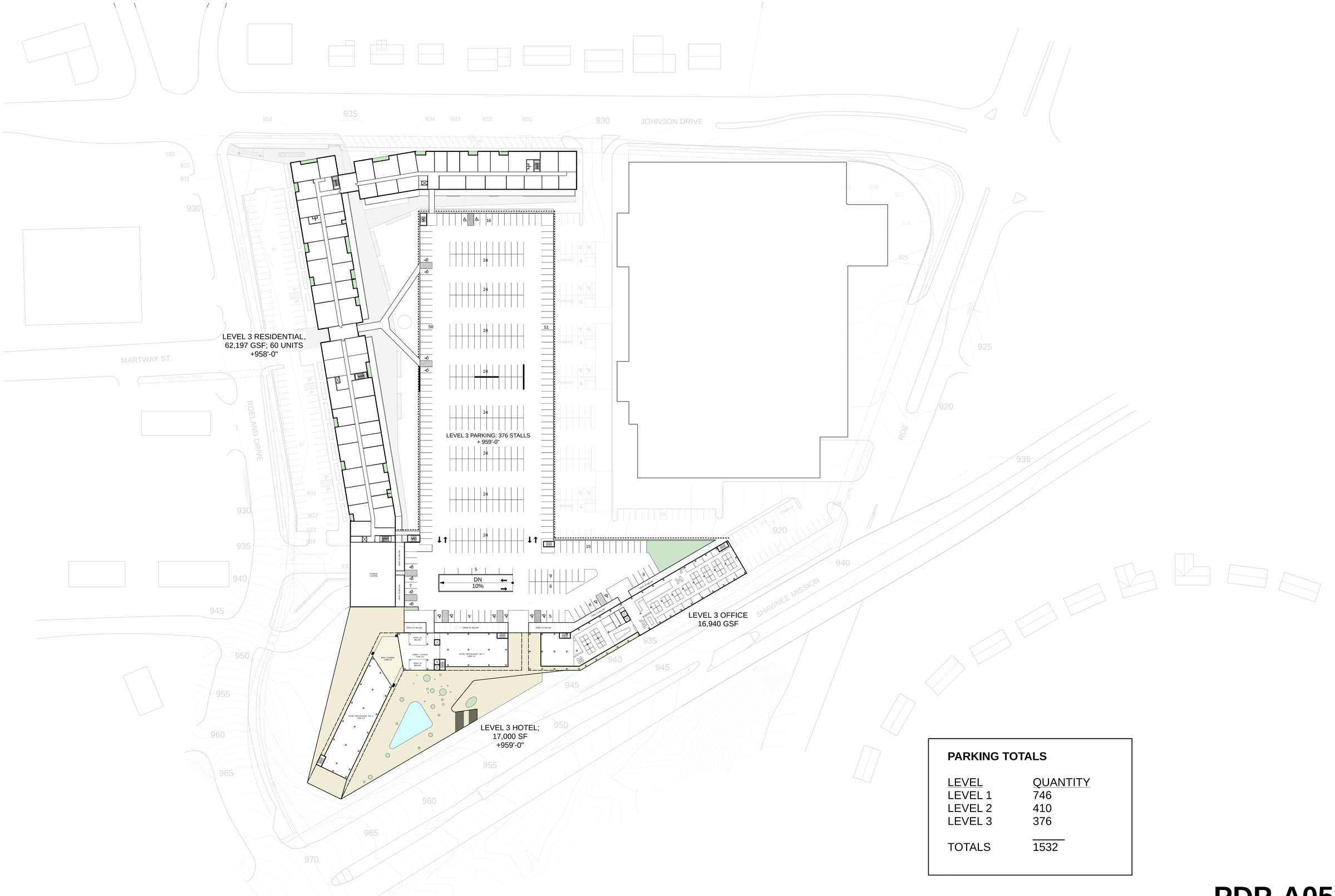
OLSSON ASSOCIATES

pkmr ENGINEERS

BDC BOB D. CAMPBELL & CO., INC. Structural Engineers – Since 1957



PARKING TOTALS

LEVEL	QUANTITY
LEVEL 1	746
LEVEL 2	410
LEVEL 3	376
TOTALS	1532

01	SITE PLAN - LEVEL 3

0' 25' 50' 100'

PDP-A053

SITE PLAN (LEVEL 3)

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
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FAX: 913-381-1174

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STRUCTURAL:
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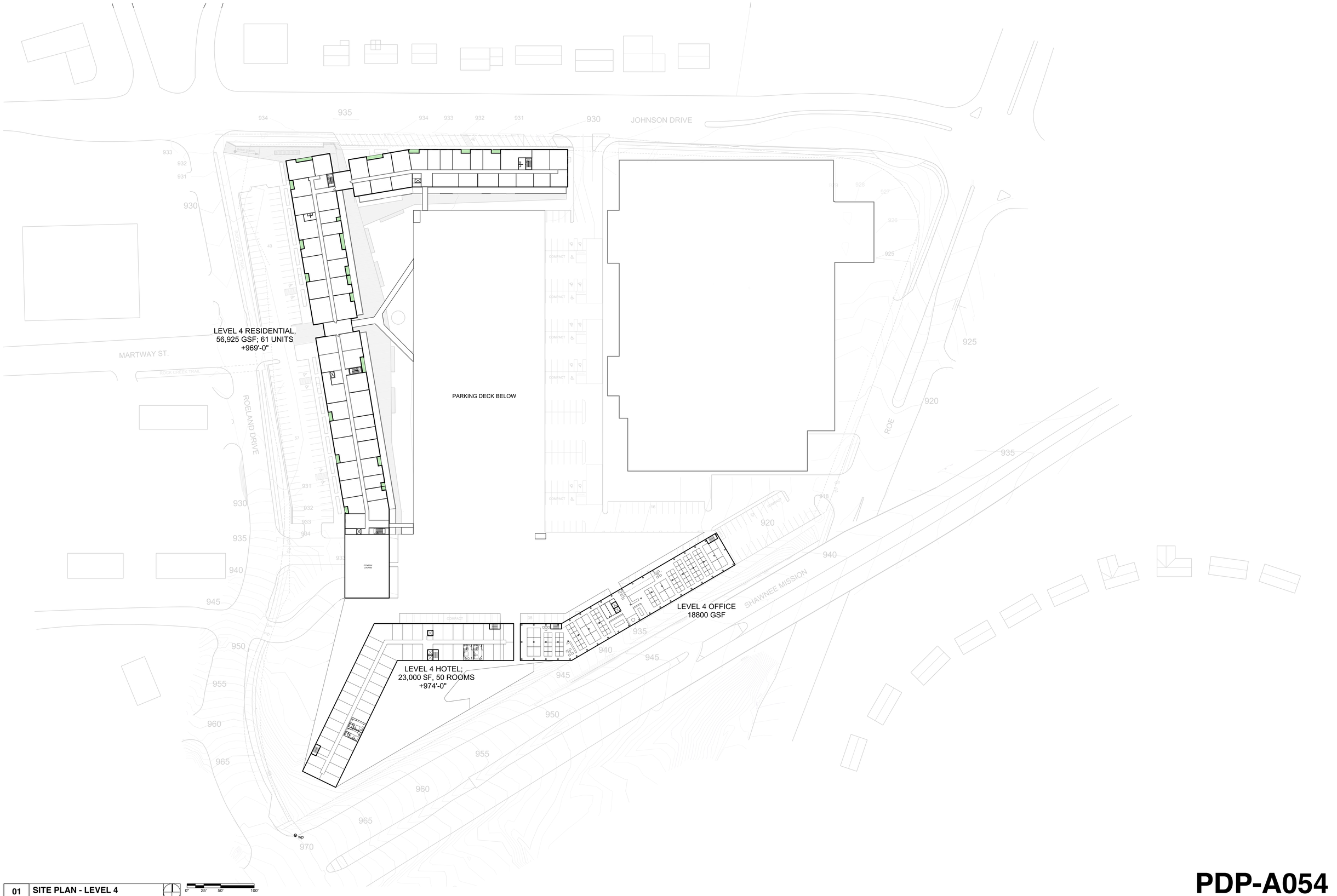

01	SITE PLAN - LEVEL 4

0' 25' 50' 100'

PDP-A054

SITE PLAN (LEVEL 4)

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
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STRUCTURAL:
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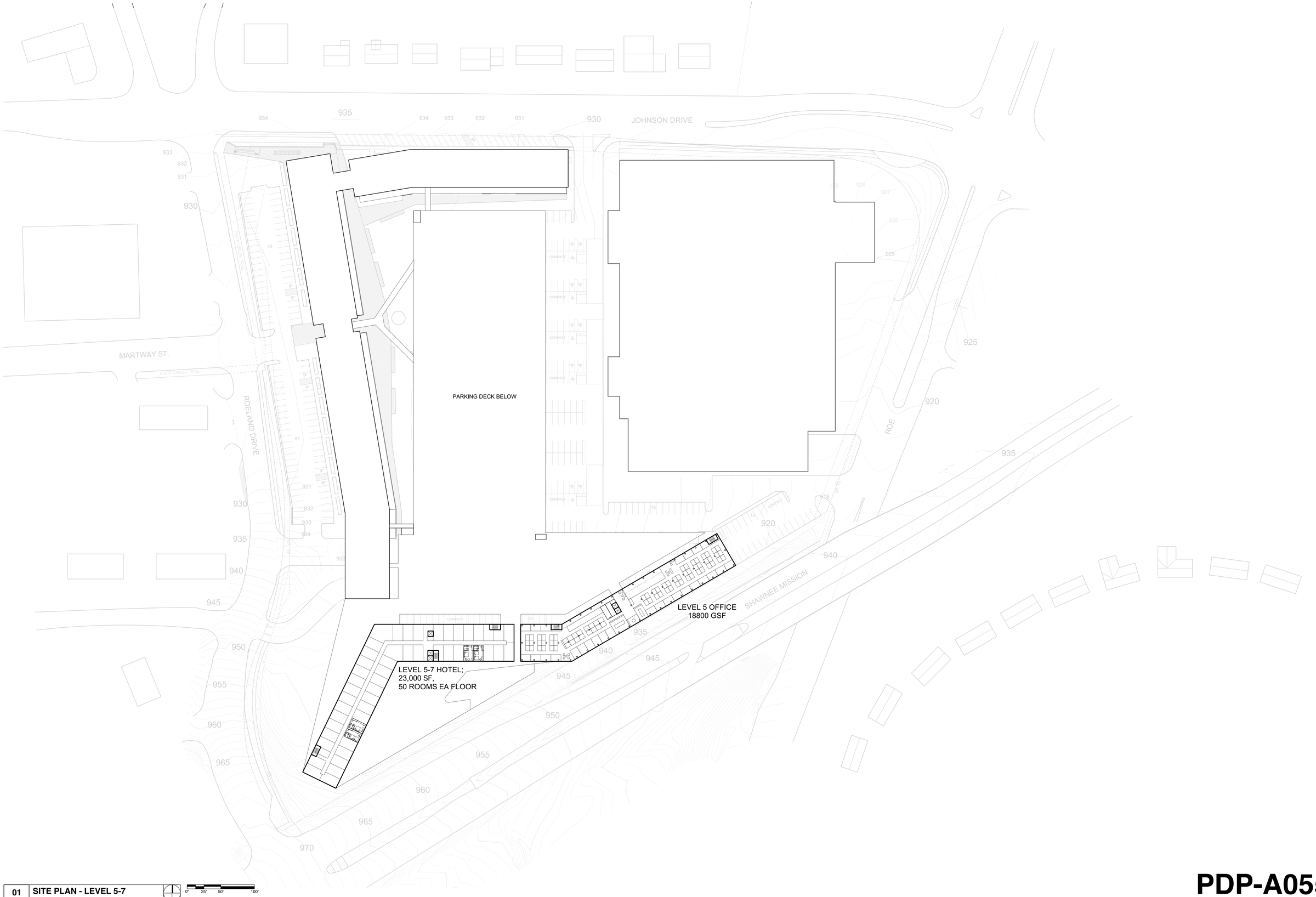
OLSSON ASSOCIATES

pkmr

BDC BOB D. CAMPBELL & CO., INC. Structural Engineers – Since 1957



01	SITE PLAN - LEVEL 5-7

0' 25' 50' 100'

PDP-A055

SITE PLAN (LEVEL 5-7)

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
7301 WEST 133RD ST., SUITE 200
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FAX: 913-492-2437

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OLSSON ASSOCIATES

pkmr

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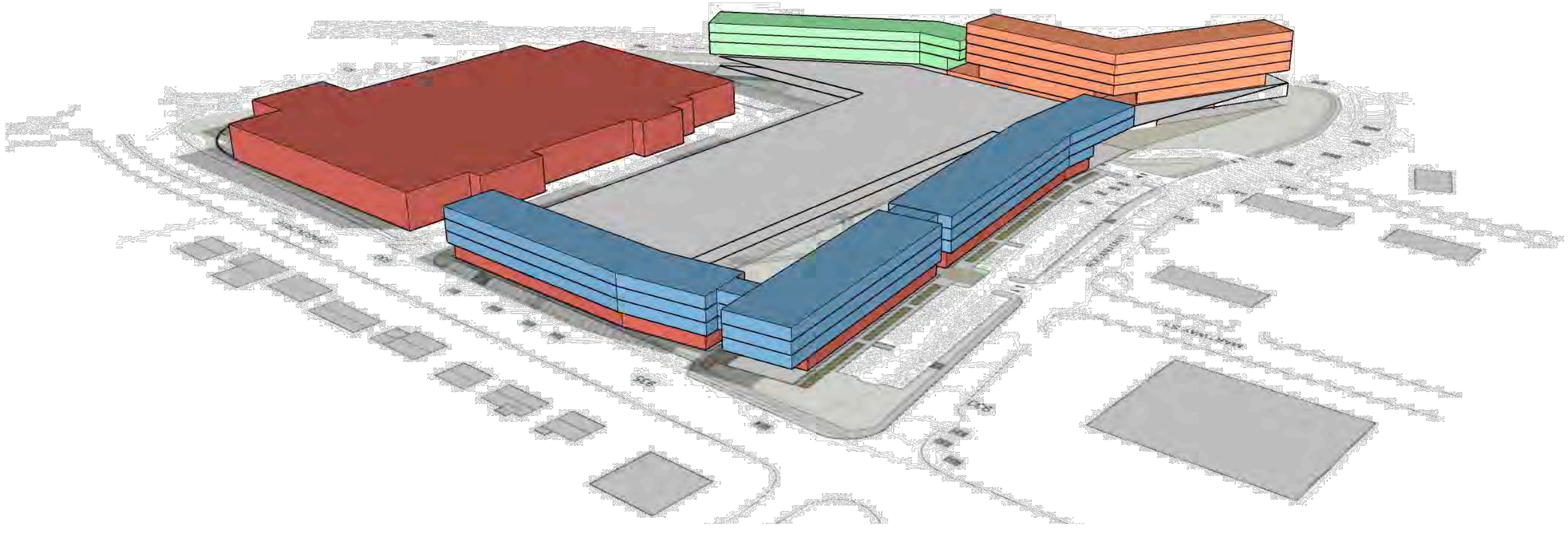
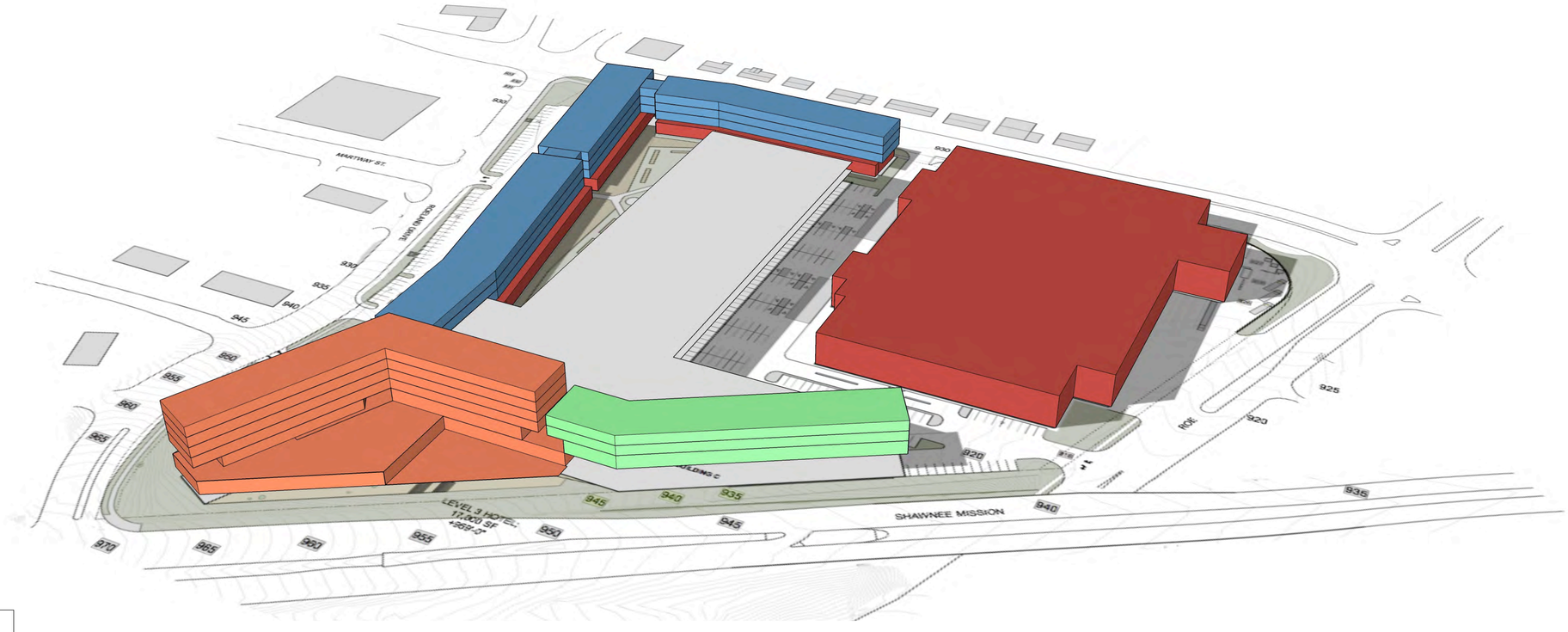


02 STACKING DIAGRAM



01 STACKING DIAGRAM

RETAIL

RESIDENTIAL

HOTEL

OFFICE

PDP-A001

STACKING DIAGRAMS

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
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STRUCTURAL:
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MISSION GATEWAY

el dorado INC

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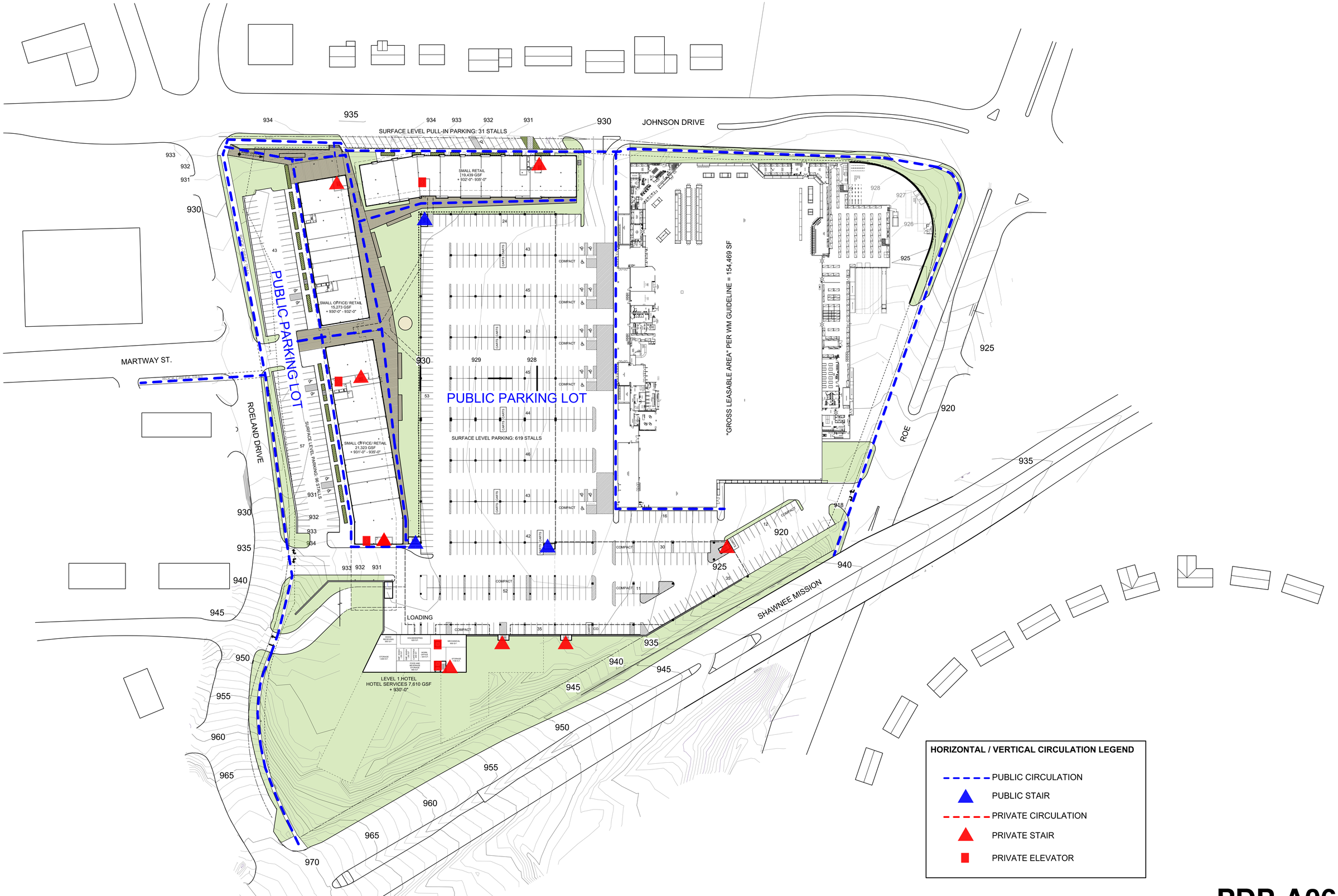

01 SITE PLAN - LEVEL 1

0' 25' 50' 100'

PDP-A061

CIRCULATION DIAGRAM (LEVEL 1)

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
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OLSSON ASSOCIATES

pkmr ENGINEERS

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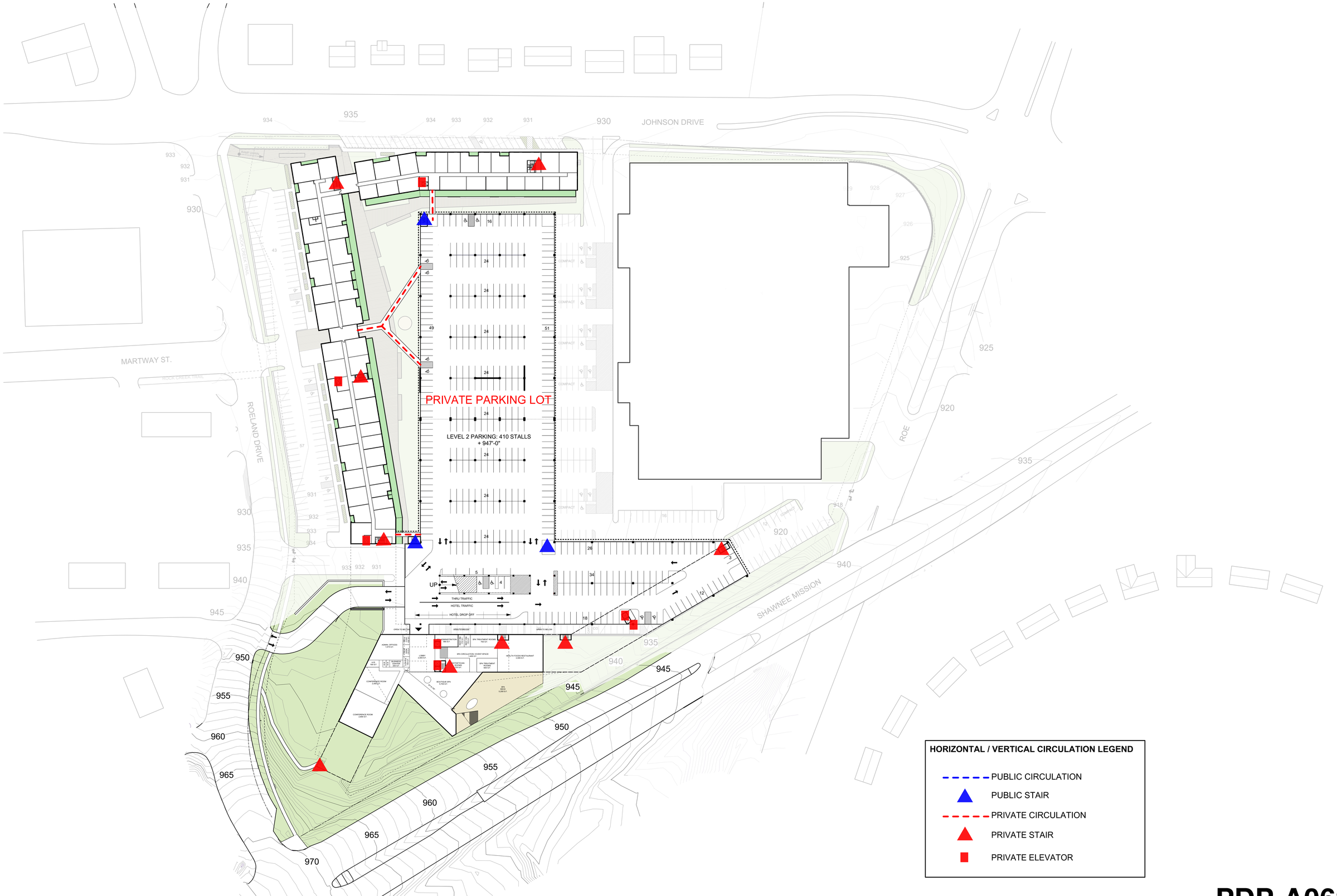

HORIZONTAL / VERTICAL CIRCULATION LEGEND

- PUBLIC CIRCULATION
- PUBLIC STAIR
- PRIVATE CIRCULATION
- PRIVATE STAIR
- PRIVATE ELEVATOR

01	SITE PLAN - LEVEL 2

0' 25' 50' 100'

PDP-A062

CIRCULAITON DIAGRAM (LEVEL 2)

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
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STRUCTURAL:
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OLSSON ASSOCIATES

pkmr ENGINEERS

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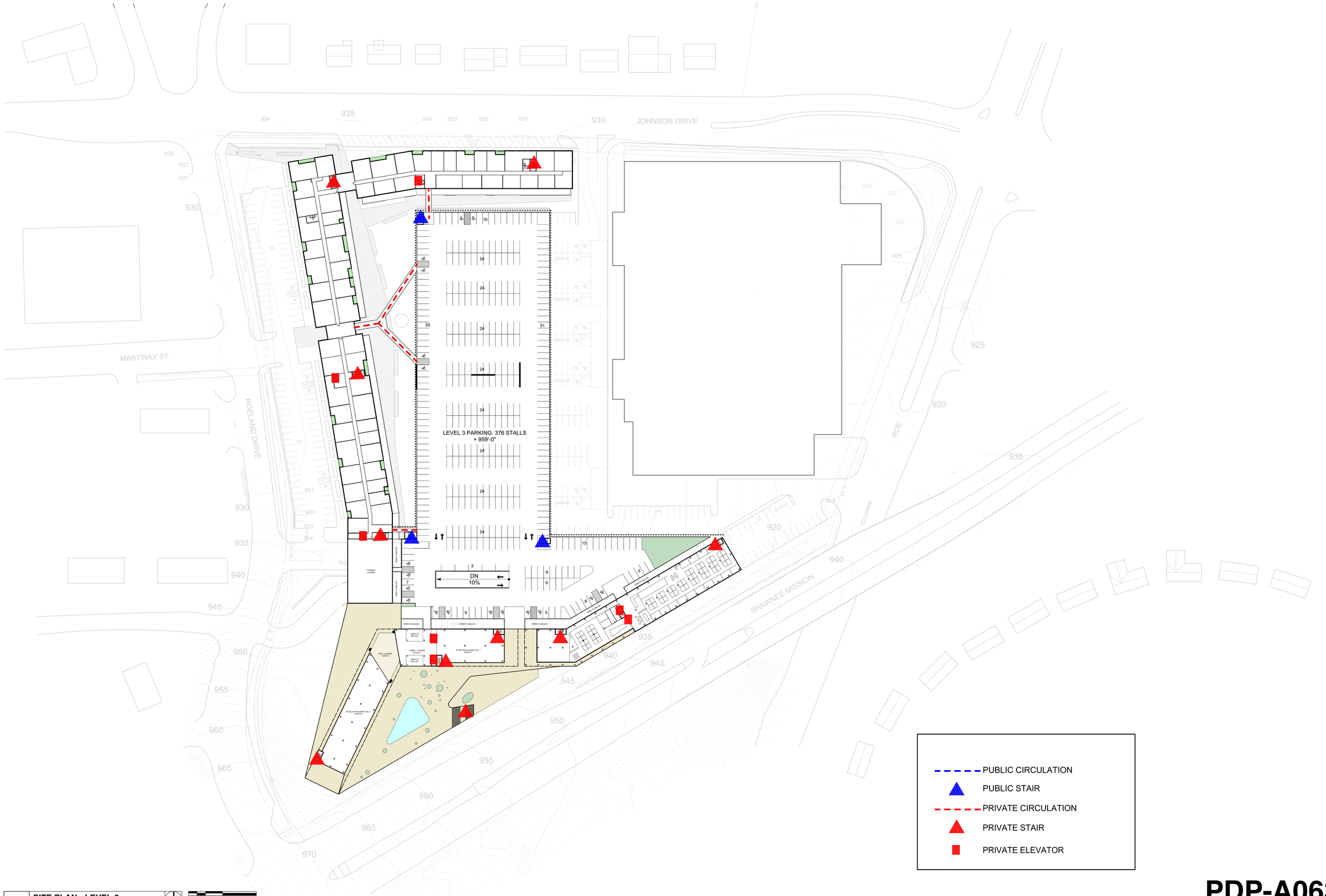

01	SITE PLAN - LEVEL 3

0' 25' 50' 100'

PDP-A063

CIRCULATION DIAGRAM (LEVEL 3)

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
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FAX: 913-492-2437

STRUCTURAL:
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TEL: 816-531-4144
FAX: 816-531-8572

MISSION GATEWAY

el dorado inc

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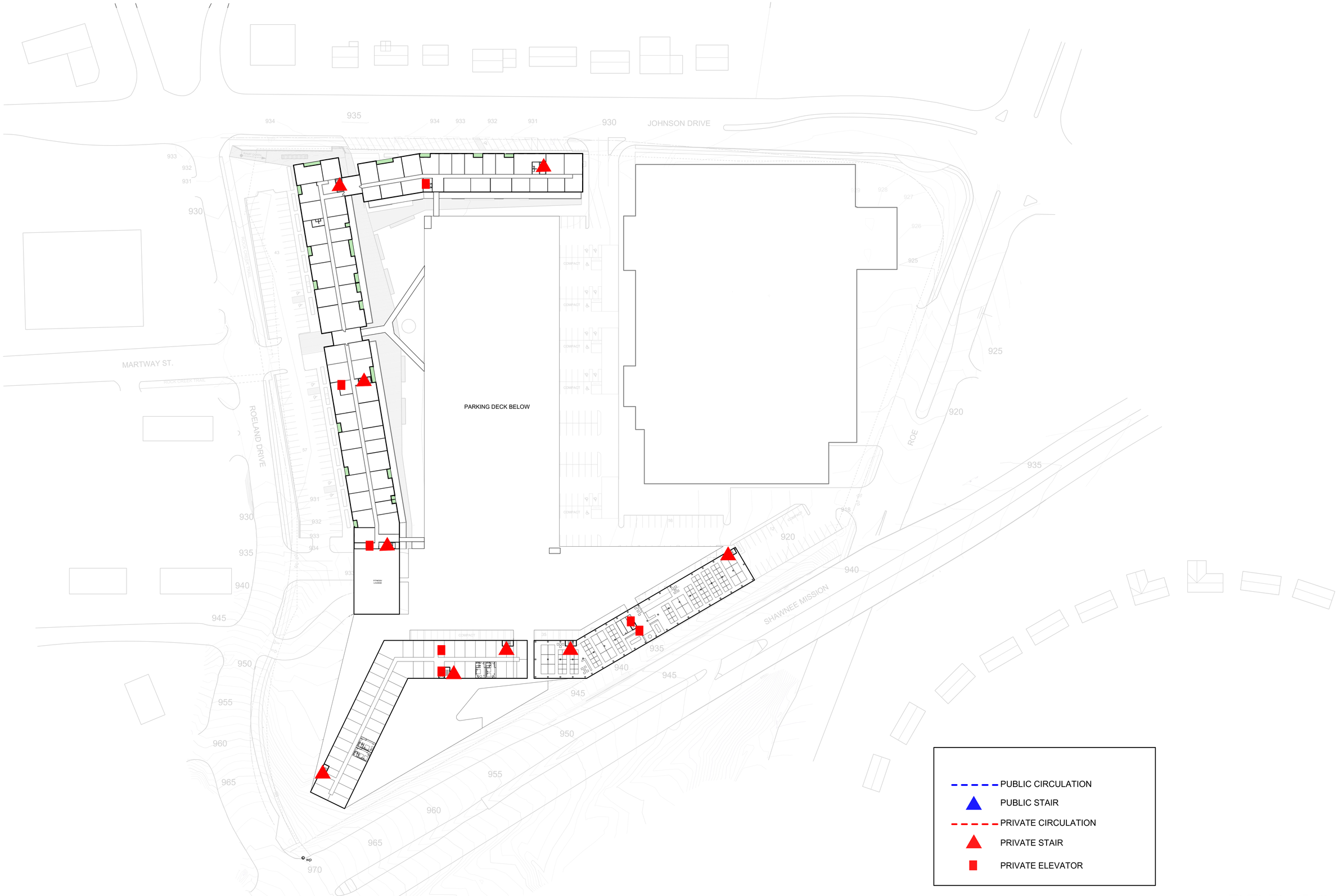
OLSSON ASSOCIATES

pkmr ENGINEERS

BDC BOB D. CAMPBELL & CO., INC. Structural Engineers – Since 1957



01	SITE PLAN - LEVEL 4

0' 25' 50' 100'

PDP-A064

CIRCULATION DIAGRAM (LEVEL 4)

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
7301 WEST 133RD ST., SUITE 200
OVERLAND PARK, KANSAS 66213
TEL: 913-381-1170
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FAX: 913-492-2437

STRUCTURAL:
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FAX: 816-531-8572

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OLSSON ASSOCIATES

pkmr ENGINEERS

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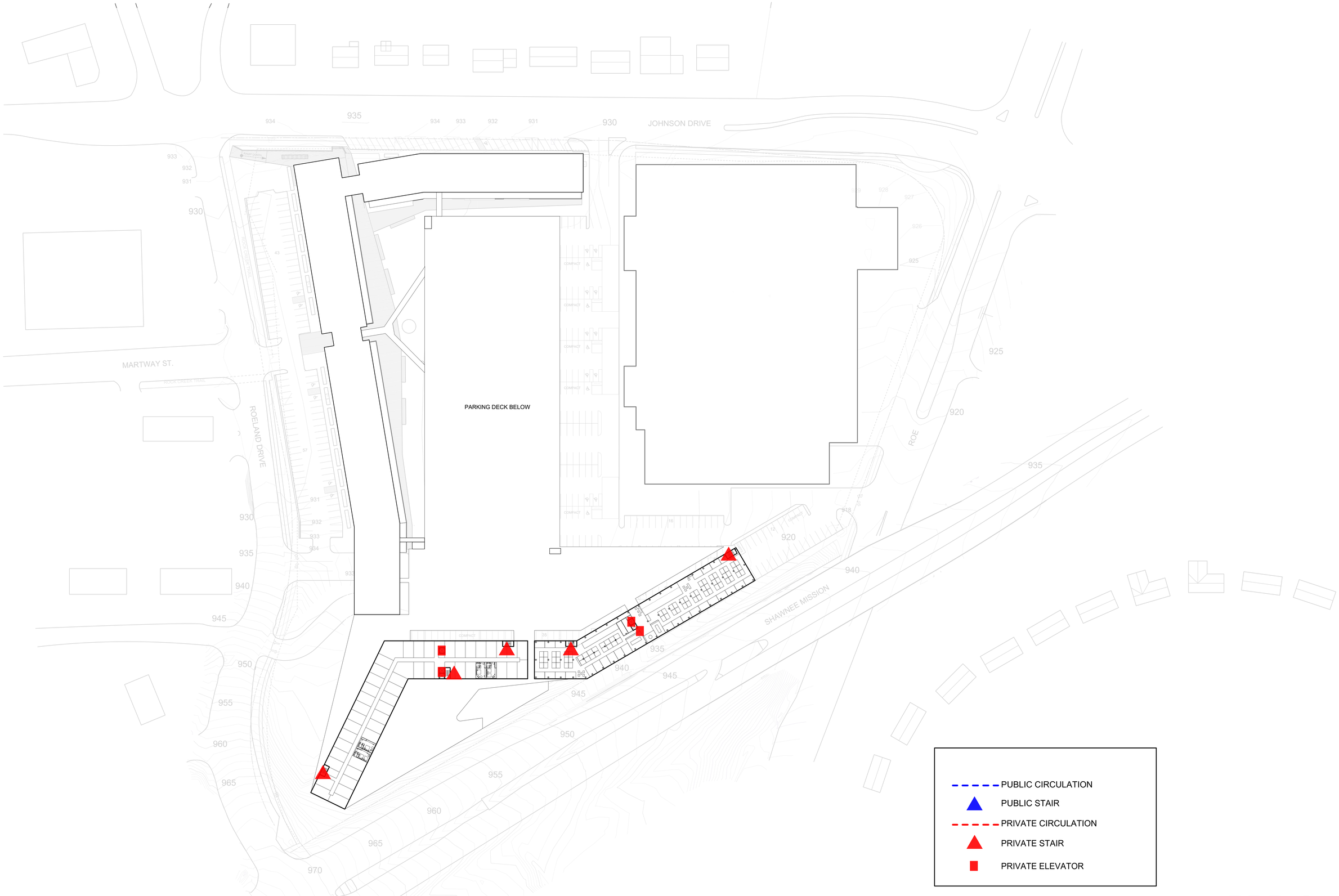

01 SITE PLAN - LEVEL 5-7

0' 25' 50' 100'

PDP-A065

CIRCULATION DIAGRAM (LEVEL 5-7)

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
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7301 WEST 133RD ST., SUITE 200
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FAX: 913-381-1174

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FAX: 913-492-2437

STRUCTURAL:
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OLSSON ASSOCIATES

pkmr

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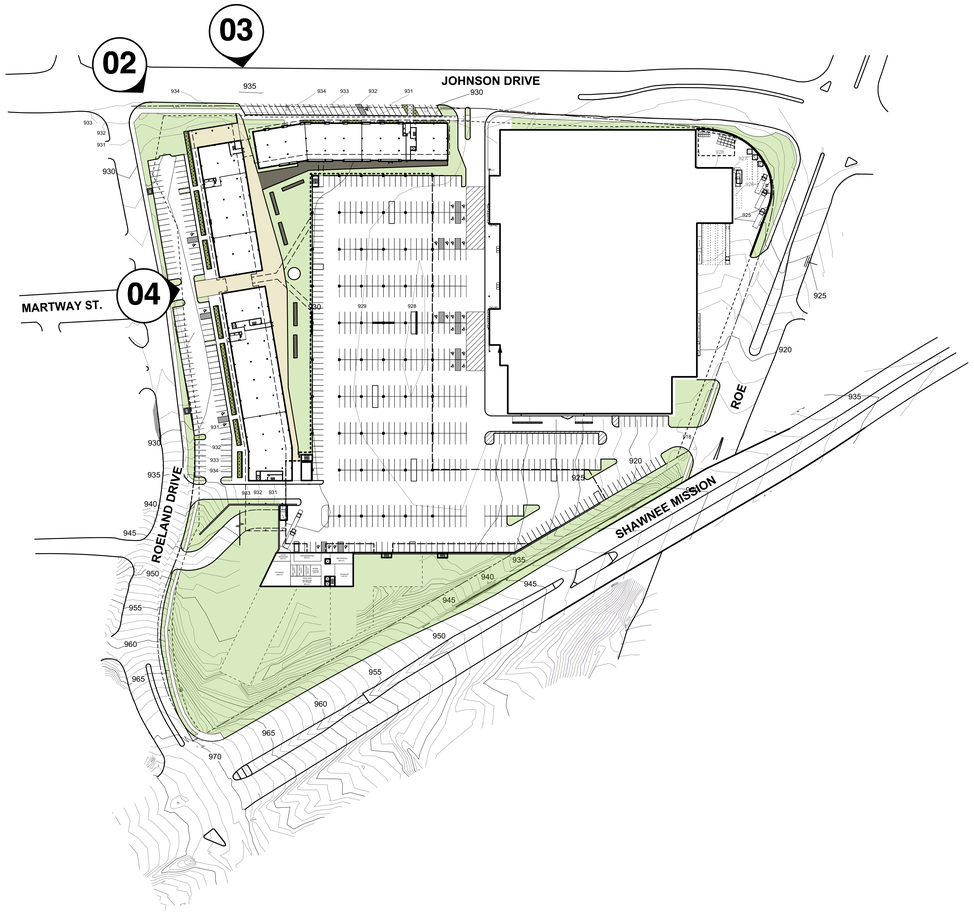

01 SITE PLAN

0' 50' 100' 200'

02 ARCHITECTURAL VIGNETTE - RETAIL / RESIDENTIAL

03 ARCHITECTURAL VIGNETTE - RETAIL / RESIDENTIAL

04 ARCHITECTURAL VIGNETTE - RETAIL / RESIDENTIAL

PDP-A010

ARCHITECTURAL VIGNETTES

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
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TEL: 913-381-1170
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STRUCTURAL:
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FAX: 816-531-8572

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MISSION GATEWAY

el dorado INC

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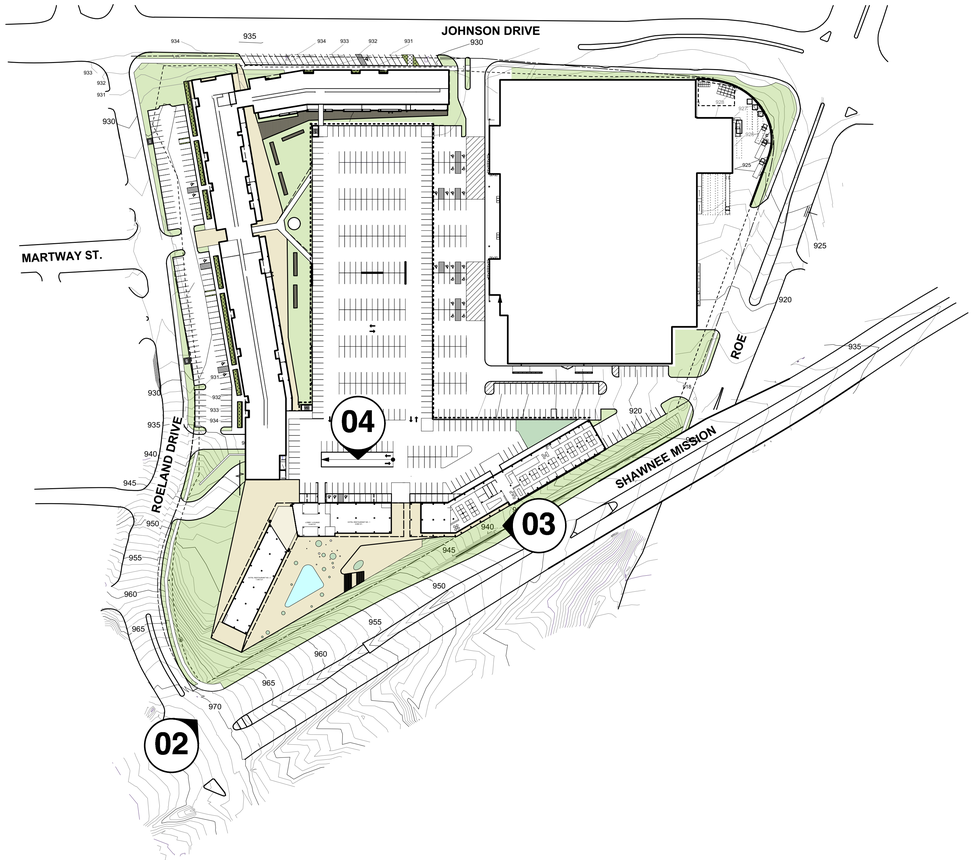
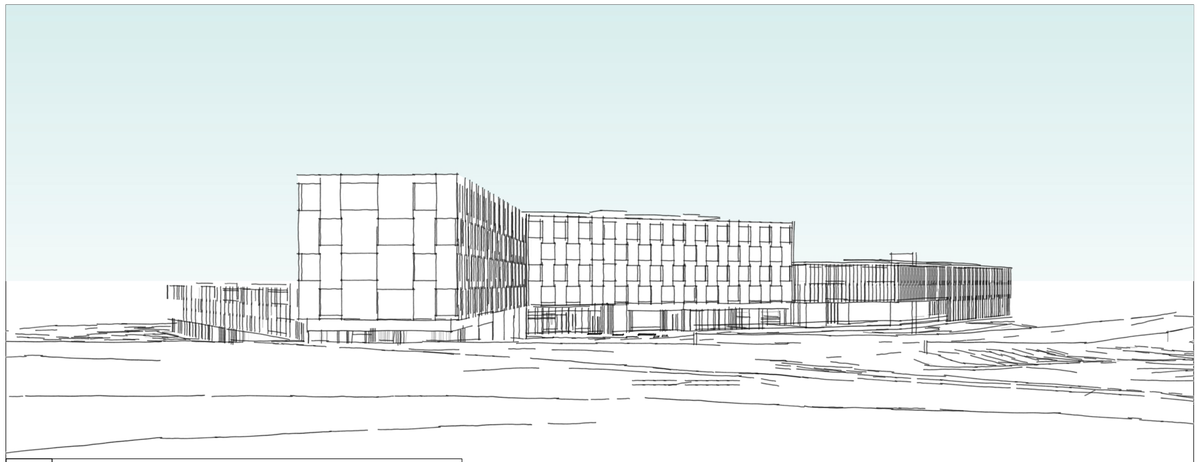


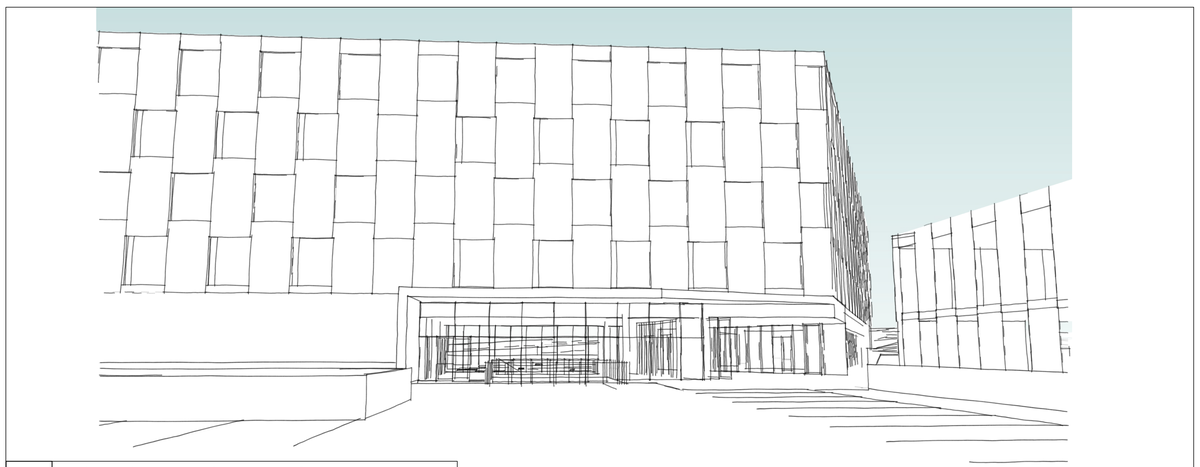
01 SITE PLAN

0' 50' 100' 200'



02 ARCHITECTURAL VIGNETTE - HOTEL

03 ARCHITECTURAL VIGNETTE - HOTEL



04 ARCHITECTURAL VIGNETTE - HOTEL

PDP-A011

ARCHITECTURAL VIGNETTES

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
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el dorado INC

OLSSON ASSOCIATES

pkmr ENGINEERS

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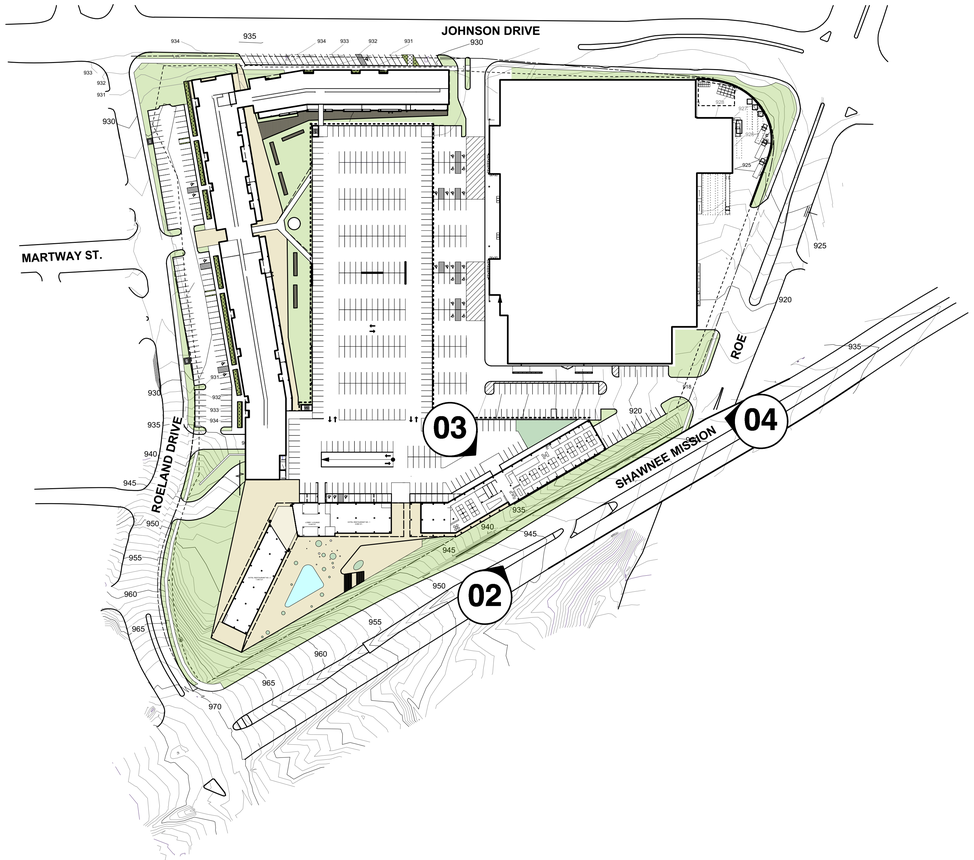
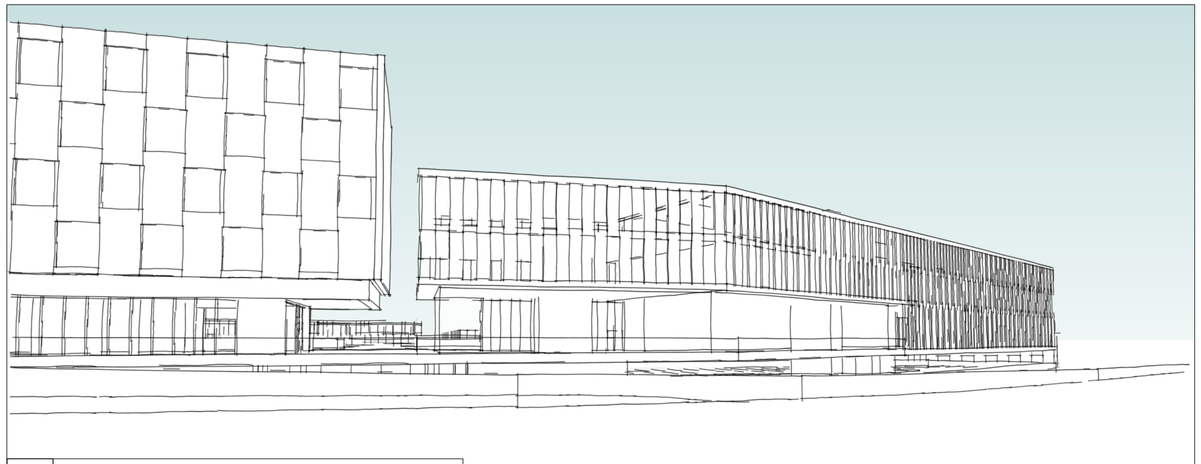
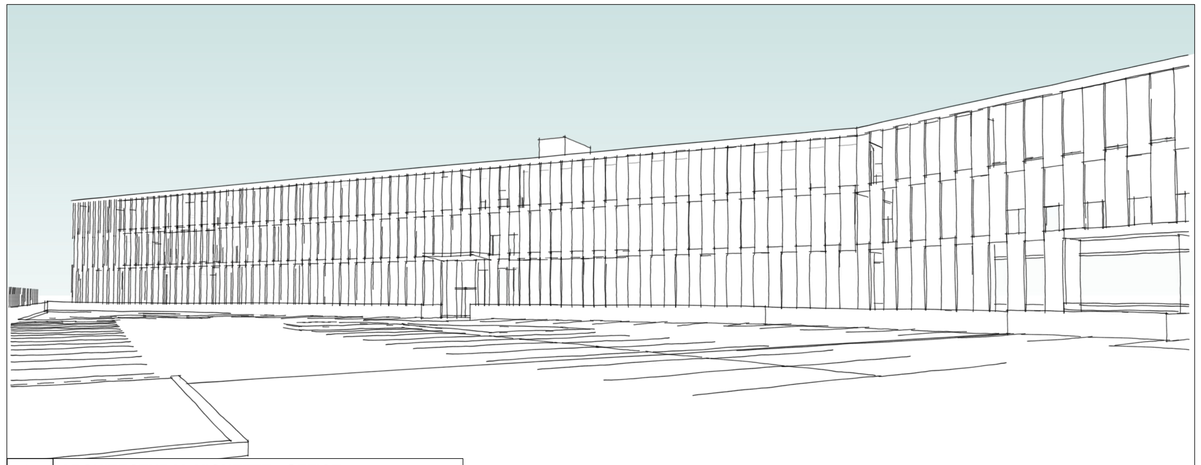


01 SITE PLAN

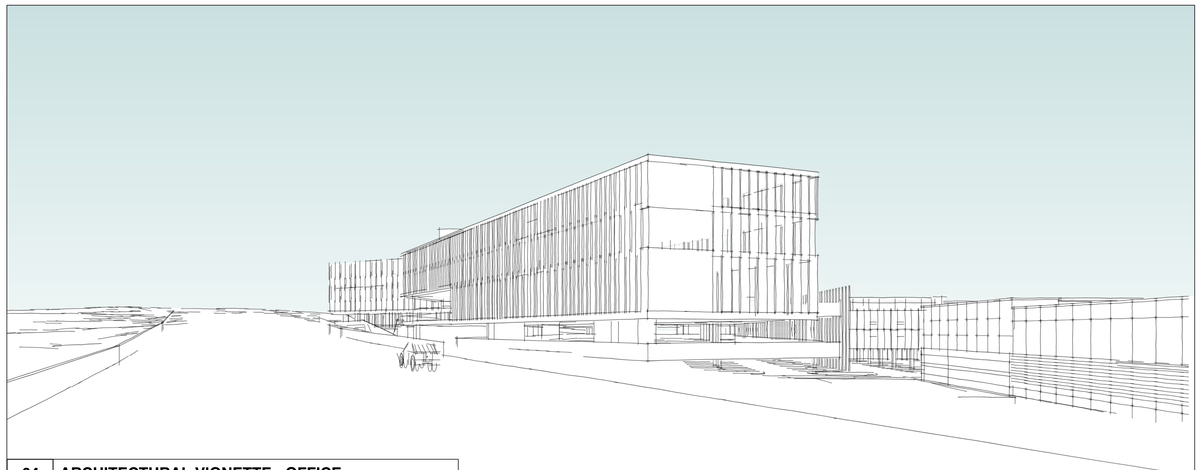
0' 50' 100' 200'



02 ARCHITECTURAL VIGNETTE - OFFICE



03 ARCHITECTURAL VIGNETTE - OFFICE



04 ARCHITECTURAL VIGNETTE - OFFICE

PDP-A012

BUILDING ELEVATIONS

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

04.29.15

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
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FAX: 913-492-2437

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MISSION GATEWAY

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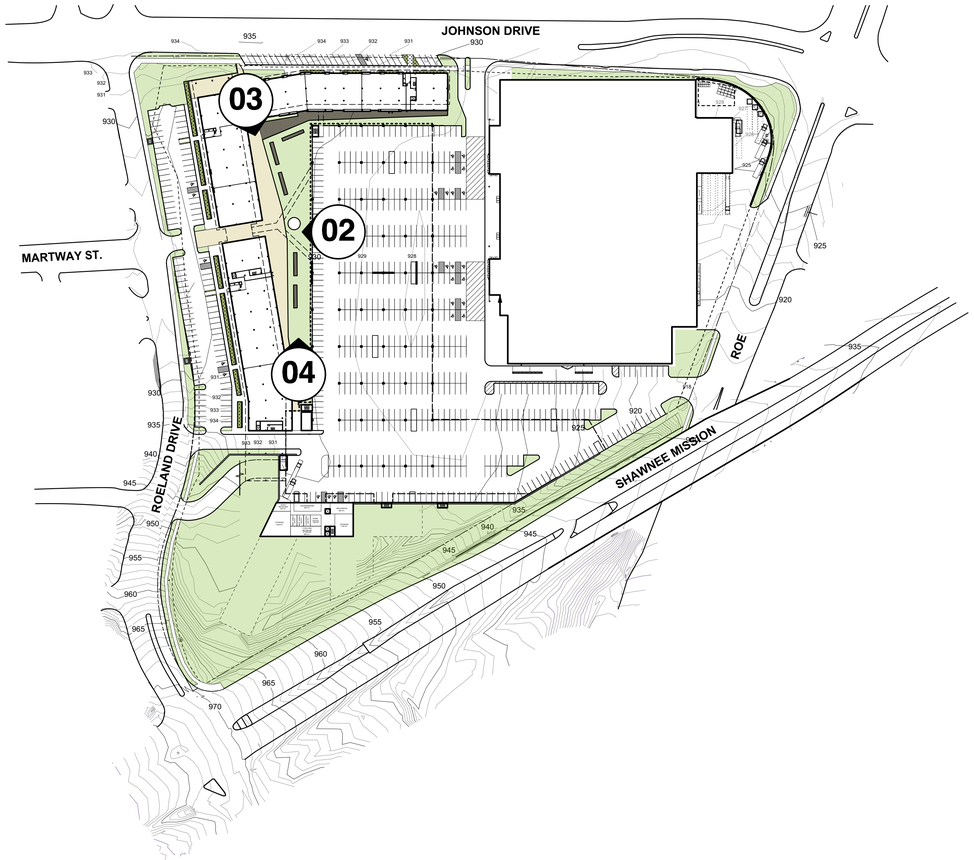
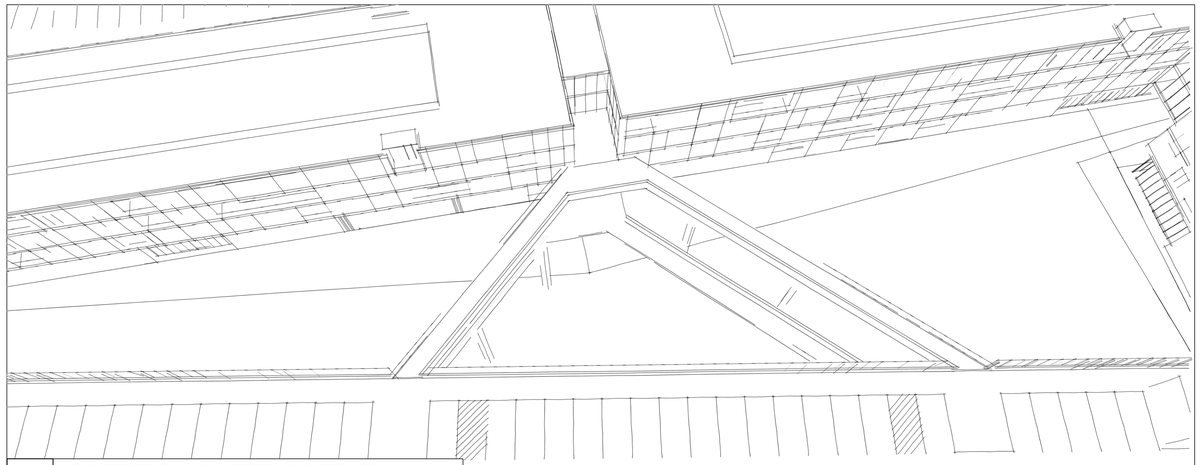
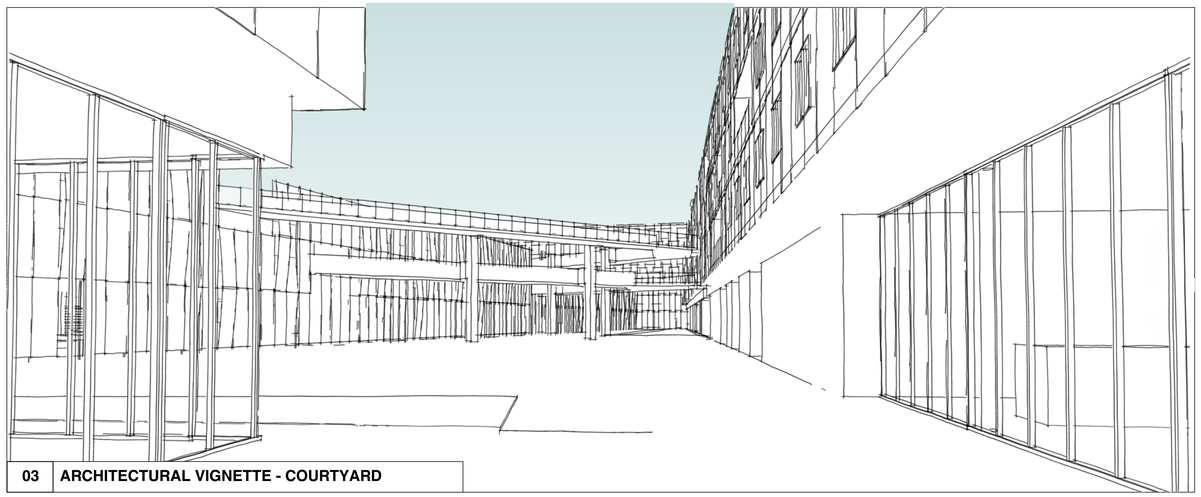


01 SITE PLAN

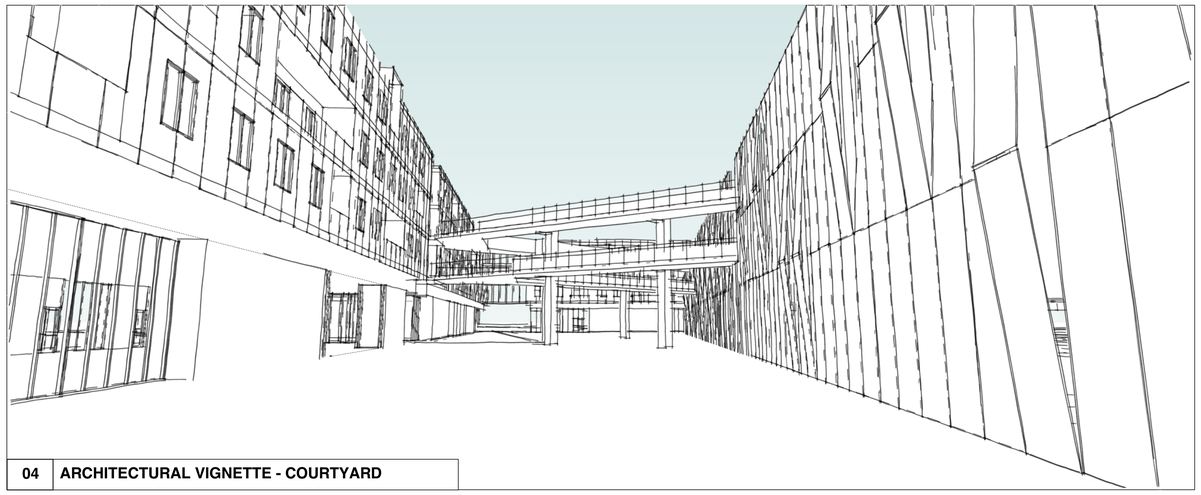
0' 50' 100' 200'



02 ARCHITECTURAL VIGNETTE - COURTYARD



03 ARCHITECTURAL VIGNETTE - COURTYARD



04 ARCHITECTURAL VIGNETTE - COURTYARD

PDP-A013

BUILDING ELEVATIONS

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
7301 WEST 133RD ST., SUITE 200
OVERLAND PARK, KANSAS 66213
TEL: 913-381-1170
FAX: 913-381-1174

M/E/P:
PKMR ENGINEERS
13300 W. 96TH ST.
LENEXA, KANSAS 66215
TEL: 913-492-2400
FAX: 913-492-2437

STRUCTURAL:
BOB D. CAMPBELL & CO., INC.
4338 BELLEVIEW AVE.
KANSAS CITY, MISSOURI 64111
TEL: 816-531-4144
FAX: 816-531-8572

04.29.15

MISSION GATEWAY

el dorado inc

510 aveneida cesar e chavez kansas city missouri 64108 p 816 474 3838 f 816 474 0836 www.eldoradoarchitects.com

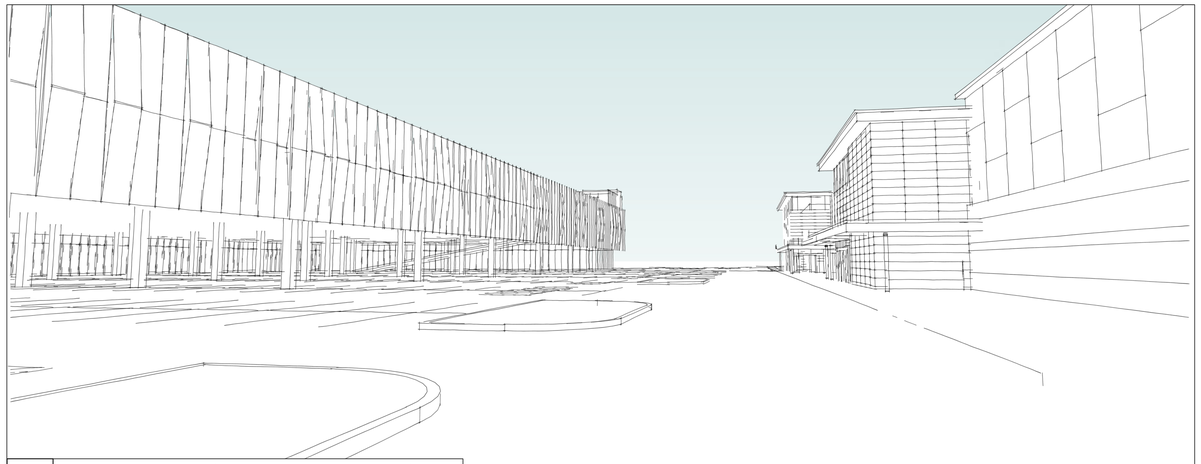
OLSSON ASSOCIATES

pkmr ENGINEERING

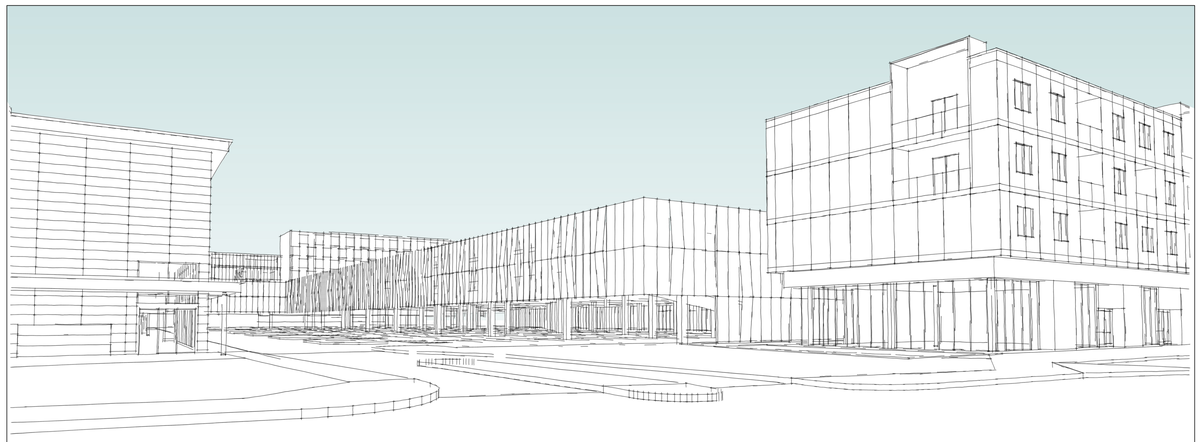
BOB D. CAMPBELL & CO., INC.
Structural Engineers – Since 1957

01 SITE PLAN

0' 50' 100' 200'



02 ARCHITECTURAL VIGNETTE - PARKING GARAGE



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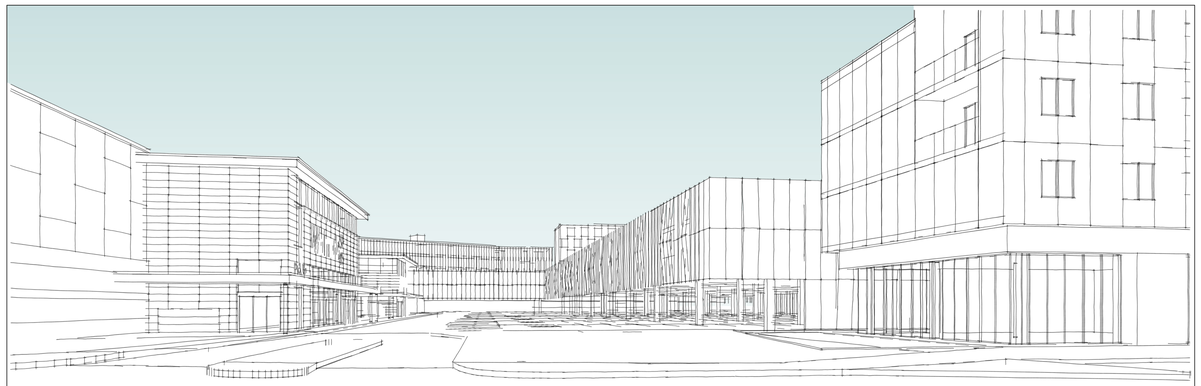

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PDP-A014

BUILDING ELEVATIONS

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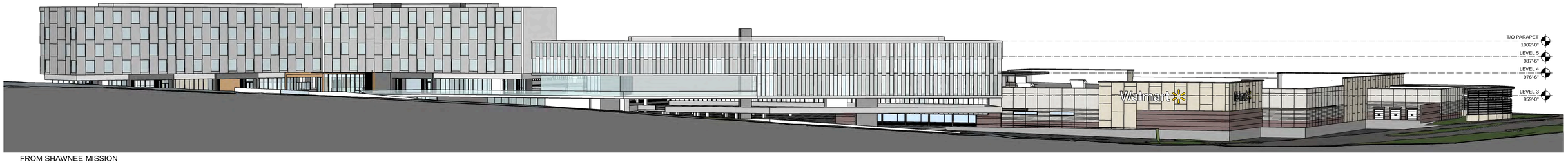
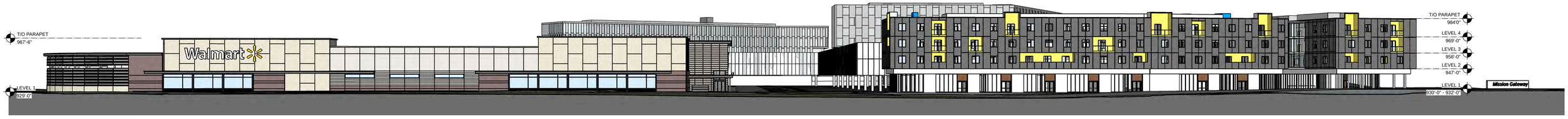
FROM ROE AVENUE

04 EAST SITE ELEVATION



FROM SHAWNEE MISSION

03 SOUTH SITE ELEVATION



FROM JOHNSON DRIVE

02 NORTH SITE ELEVATION

FROM ROELAND DRIVE

01 WEST SITE ELEVATION

PDP-A200

BUILDING ELEVATIONS

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

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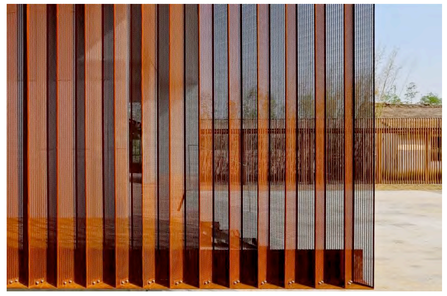
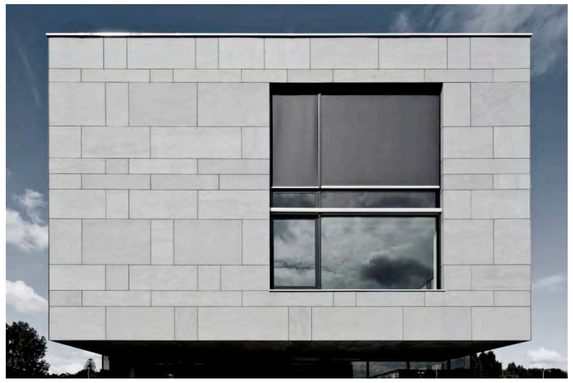
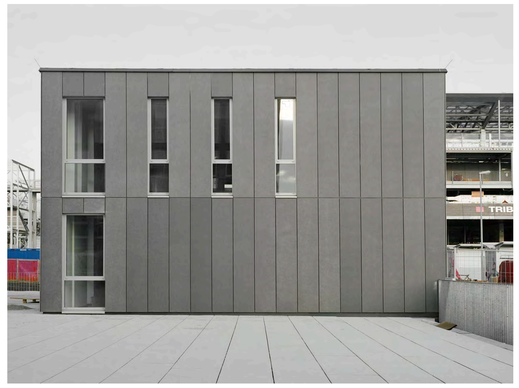
B.D.C. BOB D. CAMPBELL & CO., INC. Structural Engineers — Since 1957



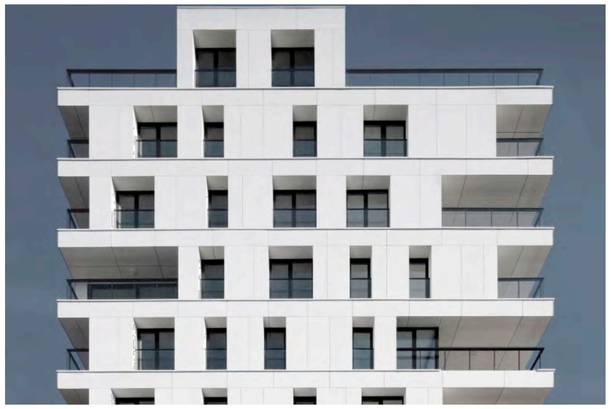
PERFORATED METAL SCREEN

02 MATERIAL STUDIES - PARKING GARAGE





FIBER CEMENT BOARD CLADDING



FIBER CEMENT BOARD CLADDING

01 MATERIAL STUDIES - RESIDENTIAL / HOTEL / OFFICE

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS

SEPTEMBER 11, 2015

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04.29.15

PDP-A800

MATERIAL STUDIES

MISSION GATEWAY

el dorado INC

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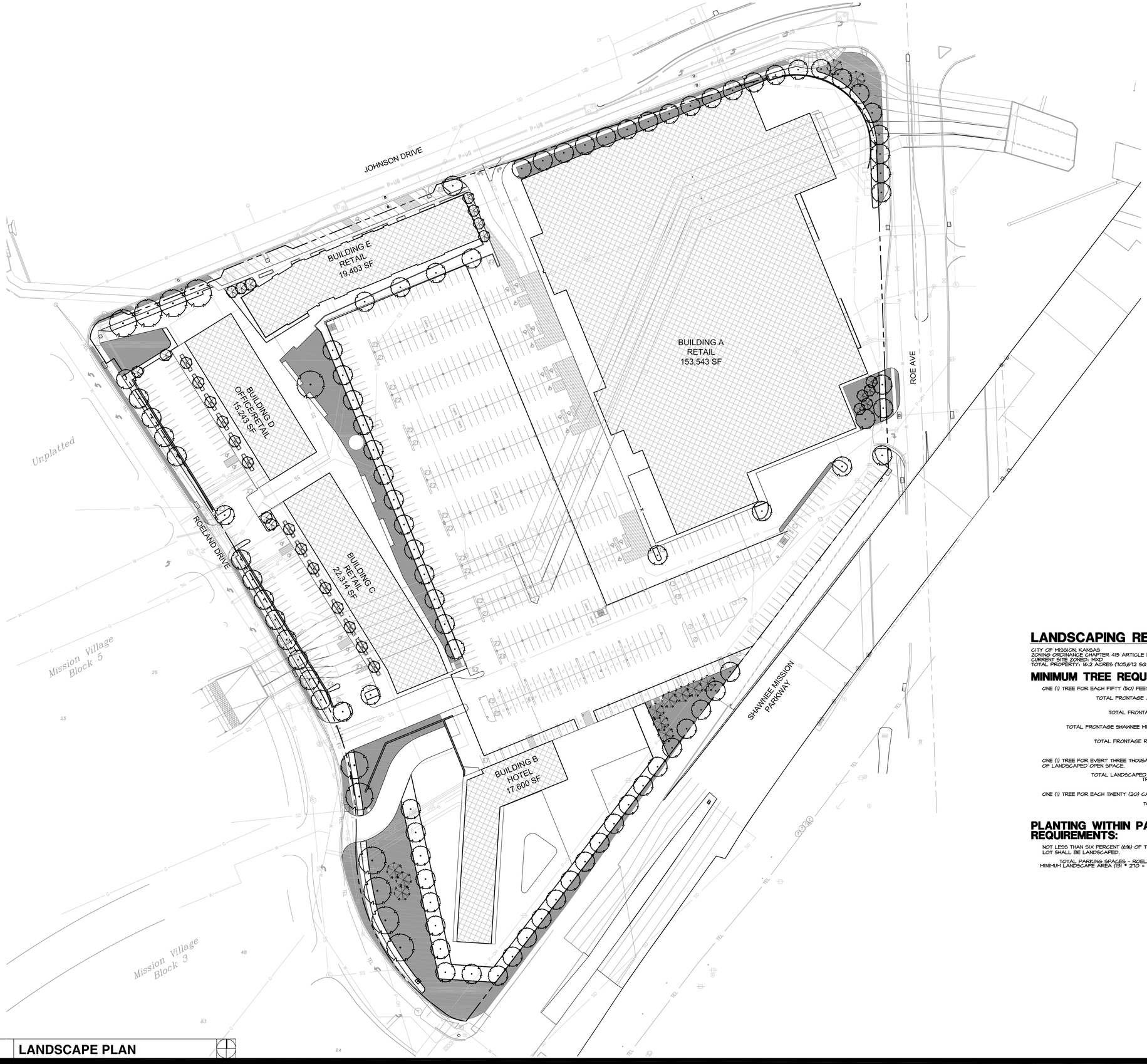

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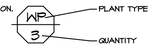
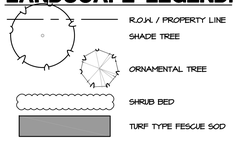


LANDSCAPE LEGEND:



LANDSCAPING REQUIREMENTS:

CITY OF MISSION, KANSAS
ZONING ORDINANCE CHAPTER 415 ARTICLE III
CURRENT SITE ZONED: MXD
TOTAL PROPERTY: 16.2 ACRES (705,672 SQ FT)

MINIMUM TREE REQUIREMENTS:

	REQUIRED PLANTS	SHOWN PLANTS	REQUIRED SQ FT	SHOWN SQ FT
ONE (1) TREE FOR EACH FIFTY (50) FEET OF STREET FRONTAGE.				
TOTAL FRONTAGE JOHNSON DRIVE = 1,038 LN FT TREES (1,038 / 50 = 20.8)	21 TREES	21 TREES		
TOTAL FRONTAGE ROE AVENUE = 504 LN FT TREES (504/ 50 = 10.1)	10 TREES	10 TREES		
TOTAL FRONTAGE SHAWNEE MISSION PARKWAY = 905 LN FT TREES (905/ 50 = 18.1)	18 TREES	18 TREES		
TOTAL FRONTAGE ROELAND DRIVE = 1,008 LN FT TREES (1,008/ 50 = 20.2)	20 TREES	20 TREES		
ONE (1) TREE FOR EVERY THREE THOUSAND (3,000) SQUARE FEET OF LANDSCAPED OPEN SPACE.				
TOTAL LANDSCAPED OPEN SPACE = 113,640 SQ FT TREES (96,800 / 3,000 = 32.3)	33 TREES	35 TREES		
ONE (1) TREE FOR EACH TWENTY (20) CARS OF PARKING AREA.				
TOTAL PARKING SPACES = 747 TREES (750 / 20 = 37.5)	38 TREES	38 TREES		

PLANTING WITHIN PARKING AREAS REQUIREMENTS:

NOT LESS THAN SIX PERCENT (6%) OF THE INTERIOR OF A PARKING LOT SHALL BE LANDSCAPED.				
TOTAL PARKING SPACES - ROELAND DRIVE RETAIL AREA= 131 MINIMUM LANDSCAPE AREA (131 * 270 = 27,000 * 0.08 = 2,122 SQ FT)			2,122 SQ FT	2,200 SQ FT
LANDSCAPE TOTALS	140 TREES	142 TREES	2,122 SQ FT	2,200 SQ FT

N

0' 25' 50' 100'
SCALE IN FEET

PD-L100

LANDSCAPE PLAN

PRELIMINARY DEVELOPMENT PLAN - RESPONSE TO COMMENTS
SEPTEMBER 11, 2015

CONSULTANTS:
CIVIL / LANDSCAPE:
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pkmr ENGINEERS
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DWG: \\kcd-talon2\FASTData\kcs-fs2\projects\PROJECTS\015-2039\40-Design\AutoCAD\Preliminary Plans\PRELIMINARY PLANS\Sheets\LAUP_LSC_52039.dwg USER: cchristopher
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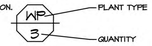

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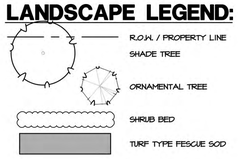

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SCALE IN FEET

PD-L101

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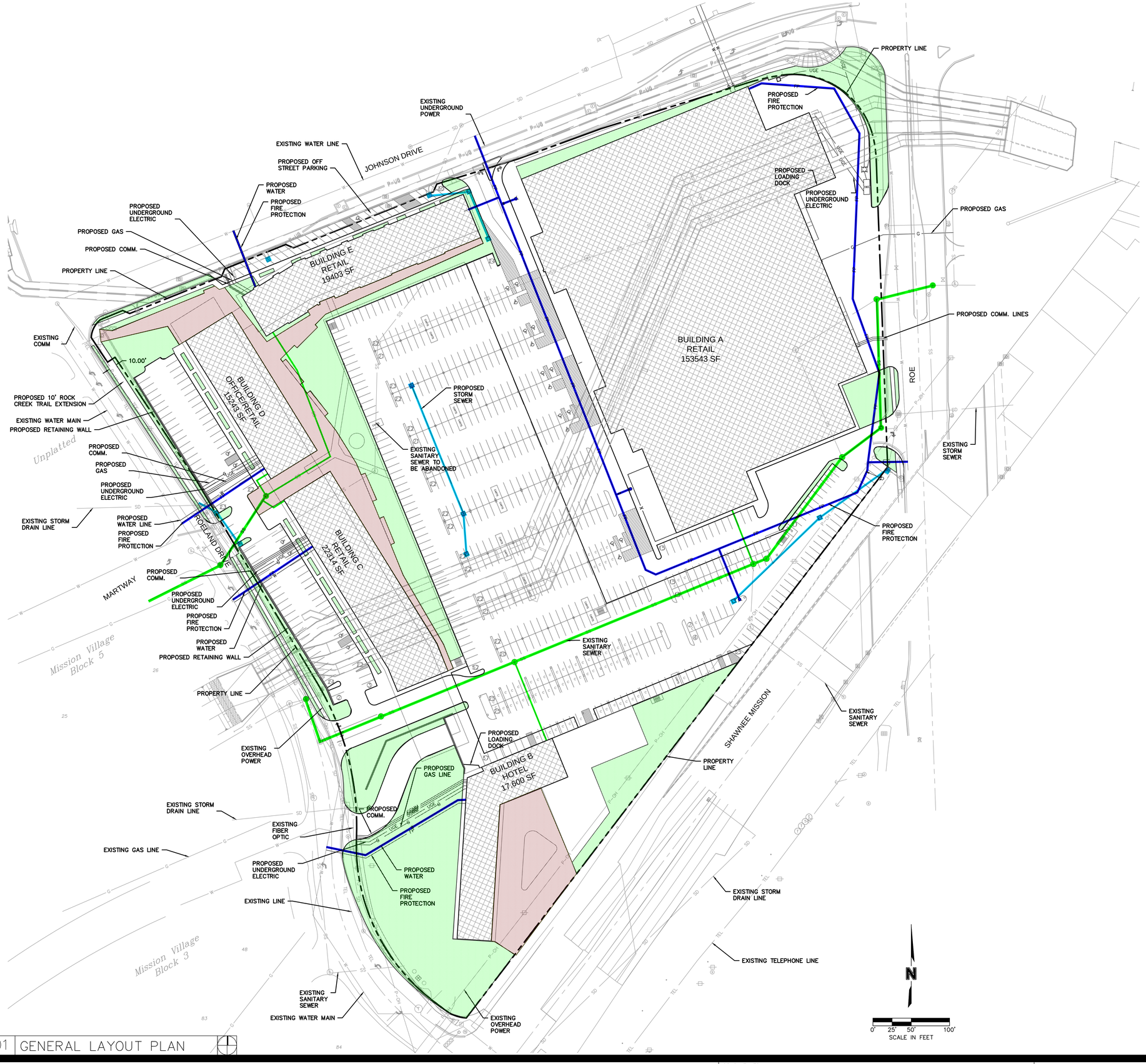
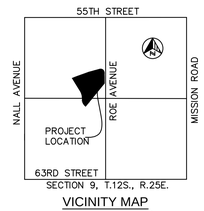


LEGEND

P-OH	EXISTING OVERHEAD POWER LINE
P-UG	EXISTING UNDERGROUND POWER LINE
TEL	EXISTING TELEPHONE LINE
COMM	COMMUNICATION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER
SD	EXISTING STORM DRAIN
	EXISTING STORM SEWER
	LOT LINE
	PROPERTY BOUNDARY
	EASEMENT LINE
UGE	PROPOSED UNDERGROUND ELECTRIC LINE
COMM	PROPOSED COMMUNICATION LINE
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
FP	PROPOSED FIRE PROTECTION LINE



VICINITY MAP
SCALE: 1" = 2000'

01 GENERAL LAYOUT PLAN

PD-C100

PRELIMINARY DEVELOPMENT PLAN – RESPONSE TO COMMENTS
SEPTEMBER 11,

CONSULTANTS:
CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
7301 WEST 133RD ST., SUITE 200
OVERLAND PARK, KANSAS 66213
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LEGEND

P-OH	OVERHEAD POWER LINE
P-UG	UNDERGROUND POWER LINE
E	ELECTRIC LINE
TEL	TELEPHONE LINE
COMM	COMMUNICATION LINE
FO	FIBER OPTIC LINE
CATV	CABLE TELEVISION SERVICE
G	GAS LINE
W	WATER LINE
SS	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	LOT LINE
	PROPERTY BOUNDARY
	EASEMENT LINE
999	EXISTING GRADE CONTOUR
999	FINISHED GRADE CONTOUR
	DITCH CENTERLINE

VICINITY MAP
SCALE: 1" = 2000'

N

0' 25' 50' 100'
SCALE IN FEET

02 GRADING PLAN

PD-C200

PRELIMINARY DEVELOPMENT PLAN – RESPONSE TO COMMENTS
SEPTEMBER 11,

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
7301 WEST 133RD ST., SUITE 200
OVERLAND PARK, KANSAS 66213
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OLSSON ASSOCIATES

pkmr ENGINEERS

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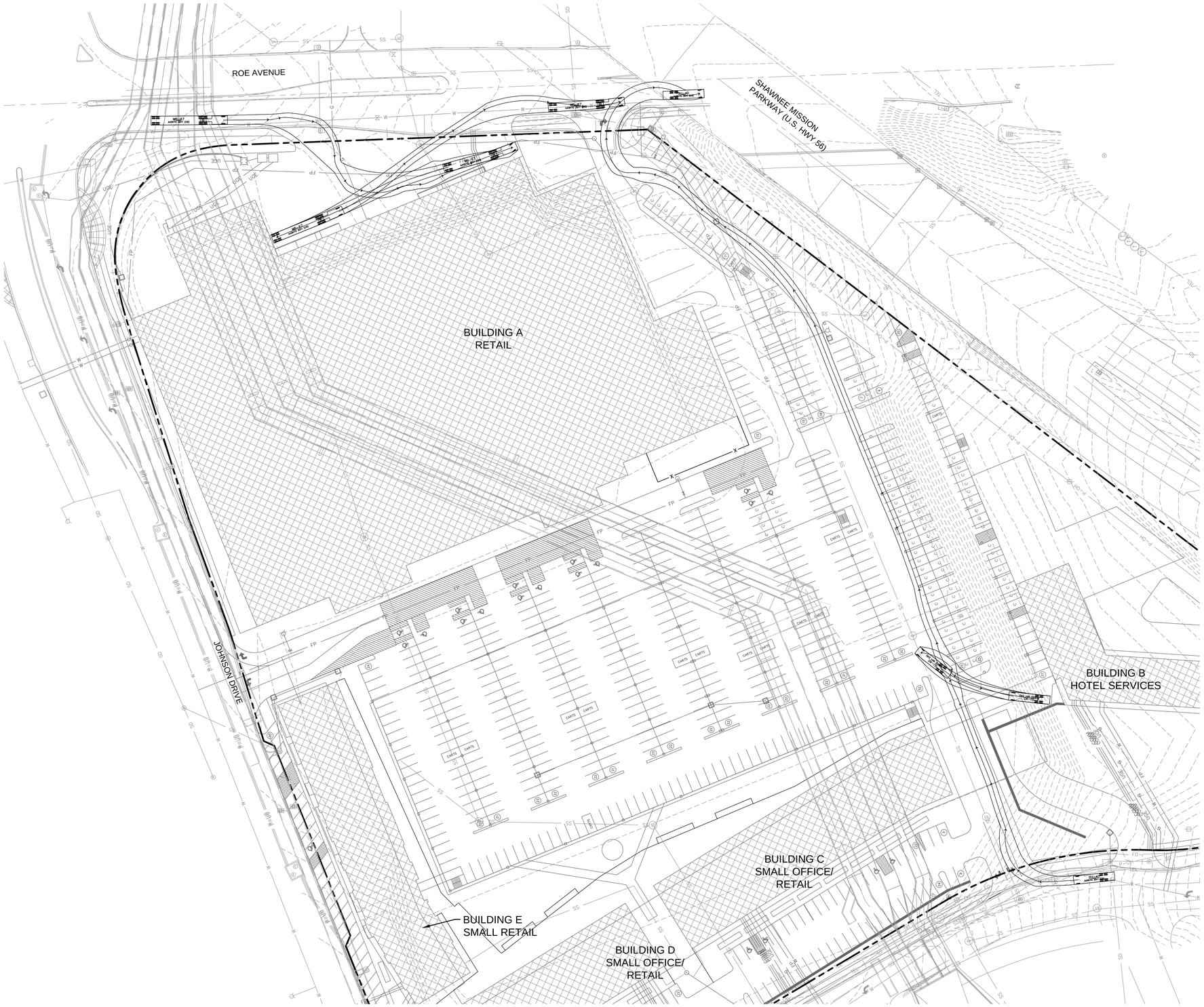
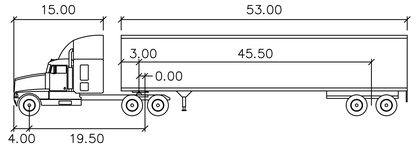


TRUCK MOVEMENT

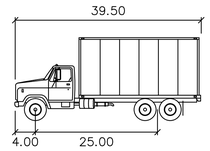
LEGEND

P-OH	OVERHEAD POWER LINE
P-UG	UNDERGROUND POWER LINE
E	ELECTRIC LINE
TEL	TELEPHONE LINE
COMM	COMMUNICATION LINE
FO	FIBER OPTIC LINE
CATV	CABLE TELEVISION SERVICE
G	GAS LINE
W	WATER LINE
SS	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	LOT LINE
	PROPERTY BOUNDARY
	EASEMENT LINE



WB-67 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



SU-40 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

VICINITY MAP
SCALE: 1" = 2000'

N
0' 20' 40' 80'
SCALE IN FEET

03 TURNING TEMPLATE

PD-C300

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SEPTEMBER 11,

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MINUTES OF THE PLANNING COMMISSION MEETING
SEPTEMBER 28, 2015

The regular meeting of the Mission Planning Commission was called to order by Chair Mike Lee at 7:00 PM Monday, September 28, 2015. Members also present: Jim Brown, Robin Dukelow, Stuart Braden, Charlie Troppito, Scott Babcock, and Brad Davidson. Also in attendance: Interim Community Development Director Danielle Murray. Rob Simpson and Carla Mills were absent.

APPROVAL OF MINUTES FROM THE JULY 27TH MEETING

Mr. Brown moved and Mr. Braden seconded a motion to approve the minutes of the July 27th meeting. The vote was taken (5-0-2), Babcock and Davidson abstaining. The motion carried.

Mr. Lee provided guidance to the audience on the format of the public hearings portions of the meeting. He indicated speakers would each be provided three minutes in which to address comments to the Commission chair, that all questions from the public would attempt to be answered, and that the Commission deals with land use questions.

CASE#15-09 SPECIAL USE PERMIT - OVERNIGHT PET BOARDING AT 5420 JOHNSON DRIVE - PUBLIC HEARING

Ms Murray presented the staff report.The subject property was sold 2013. At that time the existing salon closed and a Parami Pets pet store opened in 2015. When Parami Pets opened it offered dog and cat foods, toys, treats, and accessories. Since then it has expanded its services to include grooming, and pet daycare. At this time, the store owner wishes to add overnight boarding services for both dogs and cats on the property. As this would qualify as a kennel use, a Special Use Permit is required.

Pet boarding would occur in kennels located in two separate rooms in the facility. A maximum of 10 boarders would be accepted at a time, with no limitation on size or breed. Vaccinations, and flea/tick prevention will be required to be up to date. Hours of operation for drop-offs and pick-ups would be Monday-Friday 8AM-6PM and Saturday-Sunday 8AM-5PM. Private parking stalls are available in the front of the store. Boarding services will include outside walking of each pet four times a day per overnight stay. Walking would be performed in the alleyway to the north of the store and along the sidewalks in the commercial district. Each staff member will walk no more than one pet at a time. Pet waste will be picked up immediately and disposed of in a dumpster located in the north alley. The dumpster is emptied weekly. Store staffing would include one person in the lobby for check in/out and two staff members in charge of daily dog walking and cleanup. The facility would be cleaned using pet-safe products that control diseases and deodorize. Security cameras, ventilation fans, carbon monoxide detectors, and a 24-hour emergency veterinary service will be provided for the safety of the animals. A State of Kansas license will also be obtained and maintained.

Ms Alice Wang, the owner of the property and business made a presentation to the Commission regarding her requested Special Use Permit. She explained the reason for the request and the services they intend to provide.

Mr Braden asked about the hour of operation

Ms Wang clarified that they might be open early for drop offs only.

Mr Troppito asked about the current liability insurance coverage of the business.

Ms Wang provided details of her coverage.

Mr Braden asked staff about the distance of the business from residential uses.

Ms Murray replied that the nearest residence was not within a block.

Ms Wang added that she is considering improving the rear of the proptery with a grassy area that would be fenced in.

Mr Lee opened the public hearing and invited speakers to approach the podium.

Mr Doug Bennett of All Weather Windows and doors, the business directly to the east of the subject property addressed the Commission. He stated he was not in support of the proposal for the following reasons: disposal of pet waste, poor maintenance, flies and odors. He shared photos with the Commission of current operations demonstrating these concerns.

Mr Matt Jones, the owner of Sully's Pub, concurred with Mr Bennet's comments, especially the upkeep of the alleyway.

Mr Babcock stated that he shared the public's concerns on these issues and that he would like to see the current business demonstrate improvement.

Mr Brown stated that he shared the public's concerns about outdoor storage of pet waste. He stated that he favored indoor storage. He inquired if the applicant would concur with a Planning Commission recommendation to table the case to address the concerns.

Mr Troppito stated that he shared concerns about current maintenance and on-site pet waste storage.

Ms Wang stated she would support tabling the case in order to address the comments of the public and the Commission.

Mr Davidson stated he opposed the application but that he would support a motion to table. He stated that he did not expect his opinion of the application would change.

Mr. Babcock moved and Mr. Brown seconded a motion to table Case #15-09 to the Planning

Commission's next regular meeting on October 26th in order to allow the applicant time to address concerns about the proposed use as stated by the public and the Commission. These concerns included upkeep of the exterior of the site particularly the north alley, storage of pet waste possibly interior, flies, and odors discernible from the current operation.
The vote was taken (6-1-0). The motion carried.

CASE#15-010 REVISED PRELIMINARY SITE PLAN-THE GATEWAY- PUBLIC HEARING

Ms Murray provided the staff report. She explained the overall process of site plan review in the City which includes both a preliminary and final site plan. She stated that after the Planning Commission made a recommendation on the Revised Preliminary Site Plan Case before them that it would proceed to the City Council for final action. After that, the applicant would be expected to file for a final site plan which would again be reviewed by the Planning Commission. She explained the scope of a preliminary site plan does not include all of the final details of architecture, building materials, or landscaping.

Staff Report In Brief:
In 2005 The Cameron Group, LLC, a development company from East Syracuse, New York, purchased the Mission Mall property with plans to build a mixed-use development on the site. In 2006 the Planning Commission reviewed and approved the rezoning and preliminary site plan for the redevelopment of the subject property for urban development composed of retail, office, hotel, restaurant, and residential uses (Ordinance #1203). Since the “MXD” zoning and preliminary site plan was first approved the project has evolved through several revisions reflected in revised plans presented to the Planning Commission and City Council in 2007, 2008, and January 2012. Each of these plan approvals included a range of stipulations for site development issues, and requirements for additional details to be provided with final plan reviews.

At this time the applicant is requesting a revised preliminary site plan approval for the entire development. The applicant intends to proceed to file a final site development plan and to begin construction of the entire project as a single phase.

The plan approved previously included a linear public plaza, or esplanade, along Roeland Drive and a four story parking structure directly connected to upper level retail and surrounding buildings as well as Shawnee Mission Parkway. These features have been removed from the current application, and the parking structure is 3 stories with no below grade levels. A hotel has been added to replace the retail and service uses at the south side of the site. The development floor area has been reduced by 165,278 square feet, and the amount of parking has also been reduced by 755 stalls.

Ms Murray explained that any topical areas of concern to staff or issues required to be addressed by the previous rezoning action in 2006 are addressed in the staff recommended conditions at the conclusion of the staff report. She read a summary of each of the 27 proposed

conditions and its origin into the record.

Mr. Lee invited the applicant to address the Commission.

Mr. Tom Valenti introduced himself on behalf of The Gateway Developers LLC and his team including his son and partner Matt Valenti, Josh Shelton and Steve Salzer of El Dorado Architects, Jesse Peckham of Olsson Associates Engineers, and Korb Maxwell of Polsinelli. He stated that the plan being presented to the Commission was intended to incorporate the feedback received on previous plans which complied with “MXD” zoning, which was relatively dense, incorporated mixed use elements, and and also work financially. Mr. Valenti explained that while somewhat smaller the plan still included a 155,00 square foot Walmart, residential market rate apartments above retail, and a 200 room boutique hotel. He declined to name the hotel until a deal was finalized. Mr. Valenti also explained that an additional 50,000 office building was included in the plan should a tenant be found. If no tenant was identified, then the office building would not be built.

He indicated that a contractor had been included in the design of the proposed plan from the beginning in order to ensure the plan works for them financially. He stated that several elements of the proposed plan make a large difference in cost from the 2012 plan. This included the separation of the parking structure from the surrounding buildings. He stated he hoped to re-beginning construction either at the end of 2015 or the beginning of 2016. Mr. Valenti stated that Mr. Maxwell would be asking for clarification of several of the staff comments at the end of the presentation by Matt, Josh and Steve.

Mr Josh Shelton of El Dorado Architects thanked the Commission for their service and proceeded to highlight the urban design elements of the project which they focused on during their work on the project. These included the integration of a mix of uses including a big retailer and boutique hotel with the supporting parking facilities in a Texas Wrap form. Mr. Shelton stated that the creation of a green space between the buildings and the parking structure would benefit the residents and other visitors to the retail development. He compared it to a New Orleans French Quarter style courtyard with connection between the hotel and residential uses. Mr Shelton also explained that the new layout of buildings allows them the match the street alignment better and create dynamic spaces on all three while still allowing the the big box retail to have its own space.

Matt Valenti and Josh Shelton concluded their presentation by describing the development in detail level by level to the Commission. They highlighted the third party restaurants and potential spa facilities in the hotel and the connections to the apartments, screening of the parking garage, residential parking security features, proposed glazing on building “A” along Johnson Drive, and the connection of boardwalk to Roeland Drive.

The Commission was then given the opportunity to ask questions of the applicant.

Mr. Babcock asked for an explanation of the office building; what the development would look like without the office, if it could be added back in at a later date, how soon the decision would be made, and the parking layout.

Mr Shelton and Mr. Tom Valenti responded that the proposed office would contain multiple levels, if not built the development would simply be squared off on that end, and would maintain the ground floor parking as shown for Building "A". They stated that adding an office back in at a later date would be difficult and unlikely due to cost and construction logistic challenges. They indicated that a decision about whether to include the office would likely be reached in February or March of 2016 and that their brokers were in discussions with tenants.

Mr. Babcock asked staff if the project was still compliant with the MXD zoning without the office square footages.

Ms. Murray replied in the affirmative and directed the Commission to the square footages table provided in the packet.

Mr. Braden asked if the courtyard space and boardwalk area would have a raised deck.

Mr. Matt Valenti responded in the affirmative and that it would be accessible to the public.

Mr Troppito ask the applicant if they planned to install green roofs on building "A" as mentioned in staff condition number eight.

Mr. Tom Valenti indicated that the plan for screening the rooftop no longer included green roofs but did include a parapet wall of sufficient height.

Mr Braden asked asked about the appearance and materials under consideration for screening or wrapping the parking garage.

Mr. Shelton responded that that the screening material would be intended to extend 6' in height on each level and likely be constructed of metal with a texture and shape to create dappled light effects particularly with ground level tree plantings and uplighting.

Mr. Brown asked of the ground level courtyard was intended for the use of the residents as well.

Mr. Shelton responded in the affirmative and pointed out other amenities intended for the residents including the open terrace and connections to the hotel facilities.

Mr. Brown asked what the curved element shown the northeast corner of the site was intended to be.

Mr. Matt Valenti indicated it would likely be a pre-cast wall with a metal wrap for the installation

of a sign or other gateway feature.

Mr. Braden asked for clarification of the elevation of Shawnee Mission Parkway relationship to the hotel terrace.

Mr Shelton explained that the intersection was above the terrace.

Mr Braden asked how the applicant intended to meet the requirement for 75% glazing along Johnson Drive.

Mr. Matt Valenti indicated they intend to use display windows to meet the glazing requirement.

Mr. Brown asked about fire access to the structures and site, and if the building would be wood frame construction.

Mr. Salzer responded that meeting with the fire marshall had taken place and they would continue to meet required designs for fire access, ceiling heights, and hydrant layouts. He also confirmed that construction would be wood framing.

Mr. Babcock asked the applicant of other examples of similar development concepts retail and apartment combinations and wood/podium in the area.

Mr. Tom Valenti provided examples including Mission Farms.

Mr. Davidson asked for examples of Walmart stores within urban style development elsewhere in the country.

Mr. Tom Valenti provided an example in Atlanta, Georgia. He stated he was not aware of any other Walmart stores with a second floor above them.

Mr Davidson stated he thought it was critically important to get the estimation of the necessary parking correct. He stated he was also concerned about views of the parking structure and would appreciate a 3D model or other illustration to examine this further.

Mr Tom Valenti stated that he would also like to provide something like this at the time of final site plan to answer such questions.

Mr. Davidson asked about the certainty of including a hotel in the development and who the tenant or operator might be.

Mr. Tom Valenti indicated that an affiliate of the Cameron Group would own and operate the hotel and that they have experience doing this.

Ms Dukelow asked staff about the applicability of the discount store ordinance to the proposed development.

Ms Murray explained that now, as in the past when reviewing proposed plans for this site, that the definition of discount store or discount super store was not met. The site plan under consideration reflected a mixed use development and was therefore subject to the criteria in the "MXD" zoning district.

Ms Dukelow asked about light colored roofing materials and or the upper level pavement to be selected for use in the project to limit heat island effects.

Mr. Tom Valenti indicated that materials had not yet been selected but that they would explore the use of light colored roofing materials.

Mr. Korb Maxwell concluded the question and answer session with the Commission by addressing three of the proposed 27 staff conditions. These included the following:
Staff Condition #1 and #2-Mr. Maxwell stated they understood the Johnson Drive Guidelines and would make a good faith effort at the time of final site plan to meet both the core tenants needs and provide the required percentage of glazing.
Staff Condition #3-Mr. Maxwell asked that this condition be struck (or at least the final sentence of it) as they will not be providing entrances into the Walmart along Johnson Drive. He stated the applicant would be open to working to find a design solution that met the spirit of the requirement but that their tenant does not provide such a floor plan option.

Ms. Dukelow asked the applicant to consider a design solution to similar to that provided by Natural Grocers on Johnson Drive where multiple street entrances feed into one interior entrance.

Mr. Tom Valenti indicated he would be willing to address design options with the final site plan.

Mr. Maxwell stated they would okay working within the broad intent of the Johnson Drive Design Guidelines.

Mr. Lee opened the public hearing to the public and invited any persons wishing to make comment to approach the podium. He asked speakers to identify themselves and limit their comments to three minutes.

Ms Barbara Porro, 4982 W 60th Terrace, Mission, Kansas addressed the Commission. She asked that the following questions be answered: Will 60th Terrace be the major entrance into the hotel, apartments, and Walmart? How will service trucks access the Walmart, will it be via 60th Terrace. She also stated she had concerns about the ability to continue to make right turns out of 60th Terrace heading south with an increase in traffic in the neighborhood after the site is fully developed. She also asked about assurances of the phasing of construction to

ensure that not just a Walmart was constructed.

Mr. Lee thanked Ms Porro for her comments and stated answered would be forthcoming before the end of the meeting.

Mr. Jim Carlet, 5921 W. 61st Street, Mission, Kansas addressed the Commission. He also asked what kind of assurances could be secured that not only the Walmart and a parking lot might be constructed. He was concerned about the fluctuations in the proposed plans over the years and even with the possible deletion of the office building from this proposed plan.

Ms Sandi Russell, 6416 Milhaven Drive, Mission, Kansas and owner of Twisted Sisters Coffee Shop. She concurred with the previous speaker's concerns about the phasing of construction to ensure a mixed use development. She also stated she has concerns about the design of on-street parking on Johnson Drive which is proposed based on her experience in the downtown. She wanted to make sure that adequate space would be allowed for backing maneuvers into the street.

Seeing no one else asking to make a comment, Mr. Lee closed the public hearing. He invited the applicant to address the questions and comments raised specifically, 60th Terrace traffic flow, project phasing, and design of Johnson Drive parking.

Mr. Tom Valenti and Mr. Shelton responded to the questions about 60th Terrace by explaining that Walmart trucks would use the service drive off of Roe Avenue to the loading dock and that only hotel and residential traffic would be accessing the drive as the driveway does not lead into the Walmart level. They also referenced the traffic study which is underway to study all traffic impacts from the development.

Mr. Tom Valenti and Mr. Shelton also stated that it is both the contractor's and developer's preference to build the entire development all at once due to logistic and financial reasons. Mr. Tom Valenti stated that construction of the Walmart and parking garage would likely start first to be followed shortly after by the remainder except for the office building which is dependent on a tenant.

Mr. Tom Valenti pointed out the design differences along Johnson Drive at the site compared to the downtown. Specifically, that the street is a 3-lane section, that the parking stalls start at least 200' from the intersection of Johnson Drive and Roeland Drive, and that the stalls are built into the site periphery not the street lanes.

Ms Dukelow asked staff to clarify the role of zoning in phasing of the project. She stated that the current zoning of the property requires multiple uses and if only one of the uses were to be built then the property would not be in compliance.

Ms Murray agreed with Ms Dukelow and indicated that phasing concerns would be a zoning

concern and could be enforced through the building permit and certificate of occupancy processes. She also stated that phasing could also be addressed in other ways such as through the development agreement process.

Mr. Babcock moved and Ms Dukelow seconded a motion to recommend approval of Case #15-10 to the City Council with conditions 1-27 as recommended by staff.

Mr Troppito offered an amendment to delete the last sentence of staff condition #3 which states "Provide a public entrance for Building "A" along Johnson Drive" as it appears it is just not doable. Mr. Brown seconded the motion.

Mr. Babcock stated he thought that this was an issue for review at the time of the final site plan.

The vote was taken on the amendment (3-4-0). The motion failed.

Mr Braden offered an amendment to reword staff condition #3 to state that the applicant work with staff to provide the appearance of an entrance off of Johnson Drive. Mr. Troppito seconded the motion. The vote was taken on the amendment (3-4-0). The motion failed.

The vote was taken on the original motion with no amendments (7-0-0). The motion carried.

CITY UPDATES

Ms. Murray updated the Commissioners on current City business including the Comprehensive Plan Update, Parks Master Plan, Quad States Planning Conference, and upcoming Planning Commission calendar.

ADJOURNMENT

With no other agenda items, a motion was made and seconded to to adjourn. (Vote was unanimous). The motion carried. The meeting adjourned at 9:28 P.M.

_____
Mike Lee, Chair

ATTEST:

_____
Danielle Murray
Interim Community Development Director