

**CITY OF MISSION PLANNING COMMISSION**

September 23, 2024

7:00 PM

Mission City Hall - 6090 Woodson

**Members Present:**

Cynthia Smith  
Kevin Schmidt  
Megan Cullinane  
Kelsey Brown  
Wayne Snyder  
Robin Dukelow (Vice Chair)  
Mike Lee (Chair)

**Staff Present:**

Brian Scott - Deputy City Manager  
Karie Kneller - City Planner  
Kimberly Steffens - Permit Technician

**Members Absent:**

Stuart Braden  
Amy Richards

(City of Mission Planning Commission Meeting Called to Order at 7:00 p.m.)

**I. CALL TO ORDER**

**CHAIRMAN LEE:** -- and please be conscientious of others. Try to speak slowly and clearly.

Ms. Steffens, would you call the roll?

**MS. STEFFENS:** Cynthia Smith.

**MS. SMITH:** Here.

**MS. STEFFENS:** Kevin Schmidt.

**MR. SCHMIDT:** Present.

**MS. STEFFENS:** Robin Dukelow.

**MS. DUKELOW:** Present.

**MS. STEFFENS:** Mike Lee.

**MR. LEE:** Here.

**MS. STEFFENS:** Kelsey Brown.

**MS. BROWN:** Here.

**MS. STEFFENS:** Wayne Snyder.

**MR. SNYDER:** Present.

**MS. STEFFENS:** Amy Richards, absent at right this moment. And Megan Cullinane, absent at this moment.

**MS. CULLINANE:** Here. I just walked in.

**MS. STEFFENS:** Oh, thank you.

**MS. CULLINANE:** That's okay. I literally just walked in.

**MS. STEFFENS:** And Megan Cullinane, so here. All right.

## **II. APPROVAL OF MINUTES FROM JULY 22, 2024**

**MR. LEE:** The first item is the approval of the Minutes from the June 24<sup>th</sup>, 2024, meeting. Is there anyone that would like to make any changes?

**MS. STEFFENS:** July 22<sup>nd</sup>. Did I have June 24?

**MR. LEE:** June. Next page, it says July. So, do we go back to June? Okay. July 22<sup>nd</sup>, 2024. Any changes to that one?

**MS. DUKELOW:** Mr. Chairman, if there are no corrections to the minutes, I'll make a motion that we accept the minutes of the Planning Commission Meeting held on July 22<sup>nd</sup>, 2024, as presented.

**MR. SNYDER:** Second.

**MR. LEE:** Call the roll, please.

**MS. STEFFENS:** Cynthia Smith.

**MS. SMITH:** Abstain.

**MS. STEFFENS:** Robin Dukelow.

**MS. DUKELOW:** Aye.

**MS. STEFFENS:** Amy Richards, absent. Megan Cullinane.

**MS. CULLINANE:** Aye.

**MS. STEFFENS:** Wayne Snyder.

**MR. SNYDER:** Aye.

**MS. STEFFENS:** Kelsey Brown.

**MS. BROWN:** Aye.

**MS. STEFFENS:** Kevin Schmidt.

**MR. SCHMIDT:** Aye.

**MS. STEFFENS:** Mike Lee.

**MR. LEE:** Aye.

**Motion 1:** **Robin Dukelow - Ward IV/ Wayne Snyder- Ward I:** Approve the Minutes from the July 22, 2024, Planning Commission meeting as presented. **Motion carried 7-0-1 with Cynthia Smith - Ward II abstaining.**

### **III. NEW BUSINESS**

#### **1. PUBLIC HEARING: Case #24-17. TIF Project Plan for Silvercrest TIF District, 5665 Foxridge**

**MR. LEE:** Okay. New Business. Case #24-17 is the conformance of the Silvercrest Tax Increment Finance District. Project plan submitted September 12th of 2024 with the Mission Comprehensive Plan. Do we have a staff report?

**MR. SCOTT:** Do we?

**MS. KNELLER:** Okay. Sure.

**MR. SCOTT:** [Inaudible; talking off mic]

**MS. KNELLER:** Thank you, Mr. Chair. This is the 5665 Foxridge, also known as Silvercrest TIF District. The Tax Increment Financing, just a brief overview of what that's all about. It allows a city or county to freeze the assessed value of a property to current value prior to redevelopment. As assessed value increases following redevelopment, the increased value of the property is utilized to pay for costs associated with that redevelopment. And criteria for TIF qualification includes blighted property for one, and some other factors as well.

The TIF District for the property at 5665 Foxridge was established on March 15, 2017, for a 20-year term. That was associated with another redevelopment project at the time that was not built out.

The property comprising this TIF district consists of approximately 4.9 acres, generally located at the southeast corner of 56th Street and Foxridge Drive. And the redevelopment project is described in the project plan as the construction of one Class A multi-family residential building encompassing 5 stories and containing 307 units, amenities, associated site work, infrastructure, utilities, stormwater control access, street improvements, landscaping, lighting, and parking facilities, as well as implementation of environmentally friendly practices and features in sustainable building design and construction.

The parcel under consideration is identified in the Future Land Use Map as, which is part of the Comprehensive Plan that was adopted in December of 2023. The Future Land Use Map identifies the property as Mixed-Use High Density and is defined as a pedestrian-friendly mix of housing, office, and retail uses under the Comprehensive Plan definitions. It's also included in the West Gateway Form-Based Code District. And

density for this land use, as defined in the Comprehensive Plan, is a 3.0-10.0 floor-to-area ratio (FAR), and with a mix of permitted uses including retail, office, and residential with 50 or more dwelling units per acre.

The FAR for the project in question is 2.47 and provides 61.8 units per acre. The lack of retail space on the ground floor, as well as the FAR, are a deviation from the prescriptive form-based code. However, the project meets the intent of the overlay district in some ways, such as providing transparency along street frontage, pedestrian realm improvements, setback requirements. And additionally, the developer is installing a 10-foot-wide pedestrian pathway incorporated into the plan. And that's prescribed by the Comprehensive Plan as a future trail connection along Metcalf and Foxridge frontage.

The project meets criteria outlined in the Comprehensive Plan by providing large scale redevelopment of properties in the northwest area of the city, and taking advantage of Metcalf frontage with dense, residential land use that will help support commercial activity throughout Mission. The project also meets several goals of the Comprehensive Plan as provided in the Natural Features and Environment, Parks and Recreation, Transportation and Mobility, Economic Revitalization, Housing and Neighborhoods, and Infrastructure Maintenance and Enhancements chapters.

These were provided to you in exhibits after this memo. I'll just hit on a few, not all of them. But there are some strategic opportunities that this fits as well, such as exploring opportunities to promote large scale redevelopment of properties in the northwest area of the City and to take advantage of Metcalf frontage, and to encourage trail acquisition and construction along with streetscape improvements along the Metcalf Corridor.

From Natural Features and Environment in the Comprehensive Plan, Goal 2A is to consider the economic, equity, and environmental aspects of sustainability when making decisions for the community.

Goal 5A is to continue to encourage sustainability measures for new developments and redevelopment projects.

Under the Parks and Recreation chapters, 1C is to improve existing trail network in Mission.

Under the Transportation and Mobility chapter, Goal 4A is to utilize the Future Land Use plan to support higher-density mixed-use developments where appropriate.

Under Economic Revitalization, Goals 3C and 3D encompass to remain adaptable to changes in economic conditions and to enhance transit and pedestrian bicycle infrastructure as a means for economic development.

Under Housing and Neighborhoods, Goal 1A is to allow for creative infill.

Under Infrastructure Maintenance Enhancements, Goal 1C and 1D, to continue to improve and maintain Mission parks and trails while expanding the system. And to maintain Mission's roads and provide neighborhood specific streetscapes and enhancements.

Under Goal 5, 5A is to prioritize people-oriented improvements.

And so, with that, staff does recommend that the Planning Commission approve the TIF Project Plan for Silvercrest at 5665 Foxridge.

**MR. LEE:** Thank you. Does the applicant have anything to add? Thank you. With that said, do any of the Commissioners have questions?

**MS. SMITH:** I have questions.

**MR. LEE:** Okay.

**MS. SMITH:** Well, I guess more of -- yeah, okay. So, the garage level plan, is that below grade? I find the drawings a little confusing.

**MS. KNELLER:** Yes, it is.

**MS. SMITH:** Okay. All right. And, so I also was a little confused by the other, the image or the overall site plan from the previous project. I feel like it is kind of confusing with this. Because it looks like this new project has like very little green space and very little courtyard. And also, I'm concerned that there's just not enough detail here to make a determination for me as to whether this fits with the Comprehensive Plan or not.

**MR. SCOTT:** So, the --

**MS. SMITH:** Is there more detail hiding somewhere as like, as to like elevations and materiality and maybe a slightly more detailed site plan?

**MR. SCOTT:** Yeah. It's the same project that you saw coming up on two years ago now. A pretty good time, so yeah.

**MS. SMITH:** That project wasn't -- I mean, if you -- this project looks a lot different.

**MR. SCOTT:** Right. So, the TIF was created. The TIF District was established back in 2017. And at that time, we were entertaining a proposed development for an assisted living facility/memory care facility. It was a Dial property. I think they're out of Nebraska. So, we went ahead and established the TIF district, and they were going to submit a project plan. They kind of outlined their project. They never got that far. They withdrew their application.

But what you see in the packet is the original ordinance that established the TIF District and all the attachments with that original ordinance, including that site plan for that project. And it is confusing. I was looking through it too, like, wait a minute, this is the wrong -- oh, okay. I see what they're doing.

So, you're kind of packaging together a project plan for the current project, the 300-plus unit multi-family project, that Block is proposing for that site. But you're also having all these attachments to that project plan including the original ordinance that created the TIF District and all of its attachments. So, it is confusing. But that's not what's being proposed. That was the prior project.

**MS. KNELLER:** Rather than establishing a new TIF district --

**MS. SMITH:** So, what is being proposed then?

**MR. SCOTT:** What's being proposed is, Exhibit H, the site plan. And that is the 300-unit apartment complex that the developer brought to us as a preliminary development plan. This plan was two years ago now. And then --

**MS. SMITH:** So, it's not a senior --

**MR. SCOTT:** No.

**MS. SMITH:** Okay. Okay.

**MR. SCOTT:** No.

**MS. SMITH:** I was going to say this is totally different --

**MR. SCOTT:** Yeah.

**MS. SMITH:** -- than what I remember.

**MR. SCOTT:** Yeah.

**MS. SMITH:** Okay. Yeah.

**MR. SCOTT:** This is like four or five stories with a --

**MS. SMITH:** Okay. so --

**MR. SCOTT:** -- structured garage kind of underneath and then --

**MS. SMITH:** So, what we're talking about is this thing --

**MR. SCOTT:** Right. Yeah.

**MS. SMITH:** -- that we already looked at.

**MR. SCOTT:** Yeah. Yeah.

**MS. SMITH:** Okay. That's --

**MR. SCOTT:** Yeah.

**MS. SMITH:** -- totally different.

**MR. SCOTT:** Yeah. That was --

**MS. SMITH:** So, everything else about it is the same --

**MR. SCOTT:** Yeah. That was --

**MS. SMITH:** -- as it was before.

**MR. SCOTT:** The preliminary development plan was approved by you all and recommended for approval --

**MS. SMITH:** Great. Okay.

**MR. SCOTT:** -- to the City Council, and they approved.

**MS. SMITH:** Okay.

**MR. SCOTT:** Then to the final development plan.

**MS. SMITH:** Okay.

**MR. SCOTT:** Then the developer kind of went away for a while when the interest rates started to go up.

**MS. SMITH:** Is there way to make that clearer on this?

**MS. KNELLER:** So, part of, I think, maybe what the confusion is, is what the criteria are for TIF plan, project plan approval by the Planning Commission. And you know, one of the criteria, it's kind of in the very beginning. One of the criteria for TIF qualification, it's like in that first paragraph, is blighted property. And that is something that we would consider this property to be at this point.

**MR. SCOTT:** You know, that was the criteria that established the TIF district.

**MR. SCHMIDT:** In 2017, it's a conservation area.

**MR. SCOTT:** Right.

**MR. SCHMIDT:** So, it's different, right?

**MR. SCOTT:** Yeah.

**MR. SCHMIDT:** Does that mean it's changed since then?

**MR. SCOTT:** No. So, when we presented the TIF district to the City Council for their consideration, we did a study at that time that showed that the area was a conservation area. It was on the verge of becoming blighted.

**MR. SCHMIDT:** Right.

**MR. SCOTT:** And so, that was the criteria or the basis by which they approved the establishment of the TIF district. And then --

**MR. SCHMIDT:** But today you're saying --

**MS. KNELLER:** Along with the infrastructure.

**MR. SCOTT:** Yeah. The TIF district is in place.

**MR. SCHMIDT:** Yeah.

**MR. SCOTT:** So, we're not talking about the TIF district anymore. We're just talking about the project plan --

**MR. SCHMIDT:** Right.

**MR. SCOTT:** -- that the current developer is proposing for that TIF district. Yeah.

**MS. SMITH:** Okay. So, I'm sorry. I was reading those emails, but I wasn't quite following. So, this is not the Silvercrest thing.

**MS. KNELLER:** It is not.

**MR. SCOTT:** Well --

**MS. KNELLER:** They're just using the same as the TIF district.

**MR. SCOTT:** The name of the TIF District is Silvercrest and that was, I guess, going to be the name of the project that was being proposed. But that project has gone away.

**MS. SMITH:** Okay.

**MR. SCOTT:** But the TIF district still remains --

**MS. SMITH:** Okay.

**MR. SCOTT:** -- waiting for another developer to come along, which is today Block Realty Services.

**MS. SMITH:** So can we --

**MS. KNELLER:** For them to be able to use --

**MS. SMITH:** -- be able to cross out that name and put in the new name?

**MR. SCOTT:** That's what the county recognizes it as. So, it's --

**MS. SMITH:** So, it's stuck?

**MR. SCOTT:** Yeah. It's on the county records as Silvercrest.

**MS. KNELLER:** The TIF district hasn't changed. And they're basically, I mean, for lack of a better word, piggybacking this new project plan that was approved two years ago into that same TIF district without trying to reestablish a new TIF district. That's, I guess, a clunky way to say it. But, you know, instead of reestablishing the same parameters of the same TIF district, they're just piggybacking onto the one that was already established.

**MR. LEE:** But it's going to be called that as the district. The project does not have to --

**MS. KNELLER:** Right. Exactly. You'll see it on a -- on if -- the TIF map that I provided earlier when Kevin sent an email asking for, you know, how many TIF districts we have in the City, they're all named their various names, just according to what was established at the time. And so those don't change, even though a new project may come up that's not named anything close to that district. It's just a TIF district area.



**MS. SMITH:** Okay. Okay.

**MR. SCOTT:** It is ultimately -- that goes on file with the county and that's how the county identifies it by the name.

**MR. LEE:** So, you'll never refer to it as that.

**MS. KNELLER:** As Silvercrest.

**MS. SMITH:** That was really --

**MS. KNELLER:** We don't know what they're calling it yet.

**MS. SMITH:** Okay. All right. But it's the same that they showed us previously. Okay.

**MS. KNELLER:** That has not changed at all --

**MS. SMITH:** Okay.

**MS. KNELLER:** -- in two years.

**MS. SMITH:** Okay. That was my big concern.

**MS. KNELLER:** Yeah. We would never. That's a significant change that really by code we would have to bring back to the Planning Commission, back to City Council.

**MS. SMITH:** [Inaudible; talking off mic]

**MS. KNELLER:** This is basically just to, is the TIF, you know, according to the criteria that are outlined in here, according to the goals of the Comprehensive Plan, and now the newly adopted area plans that we just adopted into the Comprehensive Plan, do they fit that. And so, the Mission Connections Plan is also part of this. Does it fit the criteria of that plan as an overlay as well? And because they're establishing a pedestrian and a trail access along Metcalf frontage and along Foxridge, that's in fitting with that plan as well and that area plan as well as the Future Land Use Map. So, we did have deviations from the form-based code that were already approved, but, you know, does it fit. Does this does this project fit with the Comprehensive Plan's goals? In many ways it does, and those were listed. And some ways it doesn't, but you know, in many ways it does. So, it's, yeah.

**MS. SMITH:** One more question. What is the lifespan of this project going to be, do we do we think?

**MR. SCOTT:** The project or the TIF?

**MS. SMITH:** Of the project of the building itself. Do we know what kind of life expectancy it has?

**MR. SCOTT:** Yeah. That's a good -- I would imagine probably --

**MS. KNELLER:** Fifty years. A hundred years or more.

**MR. SCOTT:** Maybe a hundred years. I don't know. Yeah.

**MS. SMITH:** Is that what you're saying?

**MR. SCOTT:** Yeah.

**MS. SMITH:** Okay. Okay. So, it'll go beyond this TIF the -- when it falls off, when there's, that horizon has ended, right, then that TIF will end. And any property value assessed at that point goes directly to the City as revenue.

**MS. SMITH:** Okay. Thank you.

**MR. SNYDER:** Could I get you to repeat that? The property value what?

**MS. KNELLER:** Any property value assessed after this 20-year period time has ended, starting in 2017, that will be assessed to the -- on the property, the property value. Then all of that that is an increased value that starts day one after it's built and people are leasing it, at first for those first 20 years, some increment will go to the developer to take up, you know, some of the redevelopment cost to help them with that cost on the front end. But after that 20-year horizon, it comes to the City, all that property value assessed.

**MR. SCOTT:** That's a tax jurisdiction, the city, county, school district. And we have 13 years.

**MS. KNELLER:** Yeah. Well, yes.

**MR. SCOTT:** Well, now the clock starts as soon as the project is approved. That's when the 20-year clock starts.

**MS. CULLINANE:** So, two [inaudible].

**MS. KNELLER:** I'm sorry. I misspoke.

**MR. SCOTT:** Yeah. But --

**MR. LEE:** Two years ago.

**MR. HOLLAND:** [Inaudible; talking off mic]

**MS. KNELLER:** Can you go into the microphone?

**MR. HOLLAND:** Curtis Holland. I'm the attorney for Block Real Estate Services. And the 20-year clock that we're talking about starts to tick when the TIF plan that we're talking about tonight is formally approved, adopted by the City Council. So, we aren't quite there yet. Hopefully we'll be there in November, I think is what our schedule looks like. Then the clock will start ticking.

**MS. KNELLER:** Sorry. I misspoke.

**MR. HOLLAND:** That's okay. We still have some additional --

**MS. KNELLER:** We still have some time left.

**MR. HOLLAND:** Yeah. We still have more discussion about how that will all work with the City as well. Thank you.

**MR. LEE:** Any other questions?

**MS. DUKELOW:** No questions.

**MR. LEE:** Oh, none. I'm sorry. Well, if there are no questions and no comments, I would entertain a motion.

**MS. DUKELOW:** Mr. Chair, I move to adopt the Planning Commission resolution as to 24-02, finding that Silvercrest Tax Increment Financing District Project Plan is in conformance with the City of Mission's Comprehensive Plan.

**MR. SNYDER:** Second.

**MR. LEE:** Call the roll please.

**MS. STEFFENS:** Mike Lee.

**MR. LEE:** Aye.

**MS. STEFFENS:** Kevin Schmidt.

**MR. SCHMIDT:** Aye.

**MS. STEFFENS:** Megan Cullinane.

**MS. CULLINANE:** Aye.

**MS. STEFFENS:** Wayne Snyder.

**MR. SNYDER:** Aye.

**MS. STEFFENS:** Cynthia Smith.

**MS. SMITH:** Aye.

**MS. STEFFENS:** Kelsey Brown.

**MS. BROWN:** Aye.

**MS. STEFFENS:** Motion passed.

**MS. DUKELOW:** You forgot me. Aye.

**MS. STEFFENS:** Oh, sorry, Robin.

**MR. LEE:** Thank you.

**Motion 2:** **Robin Dukelow - Ward IV/Wayne Snyder - Ward I:** Approve adoption of the Planning Commission Resolution as to 24-02 finding that the Silvercrest Tax Increment Financing District Project Plan is in conformance with the City of Mission's Comprehensive Plan and recommend approval of Case #24-17 by the City Council. **Motion carried 7-0-0.**

#### **IV. OLD BUSINESS**

**MR. LEE:** Do we have any Old Business tonight?

**MR. SCOTT:** No, we don't, Mr. Chair.

#### **V. PLANNING COMMISSION COMMENTS**

**MR. LEE:** Do we have any comments from anyone?

**MS. DUKELOW:** I have a question.

**MR. HOLLAND:** Have a good evening.

**MR. LEE:** Thank you, Curtis.

**MS. DUKELOW:** It looks like they got started on Swig and then they changed their minds.

**MR. SCOTT:** Yeah. So, Swig is using one contractor on all of their locations in the Kansas City area. And so, the contractor is building it out in stages. So, the contractor will do foundation work at one site. Go to another site and do foundation work. Go to another work and do foundation work. Go to another site and do foundation work. Then come back to the first site and do framing, framing, framing, framing. It's an odd way of building something, but --

**MR. LEE:** It should be complete in two years.

**MR. SCOTT:** Well, they announced the other day in the *Johnson County Post* that they're planning to be open by December, which seems very aggressive. But I'll be amazed if they pull it off. So, you'll see it --

**MS. KNELLER:** Slow going.

**MR. SCOTT:** -- in a week or two working on the next component, whatever that may be.

**MR. SNYDER:** Do we know when the Popeye's is going to be completed?

**MR. SCOTT:** I haven't heard a date yet, but that one they're going like great guns.

**MS. DUKELOW:** Yeah.

**MR. SCOTT:** So, I would imagine probably sometime shortly after the holidays.

**MR. SCHMIDT:** [Inaudible] would it be helpful just avoid some confusion if some reference could be made if there is a final development plan or doing a PDP that's been approved. That, you know, reference that or the date it was if, you know, people want to go back and look at it. Because I don't think it was [inaudible].

**MS. KNELLER:** I thought I did and you're correct. You should have some reference back to that. Yeah. I'll make sure that that's put in there in the future for sure.

**MR. SCHMIDT:** Especially for people that weren't around then. You know, thank you.

**MS. KNELLER:** Absolutely.

**MR. LEE:** And there are some, although you were at least at the preliminary if not the final. No, not you. I'm sorry.

**MR. SCHMIDT:** Oh.

**MS. SMITH:** Yeah. I remember it.

**MR. LEE:** Yeah.

**MS. SMITH:** I was just getting confused with everything.

**MR. LEE:** The thing [inaudible]

**MR. SCOTT:** Curtis is the one that wrote the project plan. He's an attorney. So, it's very dry and very boring and very technical. And I always try to encourage attorneys when I'm reading these, you've got to dress it up a little bit. You've got to put some pictures in there and tell your story, you know. But they don't want to get too far off the reservation.

**MS. KNELLER:** I just referenced the approved redevelopment project. And so, I realize now that that probably would be confusing to someone who had not been here for that. So, I apologize for that.

**MR. SCHMIDT:** [Inaudible; talking off mic]

**MS. KNELLER:** Yeah. I can see that. I'll be more clear in the future.

**MS. CULLINANE:** Maybe they'll name is Silvercrest Apartments.

**MS. KNELLER:** I doubt it. It'll probably be Mission something.

## **VI. STAFF UPDATES**

**MR. LEE:** Any Staff Updates.

**MR. SCOTT:** We were talking a little bit about it before the meeting. We had interviews this morning and last Thursday with consultants to assist us with updating our zoning code. So, we had put together an RFP, put that out July. We received three proposals. Gary, Laura Smith, our City Administrator, and myself went through those and we selected two for further consideration. And so, we did the interviews. Mike participated

in those interviews as well as Councilmember Chociey during the interview panels. I think we were impressed with both firms. So, we're going to have to kind of put our pencils, you know, to paper and kind of look at the numbers and tasks and so forth and decide on the best option for us. But I think either one would be a good choice, so.

Hoping to get a contract in front of the City Council, probably November. Have them finalize a selection. Then we get started sometime after the New Year. So, both firms said it'll probably be a two-year process. One thought two years felt a little aggressive, so.

But that's really about it.

**MR. LEE:** [Inaudible; talking off mic]

**MR. SCOTT:** Oh, yes. Thank you for reminding me. So, we have one application, and it is a mural application for November.

**MS. KNELLER:** Nothing in October. It would be November --

**MR. SCOTT:** November.

**MS. KNELLER:** -- the next time we meet.

**MR. SCOTT:** I'm getting ahead of myself. I thought we were already in October.

**MS. KNELLER:** Feels like it out there right now.

**MR. SCOTT:** It'll be a mural application for the Cloud. Just over here on Woodson, the Cloud building, so. It's a one frame house that's been used as a business for years. And a not-for-profit is kind of leasing that right now. Like I think they do kind of therapy type work. They painted clouds on the house. So, I told him, you know, that's a mural. You have to get an application for that and have it approved by the Planning Commission. So, they'll be submitting their application for that. Yeah. It's been kind of on our list to catch up with them.

**MR. SNYDER:** I'll be out of town.

**MS. CULLINANE:** So, they're approving to -- the clouds are already on it.

**MR. SCOTT:** Right.

**MS. CULLINANE:** So, they're late.

**MR. SCOTT:** They're having to go back and get -- ask for permission.

**MS. KNELLER:** If you deny it, we'll have to have them paint the house.

**MR. SCOTT:** Yeah.

**MS. CULLINANE:** Okay. I was like, are they going to paint over it?

**MR. SNYDER:** Where is this house?

**MS. CULLINANE:** It's right there.

**MR. SCOTT:** Just right up the street here on Woodson.

**MS. KNELLER:** Drive south on Woodson and you'll see the clouds on the side. It's right there by the Rock Creek Trail. If you if you drive south, you'll see the clouds on the north side of the building.

**MR. SCOTT:** Yeah.

**MR. LEE:** [Inaudible; talking off mic]

**MS. KNELLER:** Drive north and then turn around and drive south. Don't look behind you while you're driving. That's dangerous.

**MR. SCOTT:** And then we're hoping to have some draft bylaws that we can share with you all for your input. So, no meeting in October, but we'll be having a meeting in November.

**MR. SNYDER:** And the meeting in November is about the clouds.

**MR. SCOTT:** Yep.

**MR. SNYDER:** Okay.

**MS. KNELLER:** It's really going to be a nebulous meeting.

**MR. SCOTT:** That will be our last meeting of the year.

**MS. KNELLER:** It's the speakers. Sometimes they go staticky.

**MR. SCOTT:** [Inaudible; talking off mic]

**MS. KNELLER:** One thing too. We do have approval for another Planning Sustainable Places project to study and make a plan for the west side of Martway and the Rock Creek Trail. So, that's the continuation of what we did on the east side to connect those two in the middle basically and do the west side of that corridor. And so that project kick-off is in a couple weeks. And just a kickoff to take, you know, answer questions to any consultants that are interested in doing the project, and that's the kickoff. It's not actually kicking off, kicking off yet, but to receive applications through an RFP. And so, we'll get started with that in probably in January-ish, maybe, December-January.

**MS. DUKELOW:** [Inaudible; talking off mic]

**MS. KNELLER:** Yes. West of Woodson. Because it stopped at Woodson when we studied it the first time.

**MR. SNYDER:** So, what do you guys think now that interest rates are going down? Think we'll see a [inaudible].

**MR. SCOTT:** I don't know that we'll see a boom. But some of those projects that have been kind of sitting back like this one tonight --

**MR. SNYDER:** Yeah.

**MR. SCOTT:** -- they'll start to come forward now. So, had a conversation with the developer for Mission Preserve.

**MR. SNYDER:** Yeah.

**MR. SCOTT:** That's another project that was probably one of the first projects we saw probably almost three years ago and when Karie first came here. Yeah. He's been kind of waiting for the interest rates to come down. So, he's --

**MS. CULLINANE:** Which one is that?

**MR. SCOTT:** It's an apartment complex on 51st Street between Lamar and Foxridge.

**MS. CULLINANE:** Okay.

**MR. SCOTT:** It's kind of that last undeveloped parcel property in the City. It's a difficult site to develop. It's very rocky and hilly. He's proposing 132 units, and I think about four buildings on the site.

**MS. KNELLER:** Senior housing.

**MR. SCOTT:** Yeah. All 55-plus.

**MS. CULLINANE:** Remind me. Do they have like, a time period between when we approve to, like, take action?

**MR. SCOTT:** Yeah.

**MS. KNELLER:** Eighteen months.

**MR. LEE:** No.

**MR. SCOTT:** Five years.

**MS. KNELLER:** Oh, sorry.

**MS. CULLINANE:** I was like --

**MS. KNELLER:** Sorry. That's a plat, I think.

**MR. SCOTT:** Yeah.

**MS. KNELLER:** Sorry. Yeah, no.

**MR. SCOTT:** Yeah. A plat has to be recorded within 18 months after the City Council approves it. But we write into our ordinances, we approve all of our development plans by ordinance, so we have all those conditions that you see. Then we have some boilerplate language, and one of those is five years. So, you've got to get going with your development within five years. And if not, you need to come back to City Council and give reasons as to why it's kind of off the plate, so.



**MR. SCHMIDT:** What happens?

**MS. KNELLER:** Let's not contemplate that.

**MR. SCHMIDT:** [Inaudible; talking off mic]

**MS. KNELLER:** Yeah.

**MR. SCOTT:** Yeah. You have to be -- once you get started, you have to be continually working at it. And if not, then you have to come back to the City Council and either ask for an extension or -- you just ask for an extension.

**MR. SNYDER:** And that one down there is still in litigation.

**MR. SCOTT:** Yeah. Haven't heard anything about that.

**MR. LEE:** [Inaudible; talking off mic]

**MS. CULLINANE:** Oh yeah. What happened with the gas station? I mean, obviously they didn't come up with the -- the proof for -- they did have the proof, but then they decided they couldn't do it.

**MR. SCOTT:** Well, they withdrew their petition at court. So, you know, the BZA upheld staff's decision. They appealed to district court. And then after a few months, they just decided to withdraw the appeal. They didn't want to pursue any further. So, they put the property up for sale. And kind of where we're at right now, so. Anything else?

**MR. LEE:** [Inaudible; talking off mic]

**MR. SCOTT:** We'll see you in November. Happy Halloween.

## **VII. ADJOURNMENT**

**MR. SNYDER:** Mr. Chair, I move we adjourn.

**MS. DUKELOW:** Second.

**MS. STEFFENS:** Cynthia Smith.

**MS. SMITH:** Aye.

**MS. STEFFENS:** Mike Lee.

**MR. LEE:** Aye.

**MS. STEFFENS:** Robin Dukelow.

**MS. DUKELOW:** Aye.

**MS. STEFFENS:** Megan Cullinane.

**MS. CULLINANE:** Aye.

**MS. STEFFENS:** Wayne Snyder.

**MR. SNYDER:** Aye.

**MS. STEFFENS:** Kevin Schmidt.

**MR. SCHMIDT:** Aye.

**MS. STEFFENS:** Kelsey Brown.

**MS. BROWN:** Aye.

**MS. STEFFENS:** [Inaudible; talking off mic]

**MR. LEE:** If there's nothing else, I would entertain a motion.

**MS. DUKELOW:** Mr. Chairman, I'll make a motion that we adjourn.

**MR. SNYDER:** Second.

**MR. LEE:** Call the roll, please.

**MS. STEFFENS:** Cynthia Smith.

**MS. SMITH:** Aye.

**MS. STEFFENS:** Kevin Schmidt.

**MR. SCHMIDT:** Aye.

**MS. STEFFENS:** Mike Lee.

**MR. LEE:** Aye.

**MS. STEFFENS:** Robin Dukelow.

**MS. DUKELOW:** Aye.

**MS. STEFFENS:** Wayne Snyder.

**MR. SNYDER:** Aye.

**MS. STEFFENS:** Kelsey Brown.

**MS. BROWN:** Aye.

**MS. STEFFENS:** Stuart Braden.

**MR. BRADEN:** Aye.

**MS. STEFFENS:** Motion passed. Motion to adjourn.

**Motion 3:** Wayne Snyder - Ward 1/ Robin Dukelow - Ward IV: Adjourn.  
Motion carried 7-0-0.

(Mission Planning Commission Meeting adjourned at 7:44 p.m.)

CERTIFICATE

I certify that the foregoing is a transcript to the best of my ability from the electronic sound recording of the proceedings in the above-entitled matter.

/das \_\_\_\_\_

October 4, 2024

Deborah A. Sweeney

APPROVED BY:

\_\_\_\_\_

Kimberly Steffens, Permit Technician