CITY OF MISSION, KANSAS COMMUNITY DEVELOPMENT COMMITTEE

WEDNESDAY, NOVEMBER 1, 2017 6:30 p.m. Mission City Hall

PUBLIC COMMENTS

PUBLIC PRESENTATIONS / INFORMATIONAL ONLY

ACTION ITEMS

1. Dedication of Johnson Drive Right-of-Way, Mission Trails - Danielle Sitzman

The Planning Commission, at their September 25, 2017 meeting, voted to approve the final site plan for the Mission Trails development, a 5-story mixed use building containing apartments, retail space and offices on a 2.8 acre infill site in the downtown near the southwest corner of Johnson Drive and Beverly Avenue. Dedication of right-of-way for on-street parking, sidewalks, and public infrastructure was a required condition.

DISCUSSION ITEMS

OTHER

2. Department Updates - Laura Smith

Kristin Inman, Chairperson Suzie Gibbs, Vice-Chairperson Mission City Hall, 6090 Woodson 913-676-8350

City of Mission	Item Number:	1.
ACTION ITEM SUMMARY	Date:	November 1, 2017
Community Development	From:	Danielle Sitzman

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

RE: Dedication of Right-of-Way along Johnson Drive for the Mission Trails redevelopment

RECOMMENDATION: Adopt an ordinance accepting the dedication of Right-of-Way for the Mission Trails redevelopment as described.

DETAILS: The Planning Commission, at their September 25, 2017 meeting, voted to approve the final site plan for the Mission Trails development, a 5-story mixed use building containing apartments, retail space and offices on a 2.8 acre infill site in the downtown near the southwest corner of Johnson Drive and Beverly Avenue. Dedication of right-of-way for on-street parking, sidewalks, and public infrastructure was a required condition. As a final plat has already been approved, the developer is proposing to make the dedication of land through a separate legal document.

An exhibit of the proposed dedication is attached. Staff has reviewed the request and found that that it is in compliance with the approved site plan. An ordinance has been prepared by the City's Land Use Attorney with the corresponding legal description. A separate Deed of Dedication is currently being drafted and will be available prior to the Committee meeting.

CFAA CONSIDERATIONS/IMPACTS: Redevelopment of this property with a mix of uses including multi-family housing helps support a vibrant downtown by creating a market for a variety of sales and services. Efficient use of land by dense infill projects such as this helps support a transit system.

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

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE DEDICATION OF RIGHT OF WAY

WHEDEAS by Learning land	2017
offered to dedicate certain right of way to t	, 2017, he City of Mission, Kansas; and
WHEREAS, the City is willing to a	accept such dedication.
NOW, THEREFORE, BE IT O	RDAINED BY THE GOVERNING BODY OF THE
	t of Way. The City of Mission, Kansas hereby accepts the er and upon the real property described on Exhibit "A"
PASSED by the Governing Body this	s day of November, 2017.
SIGNED by the Mayor this da	y of November, 2017.
	CITY OF MISSION, KANSAS
	By: Steve Schowengerdt, Mayor
	Steve Schowengerdt, Mayor
[SEAL]	
ATTEST:	
Martha Sumrall, City Clerk	
APPROVED AS TO FORM ONLY:	
David K Martin City Attorney	

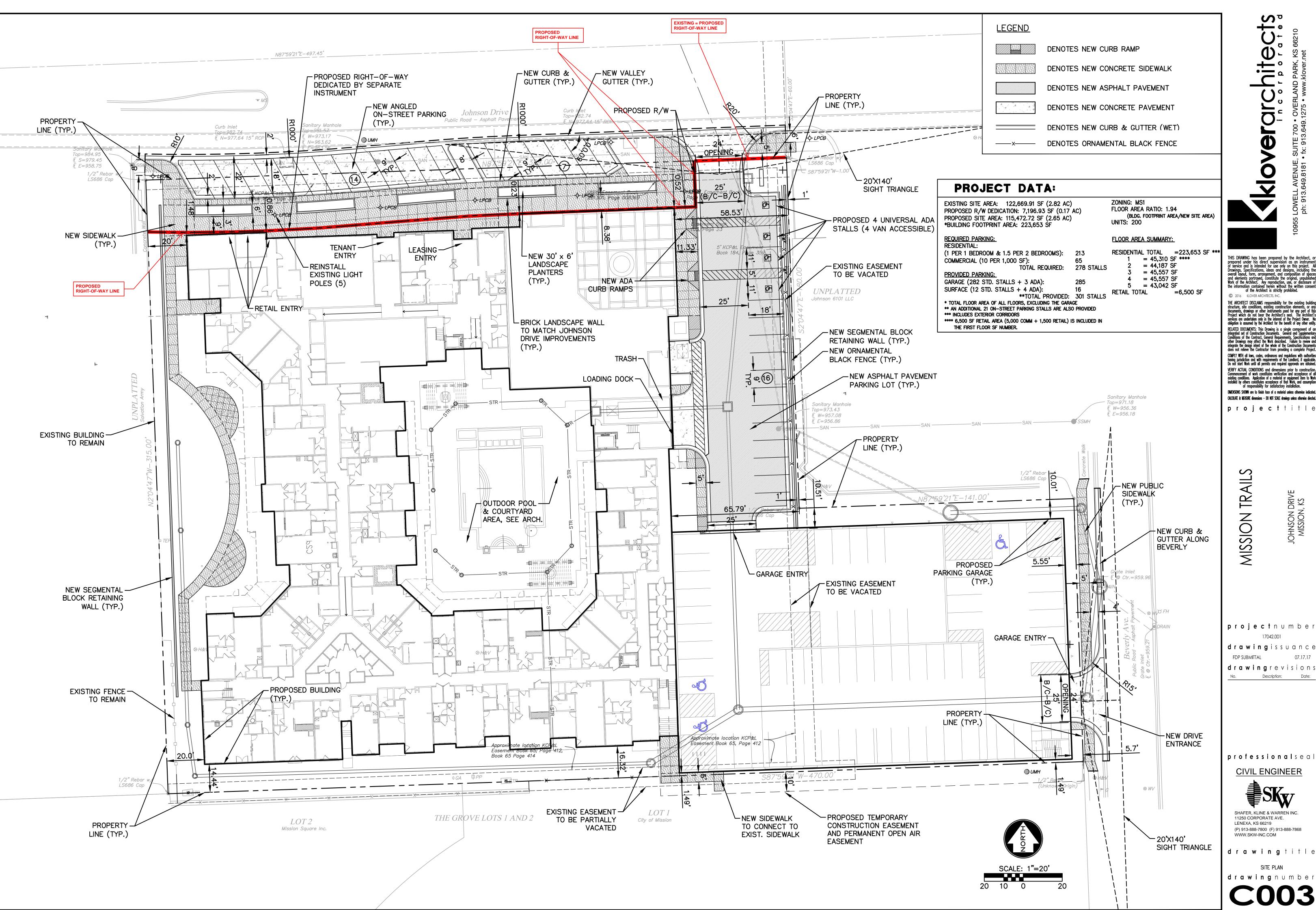
October 17, 2017

LEGAL DESCRIPTION PROPOSED RIGHT OF WAY DEDICATION SE 1/4, SEC. 8, TWP. 12, RNG. 25 CITY OF MISSION, JOHNSON COUNTY, KANSAS

All that part of the SE 1/4 of Section 8, Township 12, Range 25, in the City of Mission, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the SE 1/4 of said Section 8; thence N 87° 59' 21" E, along the North line of said SE 1/4, a distance of 497.45 feet; thence S 2° 04' 47" E, a distance of 60.00 feet, to a point on the South right-of-way line of Johnson Drive, as now established; thence S 87° 59' 21" W, along said South right-of-way line, being a line 60.00 feet South of and parallel with the North line of said SE 1/4, a distance of 48.66 feet, to the Point of Beginning; thence continuing S 2° 00' 44" E, a distance of 23.45 feet; thence S 87° 46' 44" W, a distance of 91.62 feet, to a point of curvature; thence Southwesterly along a curve to the left having a radius of 963.00 feet, a central angle of 2° 41' 46", an arc distance of 45.31 feet, to a point of tangency; thence S 85° 04' 58" W, a distance of 35.72 feet, to a point of curvature; thence Westerly along a curve to the right having a radius of 1037.00 feet, a central angle of 6° 00' 34", an arc distance of 108.76 feet, to a point on the West line of a tract of land recorded in Book 201610 at Page 006881 at the Register of Deeds office, Johnson County, Kansas; thence N 2° 04' 47" W, along said West line, a distance of 26.65 feet, to a point on the South right-of-way line of said Johnson Drive; thence N 87° 59' 21" E, along said South right-of-way line, a distance of 281.34 feet, point of beginning.

The above described tract of land contains 7,197 square feet, or 0.165 acres, more or less.



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THIS DRAWING has been prepared by the Architect, or prepared under his direct supervision as an instrument of service and is intended for use only on this project. All Drawings, Specifications, ideas and designs, including the overall layout, form, arrangement, and composition of spaces and elements portrayed, constitute the original, unpublished Work of the Architect. Any reproduction, use, or disclosure of the information contained herein without the written consent of the Architect is strictly prohibited. © 2016 KLOVER ARCHITECTS, INC.

THE ARCHITECT DISCLAIMS responsibility for the existing building structure, site conditions, existing construction elements, or any documents, drawings or other instruments used for any part of this Project which do not bear the Architect's seal. The Architect's services are undertaken only in the interest of the Project Owner. No obligation is assumed by the Architect for the benefit of any other entity. RELATED DOCUMENTS: This Drawing is a single component of an integrated set of Construction Documents. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other Drawings may affect the Work described. Failure to review and integrate the design intent of the whole of the Construction Documents does not relieve the Contractor from providing a complete Project. COMPLY WITH all laws, codes, ordinances and regulations with authorities having jurisdiction and with requirements of the Landlord, if applicable. Do not start Work until all permits and required approvals are obtained. VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation. DIMENSIONS SHOWN are to finish face of a material unless otherwise indicated. CALCULATE & MEASURE dimensions - DO NOT SCALE drawings unless otherwise directed.

project † i † le

project number

JOHNSON DRIVI MISSION, KS

17042.001 drawing issuance

drawingrevisions Description: Date:

professionalseal

CIVIL ENGINEER

SHAFER, KLINE & WARREN INC 11250 CORPORATE AVE. LENEXA, KS 66219 (P) 913-888-7800 (F) 913-888-7868 WWW.SKW-INC.COM

drawingtitle

SITE PLAN

DEED OF DEDICATION

THIS INDENTURE, made on this _____ day of ______, 2017, by and between JOHNSON 6101, LLC, a limited liability company and 6201 JOHNSON, INC., a corporation, collectively, Grantor, and THE CITY OF MISSION, KANSAS, a Municipal Corporation, Grantee

Grantee Mailing Address: Mission City Hall, 6090 Woodson, , Mission, Kansas.

WITNESSETH, that the said Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said Grantee, its successors and assigns, their respective interests in the following described lots, tracts or parcels of land lying, being and situated in the County of Johnson and State of Kansas, to-wit:

(SEE ATTACHED EXHIBIT "A")

TO HAVE AND TO HOLD the same for the purpose of public right of way and constructing and maintaining a public street and related improvements, including but not limited to, sidewalks, street lights and utilities, together with all singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining, unto the said Grantee, and unto its successors and assigns, forever; the said Grantor hereby covenants on its part and on behalf of its successors and assigns that said Grantor is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that said Grantor has good right to convey the same; that the premises are free and clear of any encumbrances done or suffered by the said Grantor or those under whom Grantor claims; and that said Grantor will warrant and

defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whosoever except as follows: NONE

IN WITNESS WHEREOF, the said Grantor has hereunto sets its hands the day and year first above written.

year first above written.	
•	JOHNSON 6101, LLC
	By:
	R. Michael Johnson, Manager
	6201 JOHNSON, INC.
	By:
	R. Michael Johnson, President
ACI	KNOWLEDGEMENT
STATE OF	
COUNTY OF)	
Johnson, Manager of JOHNSON 6101 person described in and who executed	, 2017, before me personally appeared R. Michael , LLC, a limited liability company, to me known to be the the foregoing instrument on behalf of such company, and he as his free act and deed for said company.
IN WITNESS WHEREOF, I haday and year first above written.	ave hereunto set my hand and affixed my official seal, the
	Notary Public
My Commission Expires:	·
wry Commission Expires.	

STATE OF)	
) ss. COUNTY OF)	
	, 2017, before me personally appeared R. Michael
Johnson, President of 6201 JOHNS	SON, INC., a corporation company, to me known to be the ed the foregoing instrument on behalf of such company, and
acknowledged that he executed the s	same as his free act and deed for said company.
	have hereunto set my hand and affixed my official seal, the
day and year first above written.	
	Notary Public
My Commission Expires:	

EXHIBIT A

October 17, 2017

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