

Rick Arroyo

From: Miranda Rice
Sent: Thursday, September 8, 2022 6:10 PM
To: Tom Scannell; Rick Arroyo
Cc: Brian Harker
Subject: Fwd: MOK 05 - Discount Tire - Case 22-125-09 - The Villas at Windmill Fields

See below request for new information.

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From: Catherine Sanders <Catherine.Sanders@discounttire.com>
Sent: Thursday, September 8, 2022 6:03:12 PM
To: Brian Harker <bharker@indepmo.org>; Miranda Rice <mrice@indepmo.org>
Cc: Sharon Weber <Sharon.Weber@discounttire.com>; Jamie Dorn <Jamie.Dorn@discounttire.com>; Scott M. Fournier <Scott.Fournier@discounttire.com>; Matthew Johnson <Matthew.Johnson@discounttire.com>
Subject: MOK 05 - Discount Tire - Case 22-125-09 - The Villas at Windmill Fields

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Hello Brian and Miranda,

First, I would like to say we appreciate you taking the time to discuss the Subject Case and the procedure we must follow in regard to the upcoming City Council meeting scheduled for September 19, 2022.

As a follow up to our discussion, this email is to formally communicate what the City may consider new information in reviewing the subject Case.

In late 2019 Steve McBee reached out to our office inquiring whether we would be willing to enter into an access agreement to allow our property to be connected to his potential future development to the west of our Discount Tire store on 23rd Street. No details were provided regarding his development other than Mr. McBee indicating a mixed use retail along the street frontage and senior housing in the rear. We politely declined, informing him of our concerns regarding potential safety issues with additional vehicles through the property. At that time he did not own the property to the south of the store.

Since that time (more than 2.5 years) we have had **no** communication from Steve McBee or any representative of the development group for The Villas at Windmill Farms or the retail development that is occurring along 23rd Street regarding any access.

Halle Properties as owner of the property and Discount Tire were only recently aware of the status of the development to the west of the Discount Tire store we refer to as MOK 05. We received a mailing on August 2, 2022 with a flyer for a neighborhood meeting, which secondarily included the Public notification of upcoming Planning Commission and City Council meeting.

Halle Properties, as property owner, has not received any previous notifications of any public meetings regarding the development to the west of MOK 05.

We were not aware until after the 8/23/22 Planning Commission meeting of the traffic study that was conducted in 2020, including any recommendations to mitigate the potential traffic from the development by utilizing the drive openings through the Discount Tire parking lot to access the traffic light in front of the Hy Vee property.

We also were not aware until after the 8/23/22 Planning Commission meeting that anyone associated with this development had recently purchased the property to the south of MOK 05 store, which had a single family dwelling located on it with an ingress-egress easement along the west side of the Discount Tire property to 23rd Street.

We were not aware until after the Planning Commission meeting the extent of the development, including 108 dwelling units.

At this time we are reviewing the information that was presented at the Planning Commission meeting to ascertain the potential impact this development may have on our store and property, but as indicated above we have had very limited time to ensure we have complete documentation regarding the development.

Thank you,

Catherine Sanders
Principal Feasibility Specialist
Real Estate Development
Halle Properties, L.L.C.



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