



CITY OF WESTWOOD, KANSAS

PLANNING COMMISSION MEETING

4700 RAINBOW BLVD. WESTWOOD, KS 66205

Monday, August 07, 2023 at 7:00 PM

AGENDA

Welcome to your Westwood City Council meeting. This meeting may be attended remotely via Zoom:

Access Online: <https://us02web.zoom.us/j/89009964959>

Access by Phone: (312) 626-6799 / **Webinar ID:** 890 0996 4959

[Note: This agenda is subject to changes, additions, or deletions at the discretion of the Governing Body]

REGULAR MEETING AGENDA

I. CALL TO ORDER

II. APPROVAL OF THE AGENDA AND MEETING MINUTES

A. Consider approval of August 7, 2023 Planning Commission meeting agenda

B. Consider approval of July 10, 2023 Planning Commission meeting minutes

III. PUBLIC HEARINGS

Public Comment Procedure

The Planning Commission Chair will allow public comment at specified times during the meeting pursuant to the following instructions and guidelines:

Those wishing to make public comment via Zoom should use Zoom's "Raise Hand" feature and then wait to be called on by the meeting host.

Once called on, the meeting host will lower the commenter's hand in Zoom and unmute them, at which time the commenter will be able to address the Planning Commission.

Those wishing to make public comment in person at City Hall should approach the podium in an orderly way upon invitation by the meeting Chair to the public present.

All commenters must first state their name and address for the record.

Commenters are permitted up to five (5) minutes to make a statement.

Commenters should not expect to engage in a dialogue with the Planning Commission and so should not expect responses to any questions posed by commenters during this time.

Commenters will be permitted only one (1) turn to speak.

Comments may also be submitted in writing to City Hall or via the email address provided below to be included in the meeting minutes/official record of the meeting.

- [A.](#) Consider proposed directional parking signs at The Westwood Plaza Towers (primarily occupied by Midwest Transplant Network), a property that is zoned C-O and located at 1900 W 47th Place, Westwood, KS 66205
- [B.](#) RZ-2023-01 Consider application of Karbank Holdings, LLC, on behalf of owner City of Westwood, KS to rezone property at 5000 and 5050 Rainbow Blvd., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development)
- [C.](#) RZ-2023-02 Consider application of Karbank Holdings, LLC, on behalf of owner Shawnee Mission School District to rezone property at 2511 W. 50th Street, et al., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development)
- [D.](#) PDP-2023-01 Consider application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a preliminary development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205

IV. PRESENTATIONS

V. OLD BUSINESS

VI. NEW BUSINESS

- [A.](#) FP-2023-01 - Consider application of Karbank Holdings, LLC on behalf of owner City of Westwood to replat property at 5000 and 5050 Rainbow Blvd.
- [B.](#) FP-2023-02 - Consider application of Karbank Holdings, LLC on behalf of owner Shawnee Mission School District to replat property at 2511 W. 50th St., et. al.
- [C.](#) Conduct annual review of proposed Capital Improvement Plan (2024 - 2028)

VII. ANNOUNCEMENTS/PLANNING COMMISSIONER COMMENTS

VIII. STAFF REPORTS

- A. City Administrator Report (Leslie Herring)
- B. Public Works Director Report (John Sullivan)
- C. Codes Administrator/Building Official Report (Eddie McNeil)

IX. UPCOMING ITEMS

- [A.](#) FDP-2023-01 Consider application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a final development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205

X. ADJOURNMENT

UPCOMING MEETINGS

Regular meetings of the Westwood Planning Commission are held at 7:00 PM on the first Monday of

each month. The next regular meeting of the Westwood Planning Commission will be held September 11, 2023, at 7:00 PM at Westwood City Hall or virtually, depending on current public health protocols in place. The City Calendar may be accessed at www.westwoodks.org. To receive further updates and communications, please see or sign up for the following:

Westwood Buzz Email: <https://bit.ly/3wA4DWx>

Facebook: [City of Westwood Kansas-Government
Westwood, KS Police Department](#)

**City of Westwood, Kansas
Planning Commission Meeting
4700 Rainbow Boulevard
July 10, 2023 – 7:00 PM**

Commissioners Present: Kevin Breer, Vice Chair
Ann Holliday
David Kelman
Mark Neibling
Sarah Page, Chair
Matt Prout
M. Scott Weaver

Commissioners Absent: Clay Fulghum
Samantha Kaiser

Staff Present: Leslie Herring, City Administrator
John Sullivan, Public Works Director
Eddie McNeil, Codes Administrator/Building Official

Call to Order

Chair Page called the meeting to order at 7:00 PM on July 10, 2023.

Approval of Agenda and Meeting Minutes

Chair Page called for modifications or discussion of the July 10, 2023 agenda and May 1, 2023 meeting minutes. Commissioner Neibling moved to approve the minutes as presented. Commissioner Breer seconded. Motion passed unanimously.

Public Hearings

WE-2023-03 – Application of builder Dan Quigley on behalf of property owners Vaughn Ericson and Erika Brown, for a waiver/exception from Westwood Zoning Ordinance Article No. 4.3.2(D) to allow the primary structure to have less than 60% of its front façade on the front build-to line for a proposed new single-family residence on property located at 2917 W. 47th Ter., Westwood, KS 66205

Chair Page invited the applicant to address the Planning Commission. Property owners Vaughn Ericson and Erika Brown and architect Dan Quigley, Quigley Custom Homes, LLC addressed the Planning Commission and provided context to support their application.

Chair Page called for questions from the Planning Commission of the applicant. Commissioner Neibling expressed concern about the ability of the residents to pull in and out of the sideloaded garage with the way the driveway is currently shown and asked the builder to reevaluate how much space is needed for the turning movements to work. Commissioner Kelman asked for clarification from staff that this application is not subject to the Zoning Ordinance provision on garages being located entirely behind the front wall of the primary building. City Administrator Herring confirmed that provision 4.3.6.F does not pertain in this matter because the garage is not front-facing, it is side-loading.

Chair Page called for public comment on the application, noting that written comment had been received. (Comments are appended to these meeting minutes.)

Jennifer Dawdy, 2911 W. 47th Ter. stated she lives next door to the subject property on the driveway (east) side and that she is supportive of the application.

John Dunn, 2921 W. 47th Ter., stated he lives next door to the subject property on the west side and that he is supportive of the application, especially since the garage is deemphasized in the design.

No other public comment was heard. Chair Page closed the public comment portion of the meeting.

Chair Page called for discussion amongst the Planning Commission. Chair Page stated appreciation for the garage not being the main focal point of this design; however, did note that the design could have included just two parking stalls instead of three. Commissioners Kelman and Neibling noted that the design seems to be in direct response to the Zoning Ordinance spirit and intent, which is appreciated.

Chair Page called for additional comments or a motion to be made.

Motion to approve a waiver/exception from Westwood Zoning Ordinance Article No. 4.3.2(D) to reduce the required minimum 60% of the front facade to be on the front yard build-to line for a single-family residence on a property located at 2917 W 47th Terrace made by Commissioner Weaver. Second by Commissioner Holliday. Motion passed 6-0 with Commissioner Breer disclosing that this is a neighbor of his and that he was consulted and provided input on the application and so abstained from the vote.

Presentations

Receive initial presentation on forthcoming applications for 50th & Rainbow Development from Karbank Holdings, LLC

Chair Page invited the presenter(s) to address the Planning Commission. She stated that Karbank is looking for initial feedback on its site layout and design prior to a public hearing being held on the matter(s).

Steve Karbank, Chairman of Karbank Real Estate Company, addressed the Planning Commission and presented a preliminary site plan and elevations for the proposed development at 50th & Rainbow Blvd. in anticipation of setting a public hearing on the rezoning and a preliminary development plan at the August 7, 2023 regular Planning Commission hearing. [The presentation shown is available via this link.](#)

Mike Paxton, Principal at Perspective Architecture, addressed the Planning Commission to provide more technical information included in the presentation on the project.

Following the presentation, Chair Page called for questions or feedback from the Planning Commission. Planning Commissioners took turns sharing various feedback and questions, mainly focusing on:

- The site layout and access creating minimal negative impact to the adjacent streets, especially sensitivity around site visitors using residential streets for site access and for parking where not already prohibited.
- Sensitivity as to the amount and location of parking areas, with preference to parking areas being located entirely behind the structure and the number of spaces being kept to a minimum.

- The relationship of the proposed mixed-use development to the proposed future City Park to the west (e.g. acoustic impacts of parking garage abutting park, visual and physical continuity between uses, pedestrian access between park and retail).
- The importance of the mature tree canopy and preservation of it to the extent possible.
- Being conscious of the relationship between the scale of the commercial buildings and the scale of the neighboring houses.
- A preference for integration of environmentally-sustainable design features.
- Concern about the current office use market.

Old Business

None.

New Business

Conduct annual review of Planning Commission Bylaws

Chair Page asked that City Administrator Herring provide the staff report. City Administrator Herring presented the report included in the meeting packet.

Motion made by Commissioner Neibling to approve the Planning Commission Bylaws without amendment. Commissioner Breer seconded. Motion passed unanimously.

Announcements/Planning Commissioner Comments

Commissioner Neibling requested that staff publish with the agenda rules of procedure for the upcoming public hearings. City Administrator Herring confirmed she would work with Chair Page to draft those rules and would communicate them ahead of the public hearings.

Staff Reports

City Administrator Herring provided an update on the following items:

- Rainbow Blvd. Planning Sustainable Places Planning Status
- 2024 Budget Process

Public Works Director John Sullivan provided an update on the following items:

- 47th Street Complete Street implementation project

Upcoming Items

- A. RZ-2023-01 Consider application of Karbank Holdings, LLC, on behalf of owner City of Westwood, KS to rezone property at 5000 and 5050 Rainbow Blvd., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development)
- B. RZ-2023-02 Consider application of Karbank Holdings, LLC, on behalf of owner Shawnee Mission School District to rezone property at 2511 W. 50th Street, et al., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development)
- C. PDP-2023-01 Consider application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a preliminary

development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205

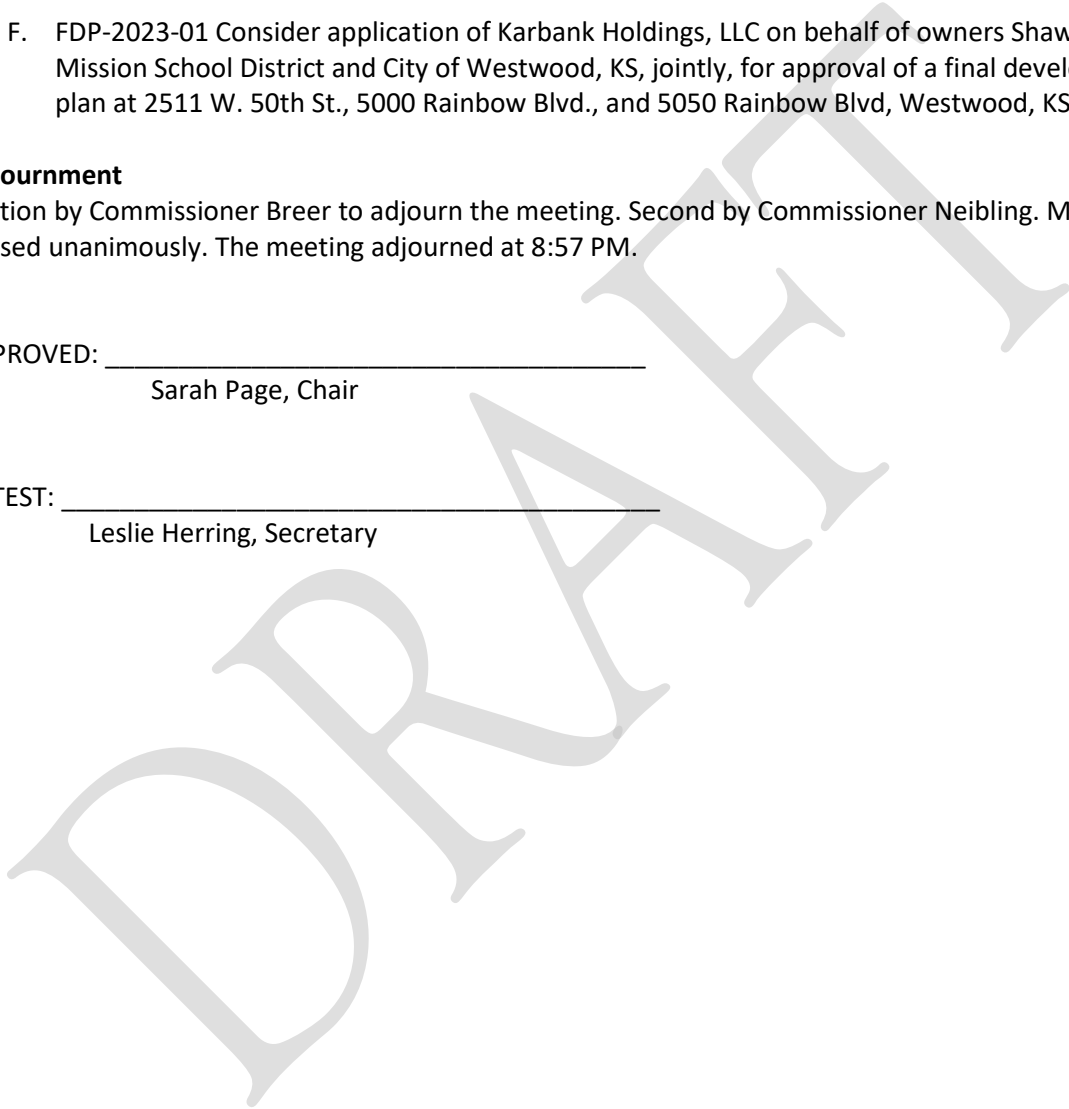
- D. FP-2023-01 - Consider application of Karbank Holdings, LLC on behalf of owner City of Westwood to replat property at 5000 and 5050 Rainbow Blvd.
- E. FP-2023-02 - Consider application of Karbank Holdings, LLC on behalf of owner Shawnee Mission School District to replat property at 2511 W. 50th St., et. al.
- F. FDP-2023-01 Consider application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a final development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205

Adjournment

Motion by Commissioner Breer to adjourn the meeting. Second by Commissioner Neibling. Motion passed unanimously. The meeting adjourned at 8:57 PM.

APPROVED: _____
Sarah Page, Chair

ATTEST: _____
Leslie Herring, Secretary



From: [Ashley Rochelle](#)
To: info@westwoodks.org
Cc: [Nancy Oglesby](#)
Subject: New House Build @ 2917 W 47th Terr
Date: Friday, July 7, 2023 1:42:10 PM
Attachments: [2907 W 47th Terr Elevation Photo 1.png](#)

Hello --

I received a letter recently from Westwood regarding an exception and waiver for the above referenced 2917 new home build two houses west of mine (2907). I have had a chance to see the plans, and while the house is at least not a big huge modern rectangle and mostly fits in with the neighborhood style in terms of design, I still have some other concerns about yet another new, very large home construction near my property.

I am a little confused as to why Westwood has the residential code requirements that they do if we, the neighbors, are ultimately put on the spot to weigh in on and "approve/disapprove" waivers and exceptions. I went through this (as did other neighbors) with Flores-Dawdy new build next door to my house. They are wonderful neighbors and have been very good to me and my daughter for years, so, of course, when they asked for us to speak in favor of their waiver, I agreed. It was a small favor to approve their request for an exception to build their dream home a few inches closer to my property than code allowed. However, I did not agree to their house being built at a much higher elevation than was originally planned due to unforeseen excavation issues, nor was I informed of these issues when they arose and how they would affect my property. I work in commercial construction with JE Dunn, so I am very aware and understand that unforeseen circumstances arise more often than not. My major concern now is that the yard elevation appears to be significantly higher than mine (see attached photos). While I know that they have a landscaping plan that is hopefully designed to prevent any flooding issues, I am still concerned that I was never notified by the city of this issue which has far more potential to affect my property than their structure being 7 inches closer to my property line on the west side,

Now we have another house that will be of similar construction at 2917, which I am assuming will run into the same excavation issues. Is there a "lessons learned" plan from the Flores-Dawdy household since it is the same builder (Quigley) as well as a preemptive plan to mitigate the potential risks associated with the elevation change for this new build? My concern is that if there are now two houses to my west that are at a questionable higher elevation, I have to think that there will be long term ramifications for those of us directly to the east of them (definitely next door east of me). I do not have a relationship with Vaughn and Erika, and they have not asked me to speak in favor of their exception (yet), but I am feeling very awkward about this situation and am dreading them asking me to. I realize I have no obligation, but this is really uncomfortable regardless. While I can appreciate being informed and given the opportunity to speak about my concerns to the city, I also do not want to be "that neighbor" that prevents someone from getting their dream home. This should be a decision by the board, and not something put on the direct neighbors.

All that being said and if all of this goes through, what CAN (we) do if these elevations cause issues with our property, whether it be 2 years or 15 years down the road? Does it become a situation where we have to confront our neighbors directly, even though elevation restrictions on a new construction build should definitely be part of the city's concern (if not more) than a 7 inch wider structure? It just does not make sense to me, so I would welcome any feedback

on this issue. The inconsistencies are frustrating.

Many thanks,
Ashley Rochelle

From: [Leslie Sciolaro](#)
To: info@westwoodks.org; [Leslie Sciolaro](#)
Subject: Thoughts re Westwood Planning Commission Public Hearing on 2917 West 47th Terrace
Date: Saturday, July 8, 2023 1:34:59 PM

Commission Members and General Public of Westwood:

Thank you for the opportunity to say something. I hope you will have time to consider this, as well as all the ideas you receive.

I must say, first and foremost, that my concerns are much broader than the projected plan of our nice neighbors behind us on 47th Street. It is very hard to talk about this, knowing that they are eager and ready to build a new home on their lot. I am out of town on your meeting date and cannot attend either in person or on the zoom site. My apologies for that.

Second, I have seen so many houses altered radically and/or torn down altogether with varying results in our community. Virtually all of them are larger, naturally, but many so large, they no longer fit the lot, and clearly impinge upon a neighbor or two, both horizontally and vertically.

Third, I am uncomfortable with the crowded feel of many of these lots. Privacy is decreasing, trees are getting cut down and airflow is minimized. This reminds me of bigger cities that have gotten crowded over many years. Perhaps these things do not perturb others but I am a bit saddened.

Fourth, while property values may go up due to the overall size and complexity of the interior, the overall effect may or may not be appropriate. Ballooning property values and thus taxes, may not always be the most desirable. Every house does not have to get bigger to be better. I have lived in this neighborhood since about 1990 and while I like to see all properties in good repair and rentals minimized, everything does not have to get "bigger and better."

In conclusion, I hope you will consider this in the vein in which it is meant. I have no wish to harm our neighbors' plans but certainly am asking the Commission to look at every case on how it affects the block it is on as well the one behind it, as well as Westwood in total.

Sincerely,

Leslie Sciolaro
2918 West 48th Street
Westwood KS 66205

From: oglesby.nancy@gmail.com
To: info@westwoodks.org
Subject: 2917 W 47th Ter
Date: Monday, July 10, 2023 9:26:23 AM

Good morning,

In response to the property at 2917 W 47th Ter., and the request for a variance, I have the following thoughts:

1. I don't understand why a builder who has built several homes in the city designs homes that do not conform to current zoning laws.
2. I don't understand why neighbors, who enjoy a peaceful neighborhood, and want to stay on good terms with their neighbors are put on the spot in these situations.
3. If we have zoning laws, why aren't they followed, and when not followed, why doesn't the city make the decision?
4. I am worried about runoff. My house is three houses east of 2917 and at a much lower elevation. There is a massive house that is just finishing up, two houses west, the elevation of which is ridiculous. I understand there were some foundation issues, but we weren't given an opportunity to weigh in on the change in elevation. I originally was asked if I had a problem with the house's footprint being a few inches wider. I did not. I do have a problem with the elevation and the potential for runoff and erosion over time.

Another large house at 2917 will exacerbate the issue. There is an inordinate amount of soil being displaced just west of my home, and that has me concerned. If the city approves another variance, what are we left with? From the plans, it looks like a ton of cement.

I am not in favor of neighbors being asked to approve or disapprove variances. I believe that builders should be designing homes according to Westwood's zoning laws, and residents who are already changing the character of the neighborhoods we live in should design within them. If they want a different layout than our zoning laws allow, Westwood is a popular location, I'm sure some lovely family will purchase the property and the current owners can build their dream home elsewhere.

Therefore, I am against approving any variance.

Sincerely,
Nancy Oglesby
2901 W 47th Ter.

Nancy Oglesby / 816-808-9405
Health Coach / Speaker / Author / Juice Plus+

[NancyWrites](#) where I primarily write about life, dogs, cowboys, and occasionally spout off. Check out my writing and that of thousands of others. To read more than a few articles you'll have to join. I get a little sumpin' sumpin' [when you go through my referral page](#). (Thanks!)

WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: August 7, 2023

Staff Contact: Leslie Herring, City Administrator

Action Item: Consider application of property owner Midwest Transplant Network, Inc. to allow the installation of directional parking signs in the main parking lot at property at 1900 W. 47th Pl., Westwood, KS 66205

OWNER OF RECORD: Midwest Transplant Network, Inc. Midwest Transplant Network purchased the property in April of 1994.

APPLICANT: The application is filed by Midwest Transplant Network Inc., property owner of record.

LOCATION: The property is located at 1900 W. 47th Place.

ZONING: C-O; Office and Commercial District.

PROPOSED PROJECT: Installation of two monument-type parking directional signs at the main entrance to the property from State Line Road and an “Exit Only Do Not Enter” sign at the entrance to the ambulance garage from 47th Place.

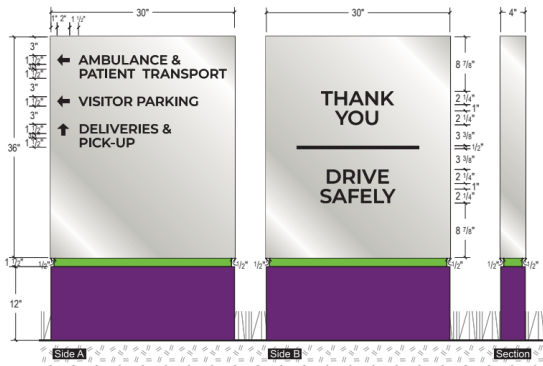
BACKGROUND:

Project for Consideration

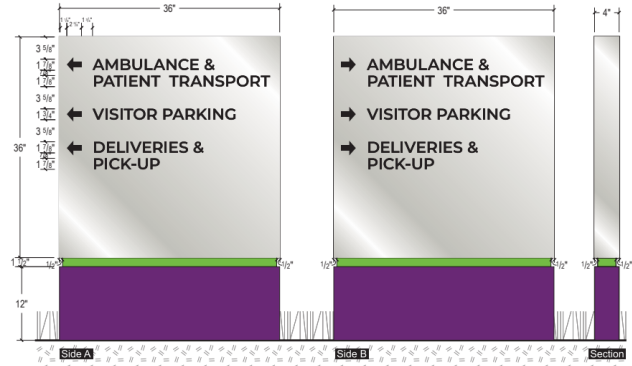
Midwest Transplant Network (MTN), a federally designated, non-profit Organ Procurement Organization located in a four-story commercial building owned by MTN in the northeast corner of Westwood, Kansas at 47th Place and State Line Road, has recently completed a building renovation and operation expansion. As part of this building and site modification, MTN would like to install two monument-type directional parking signs near the main entrance to the property from State Line Road. They would also like to install a post-mounted “EXIT ONLY DO NOT ENTER” sign near the entrance to the ambulance garage from 47th Place.

REQUESTED ACTION: A decision to allow installation of two monument-type parking directional signs at the main entrance to the property from State Line Road and an “Exit Only Do Not Enter” sign at the entrance to the ambulance garage from 47th Place.

- Notes
- ① Aluminum cabinet, painted in approved colors, with vinyl copy. Construction details and mount type TBD.
- Font: Montserrat Semibold
- Metallic Silver
 - Green PMS 368
 - Purple PMS 2613



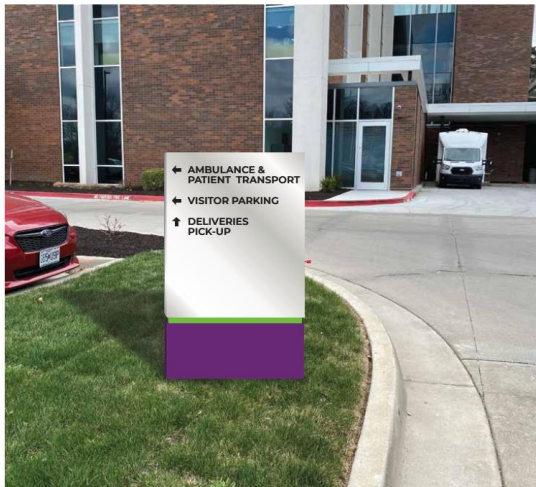
A Type A.1 - Details scale: 1" = 1'-0"



B Type A.2 - Details scale: 1" = 1'-0"

<p>STAR SIGNS, LLC 801 EAST 180TH STREET LAWRENCE, KANSAS 66044 785.842.4893 785.842.2947 WWW.STARSIGNS.COM</p>	<p>Midwest Transplant Network</p>	<p>Type A.1 - Qty (1) Type A.2 - Qty (1)</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>										<p><input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED REJECTED <input type="checkbox"/> REVISE AND RESUBMIT</p> <p>DATE _____ SIGNATURE _____</p>	<p>SP: BR Pkt: BR Desq: CB</p>	<p>PRINTED: 04 / 21 / 2023</p>
<p>THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C. AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.</p>	<p>10789 7001</p> <p>Alt # SO #</p>	<p>FIRST PRINT: 04/20/2023</p> <p>1 SHEET</p>													

DO NOT SCALE DRAWING



A Photo Mock-up scale: NTS



<p>STAR SIGNS, LLC 801 EAST 180TH STREET LAWRENCE, KANSAS 66044 785.842.4893 785.842.2947 WWW.STARSIGNS.COM</p>	<p>Midwest Transplant Network</p>	<p>Type A.1 - Qty (1) Type A.2 - Qty (1)</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>										<p><input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED REJECTED <input type="checkbox"/> REVISE AND RESUBMIT</p> <p>DATE _____ SIGNATURE _____</p>	<p>SP: BR Pkt: BR Desq: CB</p>	<p>PRINTED: 04 / 21 / 2023</p>
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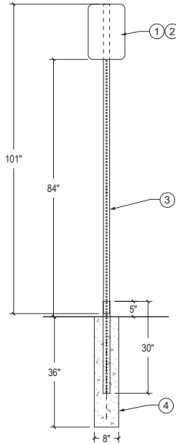
DO NOT SCALE DRAWING

Notes

- ① 0.080" aluminum sheet, mill finish. Two 3/8" holes. SafetySign, EGP White reflective. X2492
- ② Reflective white vinyl with digitally printed red graphics as shown.
- ③ 2" sq x 12 ga. galv. steel post, with 2 1/4" sq. anchor sleeve. Both have 7/16" holes on 1" centers, four sides. Post overlaps anchor by 4 holes, above footing. Secure with (2) 5/16" pltd. stl. corner bolts.
- ④ Concrete footing, 12" OD x 36" deep, 4000 PSI, Sakrete or sim. 80# bag, two per hole.



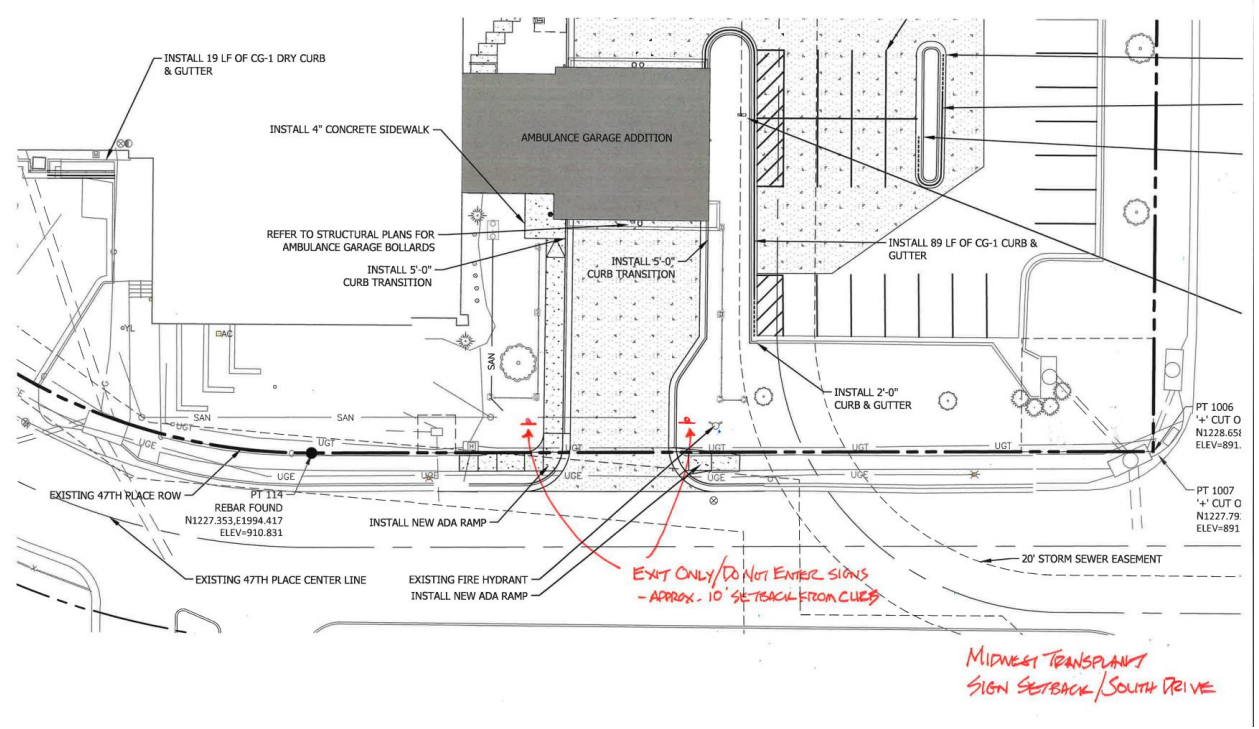
A Type F - Exit Sign scale: 1/2" = 1'-0"



A Post detail scale: 1/2" = 1'-0"

 STAR SIGNS, LLC 80 EAST 1600th STREET LAWRENCE, MISSOURI 64544 781.842.4893 781.842.2147 WWW.STARSIGNS.COM	Midwest Transplant Network Type F - Exit (2)	REVISIONS _____ _____ _____	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED REVISION	<input type="checkbox"/> REVISED AND RESUBMIT	SP. NR. Pch. NR. Dwg. CB.	PRINTED: 08/11/2023 PLOT: 04:00:02:03
			THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C. AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.	DATE: _____ SIGNATURE: _____	10789 7001 A/E # S/D #	7 SHEET	

DO NOT SCALE DRAWING



REVIEW CRITERIA: The following zoning ordinance provisions are relevant to this request:

9.3.2 Office and Professional Districts; C-O

The following signs shall be permitted in office and professional districts:

- A. Any sign allowed in the residential districts.
- B. Each building or complex, single or multi-tenanted, shall be allowed one non-illuminated or indirectly illuminated monument sign, not to exceed 5 feet in height, along the frontage of each dedicated public street abutting the property. Such sign shall identify only the name of the building or complex and list the tenant(s) housed therein.
 - 1. Buildings or complexes with less than 100 feet of street frontage shall be restricted to signs not exceeding 20 square feet in area per face and be limited to two faces per sign.
 - 2. Buildings or complexes with more than 100 feet of street frontage shall not exceed 30 square feet area per face and be limited to two faces per sign.
- C. In addition to the monument sign(s), each business or commercial establishment shall be permitted one non-illuminated, illuminated channel cut letter, or indirectly illuminated wall, projecting, or awning sign along the frontage of each dedicated public street abutting the property. The total area of each sign shall not exceed 10 percent of the area of the business facade on which it is placed, and the facade must be continuous with the tenant's gross leasable floor area.
- D. In addition to the wall, projecting, or awning sign referenced above, each business or commercial establishment shall be permitted window signage, the area of which will be calculated against the gross allowable wall sign area.

9.3.3 Retail and Business Districts; CP-1, C-1, P-1, The following signs shall be permitted in retail and business districts:

- A. Any sign allowed in the residential districts and the office and residential districts.
- B. Each building or complex, single or multi-tenanted, shall be allowed one non-illuminated or indirectly illuminated, monument sign, not to exceed 5 feet in height along the frontage of each dedicated public street abutting the property. Such sign shall identify only the name of the building or complex and list the tenant(s) housed therein.
 - 1. Buildings or complexes with less than 100 feet of street frontage shall be restricted to signs not exceeding 20 square feet in area per face and limited to two faces per sign.
 - 2. For multi-tenanted retail buildings or complexes, with 8 or more storefronts or tenant spaces, the owner may double the allowable area for one street frontage by either doubling the area of the sign, not to exceed 5 feet in height, or by doubling the number of signs on one street frontage.

C. In addition to the monument sign(s), each business or commercial establishment shall be permitted one non-illuminated, illuminated channel cut letter, or indirectly illuminated wall, projecting, or awning sign. The total area of each sign shall not exceed 10 percent of the area of the business facade on which it is placed, and the facade must be continuous with the tenant's gross leasable floor area. Business establishments having frontage on more than one dedicated public street may have the wall or awning sign on each frontage.

D. Ground signs specifically for the purpose of guiding and directing vehicular traffic shall be permitted in parking districts.

E. Notwithstanding any other provisions herein, in any district zoned for retail sales, a tenant or property owner may have an additional temporary sign for cumulative periods not to exceed fourteen days in any calendar year, and such sign shall be no larger than 32 square feet. A no-fee permit shall be required for such additional temporary sign.

APPROVAL CRITERIA: Pursuant to Westwood Zoning Ordinance 9.2.1.C,

It shall be the duty of the Building Official, upon filing of an application for a sign permit, to review the application and to conduct such other investigation as is necessary to determine the accuracy of the application and reach a decision within fourteen days of the application being completed and filed with the City. If it shall appear that the applicant has provided the information requested in the application, and that the proposed sign will comply with the ordinances of the City, the Building Official shall forward the sign permit to the Planning Commission for a review of the sign.

STAFF ANALYSIS: Staff has reviewed the requested additional signage and has confirmed that it is:

- a. Not placed within the right-of-way;
- b. Not placed to obstruct any sight distance triangles; and
- c. Not overwhelming in size or location.

STAFF RECOMMENDATION: Staff recommends approval of the requested signage as no detrimental impacts have been identified by its approval and, in fact, installation of these interior directional signs may even help to prevent confusion of motorists exiting the public road into the site, minimizing potential crashes.




Suggested Motion:

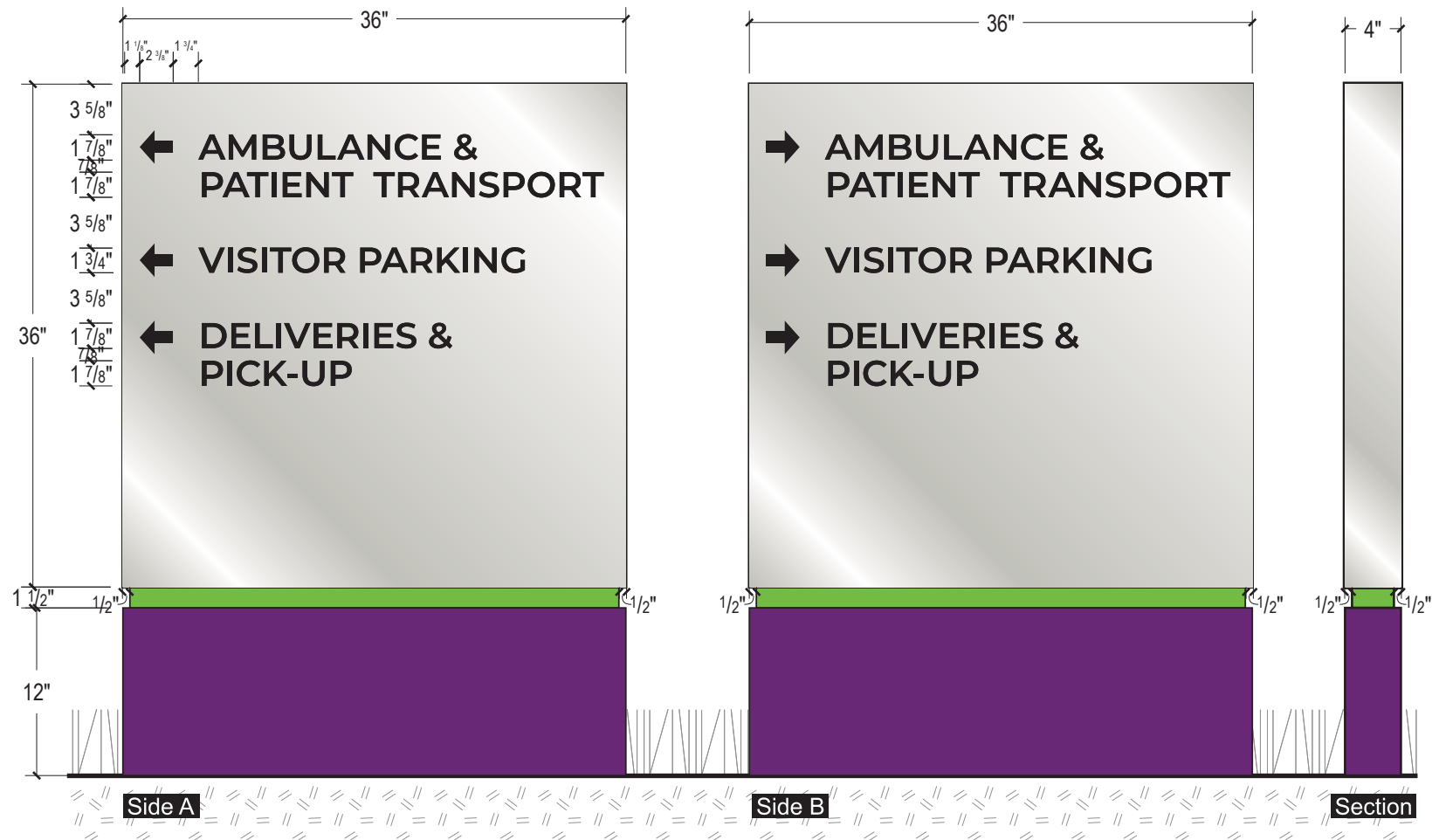
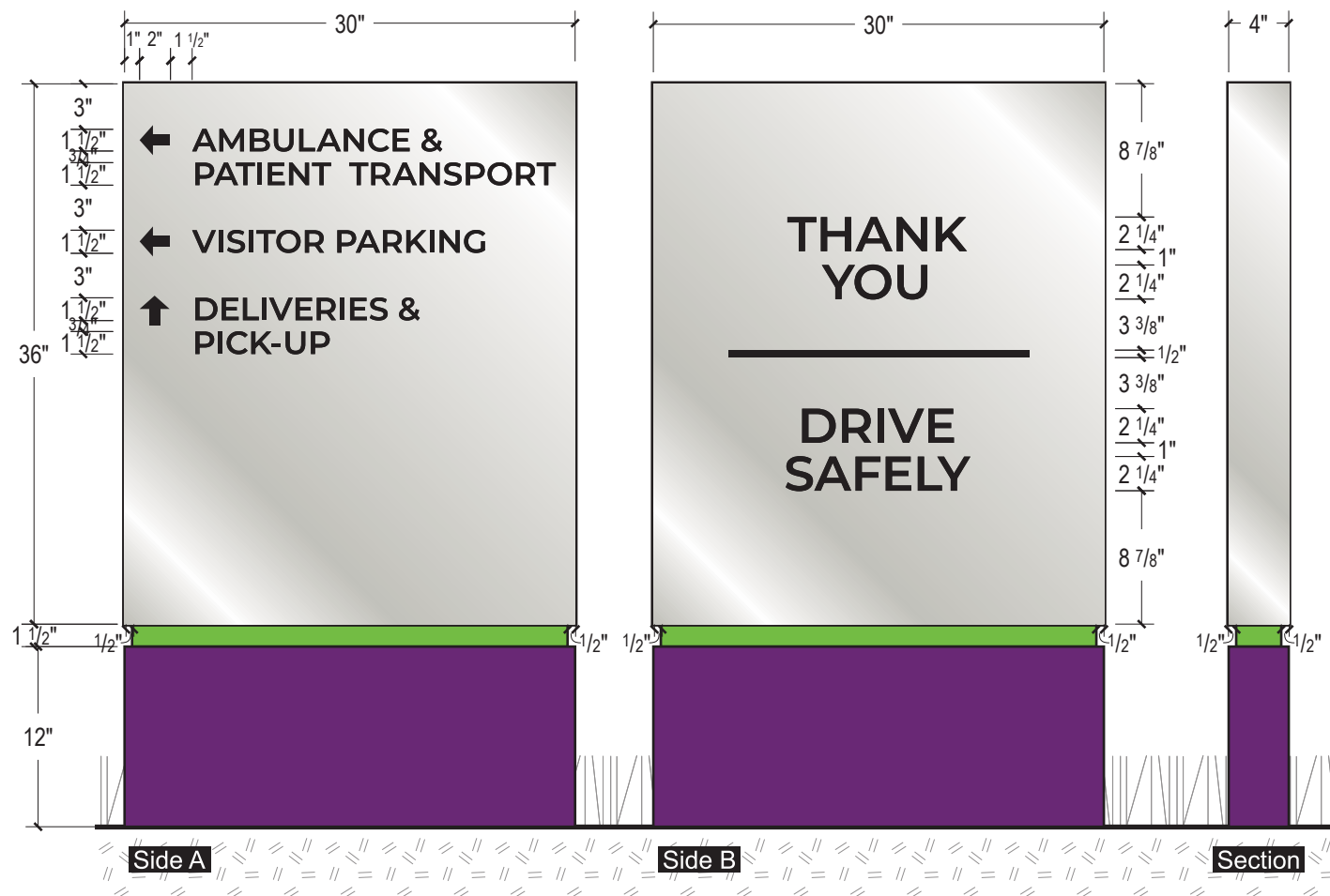
I move to approve the application of Midwest Transplant Network, Inc. to allow the installation of parking lot directional parking signs as presented at property at 1900 W. 47th Pl., Westwood, KS 66205.

Notes

- ① Aluminum cabinet, pa... colors, with vinyl cop... and mount type TBD.

Font: Montserrat Semibold

-  Metallic Silver
-  Green PMS 368
-  Purple PMS 2613



A Type A.1 - Details scale: 1" = 1'-0"

B Type A.2 - Details scale: 1" = 1'-0"

REVISIONS:

APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT

DATE _____ SIGNATURE _____

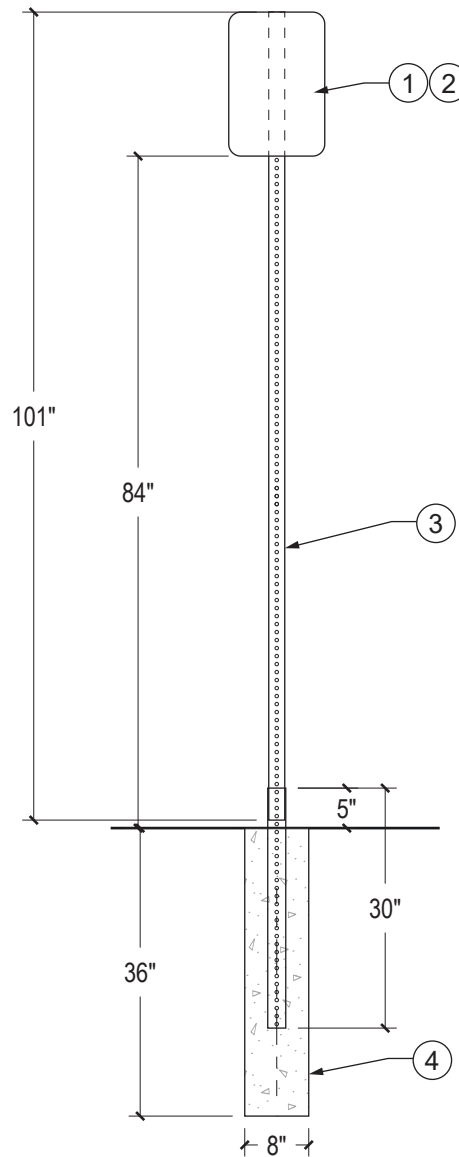
Notes

- ① 0.080" aluminum sheet with 4 holes. SafetySign, Item A, Section III, Item X2492
- ② Reflective white vinyl with digitally printed red graphics as shown.
- ③ 2" sq x 12 ga. galv. steel post, with 2 1/4" sq. anchor sleeve. Both have 7/16" holes on 1" centers, four sides. Post overlaps anchor by 4 holes, above footing. Secure with (2) 5/16" pltd. stl. corner bolts.
- ④ Concrete footing, 12" OD x 36" deep, 4000 PSI, Sakrete or sim. 80# bag, two per hole.



A Type F - Exit Sign

scale: 1/2" = 1'-0"



A Post detail

scale: 1/2" = 1'-0"



STAR SIGNS, LLC
801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
P 785.842.4892 F 785.842.2947
WWW.STARSIGNSLLC.COM

Midwest Transplant Network

Type F - Exit - Qty (2)

THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C., AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

REVISIONS:

NO.	DESCRIPTION	DATE

APPROVED

APPROVED AS NOTED

REVISE AND RESUBMIT

DATE

SIGNATURE

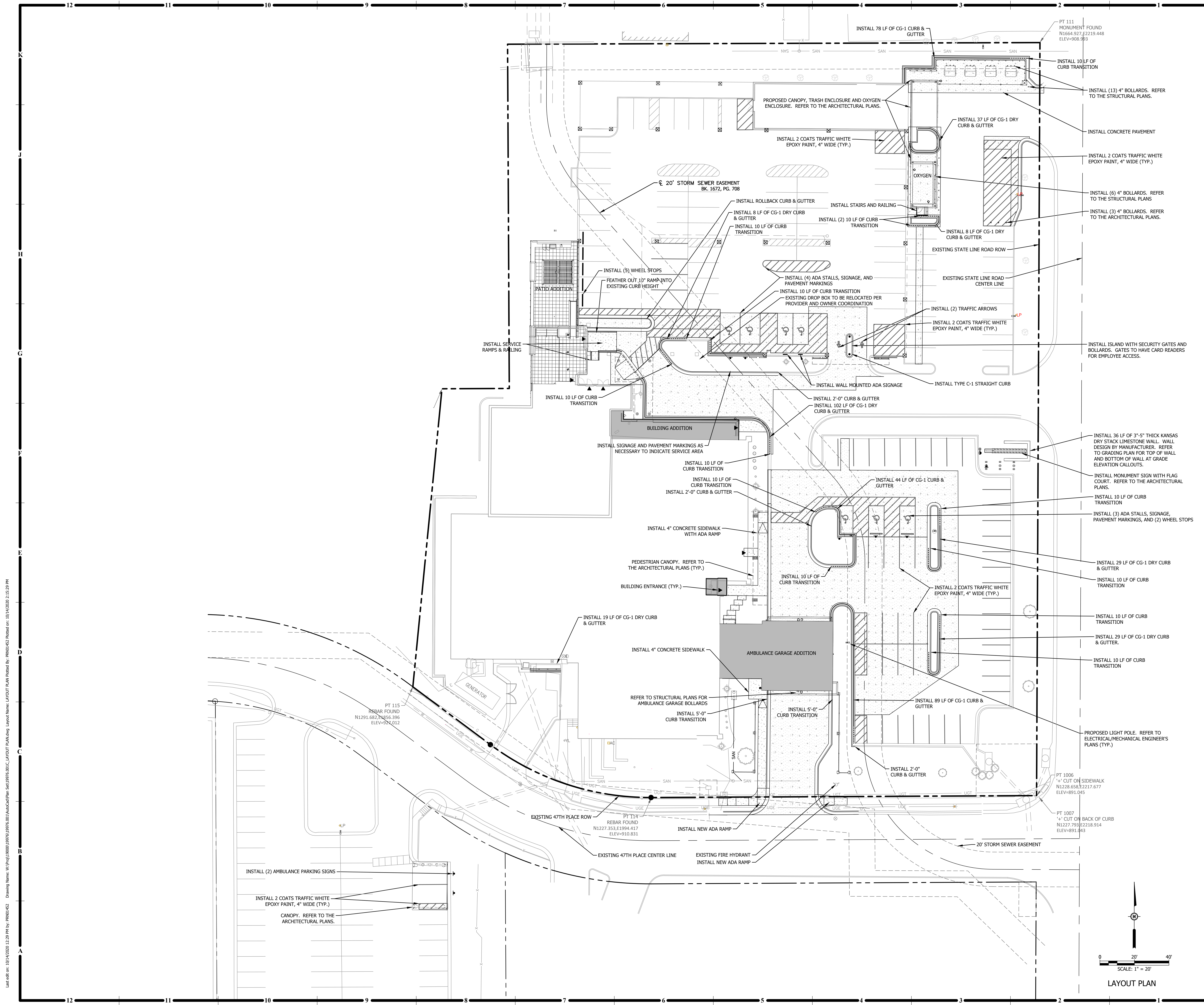
SP: SR PM: SR Dwg: CS

10789 7001
Art # SO #

PRINTED: 04 / 21 / 2023

FIRST PRINT: 04/20/2023

7 19
SHEET

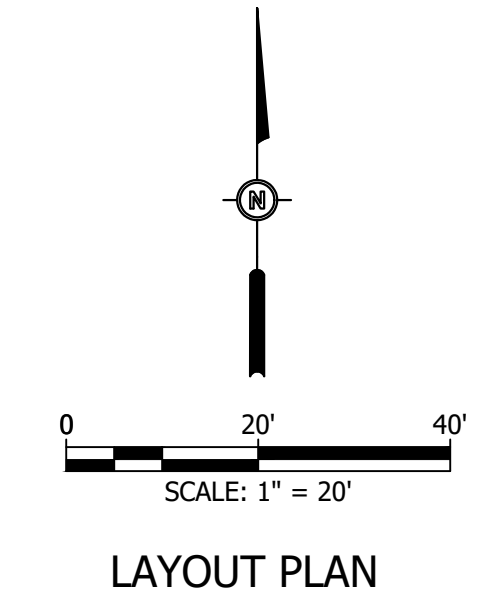


- LAYOUT NOTES:**
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL RECORD "AS-BUILT" DIMENSIONS OR LOCATIONS OF ANY APPURTENANCES IF THEY DIFFER FROM THE PLANS.
 - ALL HANDICAPPED SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL, AND ADA SPECIFICATIONS AS CURRENTLY IN EFFECT.
 - CONTACT AFFECTED OWNER(S) A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNDER NO CIRCUMSTANCE SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN ONE (1) 12-HOUR PERIOD.
 - ALL DISTURBED OFFSITE CONDITIONS SHALL BE REPLACED TO THEIR PREVIOUS CONDITION(S). ANY DAMAGE TO OR REMOVAL OF EXISTING CONDITIONS OCCURRING UPON ADJACENT PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THEIR PREVIOUS CONDITION(S).
 - CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION.
 - ALL ROUTING AND INSTALLATION OF PROPOSED UTILITIES (TELEPHONE, GAS, WATER, ETC.) SHALL BE COORDINATED BETWEEN THE GENERAL CONTRACTOR AND THE APPROPRIATE UTILITY PROVIDER. ALL UTILITY ROUTING SHALL BE APPROVED BY THE OWNER/ENGINEER AND THE APPROPRIATE UTILITY PROVIDER PRIOR TO INSTALLATION. ANY PROPOSED UTILITY ROUTING DESIGNATED ON THESE DOCUMENTS ARE FOR GENERAL GUIDELINES ONLY UNLESS OTHERWISE SPECIFIED. BARTLETT & WEST, INC. ASSUMES NO LIABILITY FOR IMPROPER ROUTING OR CONNECTIONS TO EXISTING UTILITIES.
 - ALL METHODS AND MEANS OF CONSTRUCTION PERFORMED ON THIS PROJECT SHALL CONFORM TO THE DESIGN CRITERIA FOR THE CITY OF WESTWOOD, KS.
 - REFER TO SHEET C0.05 FOR UTILITY NOTES, ROUTING, CONNECTIONS, ETC.

- DETAILS & PAVEMENT JOINTING NOTE:**
- CONTRACTOR SHALL OBTAIN A COPY OF THE CITY OF WESTWOOD ENGINEERING DEPARTMENT STANDARD DETAILS AS SOME PERTAIN TO THIS PROJECT.
 - CONTRACTOR SHALL SUPPLY TO THE OWNER AND PROJECT ENGINEER FOR REVIEW A JOINTING PLAN FOR ALL CONCRETE PAVEMENT PRIOR TO PLACING ANY CONCRETE ON PROJECT SITES.
 - REFER TO SHEETS C0.07 - C0.08 FOR SITE DETAILS & CITY OF WESTWOOD, KS DETAILS.

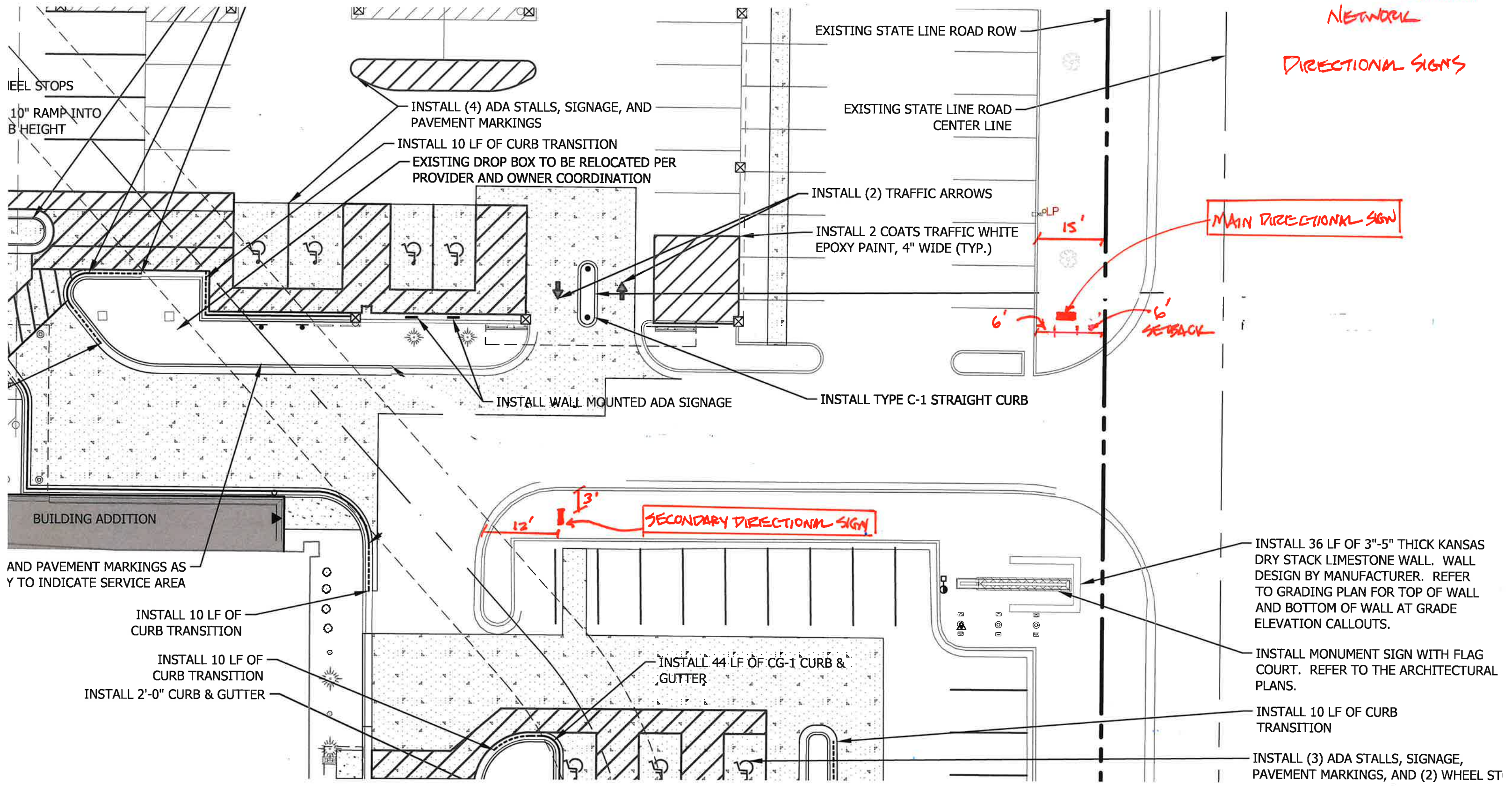
PAVEMENT LEGEND

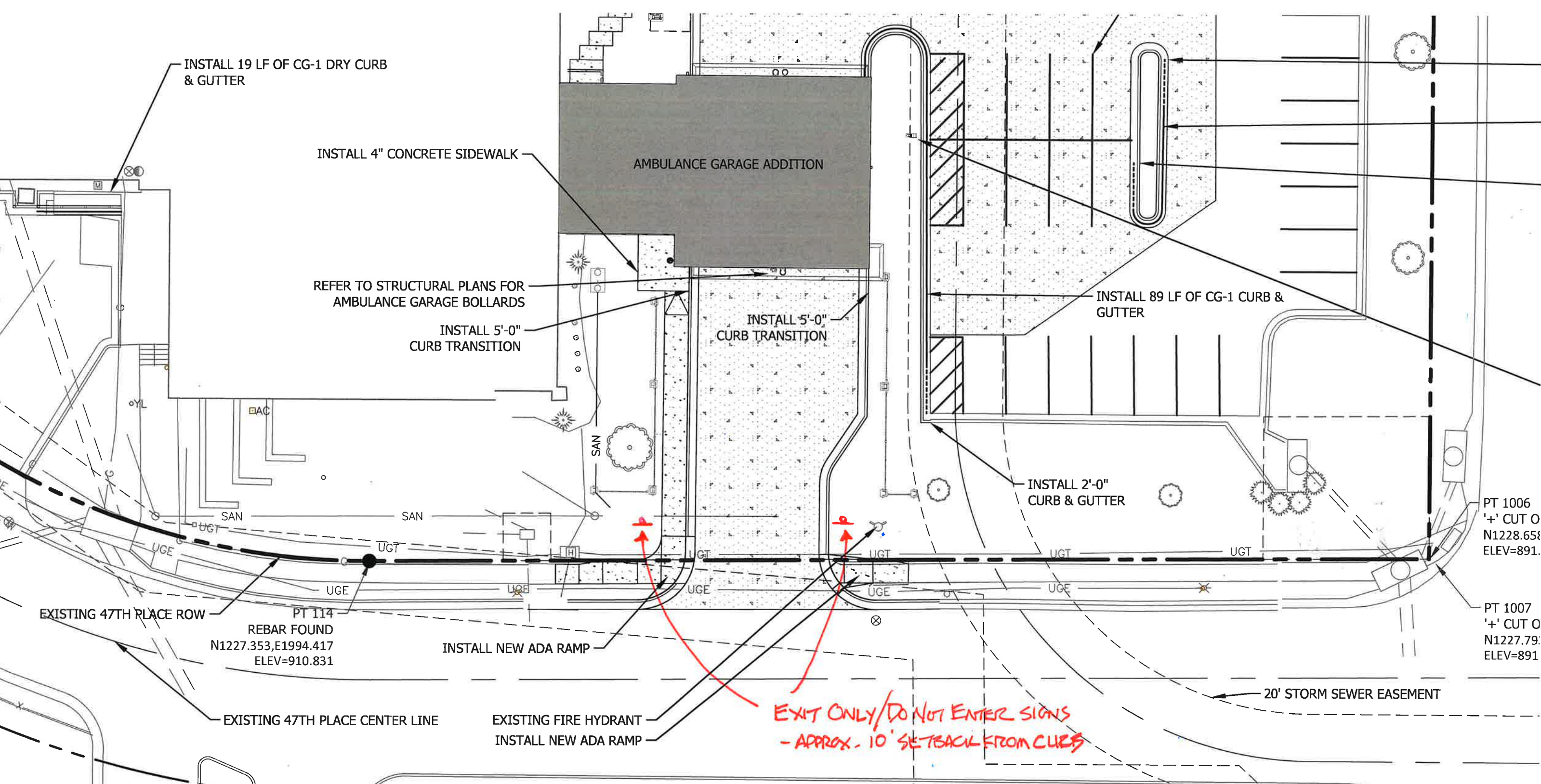
	INSTALL 8" OF CONCRETE (NON-REINFORCED) ON 8" OF ROCK ON COMPACTED SUBGRADE
	INSTALL 4" OF CONCRETE SIDEWALK PAVEMENT ON 6" OF COMPACTED SUBGRADE



Drawing Name: W:\Proj\10000\19976\19976.001\AutoCAD\Plan Set\19976.00.C.LAYOUT PLAN.dwg
 Layout Name: LAYOUT PLAN
 Printed on: 10/14/2020 2:15:29 PM
 Last edit on: 10/14/2020 12:29 PM by: PRN01452

MIDWEST TRANSPLANT NETWORK
DIRECTIONAL SIGNS





INSTALL 19 LF OF CG-1 DRY CURB & GUTTER

INSTALL 4" CONCRETE SIDEWALK

AMBULANCE GARAGE ADDITION

REFER TO STRUCTURAL PLANS FOR AMBULANCE GARAGE BOLLARDS

INSTALL 5'-0" CURB TRANSITION

INSTALL 5'-0" CURB TRANSITION

INSTALL 89 LF OF CG-1 CURB & GUTTER

INSTALL 2'-0" CURB & GUTTER

PT 1006
'+' CUT O
N1228.658
ELEV=891.

PT 1007
'+' CUT O
N1227.799
ELEV=891

EXISTING 47TH PLACE ROW
PT 114
REBAR FOUND
N1227.353, E1994.417
ELEV=910.831

INSTALL NEW ADA RAMP

EXISTING 47TH PLACE CENTER LINE

EXISTING FIRE HYDRANT
INSTALL NEW ADA RAMP

20' STORM SEWER EASEMENT

*EXIT ONLY/DO NOT ENTER SIGNS
- APPROX. 10' SETBACK FROM CURBS*

*MIDWEST TRANSPLANT
SIGN SETBACK/SOUTH DRIVE*

The Legal Record

1701 E. Cedar St., Ste. 111
Olathe, KS 66062-1775
(913) 780-5790

ATTN: LESLIE HERRING
CITY OF WESTWOOD
4700 RAINBOW BLVD
WESTWOOD KS 66205-1831

First published in The Legal Record, Tuesday, July 18, 2023.
CITY OF WESTWOOD, KANSAS
NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Westwood, Kansas will hold a public hearing on Monday, August 7, 2023, at 7:00 PM at Westwood City Hall located at 4700 Rainbow Boulevard. Details for attending the meeting and speaking during the public hearing can be found at www.westwoodks.org or by calling 913-362-1550. Written comments may also be submitted ahead of the public hearing to info@westwoodks.org. The subject of the public hearing is:

Consideration of proposed directional parking signs at The Westwood Plaza Towers, a property that is zoned C-O and located at 1900 W 47th Place, Westwood, KS 66205.
A detailed legal description and plans for the proposed project may be reviewed at Westwood City Hall, 4700 Rainbow Boulevard, Westwood, Kansas.

/s/ Leslie Herring, City Administrator
7/18

Proof of Publication

STATE OF KANSAS, JOHNSON COUNTY, SS;
Maureen Gillespie, of lawful age, being first duly sworn, deposes and says that she is Legal Notices Clerk for The Legal Record which is a newspaper printed in the State of Kansas, published in and of general paid circulation on a weekly, monthly or yearly basis in Johnson County, Kansas, is not a trade, religious or fraternal publication, is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than one year prior to the first publication of the notice attached, and has been entered at the post office as Periodicals Class mail matter. That a notice was published in all editions of the regular and entire issue for the following subject matter (also identified by the following case number, if any) for 1 consecutive week(s), as follows:

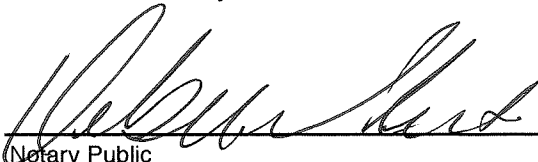
HEARING - 1900 W 47TH PLACE
7/18/23



Maureen Gillespie, Legal Notices Billing Clerk

Subscribed and sworn to before me on this date:

July 18, 2023



Notary Public

DEBRA VALENTI
Notary Public-State of Kansas
My Appt. Expires Aug. 21, 2023

L13838
Publication Fees: \$9.98



July 18, 2023

Dear neighbor:

As a property owner within 200 feet of the property located at **1900 W. 47th Place** in Westwood, you are being notified of a request by property owner **Midwest Transplant Network Inc. to allow the installation of directional parking signs in the main parking lot at property at 1900 W. 47th Pl., Westwood, KS 66205**

This letter is to inform you that the Westwood Planning Commission will hold a public hearing for consideration of this request where the general public may provide comments on **Monday, August 7, 2023 at 7:00 PM** at Westwood City Hall, 4700 Rainbow Blvd., Westwood, KS 66205. The meeting will also be accessible virtually on Zoom. In addition to live oral comments, written comments may be submitted ahead of the public hearing to info@westwoodks.org and will be included in the public meeting record.

The meeting may be attended either in person at Westwood City Hall or virtually, by using the following instructions:

Online

<https://us02web.zoom.us/j/89009964959>

or

by Phone

(312) 626-6799

Webinar ID: 890 0996 4959

Additional information on this application is available at Westwood City Hall, 4700 Rainbow Boulevard or by contacting me, City Administrator Leslie Herring by using the contact information below.

Kind regards,

Leslie Herring

City Administrator, Westwood, KS

leslie.herring@westwoodks.org

WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: August 7, 2023

Staff Contact: Leslie Herring, City Administrator

RZ-2023-01 – Consider application of Karbank Holdings, LLC, on behalf of owner City of Westwood, KS to rezone property at 5000 and 5050 Rainbow Blvd., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development)

RZ-2023-02 – Consider application of Karbank Holdings, LLC, on behalf of owner Shawnee Mission School District to rezone property at 2511 W. 50th St., et al., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development)

PDP-2023-01 – Consider application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a preliminary development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205

OWNER OF RECORD:

- 5000 Rainbow Blvd.: City of Westwood, Kansas
- 5050 Rainbow Blvd.: City of Westwood, Kansas
- 2511 W. 50th St.: Unified School District No. 512 (Shawnee Mission School District)

APPLICANT: Karbank Holdings, LLC, agent for property owners City of Westwood, Kansas and Unified School District No. 512, jointly.

LOCATION: The property is located on the southwest corner of W. 50th St. and Rainbow Blvd.

EXISTING ZONING: The property is currently zoned R-1 (D): single-family residential.

PROPOSED PROJECT: Build a mixed-use office and retail development (an adjoining future City Park to the west of the subject site but located on the western portion of 2511 W. 50th St. outside of the rezoning subject site).

BACKGROUND: The applicant is requesting approval to rezone a portion of the subject site and for approval of a preliminary development plan to build a mixed-use office and retail development on property currently under contract at 5000 Rainbow Blvd., 5050 Rainbow Blvd., and 2511 W. 50th St.

Pursuant to Page Nos. 4-15 – 4-18 of the 2017 Westwood Master Plan, the following have been identified as potential uses for the subject site:

- 5050 Rainbow Blvd. – a low-intensity development, including some retail services to nearby residents and businesses along with residential uses.
- 2511 W. 50th St. (former) Westwood View Elementary – park and open green spaces; civic uses

As such, the proposed use for the subject site has been contemplated by the Westwood Master Plan, which serves as the City's Comprehensive Plan for guiding land use within the City of Westwood.

Although a park is a permitted use by right within the R-1 zone, a mixed-use commercial use is not permitted within the R-1 zone and requires a rezoning to accommodate the proposed development. The applicant desires to rezone to PD – Planned Development, Westwood Zoning Ordinance 1.6.24 requires that the preliminary development plan shall be considered and approved as part of the rezoning application.

As such, this application is subject to the conditions and criteria for:

- Rezoning approval, provided for in Section 1.6.1-18 of the Westwood Zoning Ordinance; and
- Preliminary development (site) plan approval provided for in Section 1.6.20-24 of the Westwood Zoning Ordinance.

The rezoning and preliminary development plan are subject to public hearing before the Planning Commission, at the conclusion of which the Planning Commission is to make a recommendation to the Governing Body, which body then takes the ultimate action on the applications¹.

City Park Not Included in this Application

The proposed City Park is not included in this application, as its existence in the location proposed on the west side of the subject site is wholly dependent on the outcome of the applications filed by Karbank for its proposal on the east side of the subject site. The park planning process – including final grading and features/amenities – will take place only if and when approvals for the Karbank proposal have been obtained, lot lines determined and platted², and the successful sale and purchase of the various property parcels within the subject site has closed³.

Application Subject to Final Development Plan Approval

This application is subject to both preliminary and a final development plan approval. The preliminary development plan is the subject of the current meeting, with the final development plan submittal and review process to take place shortly hereafter. Unlike the preliminary development plan, which must in this case run concurrently with the rezoning application and which are subject to public hearing, the final development plan is not subject to public hearing so long as it is not substantially changed from the preliminary development plan and so long as the Planning Commission finds that it satisfies the requirements for site planning, landscaping, and other technical studies.

The purpose of the final development plan is to provide for more detailed technical plans that cannot be finalized until the site layout and general elements of the site are agreed upon by the parties (i.e. the City via Staff and the Planning Commission/Governing Body and the applicant).

EXISTING CONDITIONS: This application is to rezone 4.124 acres of the total 7.624 acres of the combined project area. The red outline in the illustration below indicates the area subject to the rezoning request. The area to the west (outlined in blue) indicates the area of the proposed City Park,

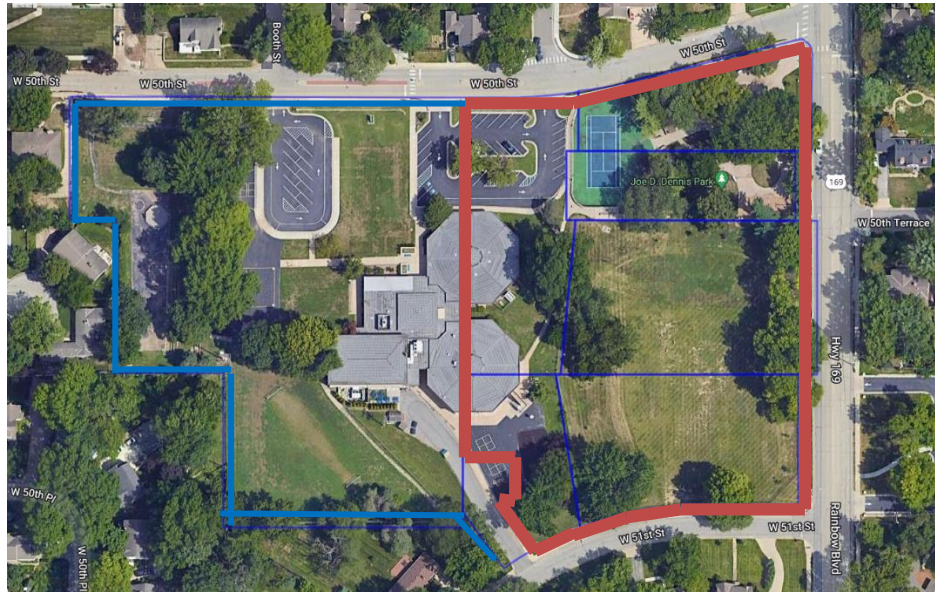
¹ Pursuant to Westwood Zoning Ordinance 1.6.13.

² Subject to separate but related process being run commensurate with the rezoning and preliminary development plan applications.

³ Pursuant to Purchase Agreements executed jointly by and between USD 512, the City of Westwood, and Karbank Holdings, LLC dated June 8, 2023.

which is to remain zoned R-1 and which would be subject to a later planning process in the event this rezoning application and preliminary development plan is approved and the sale and purchase of the various properties closes.

The area subject to this rezoning request (outlined in red) currently contains: a portion of an elementary school building and parking lot(s) (to be decommissioned and sold by USD 512 in 2024, regardless of the outcome of these joint applications), a City tennis court, a City playground, and a vacant parcel.



REQUESTED ACTION:

The applicant is requesting approval of a rezoning and a preliminary development plan to construct a mixed-use office and retail development.

REVIEW CRITERIA:

City staff – with the assistance of outside professionals retained by staff – reviewed the submitted applications pursuant to the following articles of the Westwood Zoning Ordinance, which solely govern this submittal:

- Article 1: Purpose, Responsibilities, and Procedures
- Article 2: Definitions
- Article 5: Commercial Zoning Districts
- Article 6: Planned Zoning Districts
- Article 9: Signs

The submittal is also reviewed to ensure compliance with the 2018 ICC code edition and APWA 5600, as amended.

APPROVAL CRITERIA:

Rezoning

Pursuant to Section 1.6.17 of the Westwood Zoning Ordinance:

In considering any application for rezoning request, the Planning Commission and the Governing Body may give consideration to the criteria stated below, to the extent they are pertinent to the particular application. In addition, the Planning Commission and Governing Body may consider other factors which may be relevant to a particular application⁴.

- A. The conformance of the proposed use to the City's Comprehensive Plan and other adopted planning policies.*
- B. The character of the neighborhood including, but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space, and floor-to-area ratio (commercial and industrial).*
- C. The zonings and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zonings and uses.*
- D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.*
- E. The length of time the property has remained vacant as zoned.*
- F. The extent to which approval of the application would detrimentally affect nearby properties.*
- G. The extent to which the proposed use would substantially harm the value of nearby properties.*
- H. 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.*
- I. The extent to which the proposed use would create excessive air pollution, water pollution, noise pollution, or other environmental harm.*
- J. The economic impact of the proposed use on the community.*
- K. The gain, if any, to the public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.*
- L. The recommendation of professional staff.*

Preliminary Development Plan

Per Section 1.6.20 of the Westwood Zoning Ordinance:

The purpose and intent of requiring site plan approval is to encourage the compatible arrangement of buildings, off-street parking, lighting, landscaping, pedestrian walkways and sidewalks, ingress and egress, and drainage on the site and from the site, any or all of these, in a manner that will promote safety and convenience for the public and will preserve property values of surrounding properties.

Section 1.6.21 of the Westwood Zoning Ordinance provides the conditions and criteria for site plan approval.

The Planning Commission shall review the site plan to determine if it demonstrates a satisfactory quality of design in the individual buildings and in its site, the appropriateness of the building or buildings to the intended use, and the aesthetic integration of the development into its surroundings. Satisfactory design quality and harmony will involve among other things:

- A. *The site is capable of accommodating the building(s), parking areas and drives with appropriate open space.*
- B. *The plan is consistent with good land planning, good site engineering design principles, and good landscape architectural principles.*
- C. *An appropriate use of quality materials and harmony and proportion of the overall design.*
- D. *The architectural style should be appropriate for the project in question and compatible with the overall character of the neighborhood.*
- E. *The siting of the structure on the property, as compared to the siting of other structures in the immediate neighborhood.*
- F. *The bulk, height and color of the proposed structure as compared to the bulk, height and color of other structures in the immediate neighborhood.*
- G. *Landscaping to City standards shall be required on the site and shall be in keeping with the character or design of the site.*
- H. *Ingress, egress, internal traffic circulation, off-street parking facilities and pedestrian ways shall be so designed as to promote safety and convenience, and shall conform to City standards.*
- I. *The plan represents an overall development pattern that is consistent with the City's Comprehensive Plan, the official street map, and other adopted planning policies.*

STAFF ANALYSIS: Staff review resulted in identification of the following more noteworthy elements of the preliminary development plan that remain unresolved through the administrative review process:

Setbacks

Sections 5.3.1 and 5.3.7 of the Westwood Zoning Ordinance provide for, among other criteria, the following:

- Consistent with the City's Comprehensive Plan, the C-1 Commercial Mixed-Use District is intended to provide redevelopment or investment opportunities for existing or planned commercial centers within the pg. 67 City. Developments in Commercial Mixed-Use districts are to follow the characteristics of traditional "Main Street" commercial neighborhood developments, and to encourage pedestrian use through connections to adjacent neighborhoods and the construction of mixed-use buildings. The purpose of this District is to allow for the development of fully integrated, mixed-used, pedestrian-oriented neighborhoods. (5.3.1.A)
- The streets and sidewalks [to be] the main pedestrian activity centers in Commercial Mixed-Use Districts. Minimal setbacks bring buildings close to the street and the pedestrians. (5.3.1.C)

- Unless otherwise indicated in a specific Overlay District, the facade of buildings in the C-1 District shall be constructed directly on the build-to line along at least seventy percent of the length of the building. (5.3.7.A)
- Parking areas and parking garages shall be recessed or placed to the rear of buildings. (5.3.7.C)
- Larger setbacks may be permitted for street-side outdoor cafes and patios. (5.3.7.D)
- Buildings on such C-1 District lots shall have no setback from at least one side lot line. (5.3.7.E)
- The required setbacks shall be... as follows:
 - 1. front and side setbacks: Ø feet
 - 2. rear setback: 20 feet minimum (5.3.7.H)

As the requested rezoning is to PD – Planned Development, deviation and flexibility from the strict criteria of the underlying zoning district (in this case C-1) is anticipated and permitted. A deviation from the setbacks required by the C-1 zoning district is requested by the applicant. The compatibility/applicability of these criteria and the setbacks proposed by the applicant should be weighed by the Planning Commission in consideration of the uses of neighboring properties and the larger criteria for reviewing rezoning requests and preliminary development (site) plans, as set forth in the Approval Criteria set forth above.

Trees

It is the stated intent of the applicant that “the majority of existing trees will be preserved at the perimeter of the site to create a large multistory landscape buffer from surrounding neighbors and preserve the existing quality of the streetscape.” However, administrative review concludes that the proposed underground stormwater management system is too close to the trees lining Rainbow and will not allow for installation of the underground detention or, if detention is installed as proposed, mature trees will likely be lost due to severe cutting of the root system and will have a profound affect for them to remain upright.

As such, City staff recommends that the applicant consider one or more of the following ways to achieve the desired buffer:

- A. relocation/reconfiguration of the underground detention facility;
- B. removal and replacement of street trees or some substitute landscape buffer; and/or
- C. provide an inventory of all existing trees, identifying by location each tree’s:
 - a. specie type;
 - b. age;
 - c. remaining life expectancy;
 - d. ability to be relocated; and
 - e. if proposed to be kept, method to ensure longevity of the tree beyond construction of the development.

Easement on West Side of Subject Site; Width, Location, and Use

The preliminary development plan shows an easement (or multiple easements) to the west of the subject site, fully on the site of the proposed City Park. Within this area, both a sanitary sewer and stormwater easement are shown and it is City staff's understanding that there is also a landscape and maintenance easement being sought by the applicant for maintenance of the proposed parking structure westernmost wall, which is proposed to be set directly on the proposed property line between the subject mixed-use development and the proposed City park.

More thorough review is required of the size, location, and use of this easement area. City staff understands that the applicant is currently working with Johnson County Wastewater to determine whether their easement is necessary and whether there are wastewater facilities/infrastructure on the site and whether they need to be relocated. The applicant has indicated that Johnson County Wastewater will allow a drainage swale over the sewer with proper care and that the swale is approximately 11' off the main line. Location of the stormwater easement will become clearer once a full stormwater study is conducted as part of the final development plan. Finally, the size and location of the landscaping and maintenance easement along the mixed-use development's parking garage remains to be resolved. As the type and location of landscaping capable of serving as a buffer and permitted within a stormwater easement is highly restrictive, if permissible at all, the applicant's maintenance needs and the City's ability to appropriately manage stormwater on the site may be in conflict with a shared easement for both purposes.

It is noteworthy that any easements located on the future City Park property will limit the City's ability to program and place features in those portions of the park that are within an easement.

Site Grade Change at Western Lot Line

Related to the unresolved questions pertaining to easements in the section above, it is not immediately evident from the preliminary development plan submittal what the grade differential is intended to be at the southwestern edge and corner of the mixed-use development, where the southern end of the western-most parking structure adjoins the future City Park. City staff has requested an illustrated perspective elevation from a standard height person's viewpoint looking north from this area.

Traffic Impact

Although a preliminary Traffic Memo has been provided as part of the submittal, a full Traffic Impact Study (TIS) is anticipated in the coming weeks. There are several outstanding items to be resolved to ensure that the applicant is appropriately forecasting and evaluating the traffic impacts of the proposed mixed-use development in relation to existing conditions. Further, City staff has requested and is awaiting from the applicant documentation of approval from the Kansas Department of Transportation (KDOT) as to the applicant's proposed new access point onto Highway 169/Rainbow Blvd., aligned with 50th Terrace. Further still, City staff has directed the applicant to conduct traffic counts around the site once all surrounding schools have commenced their Fall 2023 sessions (on or after August 24, 2023).

Given the status of evaluation of the traffic impact related to the proposed development, there are still several items outstanding, which will need to be provided and resolved prior to preliminary development plan and/or final development plan approval.

It is worth noting that although there is a current regional study of Rainbow Blvd./Highway 169/7th St. taking place, that process is unrelated to this application; however, the two processes will be connected where possible. The Mid-America Regional Counsel (MARC) Planning Sustainable Places (PSP) Rainbow Blvd./7th Street/Hwy. 169 Complete Streets Traffic Management Plan study project was contemplated by the City of Westwood following the Urban Land Institute's (ULI) 2021 Technical Assistance Panel (TAP) and was initiated prior to the Karbank proposal being received by the City.

Notably, one of the main stated objectives of the MARC PSP work is to:

Integrate into the design recommendations [for Rainbow Blvd.] strategies and solutions that reduce – or at a minimum don't contribute to or cause higher levels of – non-resident vehicular traffic on adjacent residential streets.

Although this MARC PSP hopes to produce a recommendation that would result in a more pedestrian and transit-oriented Rainbow Blvd. from Shawnee Mission Pkwy. to I-35, the timelines for the projects will not result in integration of the MARC PSP findings into this particular application process. Nonetheless, the conversations and results from this application process will be integrated into the MARC PSP process.

Stormwater Management

The stormwater management plans are, in theory and method, acceptable. Additional detail and information (including the MARC level of service calculation worksheets showing LOS required and proposed) will be reviewed in depth once it is provided prior to approval of a Final Development Plan.

Signage Guidelines

City staff sees no issues or areas of noncompliance within the submitted Comprehensive Signage Guidelines. As no tenants have yet been identified, exact signs cannot be contemplated nor reviewed by City staff. As tenants are named and signage is designed for their use, it must conform with the Comprehensive Signage Guidelines as approved during this process. Any deviations would come before the Planning Commission for review and approval.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission:

- review the rezoning request narrative;
- review the submitted preliminary development plan;
- review the Review Criteria and Approval Criteria provided earlier in this report;
- hear and consider comments from the public during the public hearing⁵;
- consider the outstanding items not resolved during administrative review;
- provide direction to City staff and to the applicant as to modifications expected to the proposed preliminary development plan if it is to achieve a recommendation of approval or conditional approval from the Planning Commission to the Governing Body; and

⁵ Per K.S.A. 12-757, this public hearing was published at least 20 days prior both in the City's official newspaper and by way of signs posted and maintained at the site and notice of the hearing was mailed to all property owners within 200' of the subject property within the city limits of Westwood and to all property owners within 1,000' of the subject property outside the city limits.

- continue the public hearing until the next regular Planning Commission meeting, set for September 11, 2023, to resolve outstanding issues.

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Check Amt
090000	KARBANK HOLDING	1350-001	REZONEAPP1	6/27/2023		Westwood CityParcels	500.00		0

Item B. Section III, Item

Payor: KARBANK HOLDINGS LLC
 Payee: CITY OF WESTWOOD

Date: 6/28/2023
 Check No.: 108985

Check Amount: 500.00

Retain this statement for your records

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

VOID
 KARBANK HOLDINGS LLC
 2000 SHAWNEE MISSION PARKWAY
 SUITE 400
 MISSION WOODS, KS 66205

VOID
 COMMERCE BANK
 1100 WALNUT
 KANSAS CITY, MO 64106

VOID

Date: 6/28/2023
 Check No.: 108985
 Check Amount: 500.00

18-1
 1010

Five Hundred AND 00/100 Dollars

Pay to the order of:

CITY OF WESTWOOD
 4700 RAINBOW BLVD
 WESTWOOD, KS 66205

VOID IF NOT CASHED WITHIN 120 DAYS WITHIN DATE OF ISSUE

[Handwritten Signature]



FEE SCHEDULE		Office Use Only Fee Paid:
<u> </u> RESIDENTIAL	\$ 250.00	\$ <u>500.-</u> Date Paid:
<u> x </u> OFFICE/COMMERCIAL/INDUSTRIAL	\$ 500.00	<u>6/29/23</u> Case No.:
		<u>RZ-2023-01</u> Meeting Date:

Name of Project: 50th and Rainbow Development

Requested Zoning: PD - Planned Development District

Existing Zoning: R-1 Single Family Residential

PROPERTY DESCRIPTION

Location/Address: 5000 - 5050 Rainbow et. al.

Approximate Size of Property (in square feet or acres): Approximately 2.81 Acres

Note: If property is not in a recorded subdivision, an electronic legal description of the property must be submitted with this application in Word format.

Property Tax ID Number: RP63000001 0001; RF251203-3060; RP27000000 0008 D; RP30000001 0012B

Present Use of Property: Park (5000 Rainbow) and Vacant Land (5050 Rainbow et. al.)

Proposed Use of Property: Mixed Use - Office / Retail / Residential

List improvements on the property: N/A

Proposed - Up to 140,000 square feet of buildings, with surface lots and parking garages as required.

APPLICANT INFORMATION Note: If Agent/Contact Person is anyone other than the fee simple owner, signature of the fee simple owner designating the Agent/Contact Person as the authorized agent for all matters concerning this request, must submit the attached affidavit with the application.

Owner of Record:

Agent/Contact Person:

Name: City of Westwood, Kansas Name: Karbank Holdings LLC (Adam Feldman, Authorized Agent)

Address: 4700 Rainbow Blvd Address: 2000 Shawnee Mission Parkway, Suite 400

City/State Westwood, KS Zip: 66205 City/State Mission Woods, Kansas Zip: 66205

Phone: 913-362-1550 Phone: 816-221-4488

Email: david.waters@westwoodks.org Email: af@karbank.com



REZONING APPLICATION & CHECKLIST

I, Adam Feldman, (Contact Person's Name; Please Print), hereby certify the attached and completed application contains the information as specified below in accordance with the Unified Development Code. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application and may be subject to other penalties provided by law.

Signature of Contact Person

6/29/23
Date

1. Developer participates in a pre-application conference with City staff to present a conceptual plan for the development if development is more than three acres.
2. The Secretary of the Planning Commission checks rezoning applications for completeness and receives the filing fee, which shall be made by the deadline stipulated on the prepared schedule prior to the associated Planning Commission meeting date.
3. For rezoning applications the City shall mail Notice of Public Hearing to all surrounding property owners within 200' (1000' if property is adjacent to extraterritorial property) of all property boundaries. Mailings shall be made at least 20 days prior to the hearing date and shall include the time and place of the hearing, a general description of the proposal, a general street location of the property subject to the proposed change, and a statement explaining that the public may be heard at the public hearing. The notice shall also contain a statement explaining that property owners required to be notified by this section shall have the opportunity to submit a protest petition, in conformance with the Westwood Zoning Ordinance, to be filed with the office of the City Clerk within 14 days after the conclusion of the public hearing. If a valid petition is filed, then an affirmative vote of three-fourths (3/4) of the City Council members must occur to adopt the proposed rezoning.
4. The applicant is responsible for posting signs, furnished by the City, 20 days prior to the Planning Commission public hearing, on the property so that they are visible from the public street. The signs must be placed so as to face each of the streets abutting thereto within five feet of the street right-of-way line in a central position on the lot, tract, or parcel of land so that the sign is free of any visual obstructions surrounding the sign. The applicant shall file an affidavit with the City Clerk at the time of the public hearing verifying that the sign has been maintained and posted as required by this title and applicable resolutions. Failure to submit the affidavit prior to the hearing may result in a continuance of the hearing. The sign may be removed at the conclusion of the public hearing and must be removed at the end of all proceedings on the application or upon withdrawal of the application.
5. The City shall be responsible for a public advertisement in the official newspaper of the City of Westwood.
6. By the deadline stipulated on the prepared schedule, an applicant must submit for approval four (4) collated, bound and rolled copies of a concept or preliminary site plan to the Secretary of the Planning Commission. **As part of the rezoning application, a detailed description of the proposed project and how the request complies with applicable zoning and comprehensive planning criteria must be submitted. The narrative should also address the criteria within Section 1.6.17 of the Westwood Zoning Ordinance.**
7. After reviewing the plan, City Staff will prepare comments which will be e-mailed to the contact person and must be subsequently addressed and resubmitted by the date stipulated.
8. The Planning Commission conducts public hearings on the rezoning and plan applications and forwards a recommendation to the City Council.
9. The City Council approves the application, in whole or in part, with or without modifications and conditions, or denies the application. Upon review of rezoning applications the City Council also has the option to remand the application back to the Planning Commission. In the event of a denial by the Governing Body, the application may not be resubmitted for one year.
10. Full application and requirements and procedures are identified in Section 1.6 of the Westwood Zoning Ordinance. Applicants bear the onus of understanding all requirements and procedures and asking City staff if and when clarification is needed.



REZONING APPLICATION & CHECKLIST

AFFIDAVIT

STATE OF KANSAS)
) §
COUNTY OF JOHNSON)

David E. Waters (Mayor and Authorized Agent)

I [Name of Property Owner], being duly sworn upon our oath and being of

sound mind and legal age, depose and state that:

1. City of Westwood, Kansas is the owner of property located at approximately [Name of Property Owner] RP63000001 0001; RF251203-3080; RP27000000 0008D; RP30000001 0012B [Address or Vicinity of Property], in the City of Westwood, Kansas, Johnson County.

2. I have the legal authority to bind Karbank Holdings LLC [Authorized Person], as the Applicant, the authority to authorize the filing of land use applications on the Property.

3. I have authorized Karbank Holdings LLC [Authorized Person] to file an application for a Rezoning [Rezoning/Special Use Permit] on the property described above, and do affirm that I have the authority necessary to grant such.

City of Westwood, Kansas

[Signature]
Signature of Property Owner

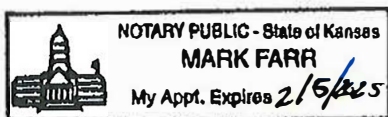
Name: City of Westwood, Kansas
Print name of Property Owner

Title: David E. Waters, Mayor and Authorized Agent

Subscribed and sworn to before me this 29 day of June, 2023.

[Signature]

My Commission Expires: 2/5/2025



Notary Public

EXHIBIT A

Legal description for the Land:

Lots 13 and 14, Block 1, KLASSEN PLACE, a subdivision in Johnson County, Kansas;

And,

All that part of Lot 12, Block 1, KLASSEN PLACE, a subdivision of land in Johnson County, Kansas described as follows: Beginning at the Northeast corner of said Lot 12; thence Southeasterly, along the Easterly line of said Lot 12, to the Southeast corner thereof; thence Southwesterly, along the Southerly line of said Lot 12, a distance of 16.87 feet; thence Northwesterly, to the Point of Beginning.

And,

East 286.58 feet of the North one-half of Lot Eight (8), HOLMESLAND, a subdivision in Johnson County, Kansas, the Easterly 23 feet thereof being subject to rights of the State Highway Commission under condemnation for road purposes; EXCEPT All that part of the East 286.58 feet of the North half of Lot 8, HOLMESLAND, a subdivision of land in Johnson County, Kansas, more particularly described as follows: Beginning at a point on the North line and 286.58 feet West of the Northeast corner of said Lot 8; thence South, along a line 286.58 feet West of and parallel to the East line of said Lot 8, a distance of 165.39 feet, to the South line of the North half of said Lot 8; thence East, along the South line of the North half of said Lot 8, a distance of 1.28 feet, to the Northeast corner of Lot 12, Block 1, KLASSEN PLACE, a subdivision of land in Johnson County, Kansas; thence Northeasterly, to a point on the North line and 271.28 feet West of the Northeast corner of said Lot 8; thence West, along the North line of said Lot 8, a distance of 15.30 feet, to tie Point of Beginning;

And,

Lots 1, 2 and 3, block 1, Swatzell Addition, a subdivision in the City of Westwood, Johnson County, Kansas;

And,

All that part of the Northeast 1/4 of Section 3, Township 12, Range 25 in the City of Westwood, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of Section 3, Township 12, Range 25; thence West along the East-West center lines of said Section 3; 290.40 feet to the Southeast corner of Lot 4, Block 1, Swatzell Addition; thence North along the East

line of Lot 4, 75 feet; thence East along the South line of a portion of Block 1, Swatzell Addition 290.50 feet to the East line of Section 3; thence South 75 feet to the point of beginning, less the East 43 feet taken for public road, all in the City of Westwood, Johnson County, Kansas,

All except any other part used or dedicated for streets, roads and public rights of way.

Legal description for the Lot Line Adjustment Parcel:

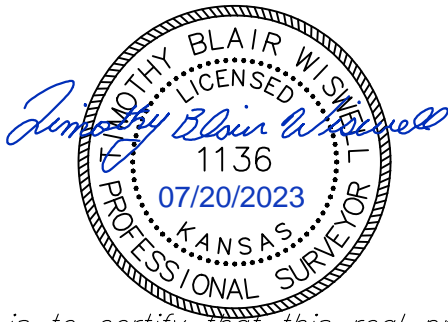
To be developed by survey.

Corrected 7/20/23

PROPOSED LOT 1 DESCRIPTION:

A tract of land being all of Lots 13 and 14, and part of Lot 12, Block 1, KLASSEN PLACE, a subdivision recorded in Bk. 12, Pg. 50; all of Lots 1, 2, and 3, Block 1, SWATZELL ADDITION, a subdivision recorded in Bk. 7, Pg. 35; part of Lot 8, HOLMESLAND, a subdivision recorded in Bk. 3, Pg. 11; and a portion of unplatted land, recorded in Book 661, Page 184, and lying in the Northeast Quarter of Section 3, Township 12 South, Range 25 East of the 6th Principal Meridian, in the City of Westwood, Johnson County, Kansas, being more particularly described by Timothy Blair Wiswell, LS 1136, of George Butler Associates Inc., CLS 8, on July 20, 2023, as follows:

Commencing at the Southeast Corner of said Northeast Quarter; thence South 87°43'46" West, on the South line of said Northeast Quarter, a distance of 43.00 feet, to a point on the West Right-of-Way line of Highway 169, also known as Rainbow Boulevard, as now established per Condemnation No. 14610, recorded in Bk. 26, Pg. 79, said point also being the Point of Beginning; thence South 02°10'40" East, departing said South line, on said West Right-of-Way line, a distance of 305.31 feet, to the Southeast corner of said Lot 14, KLASSEN PLACE; thence South 87°47'33" West, departing said West Right-of-Way line, on the Northerly Right-of-Way line of W. 51st Street, as now established per said KLASSEN PLACE, a distance of 100.09 feet (100.0 feet per plat), to a point of curvature, said point also being the Southwest corner of said Lot 14; thence Southwesterly, continuing on said Northerly Right-of-Way line, and on a curve to the left, having a radius of 380.20 feet, a central angle of 19°53'46", and an arc length of 132.03 feet; thence North 14°02'17" West, departing said Northerly Right-of-Way line, a distance of 166.00 feet; thence North 87°43'46" East, a distance of 1.25 feet; thence North 02°40'54" East, a distance of 165.87 feet; thence North 87°43'46" East, a distance of 1.29 feet; thence North 02°16'38" West, a distance of 75.00 feet; thence North 87°43'22" East, a distance of 13.15 feet; thence North 02°16'38" West, a distance of 61.34 feet, to a point on the Southerly Right-of-Way line of W. 50th Street, as now established per said SWATZELL ADDITION, said point also being a point on a non-tangent curve; thence Northeasterly, on said Southerly Right-of-Way line, and on a curve to the left, having an initial tangent bearing of North 79°30'06" East, a radius of 420.00 feet, a central angle of 05°10'42", and an arc length of 37.96 feet; thence North 73°06'49" East, continuing on said Southerly Right-of-Way line, a distance of 203.11 feet, to a point on the West Right-of-Way line of said Highway 169; thence South 02°17'01" East, departing said Southerly Right-of-Way line, on said West Right-of-Way line, a distance of 194.71 feet, to the Point of Beginning, containing 117,463.55 square feet, or 2.697 acres, more or less.



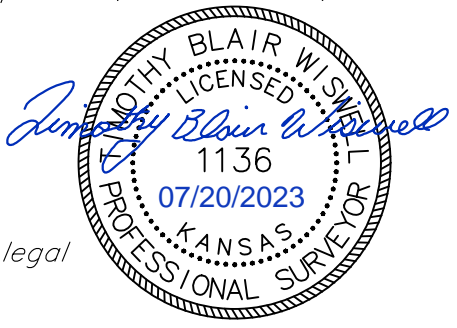
This is to certify that this real property legal description has been prepared by me or under my direct supervision.

GBA architects engineers 9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com twiswell@gbateam.com	PROJECT NUMBER 14031.15	Proposed Lot Description Lot 1 HENRY'S ADDITION Westwood, Jo. Co., KS	SHEET NUMBER 1 of 3
	DATE 07/20/2023		

PROPOSED LOT 2 DESCRIPTION:

A tract of land being part of Lot 12, Block 1, KLASSEN PLACE, a subdivision recorded in Bk. 12, Pg. 50; all of Lots 4, 5, and 6, Block 1, SWATZELL ADDITION, a subdivision recorded in Bk. 7, Pg. 35; part of Lot 8, HOLMESLAND, a subdivision recorded in Bk. 3, Pg. 11, in the City of Westwood, Johnson County, Kansas, being more particularly described by Timothy Blair Wiswell, LS 1136, of George Butler Associates Inc., CLS 8, on July 20, 2023, as follows:

Commencing at the Southeast Corner of the Northeast Quarter of Section 3, Township 12 South, Range 25 East of the 6th Principal Meridian; thence South 87°43'46" West, on the South line of said Northeast Quarter, a distance of 43.00 feet, to a point on the West Right-of-Way line of Highway 169, also known as Rainbow Boulevard, as now established per Condemnation No. 14610, recorded in Bk. 26, Pg. 79; thence South 02°10'40" East, departing said South line, on said West Right-of-Way line, a distance of 305.31 feet, to the Southeast corner of said Lot 14, KLASSEN PLACE; thence South 87°47'33" West, departing said West Right-of-Way line, on the Northerly Right-of-Way line of W. 51st Street, as now established per said KLASSEN PLACE, a distance of 100.09 feet (100.0 feet per plat), to a point of curvature, said point also being the Southwest corner of said Lot 14; thence Southwesterly, continuing on said Northerly Right-of-Way line, and on a curve to the left, having a radius of 380.20 feet, a central angle of 19°53'46", and an arc length of 132.03 feet, to the Point of Beginning; thence Southwesterly, continuing on said Northerly Right-of-Way line, and on a curve to the left, having a radius of 380.20 feet, a central angle of 15°04'03", and an arc length of 99.98 feet; thence North 38°33'02" West, continuing on said Northerly Right-of-Way line, a distance of 74.96 feet (74.30 feet per plat), to a point on the West line of said Lot 12; thence North 87°43'46" East, departing said Northerly Right-of-Way line, a distance of 26.00 feet; thence North 02°16'19" West, a distance of 50.00 feet; thence South 87°43'46" West, a distance of 47.04 feet; thence North 02°10'40" West, a distance of 395.28 feet, to a point on the Southerly Right-of-Way line of W. 50th Street, as now established per said SWATZELL ADDITION; thence North 87°43'22" East, on said Southerly Right-of-Way line, a distance of 79.43 feet, to a point on a non-tangent curve; thence Northeasterly, continuing on said Southerly Right-of-Way line, and on a curve to the left, having an initial tangent bearing of North 89°04'45" East, a radius of 420.00 feet, a central angle of 09°34'39", and an arc length of 70.21 feet; thence South 02°16'38" East, departing said Southerly Right-of-Way line, a distance of 61.34 feet; thence South 87°43'22" West, a distance of 13.15 feet; thence South 02°16'38" East, a distance of 75.00 feet; thence South 87°43'46" West, a distance of 1.29 feet; thence South 02°40'54" West, a distance of 165.87 feet; thence South 87°43'46" West, a distance of 1.25 feet; thence South 14°02'17" East, a distance of 166.00 feet, to the Point of Beginning, containing 62,136.40 square feet, or 1.427 acres, more or less.



This is to certify that this real property legal description has been prepared by me or under my direct supervision.

GBA
architects
engineers

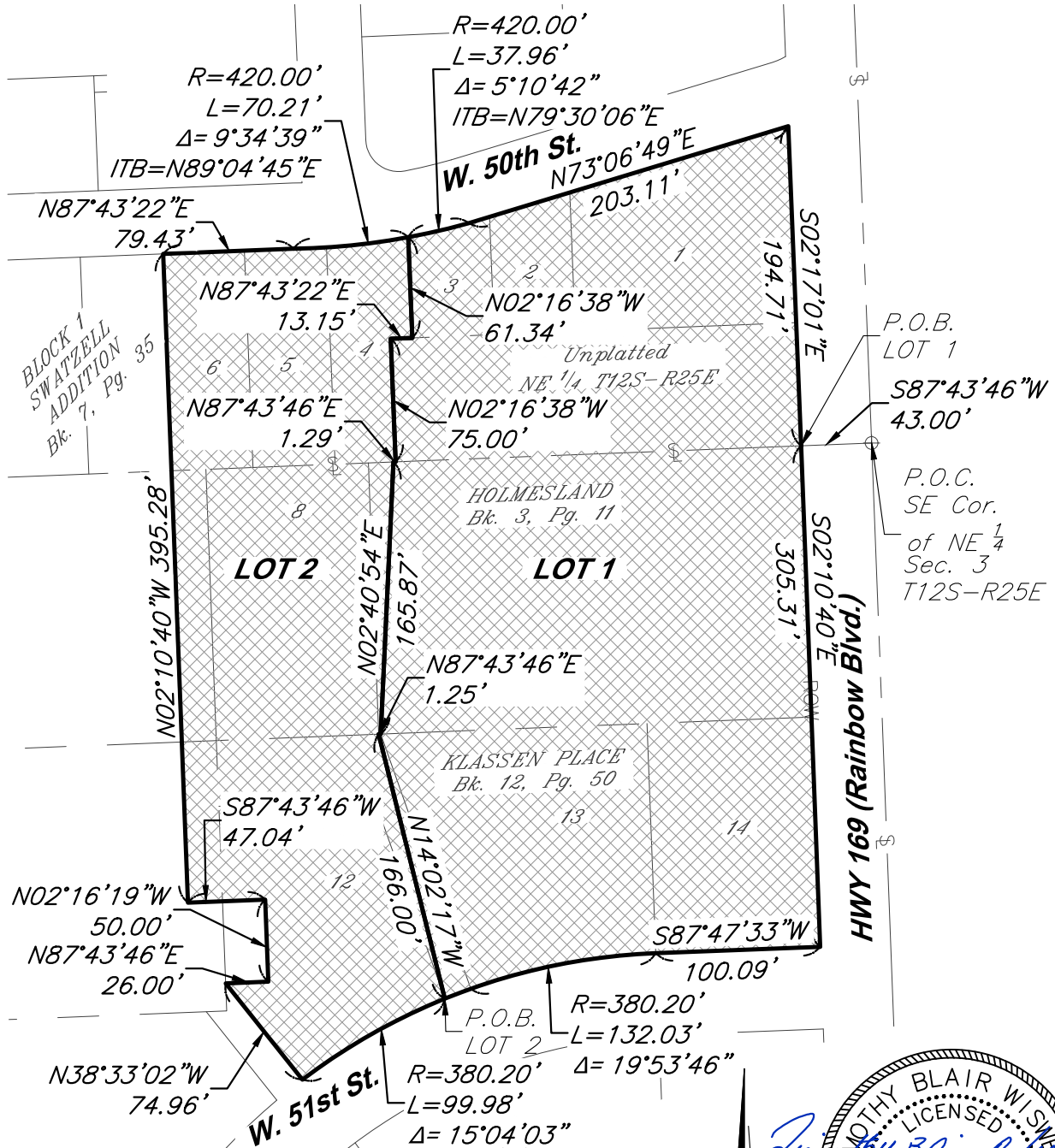
9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com
twiswell@gbateam.com

© George Butler Associates, Inc. 2023 C.O.A. # CLS-8

PROJECT NUMBER 14031.15
DATE 07/20/2023

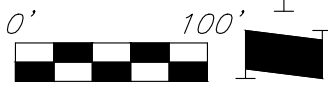
Proposed Lot Description Lot 2 HENRY'S ADDITION Westwood, Jo. Co., KS

SHEET NUMBER 2 of 3



This is to certify that this real property exhibit was prepared by me or under my direct supervision. This exhibit does not warrant that a boundary survey was performed upon the hereon shown tract of land.

SCALE:
1 INCH =
100 FEET



GBA
architects
engineers
9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com
twiswell@gbateam.com
© George Butler Associates, Inc. 2023 C.O.A. # CLS-8

PROJECT NUMBER
14031.15
DATE
07/20/2023

Proposed Lot Description
Lot 1 and Lot 2
HENRY'S ADDITION
Westwood, Jo. Co., KS

SHEET NUMBER
3 of 3

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	
090000	KARBANK HOLDING	1350-001	REZONEAPP2	6/27/2023		School Dist Parcels	500.00	Item B, Section III, Item 0

Payor: KARBANK HOLDINGS LLC	Date: 6/28/2023	Check No.: 108986	Check Amount: 500.00
Payee: CITY OF WESTWOOD			

Retain this statement for your records



FEE SCHEDULE		Office Use Only Fee Paid:
<u> </u> RESIDENTIAL	\$ 250.00	\$ <u>500-</u> Date Paid:
<u> x </u> OFFICE/COMMERCIAL/INDUSTRIAL	\$ 500.00	<u>6/29/23</u> Case No.:
		<u>RE-2023-02</u> Meeting Date:

Name of Project: 50th and Rainbow Development

Requested Zoning: PD - Planned Development District

Existing Zoning: R-1 Single Family Residential

PROPERTY DESCRIPTION

Location/Address: 2511 W 50th Street et. al.

Approximate Size of Property (in square feet or acres): Approximately 4.8 Acres

Note: If property is not in a recorded subdivision, an electronic legal description of the property must be submitted with this application in Word format.

Property Tax ID Number: RP30000001 0012A and RP27000000 0008

Present Use of Property: Education

Proposed Use of Property: Mixed Use - Office / Retail / Residential

List improvements on the property: Existing - 26,257 square foot school building.

Proposed - Up to 140,000 square feet of buildings, with surface lots and parking garages as required.

APPLICANT INFORMATION Note: If Agent/Contact Person is anyone other than the fee simple owner, signature of the fee simple owner designating the Agent/Contact Person as the authorized agent for all matters concerning this request, must submit the attached affidavit with the application.

Owner of Record: _____ **Agent/Contact Person:** _____

Name: Unified School District #512 Name: Karbank Holdings LLC (Adam Feldman, Authorized Agent)

Address: 8200 W 71st Street Address: 2000 Shawnee Mission Parkway, Suite 400

City/State Shawnee Mission, Kansas Zip: 66204 City/State Mission Woods, Kansas Zip: 66205

Phone: 913-993-6462 Phone: 816-221-4488

Email: joegilhaus@smsd.org Email: af@karbank.com



I, Adam Feldman, (Contact Person's Name; Please Print), hereby certify the attached and completed application contains the information as specified below in accordance with the Unified Development Code. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application and may be subject to other penalties provided by law.

Adam Feldman (handwritten signature)

6/29/23 (handwritten date)

Signature of Contact Person

Date

- 1. Developer participates in a pre-application conference with City staff to present a conceptual plan for the development if development is more than three acres.
2. The Secretary of the Planning Commission checks rezoning applications for completeness and receives the filing fee, which shall be made by the deadline stipulated on the prepared schedule prior to the associated Planning Commission meeting date.
3. For rezoning applications the City shall mail Notice of Public Hearing to all surrounding property owners within 200' (1000' if property is adjacent to extraterritorial property) of all property boundaries. Mailings shall be made at least 20 days prior to the hearing date and shall include the time and place of the hearing, a general description of the proposal, a general street location of the property subject to the proposed change, and a statement explaining that the public may be heard at the public hearing.
4. The applicant is responsible for posting signs, furnished by the City, 20 days prior to the Planning Commission public hearing, on the property so that they are visible from the public street.
5. The City shall be responsible for a public advertisement in the official newspaper of the City of Westwood.
6. By the deadline stipulated on the prepared schedule, an applicant must submit for approval four (4) collated, bound and rolled copies of a concept or preliminary site plan to the Secretary of the Planning Commission.
7. After reviewing the plan, City Staff will prepare comments which will be e-mailed to the contact person and must be subsequently addressed and resubmitted by the date stipulated.
8. The Planning Commission conducts public hearings on the rezoning and plan applications and forwards a recommendation to the City Council.
9. The City Council approves the application, in whole or in part, with or without modifications and conditions, or denies the application.
10. Full application and requirements and procedures are identified in Section 1.6 of the Westwood Zoning Ordinance.



AFFIDAVIT

STATE OF KANSAS)
) §
COUNTY OF JOHNSON)

I, Unified School District #512, being duly sworn upon our oath and being of
Name of Property Owner

sound mind and legal age, depose and state that:

1. Unified School District #512 is the owner of property located at approximately
Name of Property Owner
2511 W 50th Street (RP30000001 0012A and RP27000000 0008), in the City of Westwood, Kansas, Johnson County.
Address or Vicinity of Property

2. I have the legal authority to bind Karbank Holdings LLC, as the Applicant, the
Authorized Person
authority to authorize the filing of land use applications on the Property.

3. I have authorized Karbank Holdings LLC to file an application for
Authorized Person
a Rezoning on the property described above, and
Rezoning/Special Use Permit
do affirm that I have the authority necessary to grant such.

Unified School District #512

Signature of Property Owner

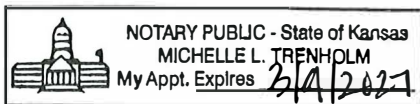
Name: Unified School District #512

Print name of Property Owner

Title: Dr. Joe Gilhaus, Authorized Agent

Subscribed and sworn to before me this 26 day of June, 2023.

My Commission Expires:



Notary Public 6/26/2023

EXHIBIT "A"
LEGAL DESCRIPTION OF THE LAND

Legal Description to the Developed by Survey

TRACT 1:

THE WEST TWO HUNDRED FIFTY-EIGHT AND ONE-TENTH (258.1) FEET OF THE SOUTH HALF (1/2) OF LOT EIGHT (8), HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, IN JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.

AND ALSO:

THE NORTH HALF OF LOT 8, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS EXCEPT THE EAST 286.58 FEET THEREOF, AND THE WEST 258.1 THEREOF.

AND ALSO:

ALL THAT PART OF THE EAST 286.58 FEET OF THE NORTH 1/2 OF LOT 8, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE AND 286.58 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH, ALONG A LINE 286.58 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 165.39 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID LOT 8; THENCE EAST, ALONG THE SOUTH LINE OF THE N 1/2 OF SAID LOT 8, A DISTANCE OF 128 FEET, TO THE NORTHEAST CORNER OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE NORTHEASTERLY, TO A POINT ON THE NORTH LINE AND 271.28 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 15.30 FEET, TO THE POINT OF BEGINNING.

EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS AND PUBLIC RIGHTS

OF WAY. TRACT 2:

ALL OF LOTS 4 THROUGH 14, BOTH INCLUSIVE, BLOCK 1, SWATZELL ADDITION, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.

TRACT 3:

THE EAST 112.3 FEET OF THE NORTH HALF OF LOT 9, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.

TRACT 4:

ALL OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, EXCEPT THE FOLLOWING TRACT OF LAND:

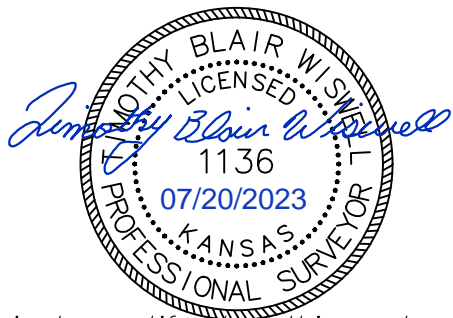
ALL THAT PART OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID LOT 12, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 16.87 FEET THENCE NORTHWESTERLY, TO THE POINT OF BEGINNING.

Corrected 7/20/23

PROPOSED LOT 1 DESCRIPTION:

A tract of land being all of Lots 13 and 14, and part of Lot 12, Block 1, KLASSEN PLACE, a subdivision recorded in Bk. 12, Pg. 50; all of Lots 1, 2, and 3, Block 1, SWATZELL ADDITION, a subdivision recorded in Bk. 7, Pg. 35; part of Lot 8, HOLMESLAND, a subdivision recorded in Bk. 3, Pg. 11; and a portion of unplatted land, recorded in Book 661, Page 184, and lying in the Northeast Quarter of Section 3, Township 12 South, Range 25 East of the 6th Principal Meridian, in the City of Westwood, Johnson County, Kansas, being more particularly described by Timothy Blair Wiswell, LS 1136, of George Butler Associates Inc., CLS 8, on July 20, 2023, as follows:

Commencing at the Southeast Corner of said Northeast Quarter; thence South 87°43'46" West, on the South line of said Northeast Quarter, a distance of 43.00 feet, to a point on the West Right-of-Way line of Highway 169, also known as Rainbow Boulevard, as now established per Condemnation No. 14610, recorded in Bk. 26, Pg. 79, said point also being the Point of Beginning; thence South 02°10'40" East, departing said South line, on said West Right-of-Way line, a distance of 305.31 feet, to the Southeast corner of said Lot 14, KLASSEN PLACE; thence South 87°47'33" West, departing said West Right-of-Way line, on the Northerly Right-of-Way line of W. 51st Street, as now established per said KLASSEN PLACE, a distance of 100.09 feet (100.0 feet per plat), to a point of curvature, said point also being the Southwest corner of said Lot 14; thence Southwesterly, continuing on said Northerly Right-of-Way line, and on a curve to the left, having a radius of 380.20 feet, a central angle of 19°53'46", and an arc length of 132.03 feet; thence North 14°02'17" West, departing said Northerly Right-of-Way line, a distance of 166.00 feet; thence North 87°43'46" East, a distance of 1.25 feet; thence North 02°40'54" East, a distance of 165.87 feet; thence North 87°43'46" East, a distance of 1.29 feet; thence North 02°16'38" West, a distance of 75.00 feet; thence North 87°43'22" East, a distance of 13.15 feet; thence North 02°16'38" West, a distance of 61.34 feet, to a point on the Southerly Right-of-Way line of W. 50th Street, as now established per said SWATZELL ADDITION, said point also being a point on a non-tangent curve; thence Northeasterly, on said Southerly Right-of-Way line, and on a curve to the left, having an initial tangent bearing of North 79°30'06" East, a radius of 420.00 feet, a central angle of 05°10'42", and an arc length of 37.96 feet; thence North 73°06'49" East, continuing on said Southerly Right-of-Way line, a distance of 203.11 feet, to a point on the West Right-of-Way line of said Highway 169; thence South 02°17'01" East, departing said Southerly Right-of-Way line, on said West Right-of-Way line, a distance of 194.71 feet, to the Point of Beginning, containing 117,463.55 square feet, or 2.697 acres, more or less.



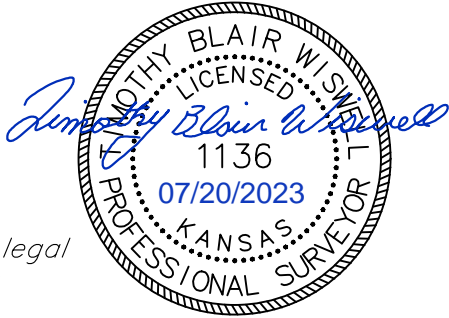
This is to certify that this real property legal description has been prepared by me or under my direct supervision.

GBA architects engineers 9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com twiswell@gbateam.com	PROJECT NUMBER 14031.15	Proposed Lot Description Lot 1 HENRY'S ADDITION Westwood, Jo.Co., KS	SHEET NUMBER 1 of 3
	DATE 07/20/2023		

PROPOSED LOT 2 DESCRIPTION:

A tract of land being part of Lot 12, Block 1, KLASSEN PLACE, a subdivision recorded in Bk. 12, Pg. 50; all of Lots 4, 5, and 6, Block 1, SWATZELL ADDITION, a subdivision recorded in Bk. 7, Pg. 35; part of Lot 8, HOLMESLAND, a subdivision recorded in Bk. 3, Pg. 11, in the City of Westwood, Johnson County, Kansas, being more particularly described by Timothy Blair Wiswell, LS 1136, of George Butler Associates Inc., CLS 8, on July 20, 2023, as follows:

Commencing at the Southeast Corner of the Northeast Quarter of Section 3, Township 12 South, Range 25 East of the 6th Principal Meridian; thence South 87°43'46" West, on the South line of said Northeast Quarter, a distance of 43.00 feet, to a point on the West Right-of-Way line of Highway 169, also known as Rainbow Boulevard, as now established per Condemnation No. 14610, recorded in Bk. 26, Pg. 79; thence South 02°10'40" East, departing said South line, on said West Right-of-Way line, a distance of 305.31 feet, to the Southeast corner of said Lot 14, KLASSEN PLACE; thence South 87°47'33" West, departing said West Right-of-Way line, on the Northerly Right-of-Way line of W. 51st Street, as now established per said KLASSEN PLACE, a distance of 100.09 feet (100.0 feet per plat), to a point of curvature, said point also being the Southwest corner of said Lot 14; thence Southwesterly, continuing on said Northerly Right-of-Way line, and on a curve to the left, having a radius of 380.20 feet, a central angle of 19°53'46", and an arc length of 132.03 feet, to the Point of Beginning; thence Southwesterly, continuing on said Northerly Right-of-Way line, and on a curve to the left, having a radius of 380.20 feet, a central angle of 15°04'03", and an arc length of 99.98 feet; thence North 38°33'02" West, continuing on said Northerly Right-of-Way line, a distance of 74.96 feet (74.30 feet per plat), to a point on the West line of said Lot 12; thence North 87°43'46" East, departing said Northerly Right-of-Way line, a distance of 26.00 feet; thence North 02°16'19" West, a distance of 50.00 feet; thence South 87°43'46" West, a distance of 47.04 feet; thence North 02°10'40" West, a distance of 395.28 feet, to a point on the Southerly Right-of-Way line of W. 50th Street, as now established per said SWATZELL ADDITION; thence North 87°43'22" East, on said Southerly Right-of-Way line, a distance of 79.43 feet, to a point on a non-tangent curve; thence Northeasterly, continuing on said Southerly Right-of-Way line, and on a curve to the left, having an initial tangent bearing of North 89°04'45" East, a radius of 420.00 feet, a central angle of 09°34'39", and an arc length of 70.21 feet; thence South 02°16'38" East, departing said Southerly Right-of-Way line, a distance of 61.34 feet; thence South 87°43'22" West, a distance of 13.15 feet; thence South 02°16'38" East, a distance of 75.00 feet; thence South 87°43'46" West, a distance of 1.29 feet; thence South 02°40'54" West, a distance of 165.87 feet; thence South 87°43'46" West, a distance of 1.25 feet; thence South 14°02'17" East, a distance of 166.00 feet, to the Point of Beginning, containing 62,136.40 square feet, or 1.427 acres, more or less.



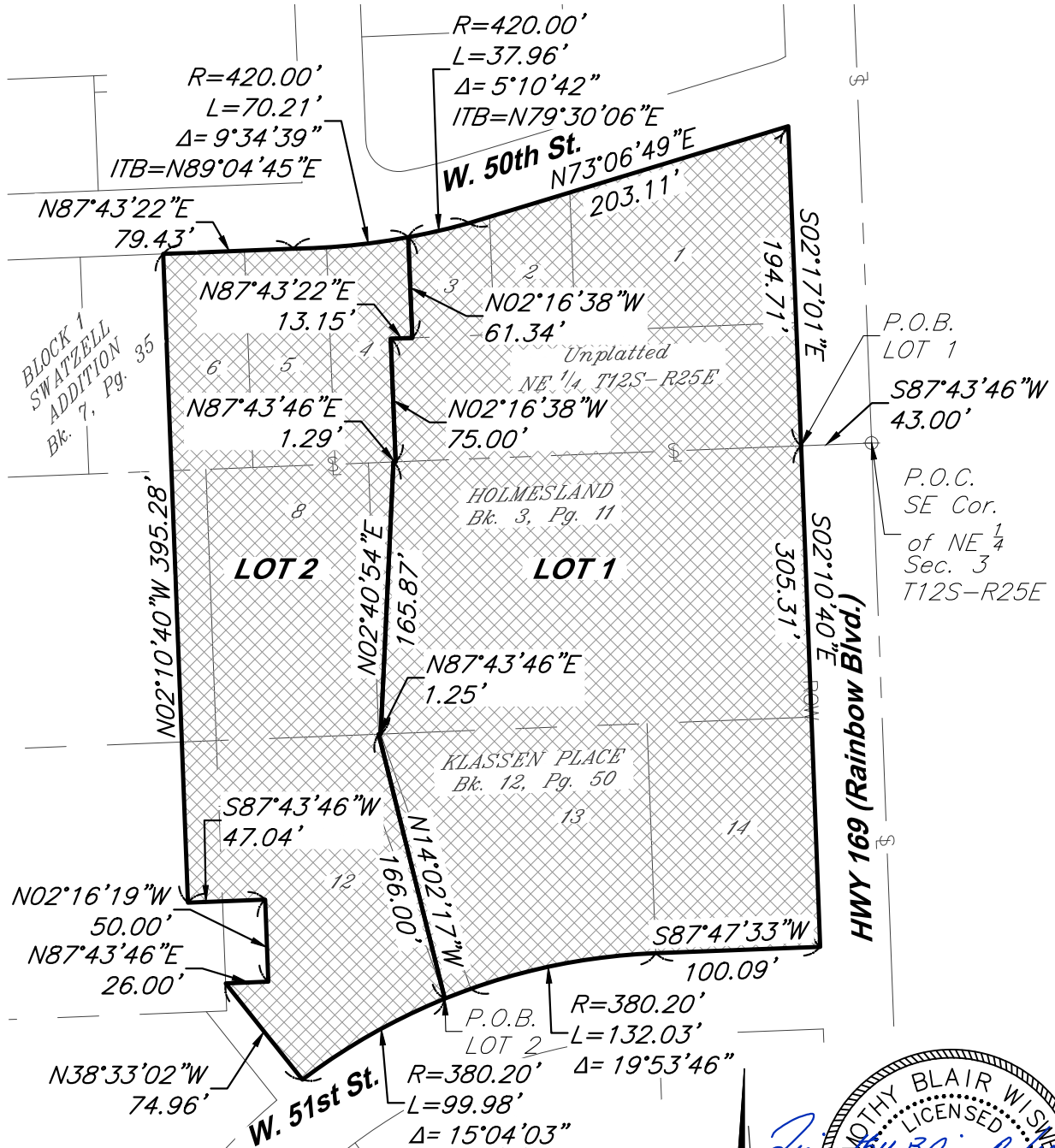
This is to certify that this real property legal description has been prepared by me or under my direct supervision.

GBA
architects
engineers
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Lenexa, Kansas 66219
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www.gbateam.com
twiswell@gbateam.com
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PROJECT NUMBER
14031.15
DATE
07/20/2023

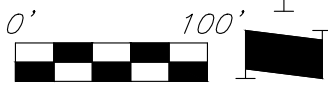
Proposed Lot Description
Lot 2
HENRY'S ADDITION
Westwood, Jo. Co., KS

SHEET NUMBER
2 of 3



This is to certify that this real property exhibit was prepared by me or under my direct supervision. This exhibit does not warrant that a boundary survey was performed upon the hereon shown tract of land.

SCALE: 1 INCH = 100 FEET



- LOT 1 117,463.55 Square Feet
- LOT 2 62,136.40 Square Feet

GBA
architects
engineers

9801 Renner Boulevard
Lenexa, Kansas 66219
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PROJECT NUMBER	14031.15
DATE	07/20/2023

Proposed Lot Description
Lot 1 and Lot 2
HENRY'S ADDITION
Westwood, Jo. Co., KS

SHEET NUMBER
3 of 3

50th & Rainbow Development

Project Narrative

The 50th and Rainbow Development is a proposed Planned Development District (PD) located on the west side of Rainbow Boulevard between 50th Street and 51st Street in the City of Westwood, Kansas. The proposed project will feature approximately 22,509 square feet of retail space on the 1st floor of the building and approximately 90,007 square feet of office space on 3 floors above the retail. Adjacent to the main building is a smaller 11,933 square foot single story office / retail building broken into two masses.

Because of the mixed-use nature of the proposed project, it is anticipated that portions of the first and second floors of the buildings may be a mix of retail and office uses in lieu of being strictly office or strictly retail. An underground parking structure is located to the west and north of the main building with 171 covered parking spaces. 125 surface parking spaces are also provided on the east and west sides of the main building.

With regard to the 2017 Westwood Comprehensive Use Plan, the land use map in Section 3.3 identifies the proposed development location as Public / Semi-Public and Open Space. This usage type per Figure 3.2 accounts for only 4.4% and 0.8% of the overall city land use. Given the small percentage of space allocated to these uses, it seems vital to the community to maintain these land use types. The proposed development would offer a mixture of Public and Semi-Public spaces with office and retail buildings, and maintain the Open Space components with the proposed City Park. Alternatively, if the plan reverted to the R-1 Single Family Residence Zoning of the surrounding neighborhood, the location would become private space which would seem in conflict with the Comprehensive Use Plan.

The specific stated desired outcomes of the 5050 Rainbow Site, and the Westwood View Elementary site per the Westwood Comprehensive Use Plan are to:

- Protect and minimize impacts to adjacent residential property.
- Offer indoor and/or outdoor community activity/gathering spaces.
- Attract and keep residents.
- Retain and grow property values.
- Support local / small business development

The proposed project would provide a vital fully integrated, mixed-use, pedestrian oriented commercial neighborhood that would meet all of the desired outcomes as listed in the Comprehensive Use Plan.



Specifically related to Section 1.6.17 of the Zoning Ordinance Criteria for Considering Applications for a Rezoning Request:

- A. The conformance of the proposed use to the City's Comprehensive Plan and other adopted planning policies. **Per Section 6.2.2, a PD Planned Development district is equivalent to C-1 Zoning. The proposed development would be in substantial compliance with current C-1 Zoning. Minor deviations are anticipated and included in the deviations list on the cover sheet.**
- B. The character of the neighborhood including, but not limited to: Land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space, and floor-to-area ration (commercial and industrial). **The proposed buildings have intentionally been pushed back from Rainbow Boulevard and the tallest of the buildings are at the center of the site to best fit in with the scale and character of the surrounding neighborhood. Additionally, the majority of existing trees will be preserved at the perimeter of the site to create a large multistory landscape buffer from surrounding neighbors and preserve the existing quality of the streetscape. Building massing has been broken down in plan and elevation to create smaller scaled facades of varying colors to also complement and blend into the surrounding residential neighborhood.**
- C. The zonings and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zonings and uses. **All nearby properties are Zoned R-1 Single Family Residential. The proposed Development would bring a mix of office and retail uses to the project compatible with the surrounding neighborhood providing residents walkable places to work and shop fulfilling the purpose of a fully integrated, mixed-use, pedestrian oriented neighborhood.**
- D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations. **While the current property could be utilized for single family residential, adding a mixture of office, retail and park functions would serve to provide additional amenities to the residents in the area.**
- E. The length of time the property has remained vacant as zoned. **The former church site property along Rainbow Boulevard was acquired by the City of Westwood and the church was demolished to accommodate the city's plan for future development The school, while still in use, is scheduled to be vacated in August 2024.**
- F. The extent to which approval of the application would detrimentally affect nearby properties. **Approval of the application would have no detrimental effect on nearby properties.**
- G. The extent to which the proposed use would substantially harm the value of nearby properties. **The proposed use will not harm and may enhance the value of nearby properties.**
- H. The extent to which the proposed use would adversely affect the capacity or safety of the portion of the road network influenced by the use, or present parking problems in the vicinity of the property. **The existing site functions as both a school and a park, creating peak traffic times as well as various visitor traffic throughout the day. Traffic flow for the proposed development would be of a similar nature with peak traffic times at the beginning and end of the office work day, and various visitor traffic to the retail shops throughout the day. Parking for the proposed development would be handled internally on the site so there would be minimal overflow to the surrounding area.**
- I. The extent to which the proposed use would create excessive air pollution, water pollution, noise pollution, or other environmental harm. **No excess air, water or noise pollution or other environmental harm would occur.**
- J. The economic impact of the proposed use on the community. **The Economic Impact of the proposed project would result in a net increase to the sales and property taxes received by the City of Westwood. No tax incentives are being requested by the developer as part of this project apart from a sales tax waiver on construction materials.**

The gain, if any, to the public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application. **No gain to the public health, safety and welfare would occur due to denial of the application, however if the application is denied, a substantial portion of the site would remain vacant and the future of city park would be in jeopardy.**

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Check Amt
090000	KARBANK HOLDING	1350-001	_IMDEVPLAN1	6/27/2023		Westwood CityParcels	300.00		Item B, Section III, Item 0

Payor: KARBANK HOLDINGS LLC **Date:** 6/28/2023 **Check No.:** 108981 **Check Amount:** 300.00
Payee: CITY OF WESTWOOD

Retain this statement for your records

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

KARBANK HOLDINGS LLC
2000 SHAWNEE MISSION PARKWAY
SUITE 400
MISSION WOODS, KS 66205

COMMERCE BANK
1100 WALNUT
KANSAS CITY, MO 64106

18-1
1010

Date: 6/28/2023 **Check No.:** 108981 **Check Amount:** 300.00

Three Hundred AND 00/100 Dollars

Pay to the order of:

CITY OF WESTWOOD
4700 RAINBOW BLVD
WESTWOOD, KS 66205

VOID IF NOT CASHED WITHIN 120 DAYS WITHIN DATE OF ISSUE





Preliminary Plan Application and Checklist

Item B, Section III, Item

Preliminary Plan _____ PRELIMINARY / REVISED PRELIMINARY PLAN

\$300.00

Office Use Only	
Fee Paid:	
\$ 300-	
Date Paid:	
6/29/23	
Case No.:	
PDP-2023-01	
Meeting Date:	

NAME OF DEVELOPMENT 50th and Rainbow Development

ADDRESS / VICINITY / PARCEL ID # RP63000001 0001; RF251203-3060; RP27000000 0008D; RP30000001 0012B

CURRENT ZONING R-1 Single Family Residential

APPLICANT

FIRM Karbank Holdings LLC CONTACT Adam Feldman
 ADDRESS 2000 Shawnee Mission Parkway, Suite 400
 CITY Mission Woods STATE KS ZIP 66205
 PHONE 816-221-4488 E-MAIL af@karbank.com

OWNER

NAME City of Westwood, Kansas CONTACT David E. Waters
 ADDRESS 4700 Rainbow Blvd
 CITY Westwood STATE KS ZIP 66205
 PHONE 913-362-1550 E-MAIL david.waters@westwoodks.org

ARCHITECT

FIRM Perspective Architecture + Design CONTACT Mike Paxton
 ADDRESS 2000 Shawnee Mission Parkway, Suite 100
 CITY Mission Woods STATE KS ZIP 66205
 PHONE 816-502-1500 E-MAIL mike@pad.studio

ENGINEER

FIRM BHC CONTACT Austin Lage
 ADDRESS 7101 College Blvd # 400
 CITY Overland Park STATE KS ZIP 66210
 PHONE 913-663-1900 E-MAIL austin.lage@ibhc.com



Preliminary Plan Application and Checklist

I, Adam Feldman (Contact Person's Name; Type or Print), hereby certify the attached and completed application contains the information as specified below in accordance with the City of Westwood Zoning Ordinance. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application.

6/29/23

Signature of Contact Person

Date

Note: The following items apply to all applications for preliminary plan approval (except R-1 zoning district). Some plans, because of their scale and complexity, may require additional information. The Applicant is strongly encouraged to work closely with Staff in advance of an actual application submittal. Please submit **ONLY THOSE DRAWINGS necessary to provide information required by this checklist. Do not submit construction drawings or other nonessential drawings as they may delay the review process.**

General Requirements for all Preliminary Plan Applications

1. Plan application form, filled out completely and accurately with all required contact information, signatures, etc.
2. All files must be electronic. A PDF file shown as 24 x 36 pages to include all general site development data, landscape and fence data, engineering data, utility plans, floor plans and building elevations, and any ancillary information shall be provided with sufficient information included as to allow for an appropriate review by the City. **All plan sets must be in one document; individual pages will not be accepted.** Three (3) full-sized and three (3) half-sized full plan sets are required.
3. Please label documents, i.e.: Preliminary or Final Plan Set, Stormwater Report, Project Narrative/Business Description, Cross Access Easement, Cut Sheets for Lighting, Cut Sheets for Major Site Furnishings (benches, fountains, planters, statuary), etc. All plans must be sealed by a licensed architect or professional engineer as required.
4. Include a PDF of the Stormwater Report, all pages must be in one document.
5. Where tenants are known, a project narrative to consist of: a business description, hours/days of operation, number of employees, goods or services rendered, products sold at wholesale or retail on site or distributed off-site, any flammable products or chemicals with method of storage, etc. (MSDS sheets will be required at time of Building Permit application).
6. All Planned districts are to provide a description of the overall development concept and also conceptual architectural drawings of units, type of roofing materials proposed, and a color palette for the development.
7. The plan shall address the approval criteria identified in Section 1.6.21 of the Westwood Zoning Ordinance in a manner in which the Planning Commission and Governing Body can review the plan to determine if it demonstrates a satisfactory quality of design.

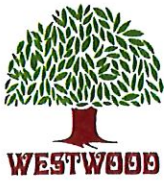
General Information required for all Preliminary Plan submittals

1. A cover sheet, clearly identifying the project associated with the submittal.
2. North arrow.
3. A scale appropriate to clearly express the design intent for the project, but not less than 1" = 100'
4. A project location map at a scale of not less than 1" = 2000', with the site location clearly marked.
5. Dates of plan preparation and or plan revisions.
6. Owner's name, zoning and present use of adjoining tracts.

Project plans must include the following information:

General Site Development Data

1. Boundary survey tied to established section lines.
2. Section, Township, and Range.
3. Gross and net acreage of the site.
4. Location, width and names of all existing (or proposed) streets and water courses.
5. Location and dimensions of all existing buildings and location and dimension of all proposed buildings.
6. Location of all existing wells, cisterns, septic systems, etc. and whether they are to remain or be removed.
7. Plans for residential structures containing more than 2 units must also provide a unit count by number of bedrooms.
8. Current use of each existing structure and proposed use of each proposed structure.



Preliminary Plan Application and Checklist

9. A survey showing legal description of tract, physical features of property, including contours at vertical intervals of not more than two (2) feet. Elevations shall be marked on such contours based on the existing datum plane established by the U.S. Coast and Geodetic Survey. Benchmark elevations used shall be described on the plan.
10. Adjacent development including lot lines, building footprint, access points and parking.
11. Location, type, and width of sidewalks and walkways.
12. Location of all existing (or proposed) easements.
13. All parcels of land proposed to be dedicated to public use and the conditions of such dedication, if any.
14. Provide a project schedule. Where multiple phases are proposed, a phasing plan reflecting project phases and anticipated construction dates of each phase is required.
15. Multiple building projects must reflect intent to provide shared access and/or parking agreements as necessary.

Parking

1. Location and dimensions of off-street parking including spaces for the disabled, curb cuts, ramps, and location of all loading area.
2. Angle of parking stalls.
3. Dimensioned width of parking aisles, islands, and drives.
4. Curb radii.
5. Parking schedule to show the number of spaces provided and required on all existing buildings; and all spaces required for proposed buildings, including number of ADA stalls proposed.

Landscape Plan and Fence Data

Site improvement and landscape plans must be prepared to clearly describe proposed improvements within the buffer areas, internal parking lot landscape areas, pedestrian-oriented public open space, stormwater management tracts and other common open space areas. Plans must include the following information:

1. A plan to show current physical features (both natural and manmade) of the property and adjacent land within 200 feet of the described property.
2. Existing and proposed contours [Minimum of two foot (2') intervals]. Include detail and cross-sections for all proposed berming. Elevations shall be marked on such contours based on the existing datum plane established by the U.S. Coast and Geodetic Survey. Include dates of topography and permanent and temporary benchmark locations and elevations, if appropriate.
3. Plans must show how stormwater detention basins and BMP's (Best Management Practices) are intended to be integrated into the overall landscape design.
4. Dimensions must be shown for all existing and proposed structures. Plans must show building dimensions, number of floors, height above grade, gross floor area per floor, and total building area.
5. Location and description of all easements and utility locations.
6. Plans must reflect pedestrian access to, as well as circulation within, common open areas. Pedestrian links to the public walks and trails within a planned development must also be reflected on the plan.
7. Identify areas of tree or natural vegetation preservation as well as trees to be removed (trees 10" caliper or less may be located by using aerial photo with site verification or by survey; trees greater than 10" caliper must be located by survey).
8. A plant schedule to identify type, (*tree, shrub, deciduous, evergreen, etc*) and quantity of new plant material and a general description of plant material for proposed stormwater BMP's.
9. Calculations for planting areas.
10. Sight distance information at intersections of public streets and private drives along public and private street right of way.



Preliminary Plan Application and Checklist

11. Location and general details must be submitted for all proposed fences, retaining walls and architectural screens.
12. Location of roof and grounded mechanical units and general screening details.
13. Trash dumpster locations and screening provisions.
14. With regard to native grass and wildflower areas, the landscape plan must include a general proposal describing the intent for establishing and maintaining any such areas.
15. Plans should reflect that all turf areas are to be established with the use of sod unless seed is approved by City staff at the pre-application meeting.
16. Other information may be determined necessary by the Applicant/city to address site specific details.

Lighting

Exterior lighting information must be submitted to include a description of fixtures and a photometric layout. Digital cut sheets must be provided for all exterior fixtures to clearly describe equipment type, location and mounting height. **Light spillage must be shown on photometric layout.**

Signs

A digital copy of conceptual sign criteria must be provided at this time. The criteria must include a general description of the proposed sign program and general locations for signs to be included on the building elevations. The location, size, type of materials, and message of all proposed signs on the subject property, and a written and graphic description of all other existing signs located within 1,000 feet of the property which is the subject of the application, in order to determine compatibility of design is required. Monument signs must be located in plan and shown with proposed landscape.

Building Plans

1. Complete floor plans of existing buildings and conceptual floor plans for new buildings must be submitted to include dimensions and a description of use areas.
2. Building elevation plans are required to illustrate the proposed architectural quality and character. Plans must include a general description of finish materials and colors and show basic architectural detailing. Material and color samples, if available, should be included at this time. Elevations of all sides of proposed buildings are required.
3. Plans must reflect suggested location of wall-mounted meters and other service equipment.

Engineering Information

Streets & Access

1. Location, type and size of access points, driveways, curb cuts to the proposed site and all adjacent sites.
2. Existing street network.
3. Proposed street network, including horizontal and vertical curvature data (use of direction arrows and percent of grade is permitted at preliminary for vertical curve data, unless otherwise specified / required.)
4. Show, label, and dimension all existing and proposed right of way.
5. Provide intersection site distance analysis.
6. Provide traffic lane markings and regulatory signs where applicable.
7. Street light plan. Where existing street lights must be relocated, said street lights must be noted as "to be relocated" on the plans along with the name and mailing address of the party who will assume relocation costs.
8. Vehicle maneuvering / turning templates reflecting the site can accommodate a minimum SU-30 class vehicle (for emergency access to all areas of the site), and the appropriate site design vehicle for any other special areas of the site (such as delivery or dock areas, etc.).
9. A traffic study is required with scope of work to be determined by the City Engineer.



Preliminary Plan Application and Checklist

Stormwater / Watershed

1. Existing and proposed storm drainage, indicating location and connections to existing drainage system.
2. Existing topography with contours at vertical intervals of not more than five (5) feet where the slope is greater than ten percent (10%); and not more than two (2) feet where the slope is less than ten percent.
3. Proposed preliminary grading by contours at vertical intervals of not more than five (5) feet where the slope is greater than ten percent; and not more than two (2) feet where the slope is less than ten percent, supplemented by spot elevations where necessary.
4. Provide at a scale appropriate for clear readability the drainage basins, but not less than 1" = 100', both on-site and off-site drainage sub-basins coming to the subject site, including all points at which it leaves the site. Each sub-basin should be clearly labeled with a designation letter or number, acreage of the sub-basin, and CN value of the sub-basin.
5. Limits of the 100 year flood plain and floodway of all existing water courses that would impact this development.
6. Impervious area calculations.
7. Level of service calculations.
8. Proposed BMP (Best Management Practices) types and locations in plan, profile, and detail form.
9. Such additional information as may reasonably be required in writing by the City Engineer.
10. All engineering plans must be sealed by a Kansas Registered Professional Engineers.
11. Plans must adhere to APWA 5600 as amended.

Ancillary Information (as necessary)

1. Letters of approval for encroachment from easement holders (e.g. utilities) for which site development encroaches upon the utility holder's easement.
2. Such other information as the Planning Commission shall require.
3. Any other information the applicant believes will support the request.
4. At the time of complete plan revision submission (for Agenda presentation) the following must be submitted:
 - a. PDF files must include one full size plan set as one document; **individual pages will not be accepted.**
 - b. A digital copy of all stormwater components must accompany revisions.

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Check Amt
090000	KARBANK HOLDING	1350-001	IMDEVPLAN2	6/27/2023		School Dist Parcels	300.00	0.00	300.00
Payor: KARBANK HOLDINGS LLC Payee: CITY OF WESTWOOD					Date 6/28/2023	Check No. 108982	Check Amount 300.00		

Retain this statement for your records



Preliminary Plan Application and Checklist

Item B, Section III, Item

Preliminary Plan _____ **PRELIMINARY / REVISED PRELIMINARY PLAN** \$300.00

Office Use Only	
Fee Paid:	
\$ 300 -	
Date Paid:	
6/29/23	
Case No.:	
PDP-2023-01	
Meeting Date:	

NAME OF DEVELOPMENT 50th and Rainbow Development

ADDRESS / VICINITY / PARCEL ID # RP30000001 0012A and RP27000000 0008

CURRENT ZONING R-1 Single Family Residential

APPLICANT

FIRM	<u>Karbank Holdings LLC</u>	CONTACT	<u>Adam Feldman</u>
ADDRESS	<u>2000 Shawnee Mission Parkway, Suite 400</u>		
CITY	<u>Mission Woods</u>	STATE	<u>KS</u> ZIP <u>66205</u>
PHONE	<u>816-221-4488</u>	E-MAIL	<u>af@karbank.com</u>

OWNER

NAME	<u>Unified School District #512</u>	CONTACT	<u>Dr. Joe Gilhaus</u>
ADDRESS	<u>8200 W 71st Street</u>		
CITY	<u>Shawnee Mission</u>	STATE	<u>KS</u> ZIP <u>66204</u>
PHONE	<u>913-957-2560</u>	E-MAIL	<u>joegilhaus@smsd.org</u>

ARCHITECT

FIRM	<u>Perspective Architecture + Design</u>	CONTACT	<u>Mike Paxton</u>
ADDRESS	<u>2000 Shawnee Mission Parkway, Suite 100</u>		
CITY	<u>Shawnee Mission</u>	STATE	<u>KS</u> ZIP <u>66205</u>
PHONE	<u>816-502-1500</u>	E-MAIL	<u>mike@pad.studio</u>

ENGINEER

FIRM	<u>BHC</u>	CONTACT	<u>Austin Lage</u>
ADDRESS	<u>7101 College Blvd # 400</u>		
CITY	<u>Overland Park</u>	STATE	<u>KS</u> ZIP <u>66210</u>
PHONE	<u>913-663-1900</u>	E-MAIL	<u>austin.lage@ibhc.com</u>



I, Adam Feldman (Contact Person's Name; Type or Print), hereby certify the attached and completed application contains the information as specified below in accordance with the City of Westwood Zoning Ordinance. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application.

Signature of Contact Person [Handwritten Signature]

Date 6/29/23

Note: The following items apply to all applications for preliminary plan approval (except R-1 zoning district). Some plans, because of their scale and complexity, may require additional information. The Applicant is strongly encouraged to work closely with Staff in advance of an actual application submittal. Please submit ONLY THOSE DRAWINGS necessary to provide information required by this checklist. Do not submit construction drawings or other nonessential drawings as they may delay the review process.

General Requirements for all Preliminary Plan Applications

- 1. Plan application form, filled out completely and accurately with all required contact information, signatures, etc.
2. All files must be electronic. A PDF file shown as 24 x 36 pages to include all general site development data, landscape and fence data, engineering data, utility plans, floor plans and building elevations, and any ancillary information shall be provided with sufficient information included as to allow for an appropriate review by the City. All plan sets must be in one document; individual pages will not be accepted. Three (3) full-sized and three (3) half-sized full plan sets are required.
3. Please label documents, i.e.: Preliminary or Final Plan Set, Stormwater Report, Project Narrative/Business Description, Cross Access Easement, Cut Sheets for Lighting, Cut Sheets for Major Site Furnishings (benches, fountains, planters, statuary), etc. All plans must be sealed by a licensed architect or professional engineer as required.
4. Include a PDF of the Stormwater Report, all pages must be in one document.
5. Where tenants are known, a project narrative to consist of: a business description, hours/days of operation, number of employees, goods or services rendered, products sold at wholesale or retail on site or distributed off-site, any flammable products or chemicals with method of storage, etc. (MSDS sheets will be required at time of Building Permit application).
6. All Planned districts are to provide a description of the overall development concept and also conceptual architectural drawings of units, type of roofing materials proposed, and a color palette for the development.
7. The plan shall address the approval criteria identified in Section 1.6.21 of the Westwood Zoning Ordinance in a manner in which the Planning Commission and Governing Body can review the plan to determine if it demonstrates a satisfactory quality of design.

General Information required for all Preliminary Plan submittals

- 1. A cover sheet, clearly identifying the project associated with the submittal.
2. North arrow.
3. A scale appropriate to clearly express the design intent for the project, but not less than 1" = 100'
4. A project location map at a scale of not less than 1" = 2000', with the site location clearly marked.
5. Dates of plan preparation and or plan revisions.
6. Owner's name, zoning and present use of adjoining tracts.

Project plans must include the following information:

General Site Development Data

- 1. Boundary survey tied to established section lines.
2. Section, Township, and Range.
3. Gross and net acreage of the site.
4. Location, width and names of all existing (or proposed) streets and water courses.
5. Location and dimensions of all existing buildings and location and dimension of all proposed buildings.
6. Location of all existing wells, cisterns, septic systems, etc. and whether they are to remain or be removed.
7. Plans for residential structures containing more than 2 units must also provide a unit count by number of bedrooms.
8. Current use of each existing structure and proposed use of each proposed structure.



9. A survey showing legal description of tract, physical features of property, including contours at vertical intervals of not more than two (2) feet. Elevations shall be marked on such contours based on the existing datum plane established by the U.S. Coast and Geodetic Survey. Benchmark elevations used shall be described on the plan.
10. Adjacent development including lot lines, building footprint, access points and parking.
11. Location, type, and width of sidewalks and walkways.
12. Location of all existing (or proposed) easements.
13. All parcels of land proposed to be dedicated to public use and the conditions of such dedication, if any.
14. Provide a project schedule. Where multiple phases are proposed, a phasing plan reflecting project phases and anticipated construction dates of each phase is required.
15. Multiple building projects must reflect intent to provide shared access and/or parking agreements as necessary.

Parking

1. Location and dimensions of off-street parking including spaces for the disabled, curb cuts, ramps, and location of all loading area.
2. Angle of parking stalls.
3. Dimensioned width of parking aisles, islands, and drives.
4. Curb radii.
5. Parking schedule to show the number of spaces provided and required on all existing buildings; and all spaces required for proposed buildings, including number of ADA stalls proposed.

Landscape Plan and Fence Data

Site improvement and landscape plans must be prepared to clearly describe proposed improvements within the buffer areas, internal parking lot landscape areas, pedestrian-oriented public open space, stormwater management tracts and other common open space areas. Plans must include the following information:

1. A plan to show current physical features (both natural and manmade) of the property and adjacent land within 200 feet of the described property.
2. Existing and proposed contours [Minimum of two foot (2') intervals]. Include detail and cross-sections for all proposed berming. Elevations shall be marked on such contours based on the existing datum plane established by the U.S. Coast and Geodetic Survey. Include dates of topography and permanent and temporary benchmark locations and elevations, if appropriate.
3. Plans must show how stormwater detention basins and BMP's (Best Management Practices) are intended to be integrated into the overall landscape design.
4. Dimensions must be shown for all existing and proposed structures. Plans must show building dimensions, number of floors, height above grade, gross floor area per floor, and total building area.
5. Location and description of all easements and utility locations.
6. Plans must reflect pedestrian access to, as well as circulation within, common open areas. Pedestrian links to the public walks and trails within a planned development must also be reflected on the plan.
7. Identify areas of tree or natural vegetation preservation as well as trees to be removed (trees 10" caliper or less may be located by using aerial photo with site verification or by survey; trees greater than 10" caliper must be located by survey).
8. A plant schedule to identify type, (*tree, shrub, deciduous, evergreen, etc*) and quantity of new plant material and a general description of plant material for proposed stormwater BMP's.
9. Calculations for planting areas.
10. Sight distance information at intersections of public streets and private drives along public and private street right of way.



11. Location and general details must be submitted for all proposed fences, retaining walls and architectural screens.
12. Location of roof and grounded mechanical units and general screening details.
13. Trash dumpster locations and screening provisions.
14. With regard to native grass and wildflower areas, the landscape plan must include a general proposal describing the intent for establishing and maintaining any such areas.
15. Plans should reflect that all turf areas are to be established with the use of sod unless seed is approved by City staff at the pre-application meeting.
16. Other information may be determined necessary by the Applicant/city to address site specific details.

Lighting

Exterior lighting information must be submitted to include a description of fixtures and a photometric layout. Digital cut sheets must be provided for all exterior fixtures to clearly describe equipment type, location and mounting height. **Light spillage must be shown on photometric layout.**

Signs

A digital copy of conceptual sign criteria must be provided at this time. The criteria must include a general description of the proposed sign program and general locations for signs to be included on the building elevations. The location, size, type of materials, and message of all proposed signs on the subject property, and a written and graphic description of all other existing signs located within 1,000 feet of the property which is the subject of the application, in order to determine compatibility of design is required. Monument signs must be located in plan and shown with proposed landscape.

Building Plans

1. Complete floor plans of existing buildings and conceptual floor plans for new buildings must be submitted to include dimensions and a description of use areas.
2. Building elevation plans are required to illustrate the proposed architectural quality and character. Plans must include a general description of finish materials and colors and show basic architectural detailing. Material and color samples, if available, should be included at this time. Elevations of all sides of proposed buildings are required.
3. Plans must reflect suggested location of wall-mounted meters and other service equipment.

Engineering Information

Streets & Access

1. Location, type and size of access points, driveways, curb cuts to the proposed site and all adjacent sites.
2. Existing street network.
3. Proposed street network, including horizontal and vertical curvature data (use of direction arrows and percent of grade is permitted at preliminary for vertical curve data, unless otherwise specified / required.)
4. Show, label, and dimension all existing and proposed right of way.
5. Provide intersection site distance analysis.
6. Provide traffic lane markings and regulatory signs where applicable.
7. Street light plan. Where existing street lights must be relocated, said street lights must be noted as "to be relocated" on the plans along with the name and mailing address of the party who will assume relocation costs.
8. Vehicle maneuvering / turning templates reflecting the site can accommodate a minimum SU-30 class vehicle (for emergency access to all areas of the site), and the appropriate site design vehicle for any other special areas of the site (such as delivery or dock areas, etc.).
9. A traffic study is required with scope of work to be determined by the City Engineer.



Stormwater / Watershed

1. Existing and proposed storm drainage, indicating location and connections to existing drainage system.
2. Existing topography with contours at vertical intervals of not more than five (5) feet where the slope is greater than ten percent (10%); and not more than two (2) feet where the slope is less than ten percent.
3. Proposed preliminary grading by contours at vertical intervals of not more than five (5) feet where the slope is greater than ten percent; and not more than two (2) feet where the slope is less than ten percent, supplemented by spot elevations where necessary.
4. Provide at a scale appropriate for clear readability the drainage basins, but not less than 1" = 100', both on-site and off-site drainage sub-basins coming to the subject site, including all points at which it leaves the site. Each sub-basin should be clearly labeled with a designation letter or number, acreage of the sub-basin, and CN value of the sub-basin.
5. Limits of the 100 year flood plain and floodway of all existing water courses that would impact this development.
6. Impervious area calculations.
7. Level of service calculations.
8. Proposed BMP (Best Management Practices) types and locations in plan, profile, and detail form.
9. Such additional information as may reasonably be required in writing by the City Engineer.
10. All engineering plans must be sealed by a Kansas Registered Professional Engineers.
11. Plans must adhere to APWA 5600 as amended.

Ancillary Information (as necessary)

1. Letters of approval for encroachment from easement holders (e.g. utilities) for which site development encroaches upon the utility holder's easement.
2. Such other information as the Planning Commission shall require.
3. Any other information the applicant believes will support the request.
4. At the time of complete plan revision submission (for Agenda presentation) the following must be submitted:
 - a. PDF files must include one full size plan set as one document; **individual pages will not be accepted.**
 - b. A digital copy of all stormwater components must accompany revisions.

50th & Rainbow Development

Deviation Request

The following Deviations from the equivalent C-1 Zoning are requested as part of the proposed PD Planned Development District:

5.3.7 A Unless otherwise indicated in a specific Overlay District, the facade of building in the C-1 District shall be constructed directly on the build-to line along at least seventy percent of the length of the building.

The proposed development is surrounded by residential housing of 2 story scale set back typically 35- 60 feet from Rainbow Boulevard. Placing the buildings at property line is inconsistent with surrounding scale and development. Placing the buildings back from Rainbow allows a softening of the perimeter to create a better scale with the neighboring houses as well as opportunity to create more habitable spaces for pedestrians, restaurants and retail. In effect it allows a place to be created versus a space directly adjacent to a major boulevard. Additionally, 5.5.1 B states that in C-1 Districts, off-street parking of no less than 75% of the parking places shall be to the rear or side of the building.

5.3.7 C Parking areas and parking garages shall be recessed or placed to the rear of buildings.

Due to the natural slope of the site, placing all parking to the rear of buildings would force an elevated parking garage in front of the first-floor retail. Underground rock is currently located at elevation 936 only a few feet below grade. Creating a recessed garage below the buildings would be cost prohibitive. The natural topography of the site sets itself up to place a recessed garage at the rear of the buildings with a small surface parking lot in front of the buildings to allow visible access to the retail and office entries.

5.3.8 A B C One-, two-, and three-story buildings are permitted in the C-1 Mixed-use Districts.

Portions of the building at the center of the project are 4 stories along Rainbow Boulevard. The additional story creates a stronger mass at the center of the site, allowing for rooftop terraces and a stronger sense of hierarchy and visual interest toward the center of the site. This undulation of the building heights allows for a more varied appearance in keeping with the massing and variety of the neighboring residential area. The proposed four-story portions remain in compliance with the zoning requirements and maximum allowable height restrictions of a "mid-rise building".

5.4.2.1 Minimum Parking Spaces Per Use

Based on the developer's experience with the local market and retail and office uses of a similar type to those of the proposed development, the amount of parking proposed is less than the minimum requirement and in keeping with market expectations and standards in this location.

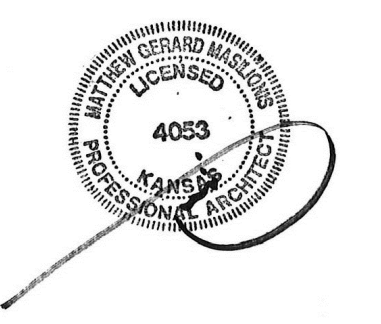


50TH & RAINBOW DEVELOPMENT

W 50TH STREET & RAINBOW BLVD
WESTWOOD, KANSAS 66205

Perspective
ARCHITECTURE

2000 SHAWNEE MISSION PKWY
SUITE 100
MISSION WOODS, KS 66205
816 502 1500
WWW.PAD.STUDIO



MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

I have prepared the drawings and assume responsibility for the sheets numbered with an "A" prefix for the project named below.
Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.
The Architect is not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment, as well as the method in which they are installed on the project by others. The architect is not liable or responsible for verification, during construction or upon completion of construction. The architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.
The licensed professional whose stamp appears on these sheets other than those specifically noted above shall be responsible for those items in paragraph three.



MAIN BUILDING PERSPECTIVE RENDERING L19

The 50th and Rainbow Development is a proposed Planned Development District (PD) located on the west side of Rainbow Boulevard between 50th Street and 51st Street in the City of Westwood, Kansas. The proposed project will feature approximately 22,509 square feet of retail space on the 1st floor of the building and approximately 90,007 square feet of office space on 3 floors above the retail. Adjacent to the main building is a smaller 11,933 square foot single story office / retail building broken into two masses.

Because of the mixed-use nature of the proposed project, it is anticipated that portions of the first and second floors of the buildings may be a mix of retail and office uses in lieu of being strictly office or strictly retail. An underground parking structure is located to the west and north of the main building with 171 covered parking spaces. 125 surface parking spaces are also provided on the east and west sides of the main building.

With regard to the 2017 Westwood Comprehensive Use Plan, the land use map in Section 3.3 identifies the proposed development location as Public / Semi-Public and Open Space. This usage type per Figure 3.2 accounts for only 4.4% and 0.8% of the overall city land use. Given the small percentage of space allocated to these uses, it seems vital to the community to maintain these land use types. The proposed development would offer a mixture of Public and Semi-Public spaces with office and retail buildings, and maintain the Open Space components with the proposed City Park. Alternatively, if the plan reverted to the R-1 Single Family Residence Zoning of the surrounding neighborhood, the location would become private space which would seem in conflict with the Comprehensive Use Plan.

The specific stated desired outcomes of the 5050 Rainbow Site, and the Westwood View Elementary site per the Westwood Comprehensive Use Plan are to:

- Protect and minimize impacts to adjacent residential property.
- Offer indoor and/or outdoor community activity/gathering spaces.
- Attract and keep residents.
- Retain and grow property values.
- Support local / small business development

The proposed project would provide a vital fully integrated, mixed-use, pedestrian oriented commercial neighborhood that would meet all of the desired outcomes as listed in the Comprehensive Use Plan.

Specifically related to Section 1.6.17 of the Zoning Ordinance Criteria for Considering Applications for a Rezoning Request:

- The conformance of the proposed use to the City's Comprehensive Plan and other adopted planning policies. **Per Section 6.2.2, a PD Planned Development district is equivalent to C-1 Zoning. The proposed development would be in substantial compliance with current C-1 Zoning. Minor deviations are anticipated and included in the deviations list on the cover sheet.**
- The character of the neighborhood including, but not limited to: Land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space, and floor-to-area ration (commercial and industrial). **The proposed buildings have intentionally been pushed back from Rainbow Boulevard and the tallest of the buildings are at the center of the site to best fit in with the scale and character of the surrounding neighborhood. Additionally, the majority of existing trees will be preserved at the perimeter of the site to create a large multistory landscape buffer from surrounding neighbors and preserve the existing quality of the streetscape. Building massing has been broken down in plan and elevation to create smaller scaled facades of varying colors to also complement and blend into the surrounding residential neighborhood.**
- The zonings and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zonings and uses. **All nearby properties are Zoned R-1 Single Family Residential. The proposed Development would bring a mix of office and retail uses to the project compatible with the surrounding neighborhood providing residents walkable places to work and shop fulfilling the purpose of a fully integrated, mixed-use, pedestrian oriented neighborhood.**
- The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations. **While the current property could be utilized for single family residential, adding a mixture of office, retail and park functions would serve to provide additional amenities to the residents in the area.**
- The length of time the property has remained vacant as zoned. **The former church site property along Rainbow Boulevard was acquired by the City of Westwood and the church was demolished to accommodate the city's plan for future development The school, while still in use, is scheduled to be vacated in August 2024.**
- The extent to which approval of the application would detrimentally affect nearby properties. **Approval of the application would have no detrimental effect on nearby properties.**
- The extent to which the proposed use would substantially harm the value of nearby properties. **The proposed use will not harm and may enhance the value of nearby properties.**
- The extent to which the proposed use would adversely affect the capacity or safety of the portion of the road network influenced by the use, or present parking problems in the vicinity of the property. **The existing site functions as both a school and a park, creating peak traffic times as well as various visitor traffic throughout the day. Traffic flow for the proposed development would be of a similar nature with peak traffic times at the beginning and end of the office work day, and various visitor traffic to the retail shops throughout the day. Parking for the proposed development would be handled internally on the site so there would be minimal overflow to the surrounding area.**
- The extent to which the proposed use would create excessive air pollution, water pollution, noise pollution, or other environmental harm. **No excess air, water or noise pollution or other environmental harm would occur.**
- The economic impact of the proposed use on the community. **The Economic Impact of the proposed project would result in a net increase to the sales and property taxes received by the City of Westwood. No tax incentives are being requested by the developer as part of this project apart from a sales tax waiver on construction materials.**
- The gain, if any, to the public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application. **No gain to the public health, safety and welfare would occur due to denial of the application, however if the application is denied, a substantial portion of the site would remain vacant and the future of city park would be in jeopardy.**

PROJECT NARRATIVE M01



PAVILION PERSPECTIVE RENDERING A19

The following Deviations from the equivalent C-1 Zoning are requested as part of the proposed PD Planned Development District:

5.3.7 A Unless otherwise indicated in a specific Overlay District, the facade of building in the C-1 District shall be constructed directly on the build-to line along at least seventy percent of the length of the building.

The proposed development is surrounded by residential housing of 2 story scale set back typically 35- 60 feet from Rainbow Boulevard. Placing the buildings at property line is inconsistent with surrounding scale and development. Placing the buildings back from Rainbow allows a softening of the perimeter to create a better scale with the neighboring houses as well as opportunity to create more habitable spaces for pedestrians, restaurants and retail. In effect it allows a place to be created versus a space directly adjacent to a major boulevard.

Additionally, 5.5.1 B states that in C-1 Districts, off-street parking of no less than 75% of the parking places shall be to the rear or side of the building. As proposed 85% of the parking spaces will be .

Underground rock is currently located at elevation 936 only a few feet below grade. Due to the natural slope of the site from a high on the northwest to a low on the southeast, placing all parking to the rear of buildings would create a primary retail entrance via an underground parking garage.

5.3.7 C Parking areas and parking garages shall be recessed or placed to the rear of buildings.

5.5.1 B states that in C-1 Districts, off-street parking of no less than 75% of the parking places shall be to the rear or side of the building. The proposed development has 85% of parking areas and parking garages at the rear or side of the building, hidden from view. The natural topography of the site sets itself up to place a recessed garage at the rear of the buildings with a small surface parking lot in front of the buildings to allow visible access to the retail and office entries.

5.3.8 A B C One-, two-, and three-story buildings are permitted in the C-1 Mixed-use Districts.

The proposed four-story portions remain in compliance with the zoning requirements and maximum allowable height restrictions of a "mid-rise building". Portions of the building at the center of the project are 4 stories along Rainbow Boulevard. The additional story creates a stronger mass at the center of the site, allowing for rooftop terraces and a stronger sense of hierarchy and visual interest toward the center of the site. Because the project is set into a hillside, the four-story portions of the building allow for a more varied appearance in keeping with the massing and variety of the neighboring residential area. Moreover, on the west and north sides of the site the buildings will only have 3 stories visible above grade.

5.4.2.1 Minimum Parking Spaces Per Use

Based on the developer's experience with the local market and retail and office uses of a similar type to those of the proposed development, the amount of parking proposed is less than the minimum requirement and in keeping with market expectations and standards in this location.

DEVIATION REQUESTS F01



PROPERTY LOCATION MAP A11

PROPERTY DEVELOPER
ADAM FELDMAN
KARBANK REAL ESTATE COMPANY
2000 SHAWNEE MISSION PARKWAY
SUITE 400
MISSION WOODS, KANSAS 66205
816.221.4488
af@karbank.com

CIVIL ENGINEER
AUSTIN LAGE
BHC
7101 COLLEGE BLVD.
SUITE 400
OVERLAND PARK, KANSAS 66210
913.663.1900
austin.lage@bhcc.com

ARCHITECT
KENNY MILLER
PERSPECTIVE ARCHITECTURE
& DESIGN
2000 SHAWNEE MISSION PKWY
SUITE 100
MISSION WOODS, KS 66205
816.842.1549
kenny@pad.studio

CONTACT INFORMATION A06

MARK	DATE	DESCRIPTION
▲	08/03/23	CITY COMMENTS

GENERAL	ARCHITECTURAL
▲ A000 COVER SHEET	AS101 ARCHITECTURAL SITE PLAN
▲ A001 PROJECT LOCATION PLAN	AS102 ARCHITECTURAL SITE PLAN
▲ C1.0 OVERALL SITE PLAN	AS103 ARCHITECTURAL SITE PLAN
▲ C1.1 SITE PLAN - GROUND LEVEL	A201 BUILDING ELEVATIONS
▲ C1.2 SITE PLAN - SECOND LEVEL	A202 BUILDING ELEVATIONS
▲ C1.3 SIGHT DISTANCE PLAN	A203 BUILDING ELEVATIONS
▲ C1.4 FIRE TRUCK MANEUVERABILITY	
▲ C2.0 GRADING PLAN	
▲ C3.0 BMP PLAN	
▲ L1.1 TREE PRESERVATION PLAN	
▲ L1.0 LANDSCAPE PLAN - GROUND LEVEL	
▲ L1.1 LANDSCAPE PLAN - SECOND LEVEL	
▲ PH1.1 PHOTOMETRICS PLAN	

SHEET INDEX A01



PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
WESTWOOD KS, 66205

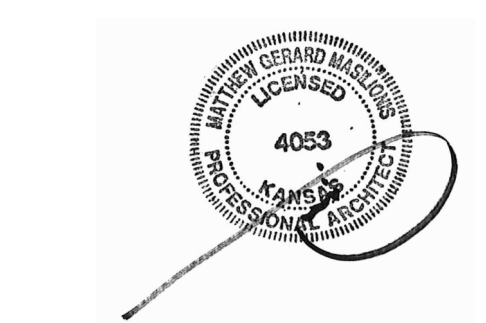
SHEET TITLE

COVER SHEET

PROJECT NUMBER
2021073.000
SHEET AUTHOR
K. MILLER
CHECKED BY
M. PAXTON
DATE
7.20.23

PDP SUBMITTAL

SHEET NUMBER
A000



MATTHEW MASILIONIS - ARCHITECT
KANSAS #4053
I have prepared the drawings and assume responsibility for the sheets numbered with an "X" prefix for the project named below.
Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.
The Architect is not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment, as well as the method in which they are installed on the project by others. The architect is not licensed or responsible for certification, during construction or upon completion of construction. The architect is not responsible for employer operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.
The licensed professional whose stamp appears on sheets other than those specifically noted above shall be responsible for those items in paragraph three.

CONSULTANT



PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
WESTWOOD KS, 66205

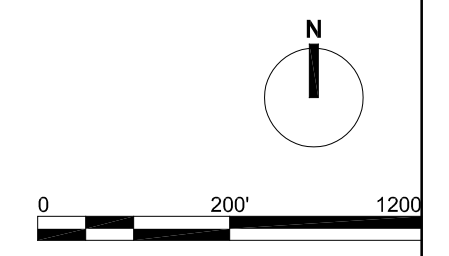
MARK	DATE	DESCRIPTION
1	08/03/2023	CITY COMMENTS

SHEET TITLE
PROJECT LOCATION PLAN

PROJECT NUMBER
2021073.000
SHEET AUTHOR
P. MONKS
CHECKED BY
M. PAXTON
DATE
8.03.23

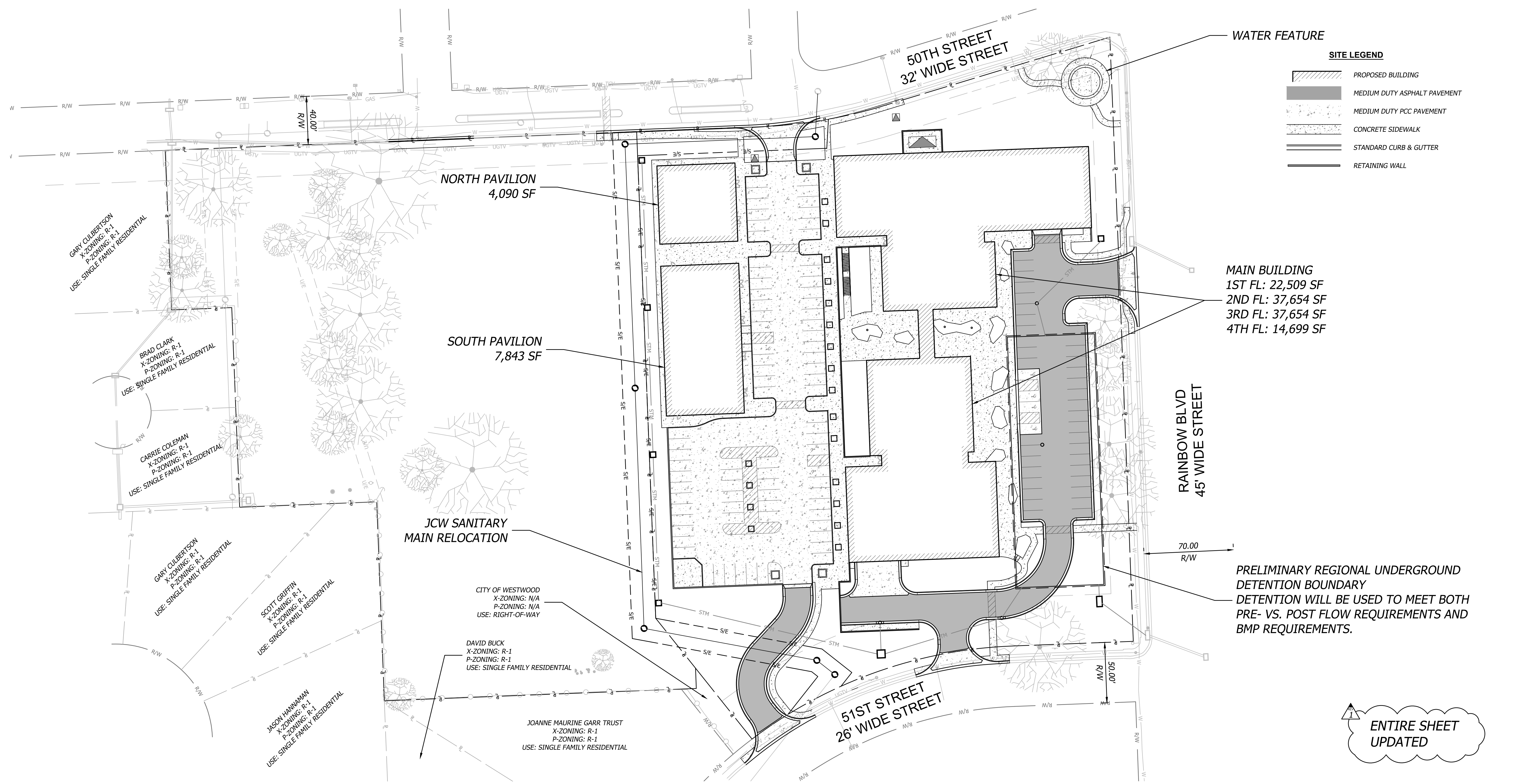
PDP SUBMITTAL

REVISION NUMBER
A001



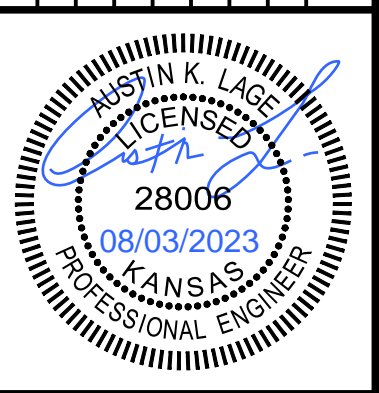
PROJECT LOCATION PLAN A01

Aug. 03, 2023 - 2:03pm Plotted By: austin.lage V:\037920-Westwood\04-DWG\Eng\Sheet\037920-SRFS-SITE.dwg Layout: OVERALL SITE PLAN



SITE LEGEND

	PROPOSED BUILDING
	MEDIUM DUTY ASPHALT PAVEMENT
	MEDIUM DUTY PCC PAVEMENT
	CONCRETE SIDEWALK
	STANDARD CURB & GUTTER
	RETAINING WALL



Prepared For:
KARBANK REAL ESTATE COMPANY
ADAM FELDMAN
20000 SH PARKWAY, SUITE 400
MISSIONS WOODS, KS 66205
816-221-4488

ENTIRE SHEET UPDATED

SITE DATA

OVERALL SITE	
SITE AREA:	7.62 AC 332,129 SF
IMPERVIOUS AREA:	
EXISTING:	121,314 SF (36.5%)
PROPOSED:	140,349 SF (42.3%)
WEST SITE	
SITE AREA:	3.36 AC 146,218 SF
IMPERVIOUS AREA:	
EXISTING:	55,142 SF (37.7%)
PROPOSED:	1,379 SF (0.01%)
EAST SITE	
SITE AREA:	4.26 AC 185,911 SF
IMPERVIOUS AREA:	
EXISTING:	66,158 SF (35.6%)
PROPOSED:	138,970 SF (74.8%)

BUILDING DATA

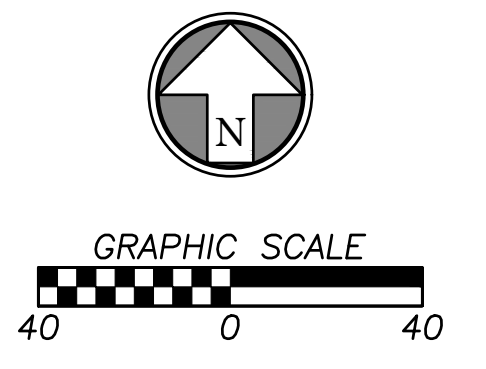
BUILDING	
TOTAL BUILDING FOOTPRINT:	49,587 SF (26.7%)
TOTAL BUILDING SF:	124,449 SF
MAIN BUILDING:	
FOOTPRINT:	37,654 SF (20.3%)
TOTAL SF (4 FLOORS):	112,516 SF
PAVILION BUILDINGS:	
NORTH FOOTPRINT:	4,090 SF (2.20%)
SOUTH FOOTPRINT:	7,843 SF (4.20%)
LOT COVERAGE	
BUILDING/STRUCTURE (100% TOTAL AREA)	88,315 SF (47.5%)
OVERHANG ABOVE OPEN AIR (50% TOTAL AREA)	506 SF (0.30%)
TOTAL	88,821 SF (47.8%)

PARKING DATA

PARKING	
PARKING PROVIDED:	294 STANDARD 10 HANDICAP (5 VAN)
PARKING REQUIRED:	287 STANDARD
PARKING STALLS:	
(1 PER 500 SF OFFICE SPACE)	192
(1 PER 300 SF RETAIL SPACE)	95
ADA STALLS:	7 HANDICAP (2 VAN)
(BASED ON 295 PROVIDED PARKING)	

EXISTING ZONING
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING
CP-1 (PLANNED COMMERCIAL)



PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205

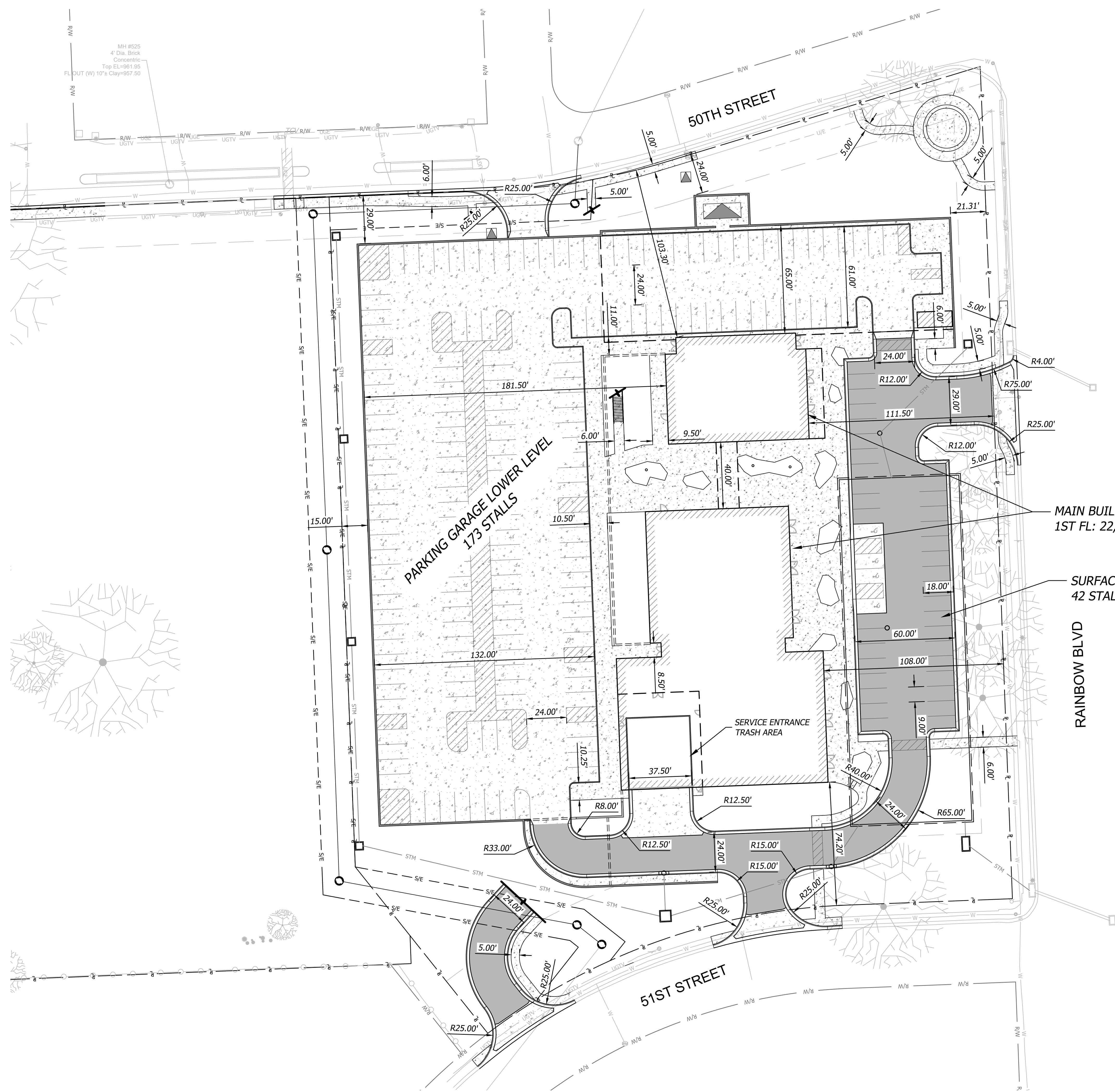
OVERALL SITE PLAN

Design: DSN | Drawn: DRN
Checked: CHK
Issue Date: 07/20/2023
Project Number: 037920

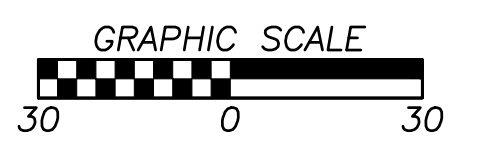
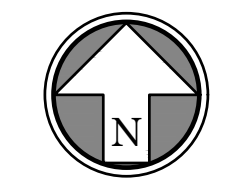
C1.0

Rev.	Date	Description
1	08/03/23	CITY COMMENTS

Aug 03, 2023 2:03pm Plotted By: ouatsh.log V:\037920-Westwood\04-DWG\Eng\Sheet\037920-SRFS-SITE.dwg Layout: SITE PLAN-GROUND LEVEL

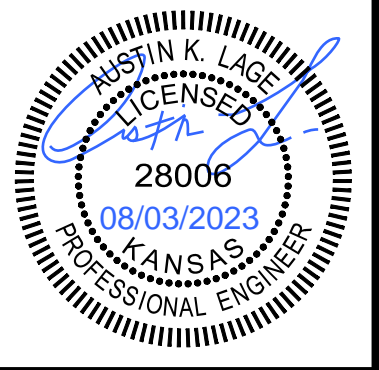


ENTIRE SHEET
UPDATED



SITE LEGEND

	PROPOSED BUILDING
	MEDIUM DUTY ASPHALT PAVEMENT
	MEDIUM DUTY PCC PAVEMENT
	CONCRETE SIDEWALK
	STANDARD CURB & GUTTER
	RETAINING WALL



Prepared For:
 KARBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 20000 SHI PKWY, SUITE 400
 MISSIONS WOODS, KS 66205
 816-221-4488

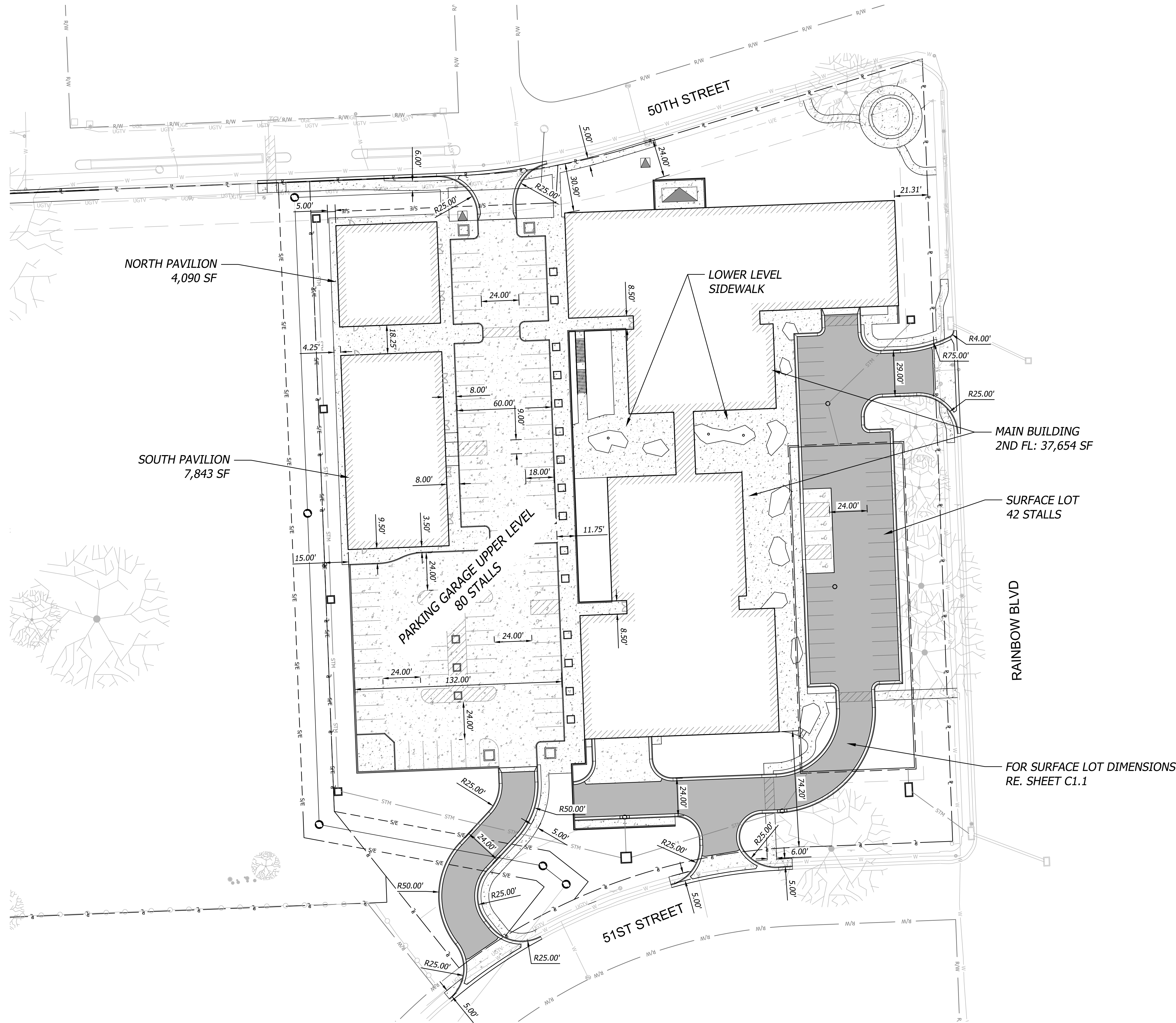
PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
SITE PLAN-GROUND LEVEL

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 07/20/2023
 Project Number: 037920

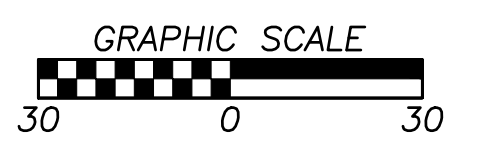
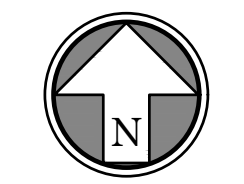
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Rev.	Date	Description	By	App.
1	08/03/23	CITY COMMENTS	AKL	App.

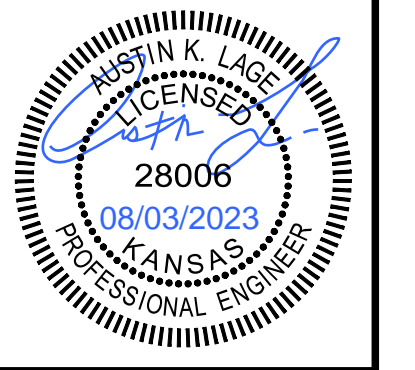
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ENTIRE SHEET
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20000 SHY PKWY, SUITE 400
MISSIONS WOODS, KS 66205
816-221-4488

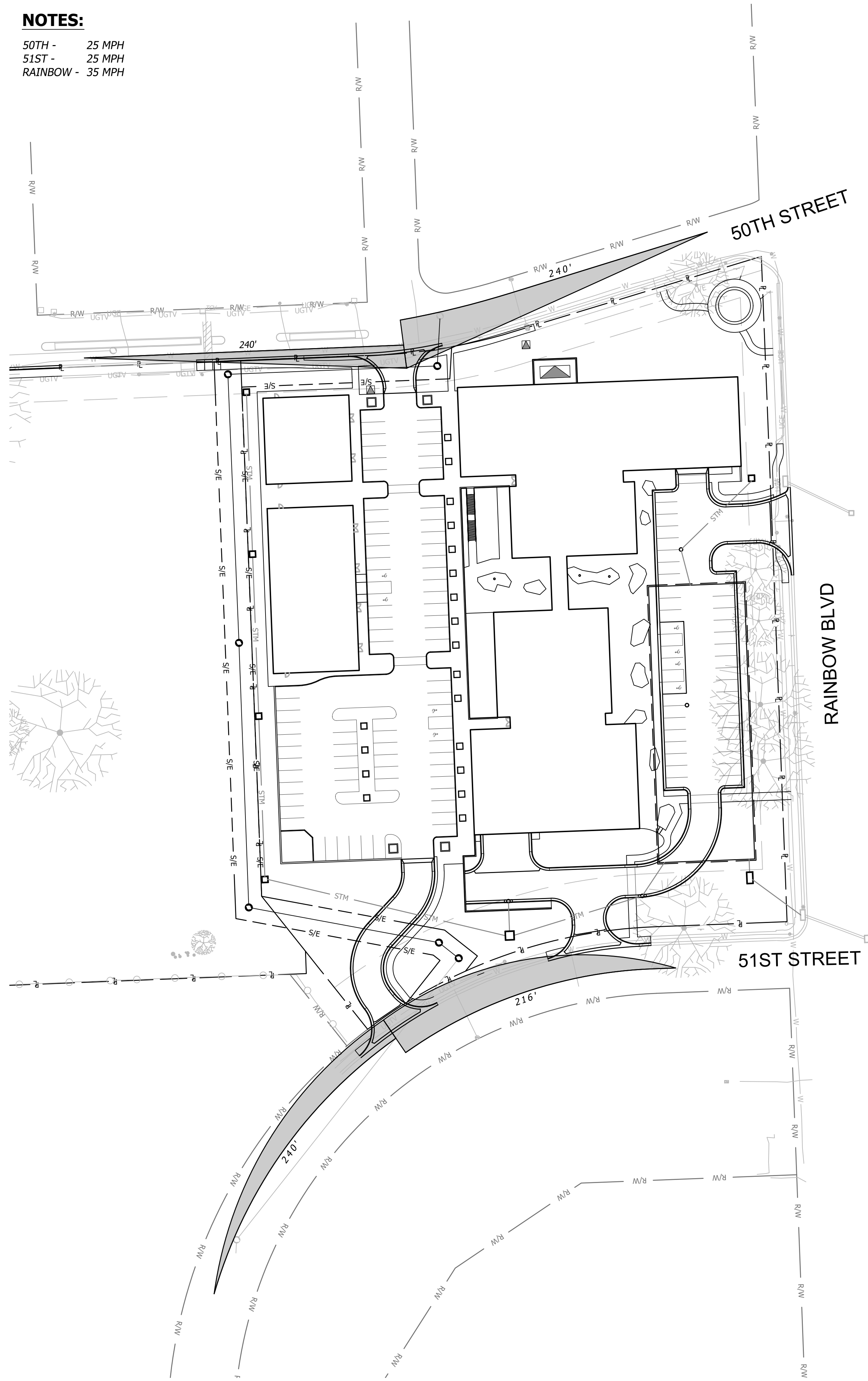
PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
SITE PLAN-SECOND LEVEL

Design: DSN | Drawn: DRN
Checked: CHK
Issue Date: 07/20/2023
Project Number: 037920

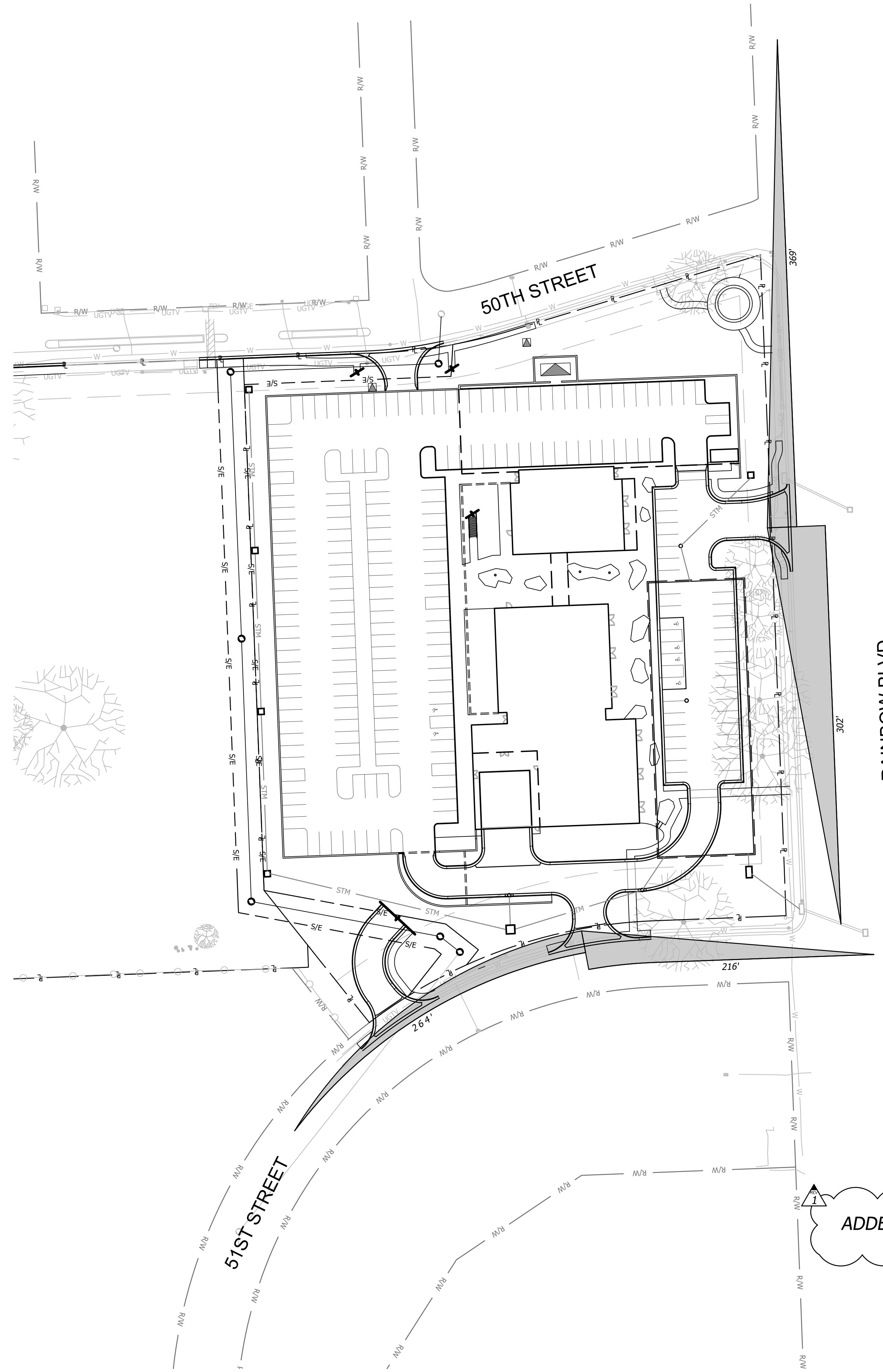
C1.2

NOTES:

- 50TH - 25 MPH
- 51ST - 25 MPH
- RAINBOW - 35 MPH

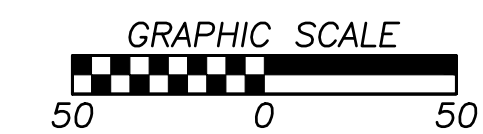
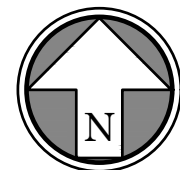


SECOND LEVEL

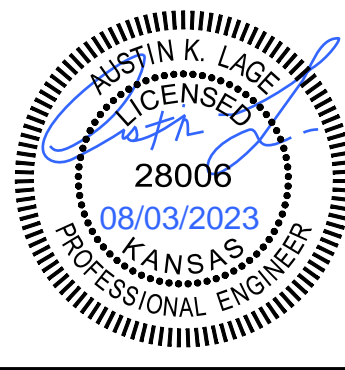


GROUND LEVEL

ADDED SHEET



Aug. 03, 2023 - 2:03pm Plotted By: ouatsh.lage V:\037920-Westwood\04-DWG\Eng\Sheet\037920-SFIS-SITE.dwg Layout: SIGHT_DISTANCE_PLAN



Prepared For:
 KARIBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 20000 SHI PKWY, SUITE 400
 MISSIONS WOODS, KS 66205
 816-221-4488

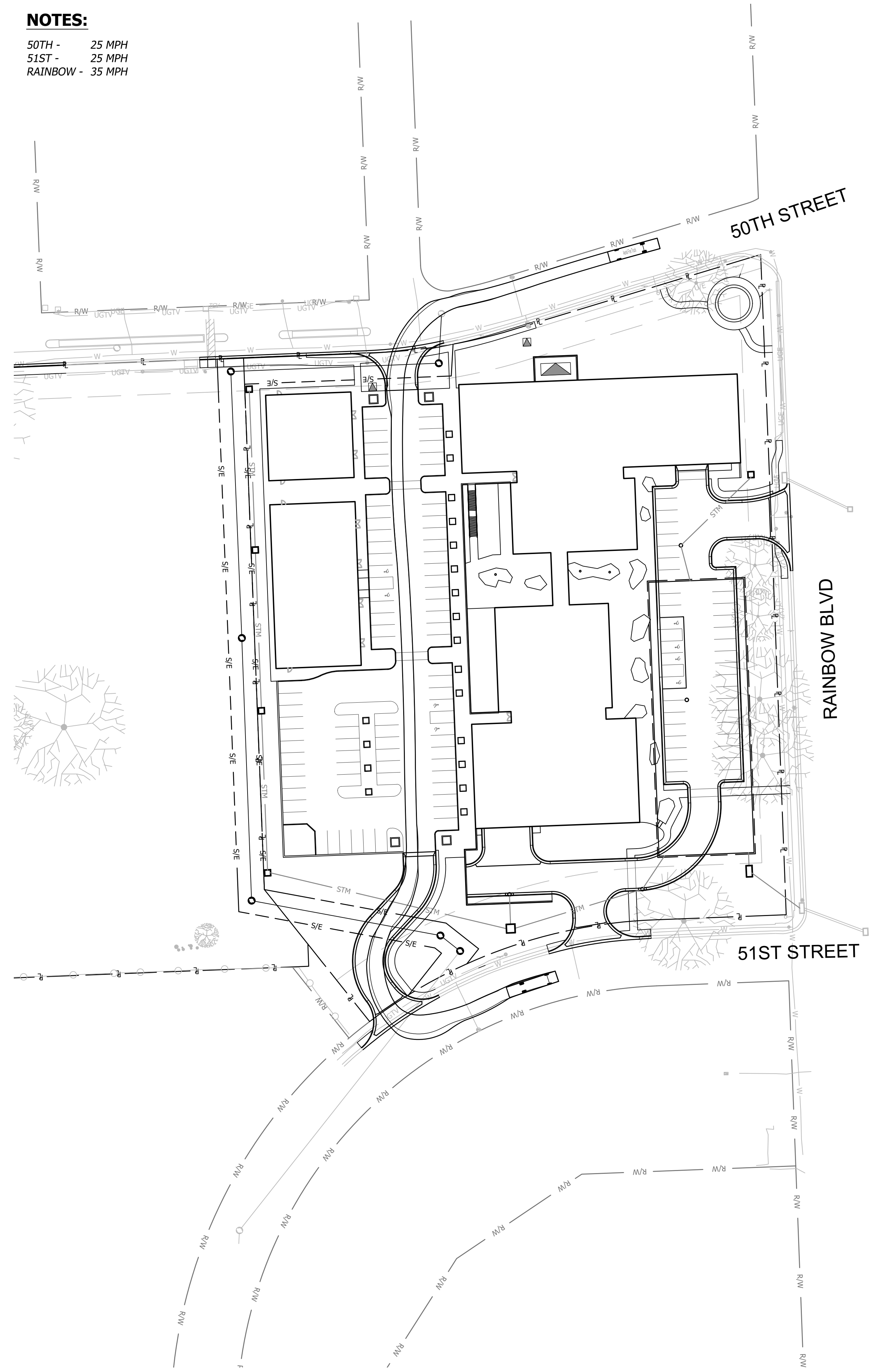
PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
SIGHT DISTANCE PLAN

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 07/20/2023
 Project Number: 037920

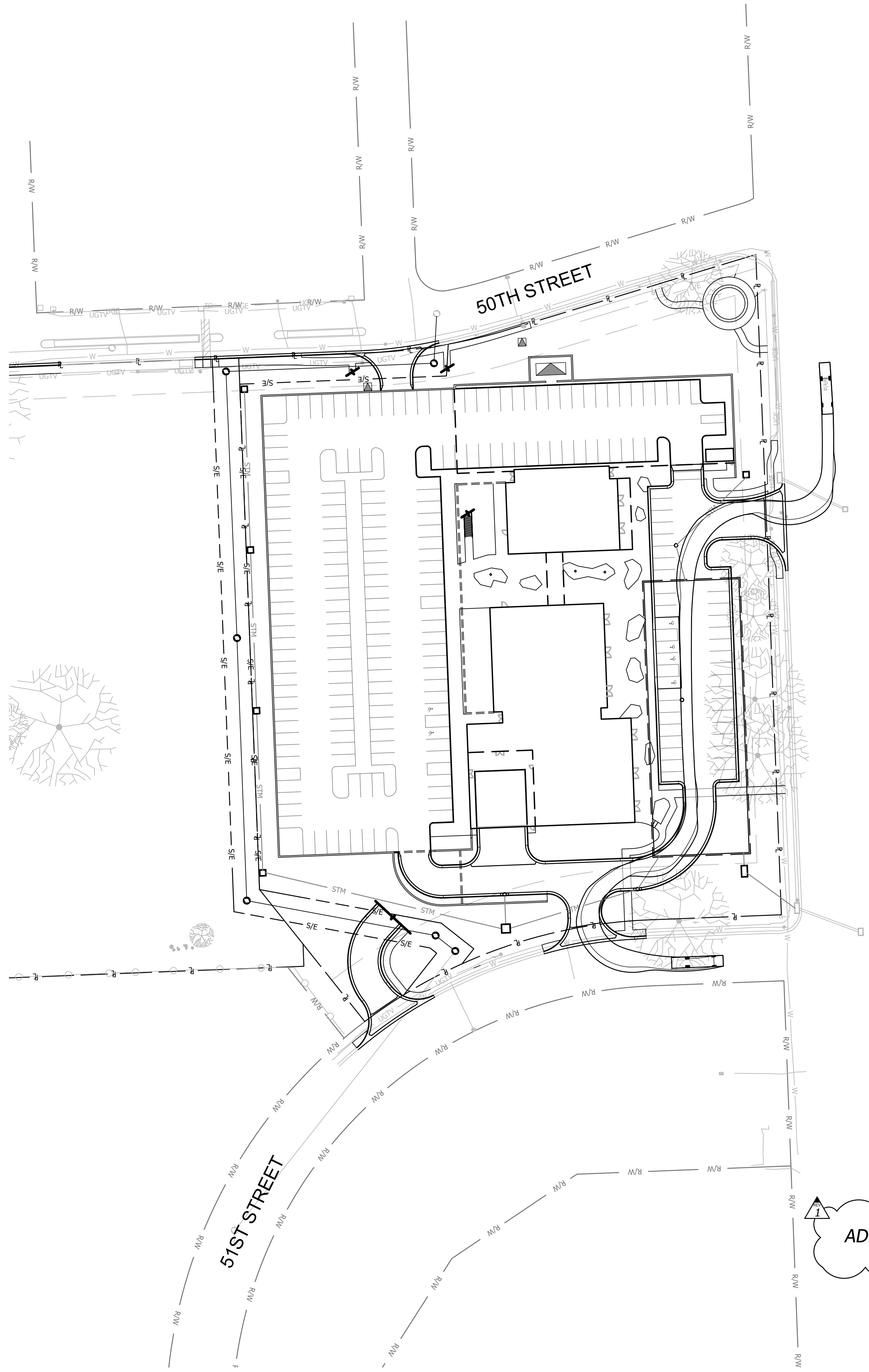
C1.3

Rev.	Date	Description
1	08/03/23	CITY COMMENTS

NOTES:
 50TH - 25 MPH
 51ST - 25 MPH
 RAINBOW - 35 MPH

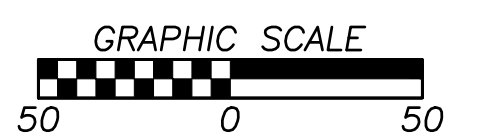
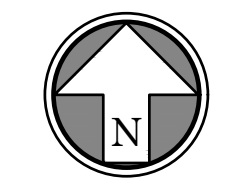


SECOND LEVEL

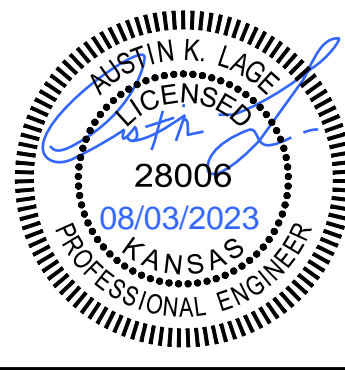


GROUND LEVEL

ADDED SHEET



Aug. 03, 2023 - 2:03pm Plotted By: ouatsh.lage V:\037920-Westwood\04-DWG\Eng\Sheet\037920-SFIS-SITE.dwg Layout: FIRE TRUCK MANEUVERABILITY



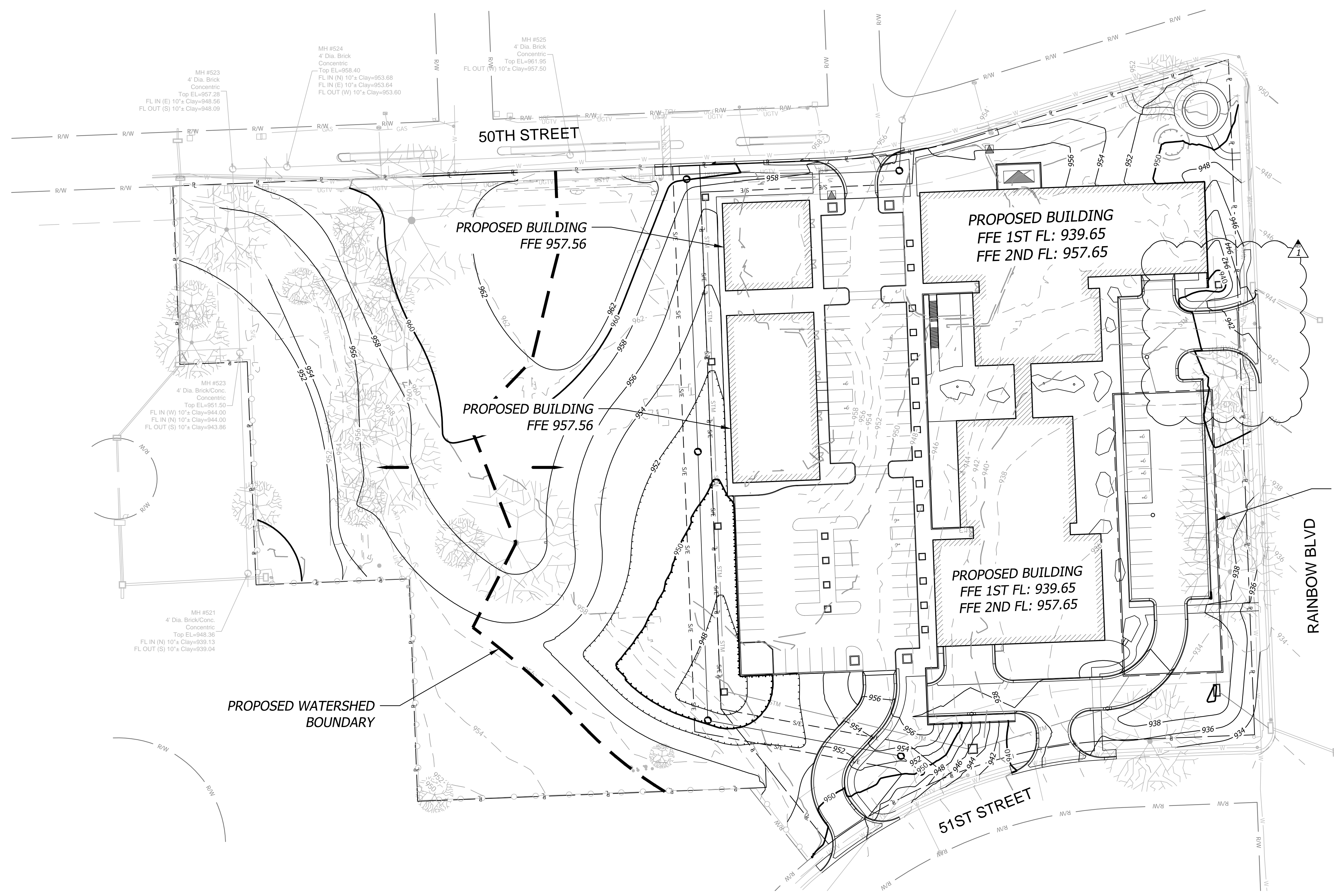
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 ADAM FELDMAN
 20000 SHY PARKWAY, SUITE 400
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 816-221-4488

PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
FIRE TRUCK MANEUVERABILITY

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 07/20/2023
 Project Number: 037920

C1.4

Rev.	Date	Description
1	08/03/23	CITY COMMENTS
By	AKL	
App.	AKL	



GRADING LEGEND

— 980 —	FINISH GRADE MAJOR CONTOURS
— 982 —	FINISH GRADE MINOR CONTOURS
- - - 980 - - -	EXISTING GRADE MAJOR CONTOURS
- - - 982 - - -	EXISTING GRADE MINOR CONTOURS
- - - R - - -	PROPERTY LINE

GRADING NOTES

- Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Kansas. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
- Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the geotechnical representative shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime, as approved by the geotechnical engineer.
- Finished grades shall not be steeper than 3:1.
- All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
- A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

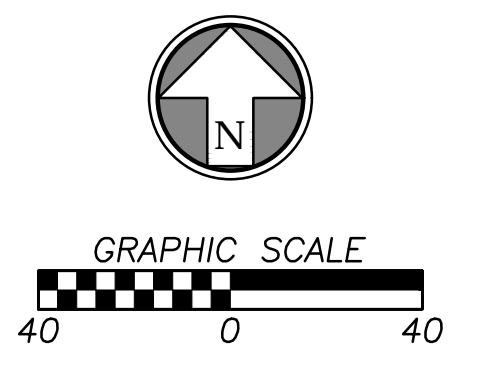
FLOOD STATEMENT

The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the Johnson County, Kansas and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
 Map Number: 20091C0010G
 Panel No: 10 of 161
 Map Revised Date: August 3, 2009
 NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

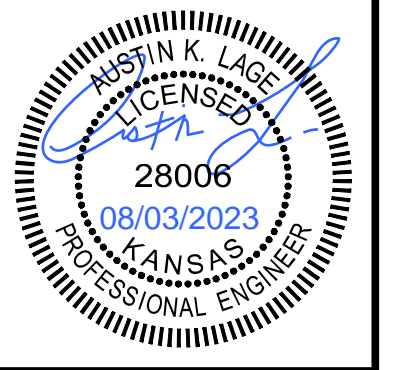
BENCHMARKS (DATUM: NAVD88)

JOHNSON COUNTY VERTICAL CONTROL POINT BENCHMARK
 BENCHMARK NUMBER: 901
 ELEVATION= 883.46

BERNTSEN ALUMINUM DISK STAMPED BM 901. TOP 24 INCH CONCRETE CURB IN LINE WITH WEST FACE OF RCB, 20 FEET SOUTH OF RCB ON THE NORTH SIDE 50TH TERR.



Rev.	Date	Description
1	08/03/23	CITY COMMENTS



BHC
 CIVIL ENGINEERING & SURVEYING CONSULTANTS
 101 Call Blvd., Suite 400
 Overland Park, Kansas 66210
 p. (913) 653-1900
 BHC is a member of the Brinkmann Group, Inc.

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 KARBANK REAL ESTATE COMPANY
 ADAM FELDMAN
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 816-221-4488

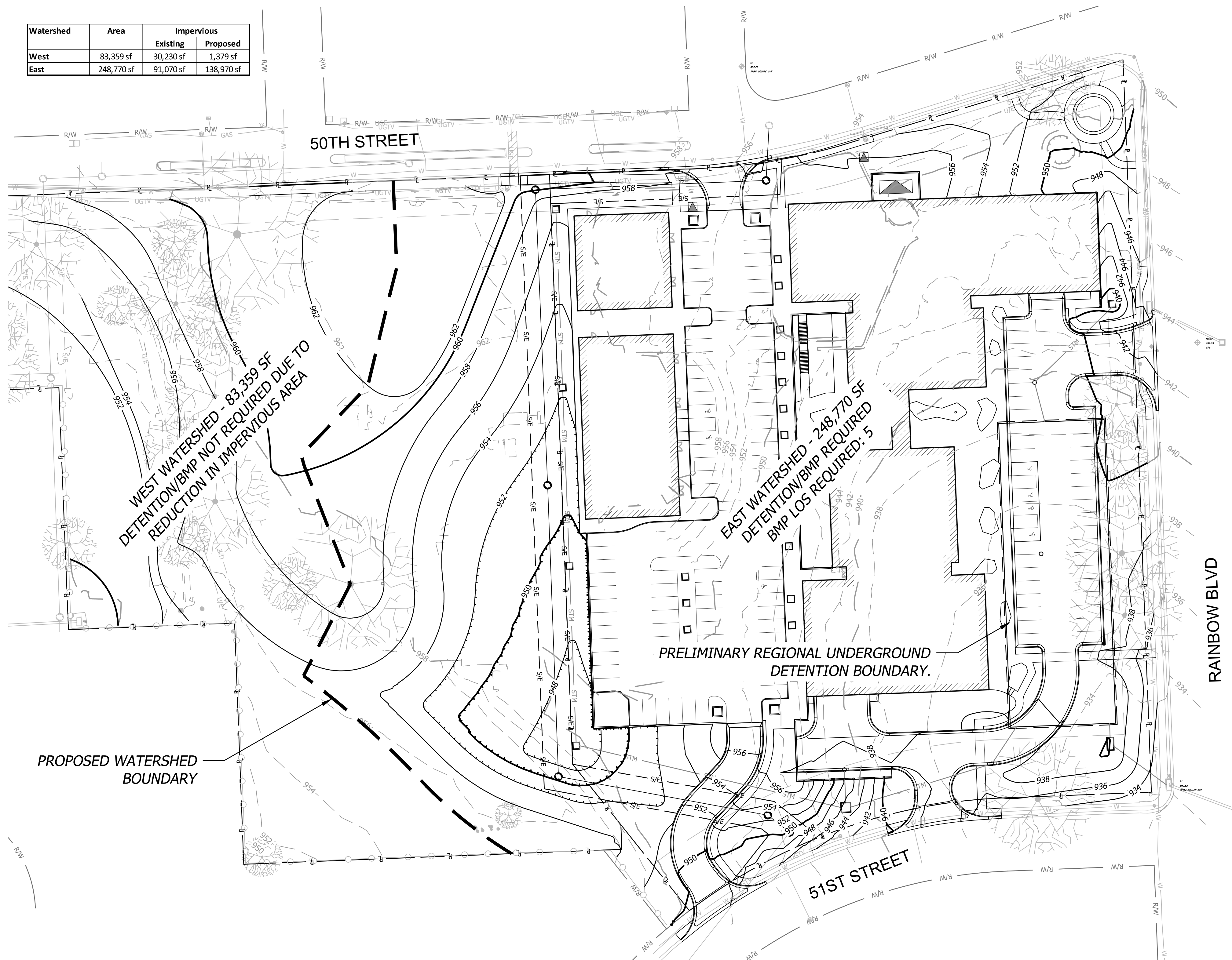
PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205

GRADING PLAN

Design: DSN | Drawn: DRN
 Checked: CHK
 Issue Date: 07/20/2023
 Project Number: 037920

C2.0

Watershed	Area	Impervious	
		Existing	Proposed
West	83,359 sf	30,230 sf	1,379 sf
East	248,770 sf	91,070 sf	138,970 sf



GRADING LEGEND

- 980 — FINISH GRADE MAJOR CONTOURS
- 982 — FINISH GRADE MINOR CONTOURS
- - - 980 - - - EXISTING GRADE MAJOR CONTOURS
- - - 982 - - - EXISTING GRADE MINOR CONTOURS
- - - R - - - PROPERTY LINE

1. Runoff Curve Number - East Watershed

A. Predevelopment CN

Cover Description	Soil HSG	CN From		Product of	
		Table 1	Area (sf)	Area (ac.)	CN x Area
Open Space (turf), Good	D	80	157700	3.62	289.6
Impervious	D	98	91070	2.09	204.9
				0.00	0.0
				0.00	0.0
				0.00	0.0
				0.00	0.0
				0.00	0.0
				0.00	0.0
				0.00	0.0
Totals:				5.71	494.5

Area-Weighted CN = total product/total area = **87** (Round to integer)

B. Postdevelopment CN

Cover Description	Soil HSG ¹	CN From		Product of	
		Table 1	Area (sf)	Area (ac.)	CN x Area
Open Space (turf), Good	D	80	109800	2.52	201.7
Impervious	D	98	138970	3.19	312.7
				0.00	0.0
				0.00	0.0
				0.00	0.0
				0.00	0.0
				0.00	0.0
				0.00	0.0
				0.00	0.0
				0.00	0.0
Totals:				5.71	514.3

¹ Postdevelopment CN is one HSG higher for all cover types except preserved vegetation, absent documentation showing how postdevelopment soil structure will be preserved.

Area-Weighted CN = total product/total area = **90** (Round to integer)

C.

Level of Service Calculation		Change in CN	LS
Predevelopment CN:	87	17+	8
Post Development CN:	90	7 to 16	7
Difference:	3	4 to 6	6
		1 to 3	5
		0	4
		-7 to -1	3
		-8 to -17	2
		-18 to -21	1
		-22	0
LS Required (see scale at right):	5		

2. Proposed BMP Option Package No. 1

BMP ID	Cover/BMP Description	Treatment Area	VR from	
			Table 4.4 Area	or 4.6 ¹ VR x Area
1	ADS Isolator Row	3.25	9.0	29.3
2	No BMP	2.46	0.0	0.0
3				
4				
Total:		5.71	Total:	5.1

- ¹ VR calculated for final BMP only in Treatment Train
- ² Total treatment area cannot exceed 100 percent of the actual site area.
- * Blank in Redevelopment

Meets required LS (Yes/No)? **Yes** (If No, or if additional options are being tested, proceed below.)

NOTE:

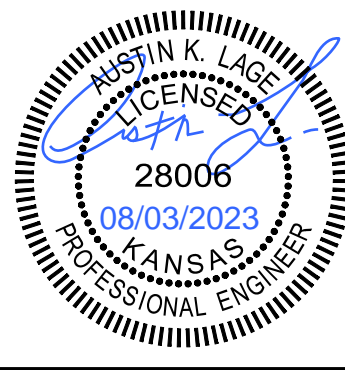
FINAL SIZING, LOCATION, ROUTING OF STORM AND DETENTION WILL BE INCLUDED IN THE FINAL DEVELOPMENT PLANS

EAST WATERSHED IS TREATED AS A DEVELOPED SITE
WEST WATERSHED IS TREATED AS AN UNDEVELOPED SITE

ADDED SHEET

GRAPHIC SCALE

40 0 40



Prepared For:
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ADAM FELDMAN
20000 SHY PARKWAY, SUITE 400
MISSIONS WOODS, KS 66205
816-221-4488

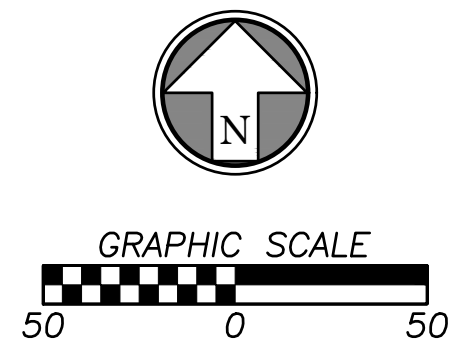
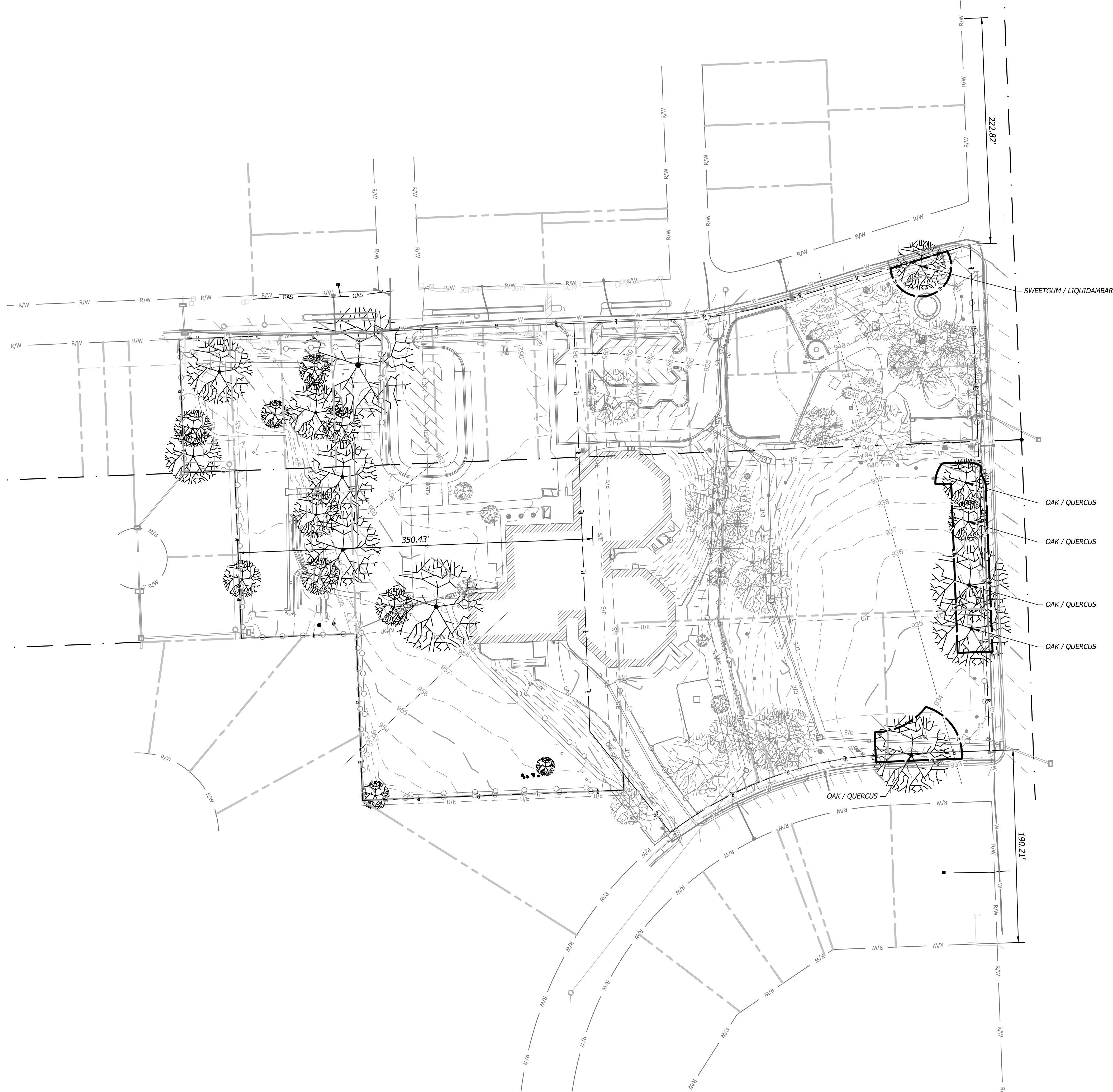
PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205

BMP PLAN

Design: DSN | Drawn: DRN
Checked: CHK
Issue Date: 07/20/2023
Project Number: 037920

C3.0

Aug 03, 2023 - 2:04pm Plotted By: austin.lage V:\037920-Westwood\04-DWG\Eng\Sheet\037920-SFIS-LNSC-TREE.dwg Layout: Tree Pres Plan



LEGEND

- 980 EXISTING GRADE MAJOR CONTOUR
- 982 EXISTING GRADE MINOR CONTOUR
- PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



Rev.	Date	Description	By	App.
1	08/03/2023	CITY COMMENTS		



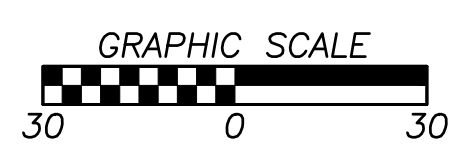
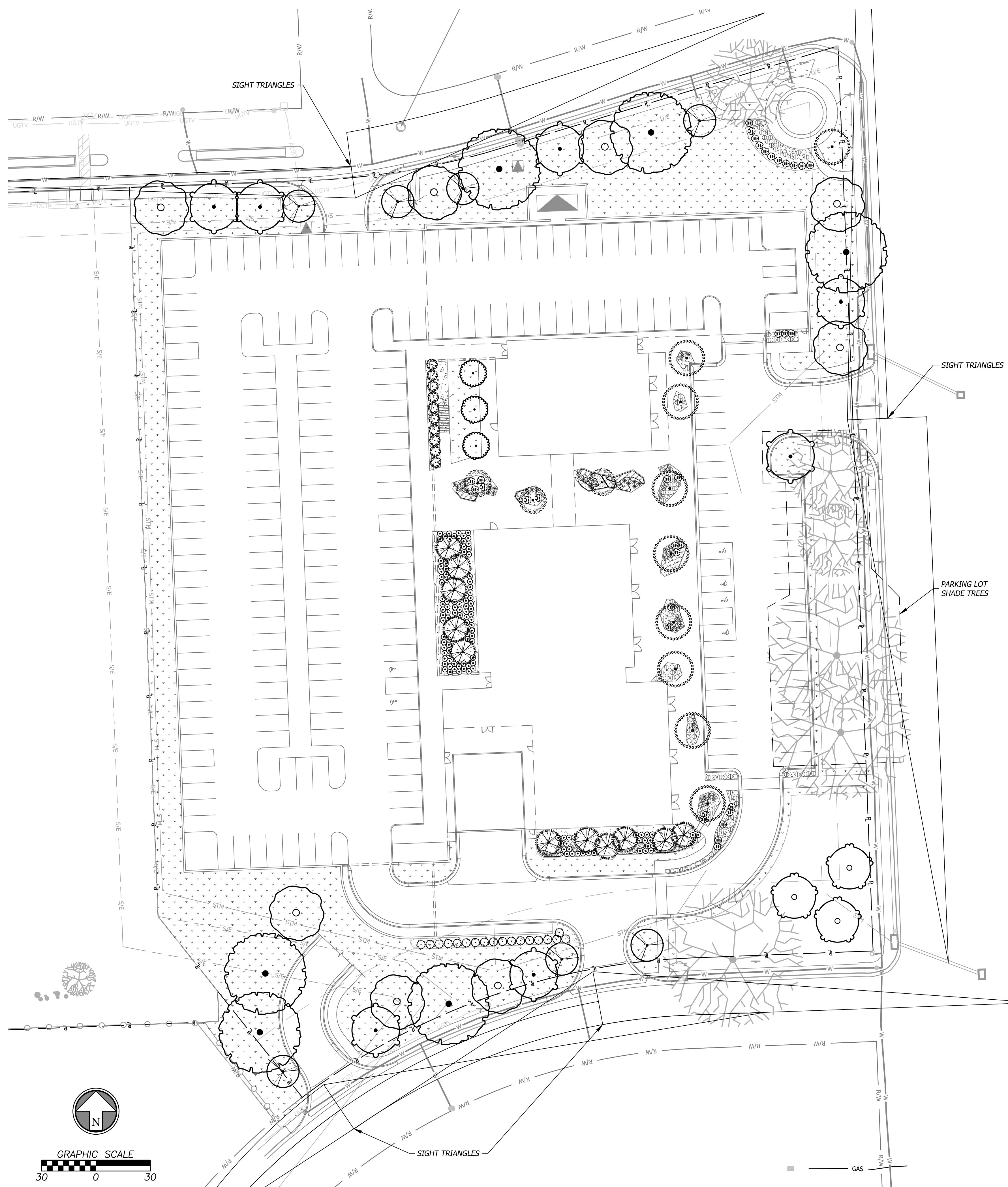
Prepared For:
 KARBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 20000 SHY PKWY, SUITE 400
 MISSIONS WOODS, KS 66205
 816-221-4488

**PDP SUBMITTAL
 50TH & RAINBOW DEVELOPMENT
 WESTWOOD, KS 66205
 EXISTING FEATURES AND
 TREE PRESERVATION PLAN**

Design: ADM | Drawn: ADM
 Checked: ROL
 Issue Date: 07/20/2023
 Project Number: 037920

L1.0

Aug. 03, 2023 2:04pm Plotted By: ouathl.jag V:\037920-Westwood\04-DWG\Eng\Sheet\037920-SFIS-LNSC.dwg Layout: Landscape Plan-Ground Level



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	8	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	2"	cal
	3	Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree	B & B	2"	cal
	7	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2"	cal
	3	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	B & B	2"	cal
	6	Quercus imbricaria / Shingle Oak	B & B	2.5"	cal
	7	Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova	B & B	2"	cal
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	11	Pinus thunbergii / Japanese Black Pine	B & B		6' - 8' H
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	9	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B & B	1.5"	cal
	3	Chionanthus virginicus 'Dirr' / Dirr White Fringetree	B & B	1.5"	cal
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	18	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal		
	10	Prunus laurocerasus / English Laurel	B&B	6'-8'H	
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	29	Amsonia hubrichtii / Arkansas Bluestar	1 gal		
	34	Baptisia x 'Purple Smoke' / Purple Smoke Wild Indigo	1 gal		
	160	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal		
	85	Heuchera x 'Plum Pudding' / Plum Pudding Coral Bells	1 gal		
	118	Muhlenbergia capillaris / Pink Muhly Grass	1 gal		
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT		
	143	Asclepias tuberosa / Butterfly Milkweed	quart		
	12	Carex grayi / Gray's Sedge	quart		
	160	Carex muskingumensis / Palm Sedge	quart		
	41	Chelone obliqua 'Armittip02' / Tiny Tortuga Turtlehead	quart		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPEC		
	39,444 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	sod		

MULCH SCHEDULE

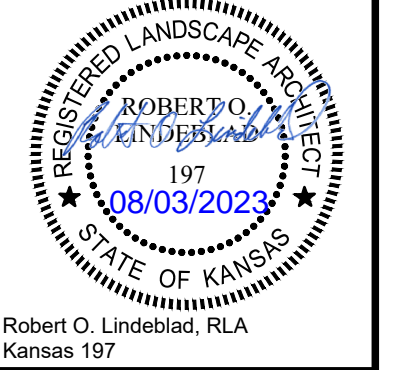
	WOOD MULCH Double ground hardwood mulch. 3" depth.	6,595 sf
	ROCK MULCH 3" depth.	601 sf

LEGEND

	980	PROPOSED FINISH GRADE MAJOR CONTOUR
	982	PROPOSED FINISH GRADE MINOR CONTOUR
	980	EXISTING GRADE MAJOR CONTOUR
	982	EXISTING GRADE MINOR CONTOUR
	STW	PROPOSED STORM SEWER LINE
	RD	PROPOSED ROOF LINE DRAIN
	P	PROPERTY LINE
	R/W	RIGHT-OF-WAY LINE
	Tp	TREE PROTECTION
		EXISTING TREE

ENTIRE SHEET UPDATED

Rev.	Date	Description
1	08/03/23	CITY COMMENTS

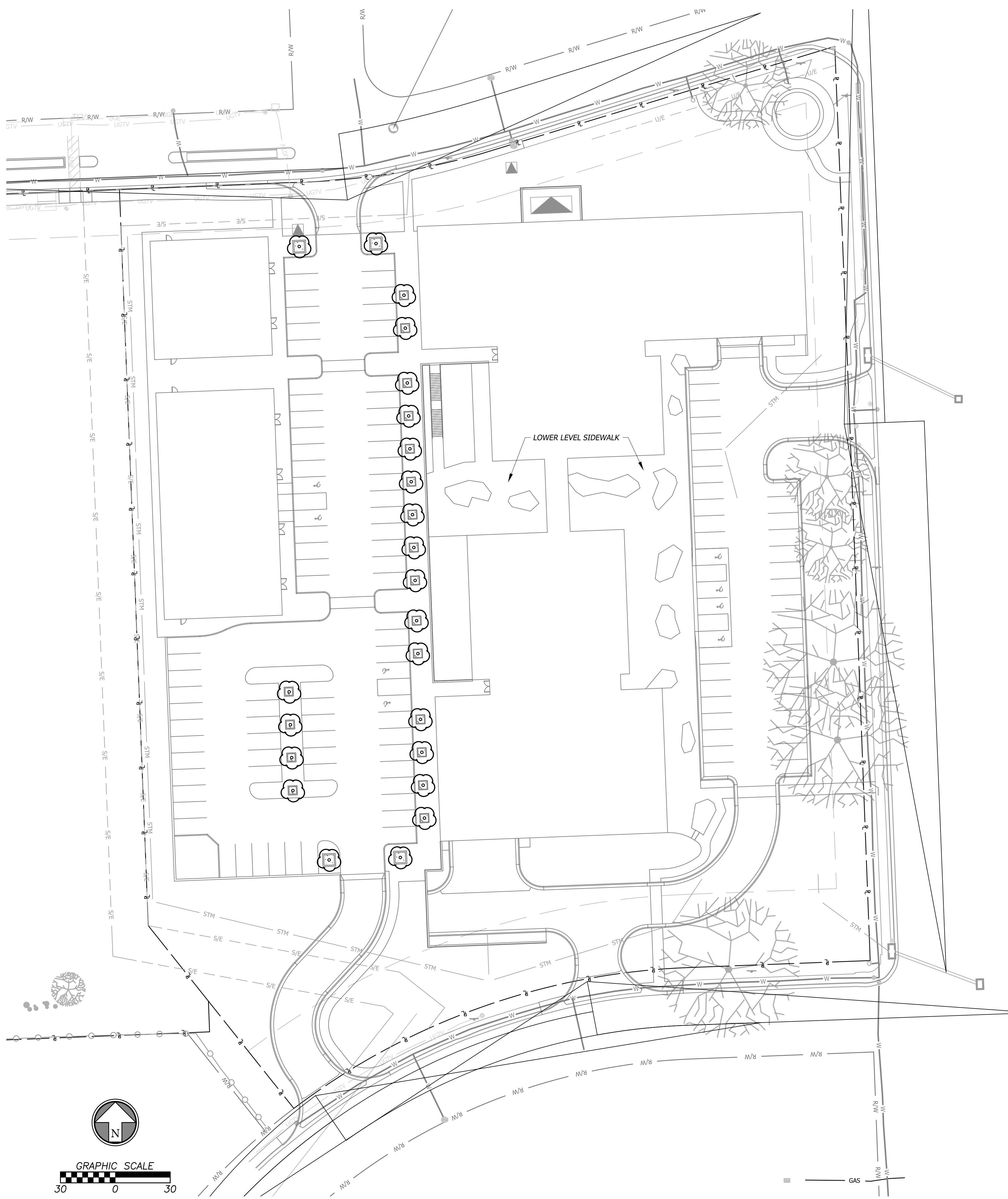


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KARBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 20000 SHY PKWY, SUITE 400
 MISSIONS WOODS, KS 66205
 816-221-4488

PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
LANDSCAPE PLAN-GROUND LEVEL

Design: ADM | Drawn: ADM
 Checked: ADM
 Issue Date: 07/20/2023
 Project Number: 037920

1.1



PLANT SCHEDULE

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	23	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B & B	1.5" cal

MULCH SCHEDULE

	WOOD MULCH Double ground hardwood mulch. 3" depth.	474 sf
--	---	--------

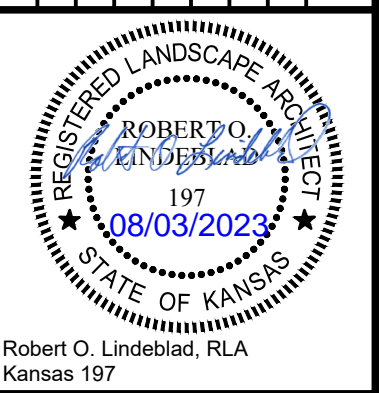
LEGEND

	980	PROPOSED FINISH GRADE MAJOR CONTOUR
	982	PROPOSED FINISH GRADE MINOR CONTOUR
	980	EXISTING GRADE MAJOR CONTOUR
	982	EXISTING GRADE MINOR CONTOUR
		PROPOSED STORM SEWER LINE
	RD	PROPOSED ROOF LINE DRAIN
	R	PROPERTY LINE
	R/W	RIGHT-OF-WAY LINE
	Tp	TREE PROTECTION

ENTIRE SHEET UPDATED

GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly. Minimum quantities for each category of planting required by City Code must be maintained.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Westwood, Kansas and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans. Edging shall not be used between pavement and landscape beds.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall provide a submittal to show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.

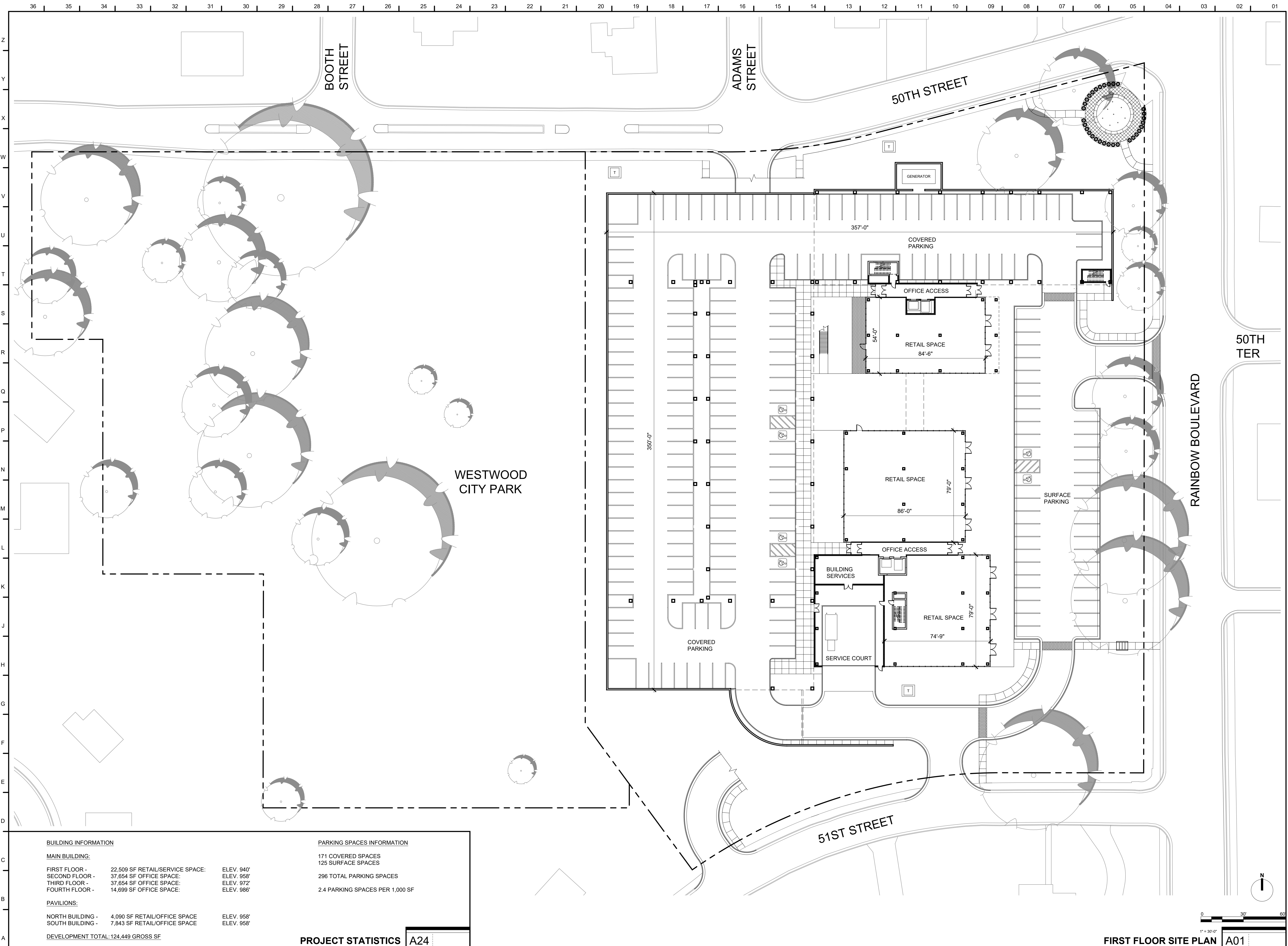


Prepared For:
KARBANK REAL ESTATE COMPANY
 ADAM FELDMAN
 20000 SH PKWY, SUITE 400
 MISSIONS WOODS, KS 66205
 816-221-4488

PDP SUBMITTAL
50TH & RAINBOW DEVELOPMENT
WESTWOOD, KS 66205
LANDSCAPE PLAN-SECOND LEVEL

Design: ADM | Drawn: ADM
 Checked: ADM
 Issue Date: 07/20/2023
 Project Number: 037920

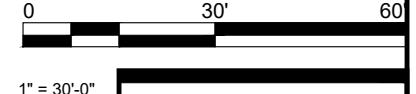
L1.2



BUILDING INFORMATION		PARKING SPACES INFORMATION	
MAIN BUILDING:			
FIRST FLOOR -	22,509 SF RETAIL/SERVICE SPACE:	ELEV. 940'	171 COVERED SPACES
SECOND FLOOR -	37,654 SF OFFICE SPACE:	ELEV. 958'	125 SURFACE SPACES
THIRD FLOOR -	37,654 SF OFFICE SPACE:	ELEV. 972'	296 TOTAL PARKING SPACES
FOURTH FLOOR -	14,699 SF OFFICE SPACE:	ELEV. 986'	2.4 PARKING SPACES PER 1,000 SF
PAVILIONS:			
NORTH BUILDING -	4,090 SF RETAIL/OFFICE SPACE	ELEV. 958'	
SOUTH BUILDING -	7,843 SF RETAIL/OFFICE SPACE	ELEV. 958'	
DEVELOPMENT TOTAL: 124,449 GROSS SF			

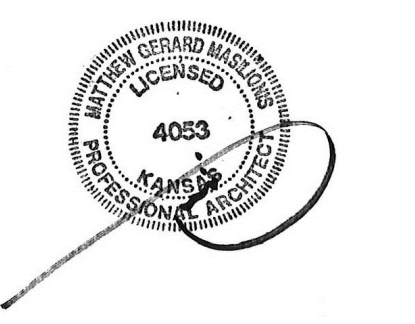
PROJECT STATISTICS A24

FIRST FLOOR SITE PLAN A01



Perspective

2000 SHAWNEE MISSION PKWY
SUITE 100
MISSION WOODS, KS 66205
816 502 1500
WWW.PAD.STUDIO



MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

I have prepared the drawings and assume responsibility for the sheets numbered with an "A" prefix for the project named below.

Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.

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CONSULTANT



PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION

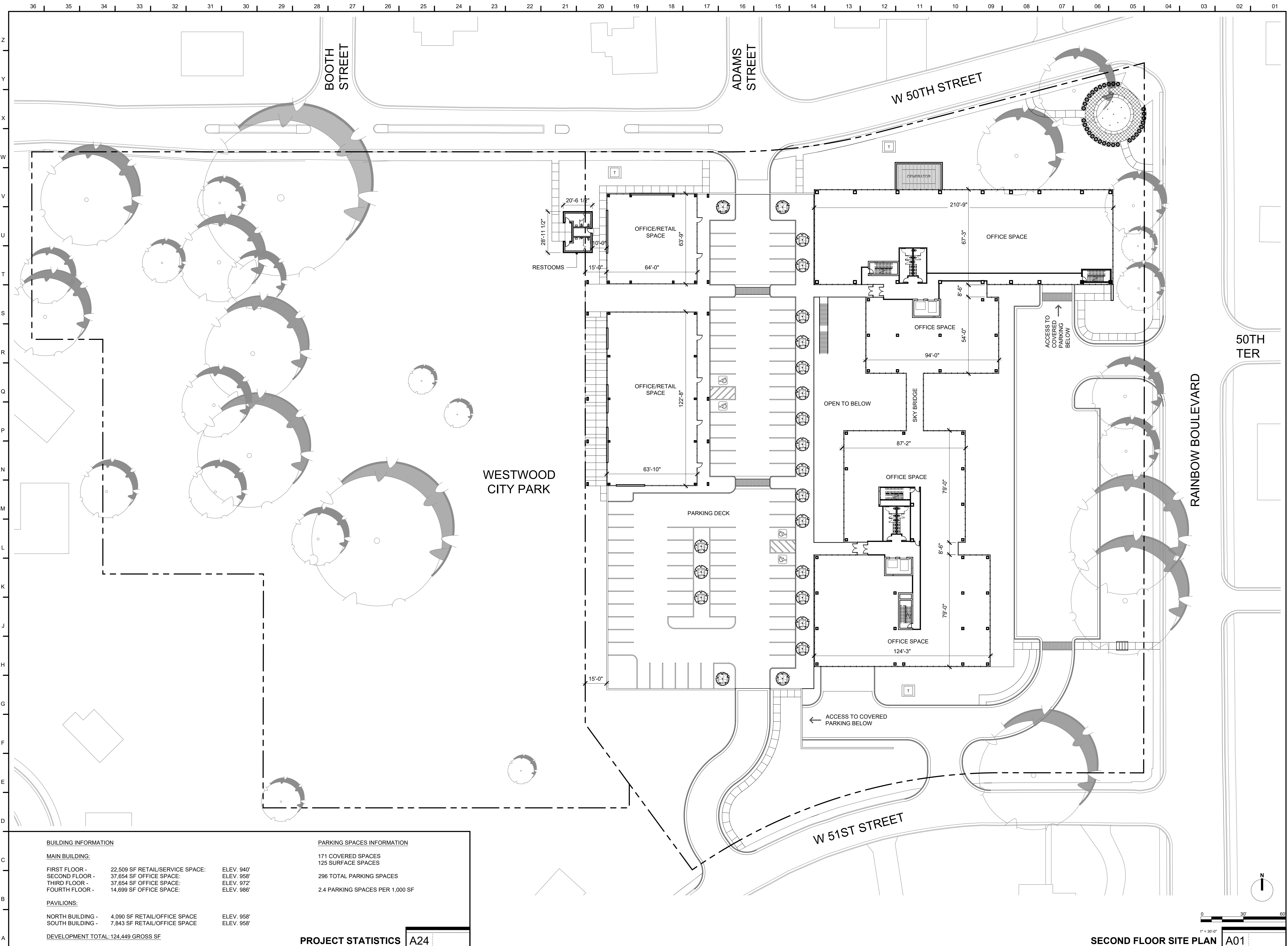
SHEET TITLE

ARCHITECTURAL SITE PLAN

PROJECT NUMBER
2021073.000
SHEET AUTHOR
K. MILLER
CHECKED BY
M. PAXTON
DATE
7.20.23

PDP SUBMITTAL

SHEET NUMBER
AS101



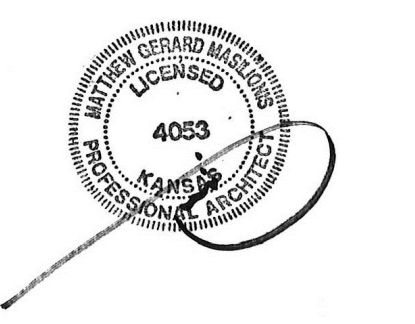
BUILDING INFORMATION		PARKING SPACES INFORMATION	
MAIN BUILDING:			
FIRST FLOOR -	22,509 SF RETAIL/SERVICE SPACE:	ELEV. 940'	171 COVERED SPACES
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PAVILIONS:			
NORTH BUILDING -	4,090 SF RETAIL/OFFICE SPACE	ELEV. 958'	
SOUTH BUILDING -	7,843 SF RETAIL/OFFICE SPACE	ELEV. 958'	
DEVELOPMENT TOTAL: 124,449 GROSS SF			

PROJECT STATISTICS A24

SECOND FLOOR SITE PLAN A01

Perspective

2000 SHAWNEE MISSION PKWY
SUITE 100
MISSION WOODS, KS 66205
816 502 1500
WWW.PAD.STUDIO



MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

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PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST & RAINBOW BLVD.
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION

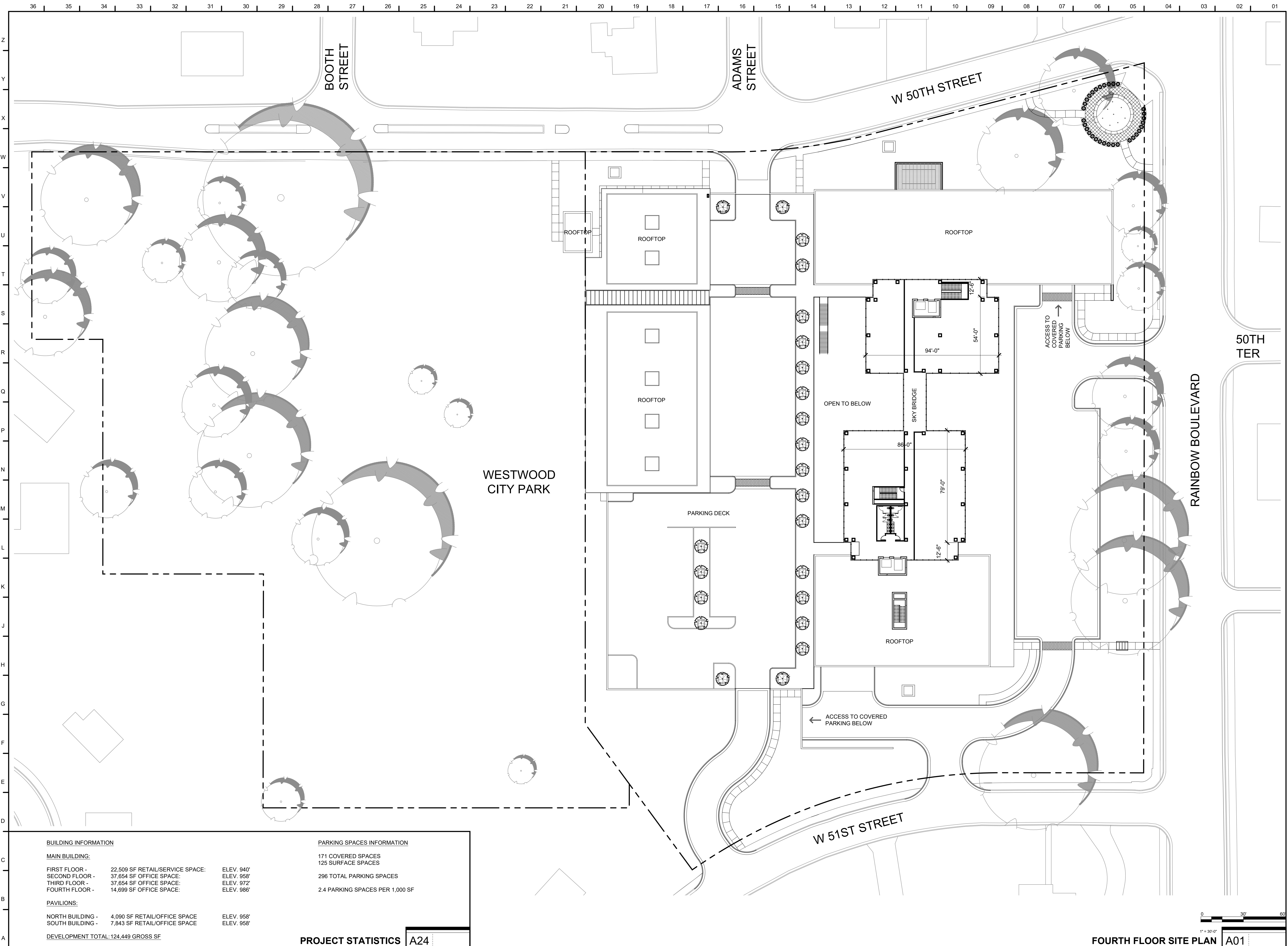
SHEET TITLE

ARCHITECTURAL SITE PLAN

PROJECT NUMBER
2021073.000
SHEET AUTHOR
K. MILLER
CHECKED BY
M. PAXTON
DATE
7.20.23

PDP SUBMITTAL

SHEET NUMBER
AS102



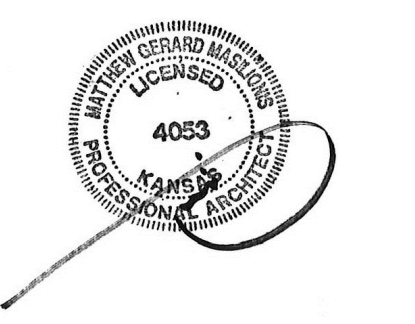
BUILDING INFORMATION		PARKING SPACES INFORMATION	
MAIN BUILDING:			
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SOUTH BUILDING -	7,843 SF RETAIL/OFFICE SPACE	ELEV. 958'	
DEVELOPMENT TOTAL: 124,449 GROSS SF			

PROJECT STATISTICS A24

FOURTH FLOOR SITE PLAN A01

Perspective

2000 SHAWNEE MISSION PKWY
SUITE 100
MISSION WOODS, KS 66205
816 502 1500
WWW.PAD.STUDIO



MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

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PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST & RAINBOW BLVD.
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION

SHEET TITLE

ARCHITECTURAL SITE PLAN

PROJECT NUMBER
2021073.000

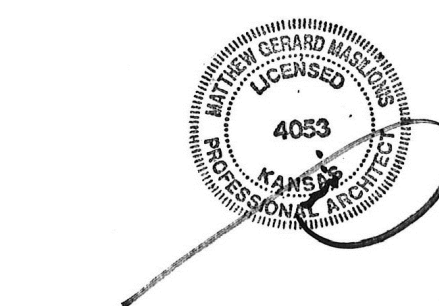
SHEET AUTHOR
K. MILLER

CHECKED BY
M. PAXTON

DATE
7.20.23

PDP SUBMITTAL

SHEET NUMBER
AS103



MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

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CONSULTANT



PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION

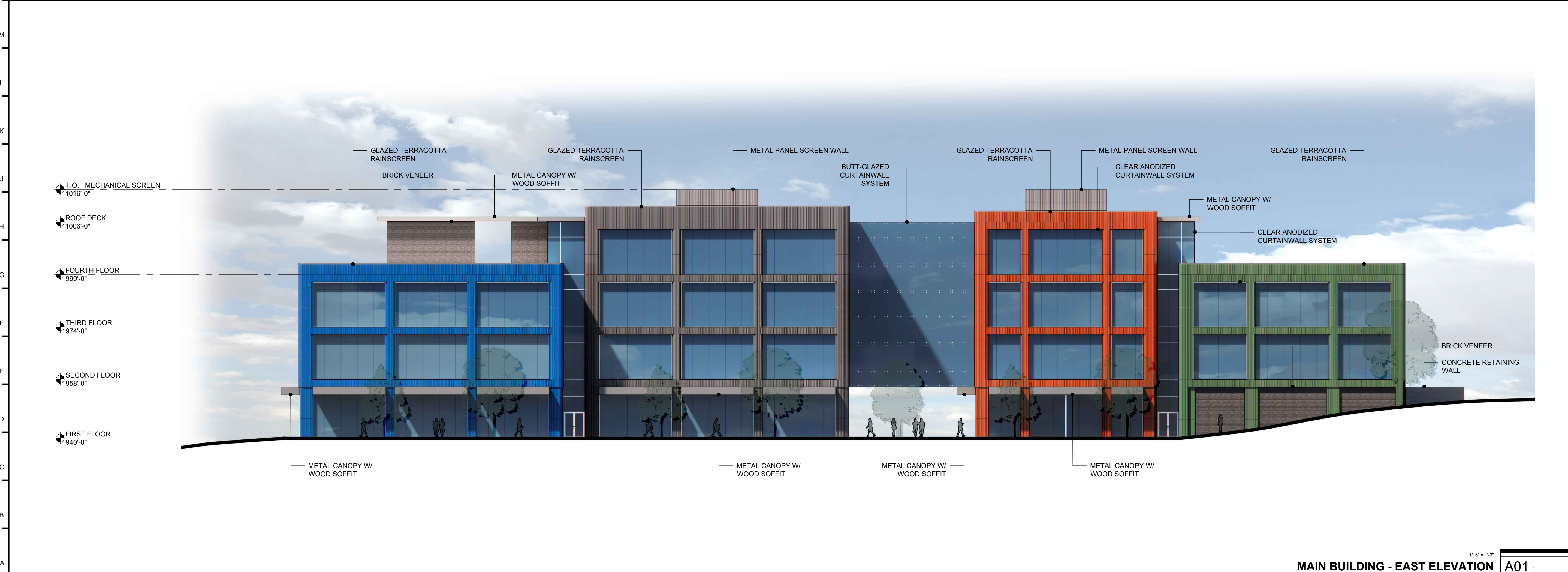
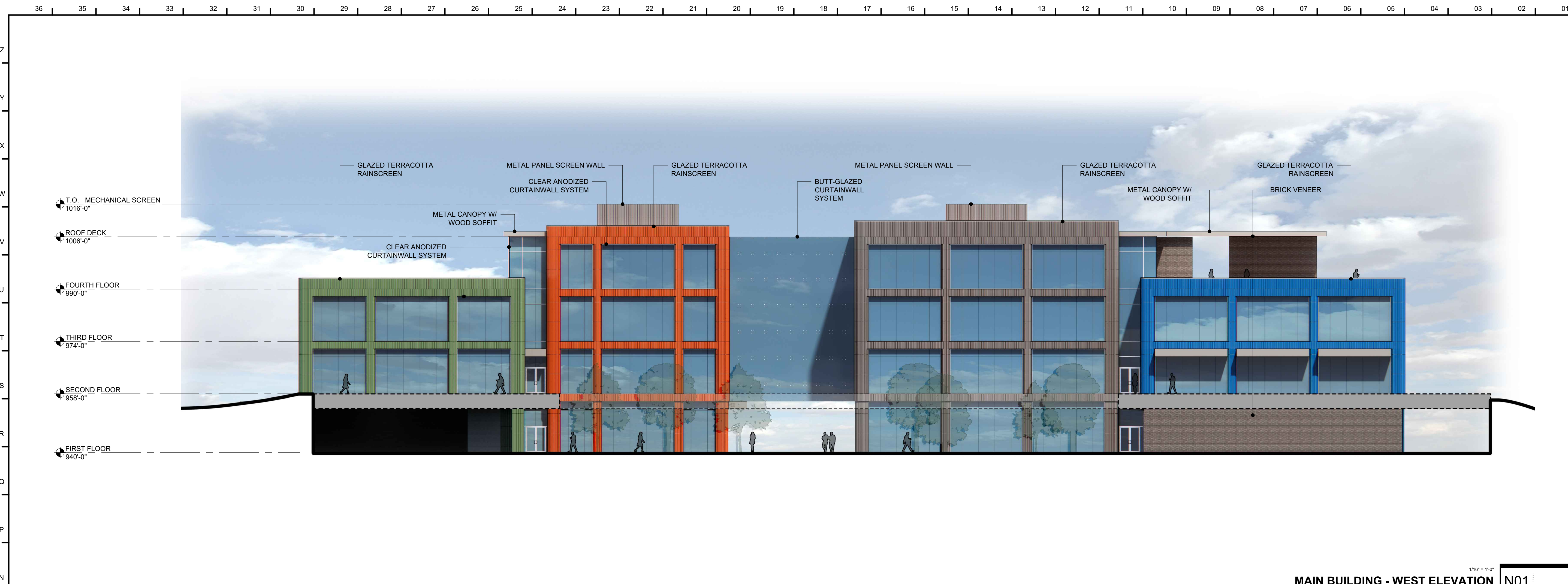
SHEET TITLE

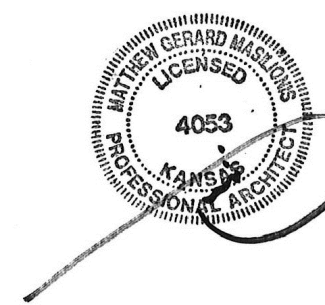
ELEVATIONS

PROJECT NUMBER
2021073.000
SHEET AUTHOR
K. MILLER
CHECKED BY
M. PAXTON
DATE
7.20.23

PDP SUBMITTAL

SHEET NUMBER
A201





MATTHEW MASILIONIS - ARCHITECT
KANSAS #4053

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CONSULTANT



PROJECT

50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION

SHEET TITLE

ELEVATIONS

PROJECT NUMBER

2021073.000

SHEET AUTHOR

K. MILLER

CHECKED BY

M. PAXTON

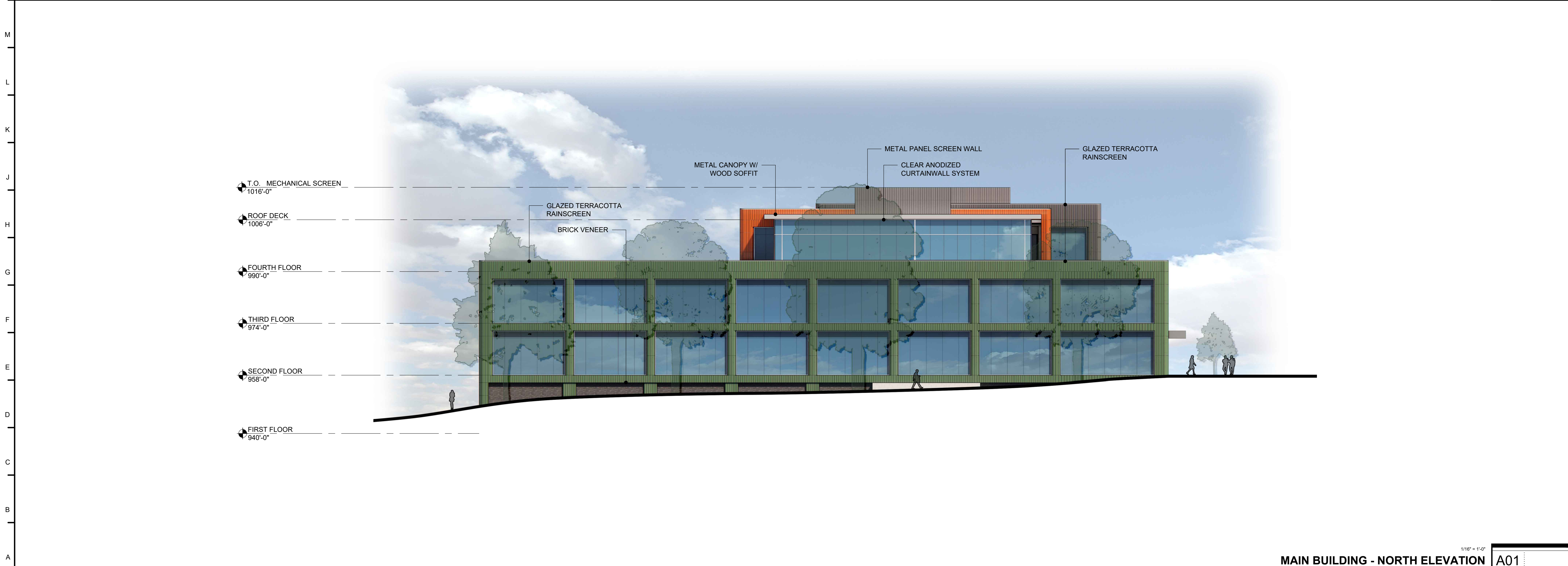
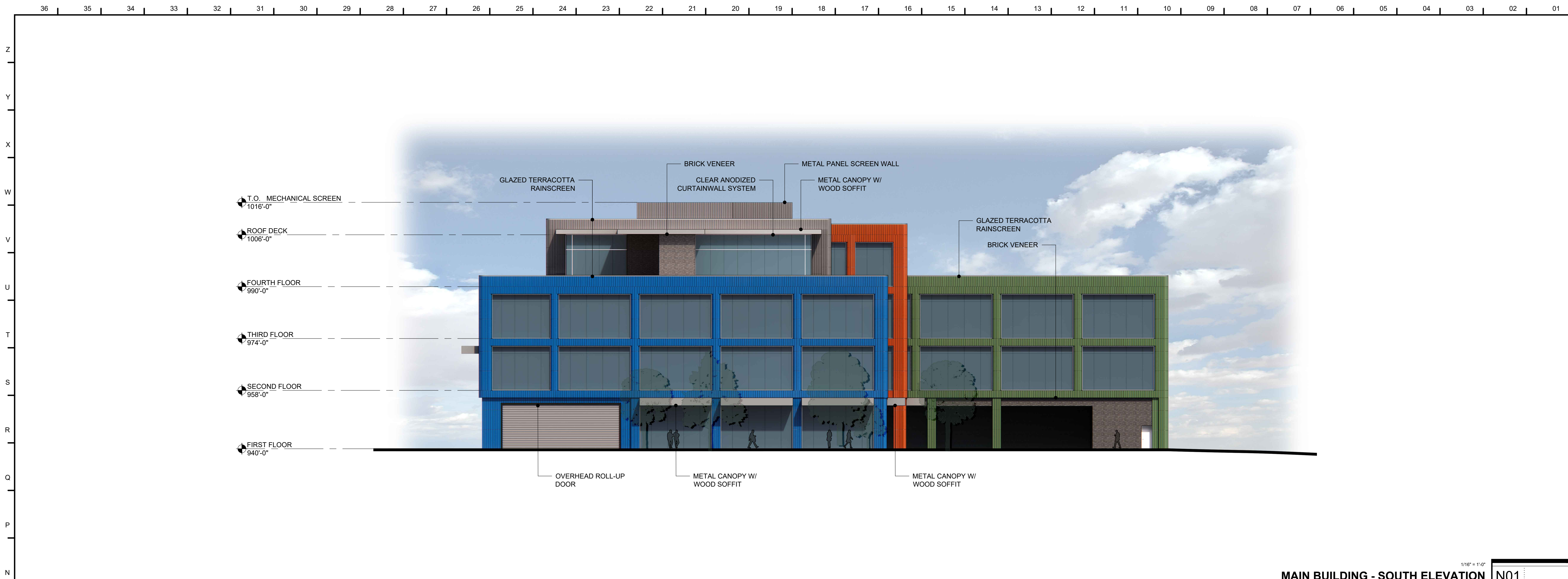
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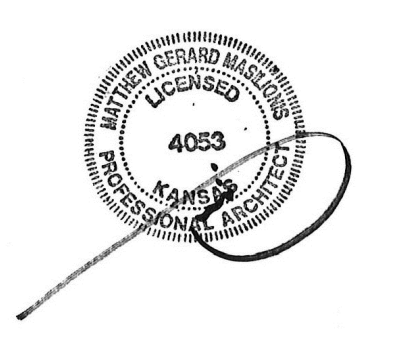
7.20.23

PDP SUBMITTAL

SHEET NUMBER

A202





MATTHEW MASILIONIS - ARCHITECT
KANSAS # 4053

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PROJECT
50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION

SHEET TITLE

ELEVATIONS

PROJECT NUMBER
2021073.000
SHEET AUTHOR
K. MILLER
CHECKED BY
M. PAXTON
DATE
7.20.23

PDP SUBMITTAL

SHEET NUMBER
A203



July 20, 2023

Leslie Herring
City Administrator
City of Westwood, Kansas

RE: Storm Memo for Westwood Village Redevelopment

Dear Ms. Herring:

The existing sites at Joe Dennis Park and the adjacent former Westwood View Elementary School at the southwest corner of W. 50th Street and Rainbow Blvd. are intended to be redeveloped as a public park (on the former elementary school site) and office/retail space (on the existing park/old church site). A concept plan of the proposed development is included below.

The total combined area of the park and school sites is 7.62 acres. The proposed park will be 3.5 acres and the proposed office/retail development site will be 4.12. The overall impervious area percentage will go from 36.5% (excluding the old church impervious area) in the existing condition to 42.3% in the proposed condition. Additional stormwater runoff will be generated due to this increase in impervious area. The majority of runoff generated by the proposed site will be captured in a proposed underground detention system planned for the southeast corner of the property. The discharge rate from the proposed underground detention will be designed in a manner that, when combined with the stormwater runoff rates from site areas that don't drain to the detention, will meet or reduce the total runoff rate from the existing site.

Any water quality requirements for the stormwater runoff from the site will primarily be met by an isolator row designed as a part of the underground detention system. Additional, smaller water quality measures will be provided around the site as required to meet the necessary level of service.

A final stormwater management report will be provided with the final development plan package. If you have any questions, please contact me at kevin.pinkowski@ibhc.com or 913-663-1900.

Sincerely,

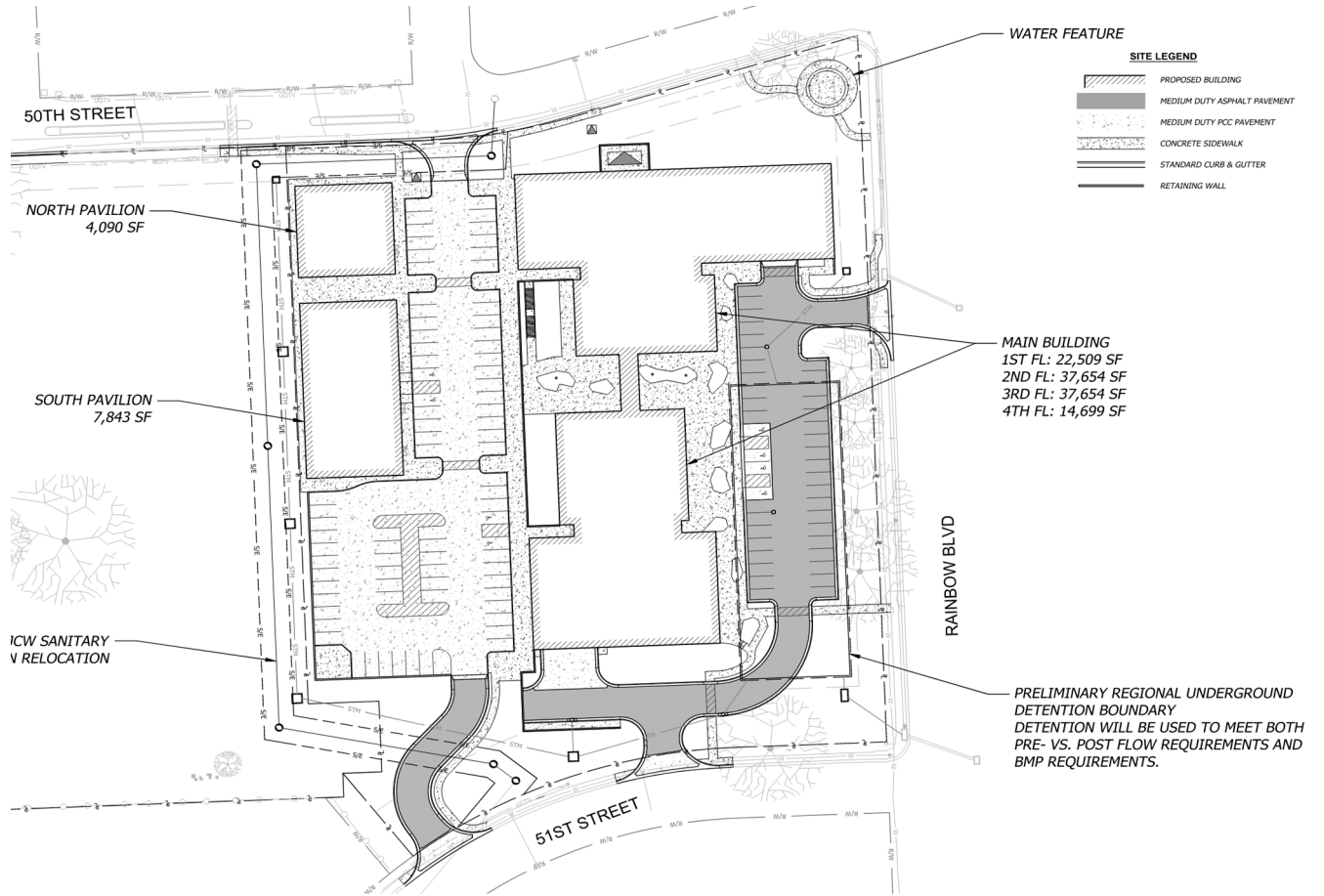
Kevin Pinkowski, P.E.
Senior Project Manager



Existing Site



Proposed Site





913.663.1900



ibhc.com



7101 College Blvd., Ste. 400
Overland Park, KS 66210



July 20, 2023

Leslie Herring
City Administrator
City of Westwood, KS

Re: Traffic Memo for Westwood Village Redevelopment

BHC has been asked to review the traffic impact of a proposed redevelopment located in the southwest corner of 50th Street and Rainbow Boulevard. The site includes Joe D. Dennis Park and the former Westwood View Elementary School.

Westwood View Elementary School operations have relocated to the northeast corner of 50th Street and Belinder Avenue, approximately 500 feet west of this site. For the 2023-2024 school year, Rushton Elementary School operations will utilize the original Westwood View Elementary School while their school is being rebuilt. After the school year, the proposed development would demo the site for a proposed mixed-use site consisting of 98,750 square feet of general office buildings and 36,300 square feet of retail.

This traffic memo provides a traffic distribution, and trip generation for the proposed development that projects AM and PM peak hour traffic volumes resulting from the redevelopment. It also compares the projected development trip generation with the trip generation for the original Westwood Elementary School at the same location.

Traffic counts have been scheduled for four intersections around the site; however, that data is not available at the time of this Traffic Memo. A follow up Traffic Study will be provided in the coming weeks that will evaluate the operational analysis of the study intersections for existing, existing+development and future conditions.

EXISTING CONDITIONS

The location currently includes Joe D. Dennis Park and the former Westwood View Elementary School. Rainbow Boulevard (169 Highway) is a 35-mph 4-lane road that runs along the eastern side of the site. Rainbow Boulevard provides access to Shawnee Mission Parkway approximately 1000’ to the south, and I-35 approximately 2.5 miles to the north.

The intersection of Rainbow Boulevard and 50th Street is a signalized 4-leg intersection with 50th Street being offset by approximately 70 feet. 50th Street runs along the northern side of the site and is a 25-mph 2-lane minor collector street connecting Mission Road to State Line Road.

51st Street is a 25-mph 2-lane residential street along the southern side of the site that connects Rainbow Boulevard to 51st Terrace. 51st Street forms a T-intersection with Rainbow Boulevard that is Stop-sign controlled for 51st Street.

The existing street network along with the proposed site may be seen in Figure 1.

EXISTING CONDITIONS (continued)



Figure 1: Project Location

PROPOSED CONDITIONS

The proposed mixed-use site will consist of 98,750 square feet of general office building and 36,300 square feet of retail.

Along the eastern side of the site (Rainbow Boulevard), a new access driveway is proposed that would align itself directly across from 50th Terrace.

Along the northern side of the site (50th Street), the eastern driveway (aligning with Adams Street) would be extended across the site to provide access between 50th Street and 51st Street. This will not be a public street.

Along the southern side of the site (51st Street), the drive aligning with Adams Street would remain a private driveway that T-intersects with 51st Street roughly 80 feet east of the existing rear-driveway to the former school. For exhibit purposes, we have labeled that southern driveway as Adams Street, but it would not be a public street. A second T-intersecting driveway with 51st Street is proposed approximately 70 feet west of Rainbow Boulevard.

The proposed site layout may be seen in Figure 2.

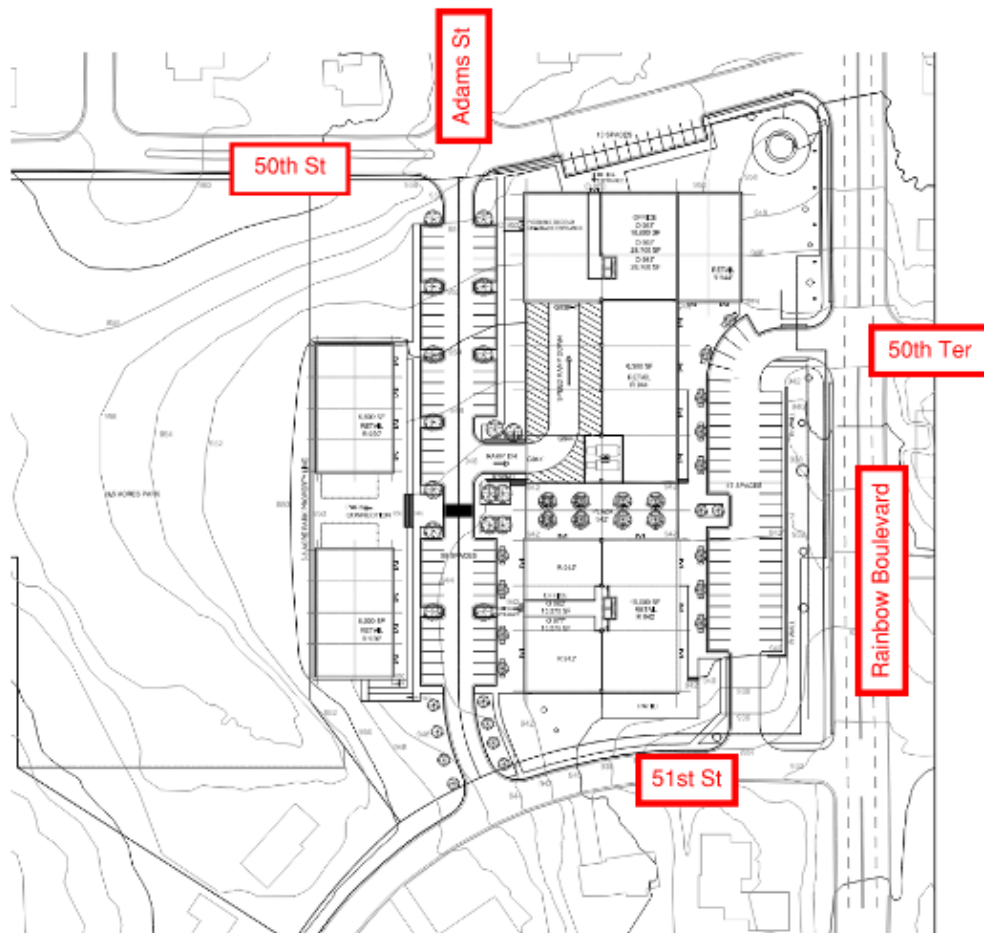


Figure 2: Proposed Site Layout

TRIP DISTRIBUTION

The project is situated within a well-established neighborhood. Rainbow Boulevard is anticipated to carry a larger percentage of the proposed site-related traffic due to the nature of a mixed-use site as opposed to a centrally located community elementary school. It is also assumed that a notable percentage of the retail traffic is expected to be pass-by and/or internal capture trips already on the surrounding roadway network. To account for this, an acceptable ITE pass-by percentage will be applied to the retail portion of the trip generation.

A review of the surrounding population centers, existing roadway network, and recent traffic count at 47th Street and Rainbow Boulevard was completed to estimate a reasonable trip distribution. Several assumptions were made for the distribution and are outlined below.

- 1) 45% of site generated traffic is expected to originate from Shawnee Mission Parkway and Rainbow Boulevard south of the site. Most of that traffic is expected to turn left onto 51st Street.
- 2) 40% of site generated traffic will originate from Rainbow Boulevard from the north. Most of that southbound traffic will make a right-turn into the site at 50th Terrace.
- 3) 15% of site generated traffic will originate from points west of the site via 50th Street and 51st Terrace.

Figure 3 illustrates the entering (blue numbers) and exiting (red numbers) trip distribution percentage selected based on these assumptions. The numbers in orange represent the directional distributions outlined above.



TRIP DISTRIBUTION (continued)

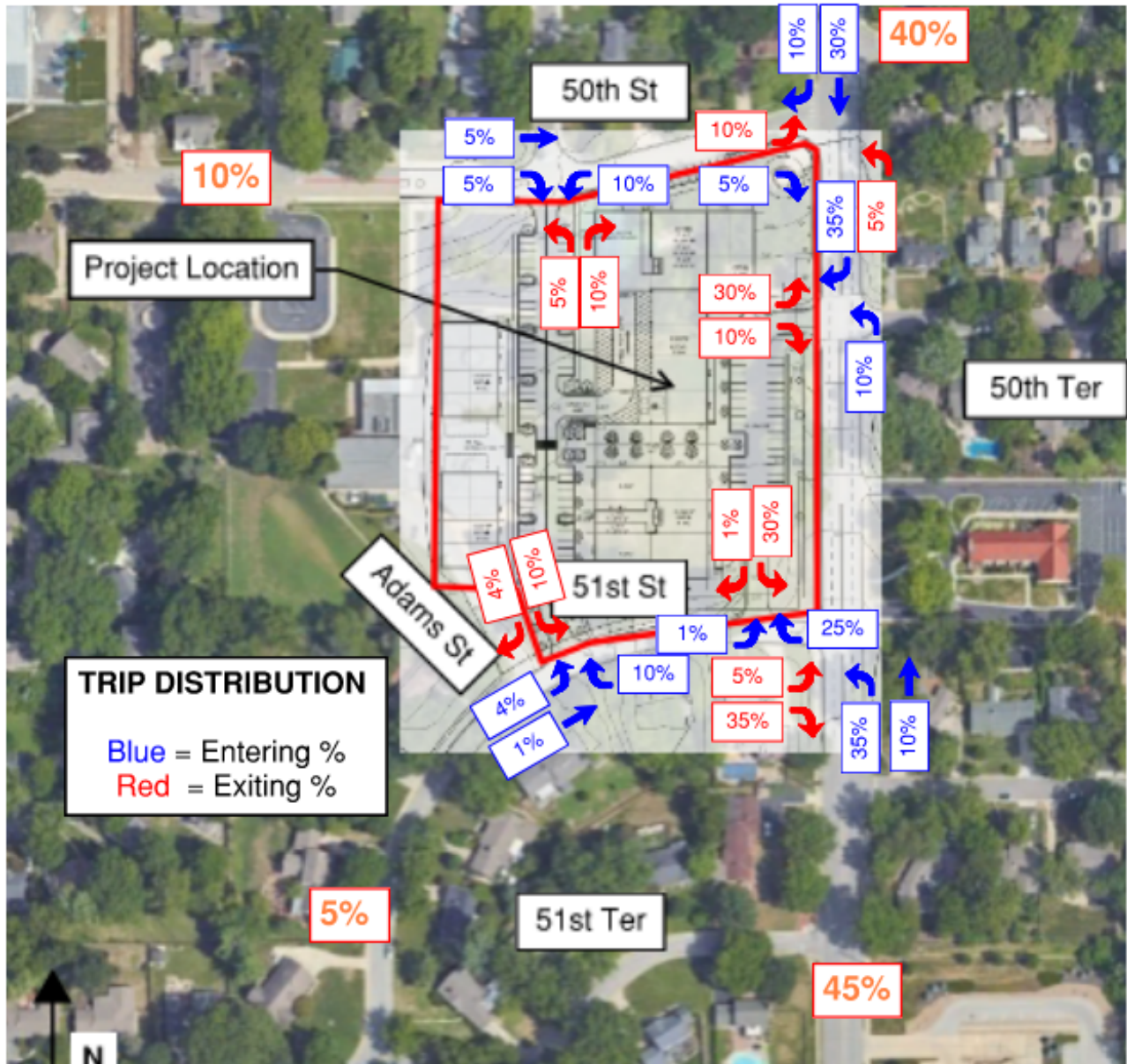


Figure 3: Proposed Trip Distribution

TRIP GENERATION

A trip generation analysis was performed using the ITE TripGen web-based app. The 11th edition of the ITE Trip Generation Manual was used. The land use codes used for the proposed site was 710 – General Office Building, and 822 – Strip Retail Plaza (<40k).

The ITE Average Rate was used for General Office Building, and the ITE Fitted Curve Equation was used for the Strip Retail Plaza. The fitted curve equation was chosen as a better fit for the ITE data points collected for a Strip Retail Plaza site (the proposed retail is 36,300 square feet which is close to the 40,000 square foot threshold).

The number of trips generated may be seen in Table 1 for the AM peak hour, PM peak hour, and weekday total.

Table 1 – Trip Generation						
ITE Code	Land Use	1000 SF	Avg. Rate	Trips Generated		
				Total	Enter	Exit
AM Peak Hour (7-9 AM)						
710	General Office Building	98.75	1.52	150	132	18
822	Strip Retail Plaza (<40k)	36.3	2.36*	67	40	27
Total AM Peak Hour				217	172	45
PM Peak Hour (4-6 PM)						
710	General Office Building	98.75	1.44	142	24	118
822	Strip Retail Plaza (<40k)	36.3	6.59*	194	97	97
Total PM Peak Hour				336	121	215
Weekday Total						
710	General Office Building	98.75	10.84	1070	535	535
822	Strip Retail Plaza (<40k)	36.3	54.45*	1762	881	881
Total Weekday				2832	1416	1416

- ITE Average Rate shown, ITE Fitted Curve Equation used

Pass-By Assumption

Not all traffic entering or exiting a site driveway is necessarily new traffic added to the roadway network. The actual amount of new traffic is dependent upon the purpose of the trip and route used from its origin to its destination. For example, retail-oriented developments such as shopping centers, restaurants, service stations, and convenience markets are often located adjacent to busy roads with the intent of attracting motorists already on the roadway network. These developments attract a portion of their trips from existing traffic passing the site. Thus, these “pass-by” trips do not add new traffic and may be reduced from the total external trips generated by a study site.

Considering the proposed Strip Retail Plaza land use, an average pass-by percentage reduction of 30% is an acceptable practice. ITE indicates that the average pass-by rate for a Shopping Plaza is 40%. This study will stay conservative by using 25%.

TRIP GENERATION (continued)

The result of applying a 25% pass-by reduction rate to the trip ends shown in Table 1 may be seen in Table 2.

Table 2 – Proposed Trip Generation (Pass-By Applied)							
ITE Code	Land Use	1000 SF	Avg. Rate	Pass By	Trip Ends		
					Total	Enter	Exit
Saturday Peak Hour							
822	Strip Retail Plaza (<40k)	36.3	2.36*		67	40	27
	(Pass-By Reduction)			25%			
			Total Trips		50	30	20
PM Peak Hour							
822	Strip Retail Plaza (<40k)	36.3	6.59*		194	97	97
	(Pass-By Reduction)			25%			
			Total Trips		146	73	73

- ITE Average Rate shown, ITE Fitted Curve Equation used

The reduced trips in Table 2 have been copied into the original values in Table 1 to provide a revised Trip Generation Table 3. The trips in Table 3 will be applied to the surrounding roadway network by using the proposed trip distributions in Figure 3. The results may be seen in Figure 4 on the following page.

Table 3 – Trip Generation (with Pass-By)						
ITE Code	Land Use	1000 SF	Avg. Rate	Trips Generated		
				Total	Enter	Exit
AM Peak Hour (7-9 AM)						
710	General Office Building	98.75	1.52	150	132	18
822	Strip Retail Plaza (<40k)	36.3	2.36*	50	30	20
			Total AM Peak Hour	200	162	38
PM Peak Hour (4-6 PM)						
710	General Office Building	98.75	1.44	142	24	118
822	Strip Retail Plaza (<40k)	36.3	6.59*	146	73	73
			Total PM Peak Hour	288	97	191
Weekday Total						
710	General Office Building	98.75	10.84	1070	535	535
822	Strip Retail Plaza (<40k)	36.3	54.45*	1762	881	881
			Total Weekday	2832	1416	1416



TRIP GENERATION (continued)

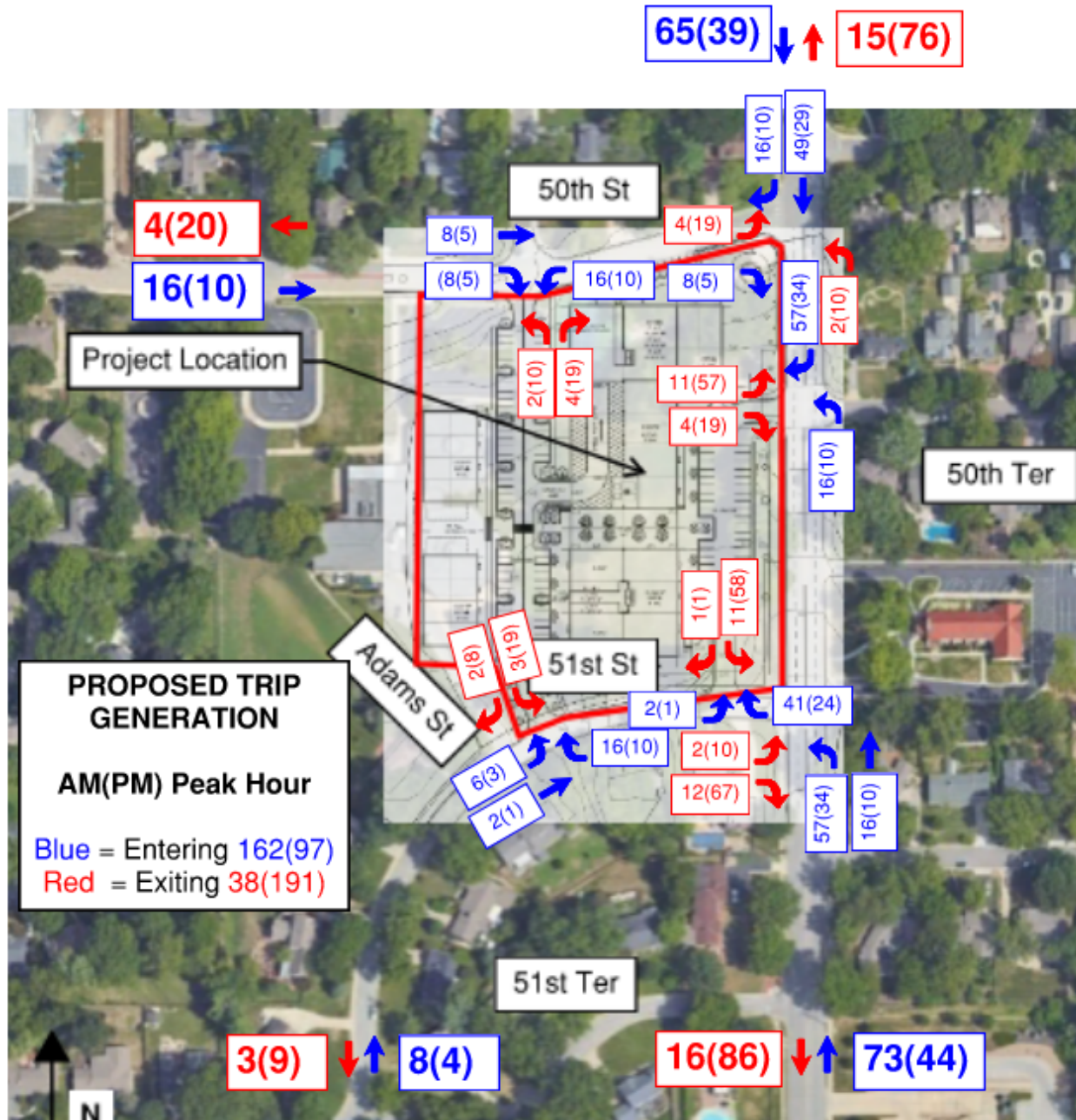


Figure 4: Proposed Trip Generation

TRIP GENERATION (continued)

Figure 4 represents the peak hour traffic increases associated with the site and the trip distribution assumptions. The information in Figure 4 helps identify intersections where projected left-turn movement increases could impact intersection operations.

The highest left-turn volume increase in Figure 4 is the southbound left-turn from the proposed eastern site driveway onto 51st Street in the PM peak with 58 vehicles (if backups occur here, they would occur on the site and not the public street network). The second highest left-turn volume increase is the northbound left-turn from Rainbow Boulevard to 51st Street in the AM peak hour with 57 vehicles (which will be evaluated from an operational standpoint in the upcoming Traffic Impact Study). The eastbound left-turn volume from the site onto Rainbow Boulevard also indicates 57 vehicles in the PM peak hour (which also would occur on the site and not on the public street network). It is important to note these numbers are over a 60-minute time period which corresponds to roughly one-vehicle per minute over the course of an hour.

For the adjacent intersections to the site, minimal operational impacts are anticipated. The pending traffic count data will be used to verify this position in the upcoming Traffic Impact Study.



TRIP GENERATION (continued)Comparison of Former Westwood View Elementary School -vs- Proposed Development

For comparison purposes, Table 4 shows the ITE Trip Generation numbers for a 300-student elementary school (former Westwood View Elementary site).

Table 4 – Trip Generation for Elementary School with 400-students						
ITE Code	Land Use	Students	Avg. Rate	Trips Generated		
				Total	Enter	Exit
AM Peak Hour of Generator						
520	Elementary School	300	0.75	225	122	103
Total AM Peak Hour				225	122	103
PM Peak Hour of Generator						
520	Elementary School	300	0.45	135	62	73
Total PM Peak Hour				135	62	73

Table 5 illustrates the difference between the peak hour trip generations for the proposed site versus the original school site (Table 4 versus Table 3).

Table 5 – Trip Generation Comparison for Former Westwood View Elementary -vs- Proposed Development			
	Trips Generated		
	Total	Enter	Exit
AM Peak Period			
Former Elementary School	225	122	103
Proposed Site	200	162	38
Difference	-25	+40	-65
PM Peak Period			
Former Elementary School	135	62	73
Proposed Site	288	97	191
Difference	+153	+35	+118

Table 5 illustrates the difference in traffic generations between the proposed site and the original Westwood View Elementary School. Less traffic is expected to occur from the proposed site than the former school during the AM Peak Period (-25 total trips). More traffic is expected to occur from the proposed site than the former school during the PM Peak Period (+153 total trips).



CONCLUSION

This traffic memo has provided a traffic distribution, and trip generation for the proposed development that projects AM and PM peak hour traffic volumes. It also compared the projected development trip generation with the trip generation for the original Westwood Elementary School at the same location.

Intersection operational analyses will be conducted once the traffic count data is processed. Minimal adjacent intersection level of service decreases are anticipated in the AM peak period as the projected proposed site trip generation is comparable to the original Westwood View Elementary School site. The operational analyses for the PM peak period may indicate some decreases in intersection level of service. The intersections of interest would be Rainbow Boulevard with 50th Street and 51st Street. It is believed that the operation of the signalized intersection of 50th Street and Rainbow Boulevard will not significantly change but will decrease as a result of the proposed development.

The traffic impact study is on track to be completed in the coming weeks and will utilize the counts conducted this week. BHC recommends that traffic counts be reconducted at the intersections of 50th Street and Rainbow, and 51st Street and Rainbow two weeks after school returns in the fall. An addendum to the Traffic Impact Study should then be completed to verify the intersection levels of service while both Westwood View Elementary and Rushton Elementary are in session.

The final traffic impact study will need to be presented to KDOT for review. KDOT will need to approve the change in access along Rainbow Boulevard resulting from the newly proposed driveway access at 50th Terrace.

If there are any questions regarding this traffic memo, please contact me at your convenience at 913-663-1900 or mark.sherfy@ibhc.com.

Sincerely,



Mark Sherfy, P.E., PTOE
Traffic Engineer
BHC



KARBANK
REAL ESTATE COMPANY



Perspective
ARCHITECTURE + DESIGN

50th AND RAINBOW DEVELOPMENT
Comprehensive Signage Guidelines | July 2023

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INTRODUCTION

A. ORGANIZATION OF DOCUMENT

This document begins with this Introduction which describes this document's intent and identifies the Regulatory Framework—the language drawn from previous documents and criteria that form the basis of this Comprehensive Sign Plan. The Introduction also identifies what is not regulated by this document.

The second section is the Building Signage Design Guidelines which applies to the building identification and to all businesses operating within the boundaries of the project. This section describes the Design Principles, the different Sign Types—their maximum size and quantity, and suggested Materials & Illumination.

The third section is the Approvals Process as outlined for each sign plan applicant.

B. DOCUMENT INTENT

The purpose of this document is to create a policy for a comprehensive and balanced system of signs for the 50th and Rainbow Development in the City of Westwood, Kansas. The standards are intended to set out a coordinated program for retail/tenant signage.

These criteria were developed to aid the tenant in the development of a retail design that emphasizes the merchandise, enhances the product or service, and reinforces the design quality of the building as a whole. It is hoped that tenants will generate imaginative designs for their space with integral, creative graphics and quality merchandising. Tenants are encouraged to express their own unique design statement within the parameters of the criteria outlined in this document.

All tenants must adhere to these criteria and all applicable state and local sign and building codes. Tenants are encouraged to understand the criteria prior to beginning design for their space. At that time, questions should be raised with Landlord and the City of Westwood to avoid delays later in the design process.

This Comprehensive Sign Plan (CSP) is intended to support the creation of a unified, integrated and enhanced character for the 50th and Rainbow Development, zoned as a Planned Development District (PD), through signage rules and regulations that respond to the unique attributes of the area. This CSP is also intended to ensure that all signage will contribute to the vitality and interest of the project, creating a lively and provocative atmosphere.

The requirements of this Comprehensive Sign Plan shall be supplemented by the City of Westwood regulations and codes in all areas which are not addressed in this document. All City of Westwood ordinances and regulations remain in full effect except as varied by this Comprehensive Sign Plan.

C. REGULATORY FRAMEWORK

This project is located in a planned development district as established by the City of Westwood Zoning Code.

ZONING

In accordance with the City of Westwood, Article Nine shall govern and control the erection, remodeling, enlarging, moving, operation and maintenance of all signs by permitted uses within all zoning districts. Nothing in the CSP shall be deemed a waiver of the provisions of any other ordinance or regulation applicable to signs. Signs located in areas governed by several ordinances and/or applicable regulations shall comply with all such ordinances and regulations.

DESIGN STANDARDS

1. All building signs shall conform to the City of Westwood Zoning Code.
2. Buildings with ground floor uses shall provide a uniform zone for signage over the ground floor.
3. All signs shall be measured in conformance with the City of Westwood Zoning Code.
4. The signage zone shall be provided with electrical power to enable the installation of illuminated signs.
5. All building signs shall be constructed of durable materials suited to the urban environment and climate of Kansas.
6. All conduits, junction boxes, and other functional elements shall be completely hidden from view and safely concealed once the sign is installed.
7. No flashing signs shall be permitted.

BUILDING SIGNAGE INTENT

1. To integrate private business signage in a manner that facilitates commerce, enlivens the public realm, and respects the character of the 50th and Rainbow Development and surrounding area.
2. To ensure that the signs of individual buildings and businesses can express a unique identity, while not detracting from the more important wayfinding and identification signage.
3. To encourage creative sign design.

D. CRITERIA FOR REVIEW

- a. The sign plan allows flexibility in the size, type and location of signs identifying the use(s) and location of a large facility, structure, or building group.
- b. The sign plan shall exhibit design excellence, inventiveness and sensitivity to the context.
- c. Signs shall not be oriented or illuminated so that they adversely affect the surrounding area, particularly existing nearby residential uses or structures. Examples of adverse effects are glare from intense illumination, and large signs or structures which visually dominate and area.
- d. Roof signs shall not be allowed. Portable roof signs, flashing signs, and animated signs are prohibited.
- e. Signs shall be professionally designed and fabricated from quality, durable materials.

BUILDING SIGNAGE - DESIGN PRINCIPLES

This section is intended to be used by all Owners, Developers, Tenants and their Designers who will be operating within the 50th and Rainbow Development.

All exterior signage should address both the communicative functions of a sign and its aesthetic integration with the overall retail concept. The building's architecture sets the tone for the signage program and the Landlord has established standards for identity signage as outlined in these criteria. Engaging an environmental graphic designer to work with the retail designer will assure a coordinated design program. Their knowledge of typography, materials, and fabrication contribute to design success. Experienced designers are aware of the interplay between aesthetics and function, and possess the skills necessary to achieve a synthesis of these conflicting factors.

National and regional "standard" storefront concepts and signage are respected; however, some concept modification may be necessary for compliance. Tenant signs and related logo graphics located along the 50th and Rainbow Development perimeter should express a refined urban sophistication through the use of clean and contemporary shapes and forms. The use of similar architectural materials used throughout the building are encouraged so as to create a seamless transition between the building and the tenant space.

All tenant signage should be appropriate to and expressive of the tenant business activity for which they communicate. Tenant sign designs shall be compatible with and be an enhancement of the architectural character of the 50th and Rainbow Development building(s), expressing scale, color, materials and lighting levels. The Landlord reserves the right to disapprove any sign design which is not compatible with these criteria and the aesthetics of this project. Exceptions to these specifications are rare but will be considered if, in the Landlord's opinion, the sign design is of exceptional merit and architectural quality. Such exceptions must be approved in advance by the Landlord.

As with all undertakings, the ultimate success of the 50th and Rainbow Development depends on the positive contributions of all participants.

Tenants should take advantage of the opportunity to use unique two-and three-dimensional forms/shapes, profiles and iconography that reflect both the personality of the tenant, product/service and the surrounding building architecture. The tenant is encouraged to use color, typography, pattern, texture and materials to create a dynamic interface with the streetscape. Designs which simply maximize size and volume in rectangular form are not acceptable. The Signage Design Criteria should act as a guide for the design of the tenant's signage in conjunction with the provisions of the tenant's lease with the Landlord. Furthermore, these criteria are subject to revision by the Landlord, and the Landlord's interpretation of these criteria are final and governing.

All signage designed for exterior identification of a retail store shall be designed for total compatibility with building finishes, color scheme and lighting levels, in order to maintain a design standard throughout the building. All primary signage will be limited to trade names and shall not include specification of merchandise sold or services rendered, regardless of the tenant's legal name. Corporate crests, logos or insignias may be acceptable pending the Landlord's approval and provided they are part of the tenant's name.

All signage requires review by the City of Westwood Zoning Administration and issuance of a Sign Permit.

BUILDING SIGNAGE: SIGNAGE DEFINITIONS

PERMITTED SIGN TYPES

Exterior signs for tenants and businesses operating covered by this section of the Comprehensive Sign Plan are:

Identification Signs: Project or Tenant

- Wall and Canopy Signs
- Window Signs
- Monument Signs
- Blade Signs

Parking/Traffic Directional Wayfinding

- Projecting Signs
- Wall Signs
- Ground Wayfinding Signs

Wayfinding: Pedestrian Directories

- Ground Signs
- Wall Signs

Refer to pages 10–16 of this document for further definitions of each sign type.

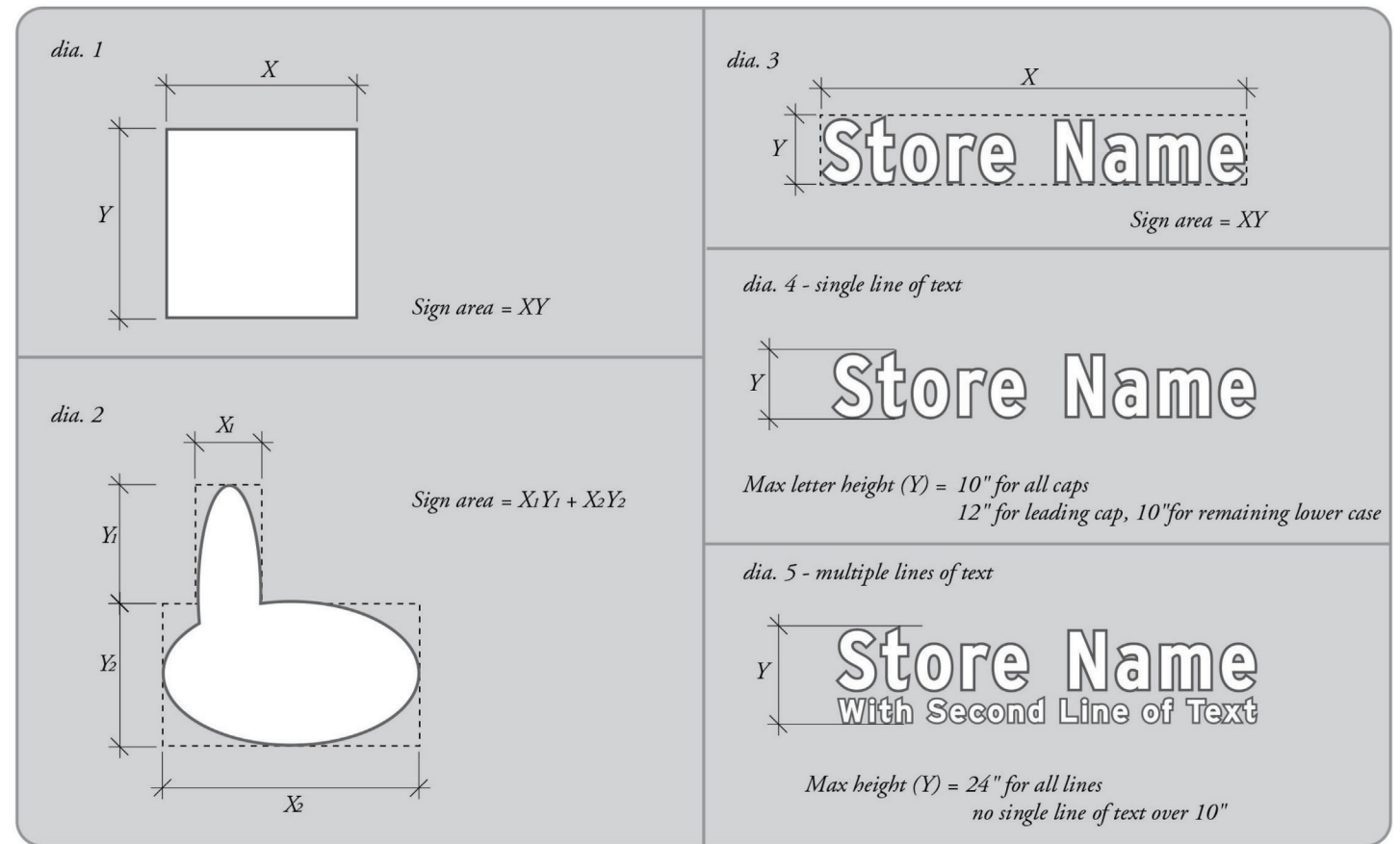
CALCULATING SIGNAGE AREA

The area of a sign is determined by the sum of all areas or portion of each triangle, parallelogram, circle, ellipses or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of decorative sign elements; this includes all words, letters, logos, frames, backing, face plates, non-structural trim or other components not used for support.

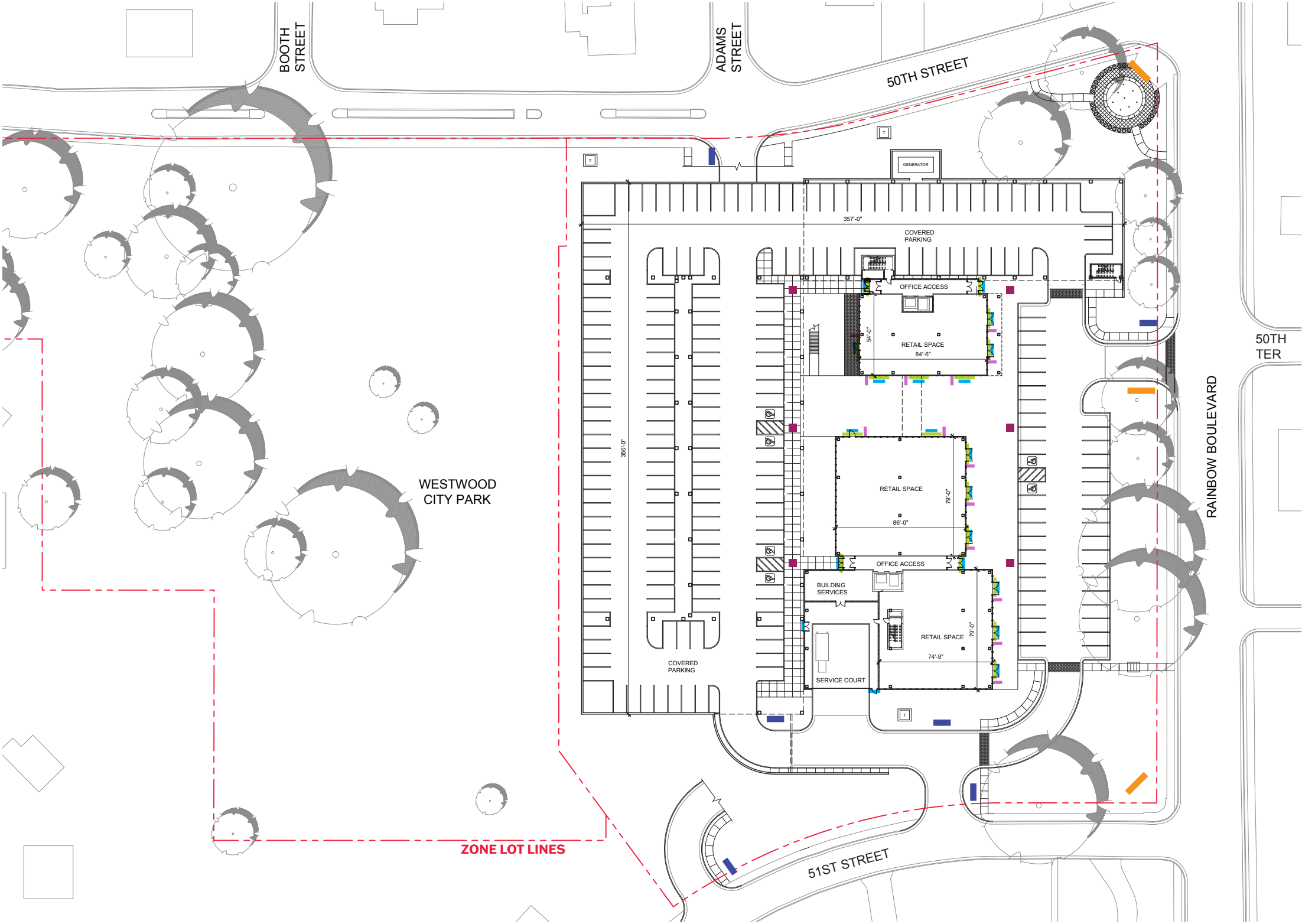
Sign armature or bracing shall not be included in the sign area measurement unless it is made part of the message or face of the sign. Where a sign has two (2) or more display faces, the area of all faces shall be included in the calculation unless the display faces are back to back and parallel to each other and not more than twenty four inches (24") apart, or form a "V" type angle of less than ninety degrees (90°).

For regular shaped signs the area of the sign will be computed by using standard mathematical formulas for regular geometric shapes, including, without limitation, triangles, parallelograms, circles, ellipses, or combinations thereof.

In the case of an irregularly shaped sign or a sign with letters or symbols directly affixed or painted on the wall of a building, the area of the sign is the entire area within a single continuous rectilinear perimeter of not more than eight straight lines enclosing the extreme limits of any writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part or background of the display if used to differentiate such sign from the backdrop of structure against which it is placed, but if a freestanding sign structure is not a fence which functions as such, the sign area shall be the area of the entire structure.

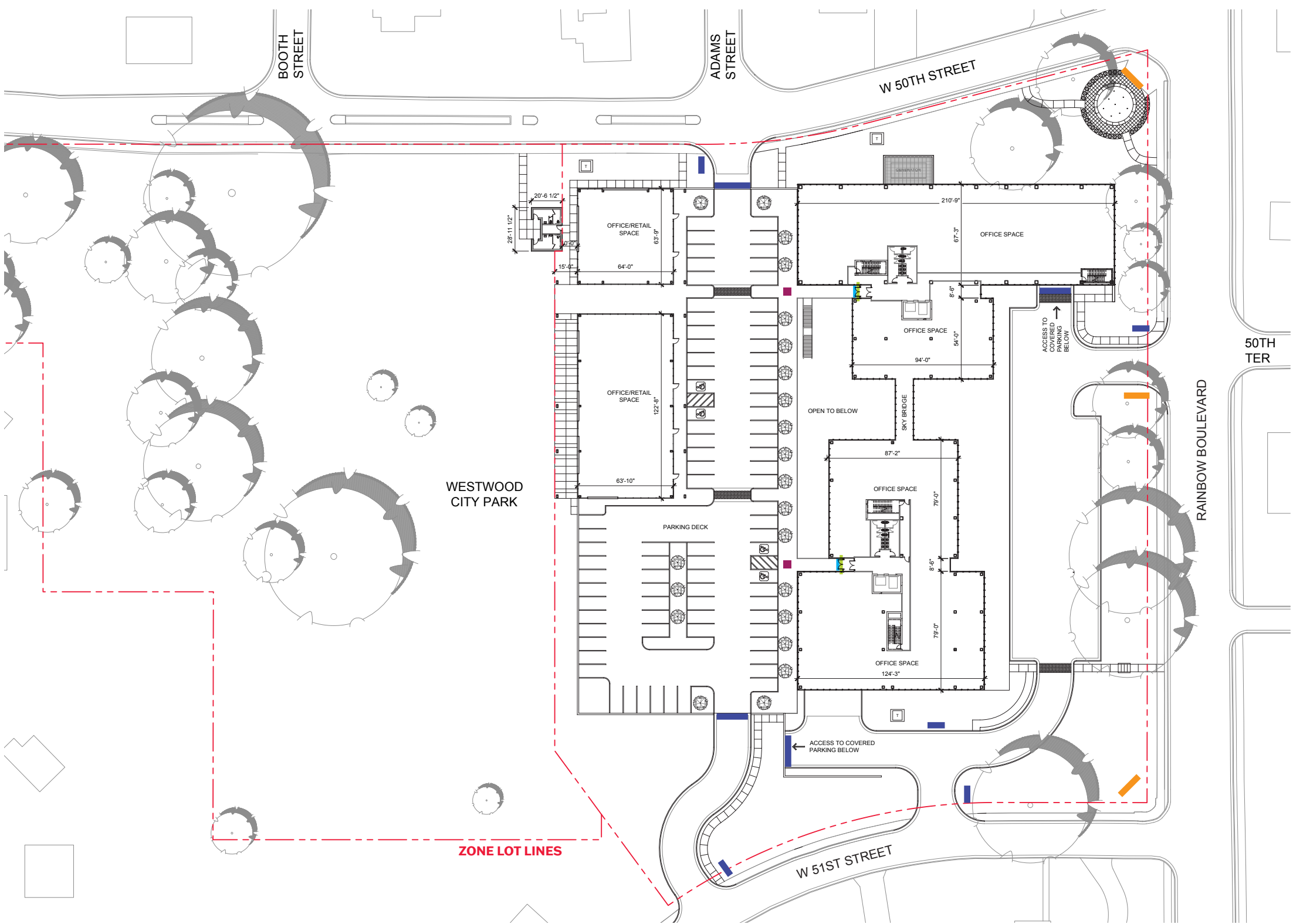


SITE LOCATION PLAN, LEVEL 1



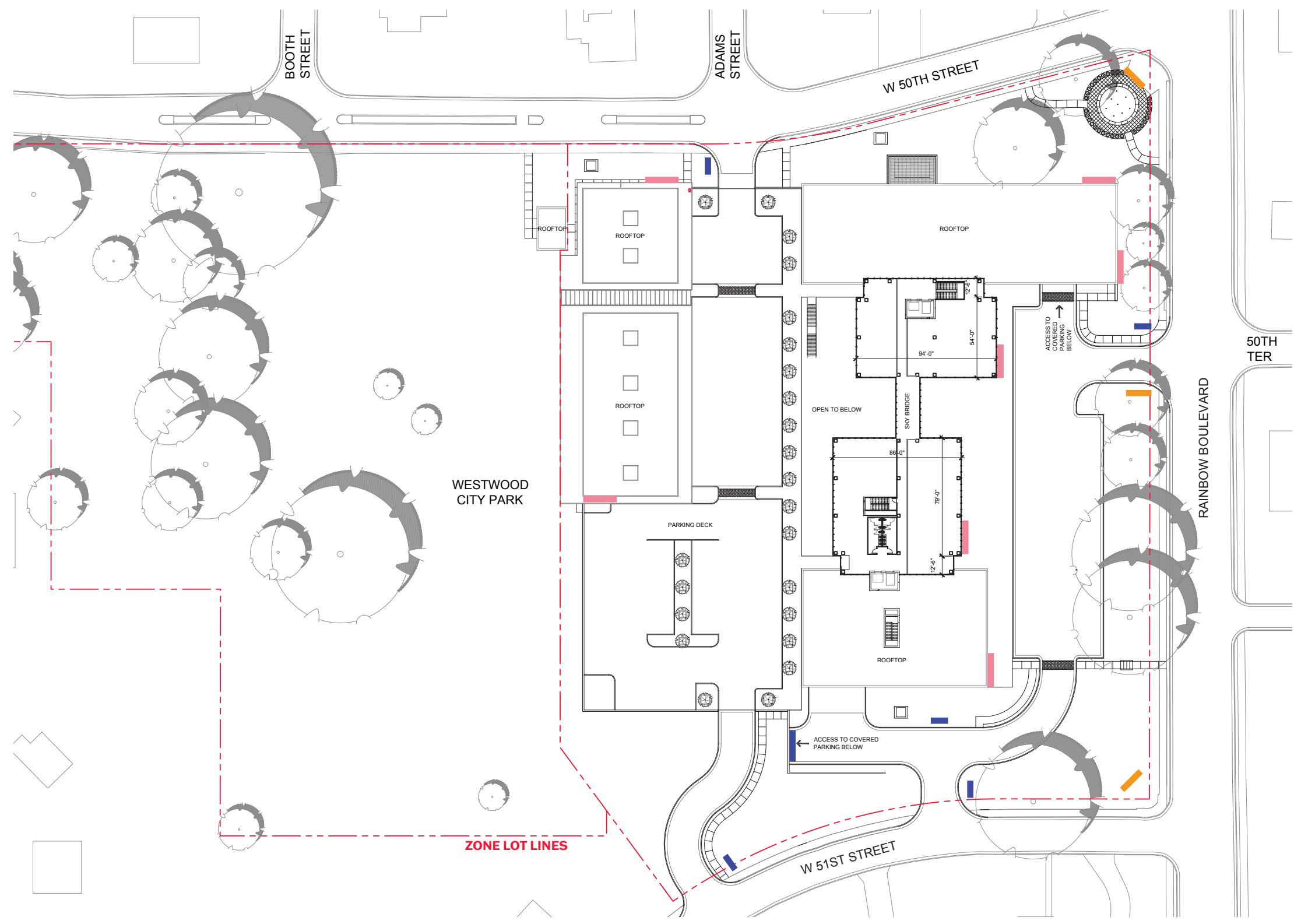
SIGN TYPE LEGEND	
A1	Wall Sign - Tenant or Project
A2	Wall Sign - Upper Story
B	Window Sign - Tenant or Project
C	Monument Sign - Tenant or Project
D	Blade Signs - Tenant or Project
E	Parking/Traffic Directional Sign
F	Wayfinding Sign - Pedestrian

SITE LOCATION PLAN, LEVEL 2



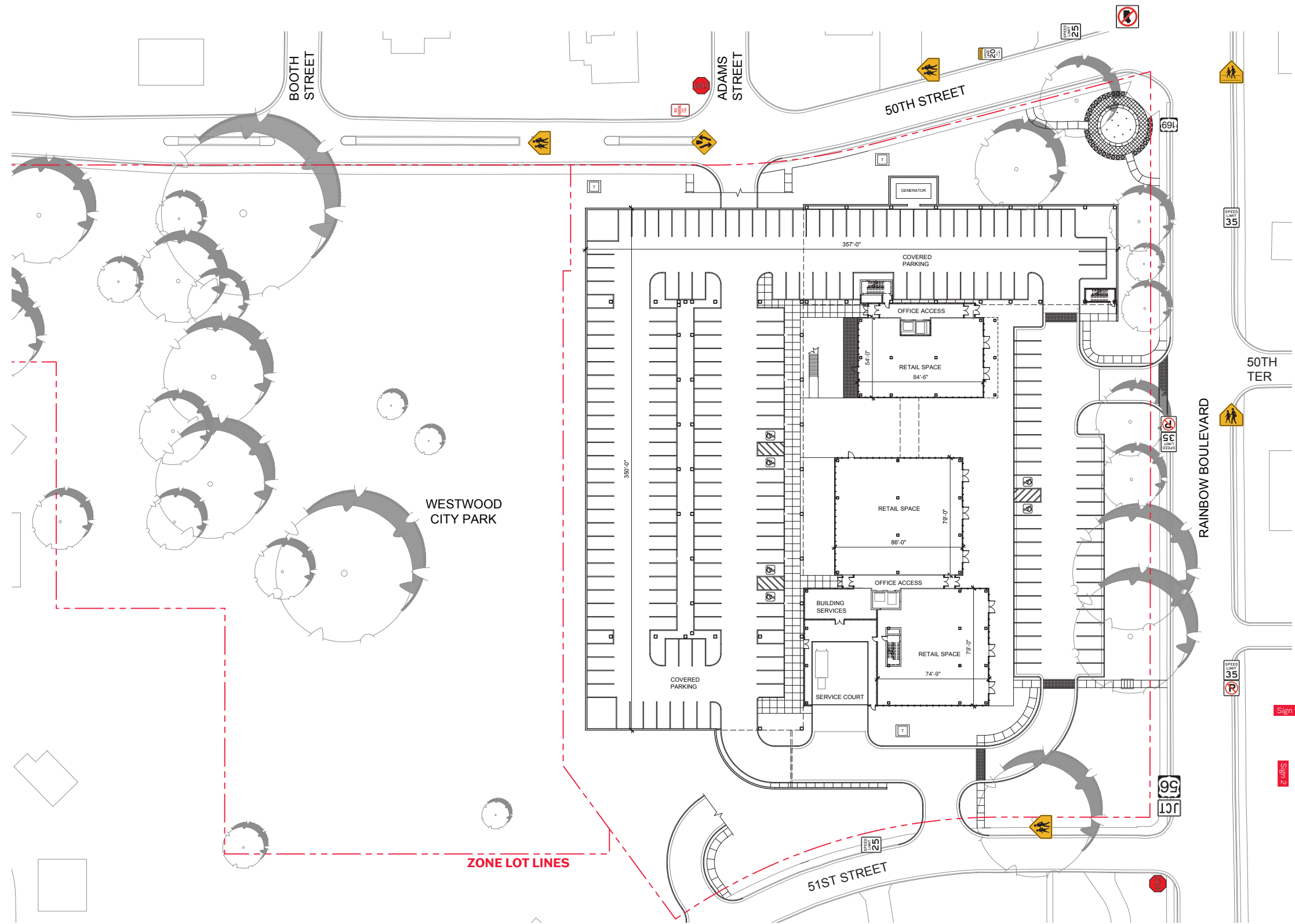
SIGN TYPE LEGEND	
A1	Wall Sign - Tenant or Project
A2	Wall Sign - Upper Story
B	Window Sign - Tenant or Project
C	Monument Sign - Tenant or Project
D	Blade Signs - Tenant or Project
E	Parking/Traffic Directional Sign
F	Wayfinding Sign - Pedestrian

SITE LOCATION PLAN, LEVEL 4



SIGN TYPE LEGEND	
A1	Wall Sign - Tenant or Project
A2	Wall Sign - Upper Story
B	Window Sign - Tenant or Project
C	Monument Sign - Tenant or Project
D	Blade Signs - Tenant or Project
E	Parking/Traffic Directional Sign
F	Wayfinding Sign - Pedestrian

SITE LOCATION PLAN, EXISTING NEIGHBORHOOD SIGNAGE



Sign 1: St. Rose Philippine Duchesne Church



Sign 2: St. Rose Philippine Duchesne Church

A1: WALL & CANOPY SIGNS, TENANT IDENTIFICATION

INTENT:

Wall and Canopy Signs are integrated with the building walls where available or above main entries of tenant lease spaces and/or entrances into the project. These signs are mounted to the wall of the building; all connecting hardware should not be visible unless it is an integral part of the sign design.

LOCATION:

Wall and Canopy Signs are integrated with the building walls where available or on canopies above main entries of tenant lease spaces. All connecting hardware should not be visible unless it is an integral part of the sign design. In lieu of the wall, signs may be applied to entry canopies or awnings where applicable, and with approval of the Landlord. When using an existing sign band, provide space between the sign and the sign band border or edge to follow a traditional application. When using an existing sign band, keep signage flush to the wall surface. Do not design wall signs that project in front of adjacent architectural details, such as a wall band frame.

ALLOWANCE:

The maximum allowable is one (1) sign per each tenant on exterior wall/wall frontage. No more than 10% of total Tenant's elevation area may be used, and no more than 100 square feet total area per tenant.

ILLUMINATION:

Wall Signs may be illuminated. If illuminated, signs are to have static, unobtrusive illumination. Face-lit or back-lit letters (halo), neon or a shielded lamp or goose-neck located at top of the sign is allowed.

All direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.

ENCOURAGED APPROACHES:

The following are approaches commonly encouraged:

- Tenant logo/logo type to be fabricated or flat cut-out and layered to achieve a 3-dimensional form to the signage components.
- Tenant logo/logo type should not fill the entire designated sign zone.
- Paint and metal finishes that connect to the building wall should reflect the overall architectural color palette.
- Sign/sign armature attachment to building wall with custom designed metal armature/brackets.
- External and or internal illumination integrated into sign canopy recommended.
- All designs subject to review for scale and proportion relative to the building architectural context.
- Three-dimensional logo or iconography are encouraged.
- Cut-out letters with fabricated returns and shapes encouraged.

ENCOURAGED EXAMPLES:



Flat cut out pin-mounted halo-lit letters



Deep single-mounted letters with high contrast



Fabricated letters integrated into architecture



Face-lit flush-mounted logo



Cabinet sign box



Canopy Signage

A2: WALL SIGNS, UPPER STORY

INTENT:

The intent for Upper Story Wall Signs is to bring greater hierarchy and large-scale vehicular wayfinding opportunity for said-tenant.

LOCATION:

Upper Story Wall Signs to be located near top of building, not to extend above the roof line on front facade of building.

ALLOWANCE:

Upper Story Wall Signs are not to exceed 100 sq-ft total per allowed location.

ILLUMINATION:

Upper Story Wall Signs may be illuminated. If illuminated, signs are to have static, unobtrusive illumination. Face-lit or back-lit letters (halo), neon or a shielded lamp or goose-neck located at top of the sign is allowed.

All direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.

ENCOURAGED APPROACHES:

The following are approaches commonly encouraged:

- Tenant logo/logo type to be fabricated or flat cut-out and layered to achieve a 3-dimensional form to the signage components.
- Tenant logo/logo type should not fill the entire designated sign zone.
- Paint and metal finishes that connect to the building facade should reflect the overall architectural color palette.
- Sign/sign armature attachment to building facade with custom designed metal armature/brackets.
- External and or internal illumination integrated into sign canopy recommended.
- All designs subject to review for scale and proportion relative to the building architectural context.
- Three-dimensional logo or iconography are encouraged.
- Cut-out letters with fabricated returns and shapes encouraged.
- No back-lit sign boxes will be allowed.

ENCOURAGED EXAMPLES:



Cut-out logo, halo-lit



High contrast color internally-illuminated letters

B: WINDOW SIGNS, TENANT

INTENT:

To identify the entrance and hours of operation, identify the tenants storefront and display windows and create visual interest.

LOCATION:

If any window signs are located on the door, the following design standards must be met: Use door signage to identify business name, address, hours of operation and a possible logo if needed.

Window graphics are typically located at eye level on doors or adjacent to entrances for door signs or in the lower 20% of storefront windows for window signs for each tenant. Patterns/graphics may be installed at transoms, but shall not contain any text. Limit opaque and solid materials to no more than 10 percent of a window's area, and place appropriately to avoid blocking visibility in and out of a window.

ALLOWANCE:

Any element that is attached to or located within 36 inches of a window is considered to be a window sign. A window sign should not exceed 20% of the total window area with 10% allowed to be opaque or solid. All words or pictures located on a window or door shall be considered signs and shall meet all criteria for signage defined herein and shall be permitted as signs by the City of Westwood.

ATTACHMENTS:

Install directly inside (second surface) to tenant glass.

ENCOURAGED APPROACHES:

The following are approaches commonly encouraged:

- Maximum graphic image area not to exceed 20% of total window area.
- Message height is recommended to be at eye level for door signs or in the lower 20% of storefronts for window signs.
- Digitally cut vinyl, silk-screened, gold leaf, hand painted or neon graphics should be applied to the interior surface of the window (second surface if single paned glass, fourth surface if double paned glass).
- Avoid repeating business wording and tenant ID's in every window when this information already exists on other signage.
- Provide secondary information on products, services, etc. that are not available on other signs.
- Plan window signage to draw the pedestrian's eye into a business and to create additional interest.
- Use door signage to identify business name, address, hours of operation and a possible ID if needed.
- Vinyl, silk-screened or gold leaf signage on doors is

ENCOURAGED EXAMPLES:



Logo & Hours



Logo, Tag-line & Hours



Retail ID and less than 20% window coverage brand graphic

C: MONUMENT SIGN, TENANT AND PROJECT

INTENT:

Monument Signs are for the purpose of identifying the Project as well as the tenants occupying space within it and is used for wayfinding.

LOCATION:

The permitted location shall be set in at least five (5) feet from every boundary line of the zone lot. Locate in a high traffic area out of the public right of way.

ALLOWANCE:

A maximum of three (3) monument signs are allowed on the site.

Monument signs for the site have a maximum height of 14 ft above finished grade. No more than 100 square feet total area per location.

ILLUMINATION:

Monument Signs may be illuminated. If illuminated, signs are to have static, unobtrusive illumination. Internal illumination of channel letters, back-lit letters (halo), push through letters, shielded, concealed or external, shielded, downward facing fixtures are allowed.

May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.

ENCOURAGED APPROACHES:

The following are approaches commonly encouraged:

- Signs must be consistent with or complement the building, hardscape and existing signage material palettes.
- Use permanent, durable materials such as metals, metal composites, and other high quality materials. Do not use signs with plastic or acrylic.

ENCOURAGED EXAMPLES:



Contemporary materials & cut out logo



Industrial solution with contrast logo and background



Simple solution with small project ID



Complimentary material usage

D: BLADE SIGN, TENANT

INTENT:

Blade Signs are signs that attach and project from the building facade.

LOCATION:

All Blade Signs are to project perpendicular to the building facade and will be a minimum of 18" wide and be no greater than 36" wide in their horizontal dimension. Blade Signs must maintain a minimum clearance of eight feet (8'-0") above the sidewalk.

ALLOWANCE:

Blade Signs are limited to the Landlord or Tenants whose entry is on the exterior of the building, or those who have limited wall surface at their storefront. Eligible tenants are allowed one (1) Blade Sign.

ILLUMINATION:

Any sign configuration by multi-storefront tenants shall not exceed the allowance for total square feet area. Static, unobtrusive illumination allowed. Internal illumination of channel letters, Back-lit letters (halo), push through acrylic letters, or a shielded spot light located at top of the sign is allowed. May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.

ATTACHMENT DETAILS:

Blade Signs are attached to the building facades at main entries of tenant lease spaces. These signs are mounted directly to the exterior wall of the building; all connecting hardware should not be visible unless it is an integral part of the sign design. No more than 10% of total wall area may be used per tenant.

ENCOURAGED APPROACHES:

The following are approaches commonly encouraged:

1. Artistic, three-dimensional object signs of logo or primary sales product(s) fabricated/sculpted from suitable materials.
2. Router-cut or dimensional letters/ logos attached to or pushed through sign panels or cabinet construction boxes.
3. Painted, screen printed or gilded sign panels or cabinet construction boxes.
 - A combination of materials. Cut-out, layered, built up or pinned-off metal or wood borders or graphics.
 - Raceways, conduits and transformers must be concealed within the sign assembly.
 - Flush, discreet attachment of the acrylic faces to the metal channel letters without typical trim cap edging.
 - The acrylic face of the letter forms must have a matte finish to avoid reflections in the letter face when not illuminated.

Blade Signs for businesses and retail tenants are encouraged to have internal, integral, edge, halo or external illumination, or any combination thereof.

ENCOURAGED EXAMPLES:



Box sign



Custom shape



Cabinet sign box with push-through letters



Pushed through sign panel

E: PARKING/TRAFFIC DIRECTIONAL SIGNAGE

INTENT:

The intent of Parking/Traffic Directional Signage is to provide identification, information and direction to guests, residents and workers visiting and interacting with the project. These signs provide a general understanding of the project which allows users to move about with confidence and ease. These signs assist the guests, from well positioned and highly visible identification of the vehicular garage entries, to navigating within the garage, to emerging into the street-level public realm.

LOCATION:

To be mounted above the garage entrance as clear messaging for vehicular arrival. Wall signs are integrated with the building walls where available or above main parking entrances and vehicular flow routes.

ALLOWANCE:

Maximum of two (2) parking identification sign per garage entrance.

ILLUMINATION:

Parking/Traffic Directional signs may be illuminated. If illuminated, signs are to have static, unobtrusive illumination. Halo, shielded, concealed or external, shielded, downward facing fixtures are allowed.

ATTACHMENT DETAILS:

Wall signs are integrated with the building walls where available or above main parking entrances and vehicular flow routes. All connecting hardware should not be visible unless it is an integral part of the sign design.

ENCOURAGED APPROACHES:

The following are approaches commonly encouraged:

- Signs must be consistent with or complement the building, hardscape and existing signage material palettes.
- Use permanent, durable materials such as metals metal composites, and other high quality materials. Do not use signs with plastic or acrylic faces.

ENCOURAGED EXAMPLES:



Signage integrated into building architecture



Parking projecting ID



Cabinet sign box



Cabinet sign box

F: WAYFINDING, PEDESTRIAN DIRECTORIES

INTENT:

Wayfinding Signs are a specific type of sign that are intended for pedestrian wayfinding purposes, presenting multiple Tenants and public use destinations in a single display.

LOCATION:

Locate in a high traffic area out of the public right of way. Wayfinding Signs to be permitted location shall be set in at least five (5) feet from every boundary line of the zone lot. Wayfinding Signs may integrate with the building walls where available or above main entries of tenant(s) entrances into the project. All connecting hardware should not be visible unless it is an integral part of the sign design.

ALLOWANCE:

Wayfinding Signs for the complex may have a maximum height of 8 ft above finished grade. The maximum allowable is one (1) sign housing three or more tenant logos on exterior wall/wall frontage. Thirty-six (36) square feet maximum total area per sign.

ILLUMINATION:

Wayfinding Signs may be illuminated. If illuminated, signs are to have static, unobtrusive illumination. Halo, shielded, concealed or external, shielded, downward facing fixtures are allowed.

ENCOURAGED APPROACHES:

The following are approaches commonly encouraged:

- Fabricated, weather protective enclosures.
- Changeable graphics may be silk-screened or digitally printed. Units may be installed to be flush with wall (column) surface or may be secured to column faces. Illumination, if included, must be externally washed by concealed fixtures.
- Framed panel or open pan construction with expose or concealed external illumination sources. Changeable graphics may be silk-screened or digitally printed.
- Layered sandwich construction with protective glass face, changeable content and rear panel surface of appropriate materials and finishes all secured by vandal-resistant mechanical fasteners.
- Changeable cut-out metal letters or panels secured in a frame or track. External or halo illumination.

ENCOURAGED EXAMPLES:



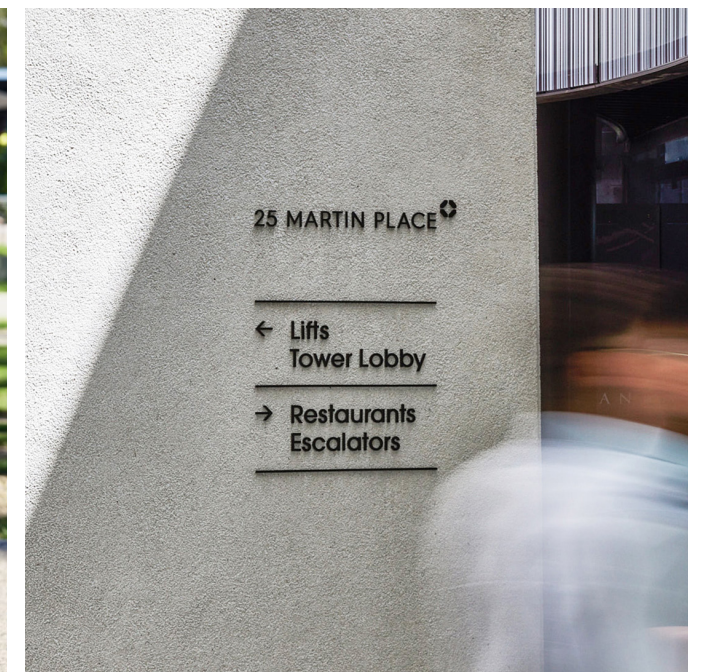
Sleek solution with clear wayfinding messaging and Project ID logo



Contemporary materials high contrast letters



Simple, modern solution



Complimentary material usage with tenant wayfinding.

MATERIAL & PERFORMANCE SPECIFICATIONS

In keeping with the high standards of design being applied to the overall project, all signage must utilize the highest quality materials and fabrication methods. The following minimum quality standards shall apply to all the 50th and Rainbow Development signs:

GENERAL

The environmental graphic designers and their project teams shall be responsible for verifying and ensuring compliance of the signage with all ADA, OSHA, MUTCD, environmental regulations and all other applicable governing code requirements.

Should there be a conflict between these documents and federal, state or local code requirements, code shall take precedence unless a specific agreement has been established with the City of Westwood providing a variance to the local codes.

FABRICATION & INSTALLATION REQUIREMENTS

A. STRUCTURAL REQUIREMENTS

The designer shall follow this document for exterior visual appearance. The internal structure, engineered connections, mounting assemblies and foundations shall be developed by the sign fabricator as required for each sign type. The structural design shall utilize self-supportive framing and prevent irregularities in exposed surfaces.

B. ELECTRICAL REQUIREMENTS

All transformers and electrical hardware shall be concealed (i.e. non-audible and non-visible to vehicular and pedestrian traffic) but easily accessible for maintenance and servicing. All connections must be in compliance with the requirements of the NEC and all other applicable governing code requirements. All necessary electrical components and assemblies are to be UL listed, or approved by a nationally recognized testing lab and shall be warranted by the manufacturer against failure for at least ninety days. All conduit, junction boxes and races shall be concealed within the sign or the building.

C. LIGHTING

All lighting components must be easily accessible for maintenance and servicing. All lighting components shall be constructed per recognized national standards, and/or specific manufacturer's recommendations. It is strongly encouraged that all illumination shall be provided by LED light sources for longevity, ease of maintenance and life-cycle cost purposes. Unless otherwise noted, the interior of all illuminated enclosures shall be painted bright white to increase reflectivity. Should exposed neon components be used, they shall be warranted against failure for at least three years, and all other lighting components shall be warranted for at least ninety days.

D. LABELING

Manufacturer's or testing laboratory labels shall clearly appear on all completed elements, as required by code but shall be located on secondary or less obvious surfaces.

MATERIAL & WORKMANSHIP STANDARDS

When selecting final materials to be used for the signage, the design must bear in mind the unsecured, urban environment in which these signs will be installed and the high potential for their abuse. Furthermore, these signs will likely be in place for an extended period of time, materials should be selected for longevity

A. PAINTS & FINISHES

Given the potential for abuse, painted finishes should be used sparingly or located at a height less susceptible to abuse. All pretreats, primers, coatings, and finishes shall be applied in strict accordance with the paint manufacturer's specifications to provide the highest level of ultraviolet light resistance, weatherability and overall longevity for both the materials indicated and the environmental conditions of the final install locations. Paints and finishes shall be warranted against color fading, UV damage, cracking, peeling, blistering and other defects in materials or workmanship for a minimum of five years.

B. METALS

Metals shall be the best commercial quality for the purposes specified and free from defects impairing strength, durability or appearance. Unless specifically designed otherwise as a feature element, all visible seams are to be continuously welded, filled and ground smooth. All sheet metal shall have brake formed edges with radii not greater than sheet thickness. All metals must be treated to prevent corrosion and staining of other finishes.

C. FASTENERS

Unless specifically designed otherwise as a feature element, all exposed fasteners shall be tamper-proof, resistant to oxidation and other corrosion and of a finish to match adjacent surfaces. Concealed fasteners must be resistant to oxidation and corrosion to prevent staining of other finishes.

D. VINYL

All vinyl products shall be specified and installed in strict accordance with the manufacturer's recommendations to provide the highest level of ultraviolet light resistance, weatherability and overall longevity for both the materials

indicated and the environmental conditions of the final installation locations. All vinyl material shall be warranted against color fading, UV damage, de-lamination and peeling for a period of five years.

E. DIGITAL PRINTS

Technological advances in digital printing make this medium ideal for easily updatable content. As such, this material must be periodically refreshed, whether the content has changed or not. All digital prints must provide the highest level of ultraviolet light resistance, weatherability and overall longevity for both the materials indicated and the environmental conditions of the Kansas region. Unless specifically designed otherwise as a feature element, digital prints shall have a minimum resolution of 200 dpi. Printed products shall be warranted against color fading, UV damage, delamination or peeling for a minimum of five years.

F. GENERAL ASSEMBLY

Unless otherwise stated above, all installed elements shall be warranted against manufacturer defects for a minimum of one year and all installed elements shall be warranted against defects in installation or workmanship for a minimum of three years.

G. NEWLY CREATED MATERIALS

Newly created materials meeting the intent of the CSP may be considered for approval based upon the guidelines set forth in this document.

ACCEPTABLE BUILDING SIGN MATERIAL EXAMPLES

Selected materials should reflect their use and the anticipated longevity of the sign. Materials should be urban in character, durable, easily maintained and of the highest quality. Elements such as acrylic and wood should be used selectively and their location should be considered to minimize the potential for damage. The materials used for all freestanding signage shall be designed and constructed to be durable enough to withstand the equipment to be used for snow removal and other maintenance.



ACCEPTABLE WALL SIGN ILLUMINATION EXAMPLES

Signage illumination should be chosen based upon the purpose of the sign, the required legibility and visibility, the anticipated ambient lighting and the competing signage elements in the area(s) in which the signs will be located. All illuminated signs must be controlled by a central timer or photosensitive switch (photo cell) to regulate the hours of operation.

It is additionally encouraged that the controls for the lighting allow for dimming during the late night/early morning hours.



PROHIBITED BUILDING SIGN TYPES

PROHIBITED SIGN TYPES

In order to maintain a high level of quality and a character appropriate to the 50th and Rainbow Development project, the sign types and fabrication methods described below will not be permitted for any businesses or developments within its limits. All signs are subject to the review and approval of the Landlord and the City of Westwood Zoning Administration.

The following identity sign types are prohibited:

1. Internally illuminated signs with vacuum formed plastic faces.
2. Internally illuminated box signs with exposed acrylic or stretched vinyl sheet faces without additional materiality and layering.
3. Internally illuminated awnings.
4. Parked motor vehicles and/or trailers intentionally located so as to serve as a sign or advertising device.
5. Signs with exposed raceways.
6. Signs with individual changeable plastic letters.
7. Sign boards using explicitly inexpensive materials.
8. Painted or printed window graphics which cover more than twenty (20) percent of a tenant's glazing area.
9. Off the shelf portable signs that do not reflect the quality demanded of this district.
10. Inflatable signs.



Internally illuminated signs with plastic faces



Exposed raceways, heavy trim cap



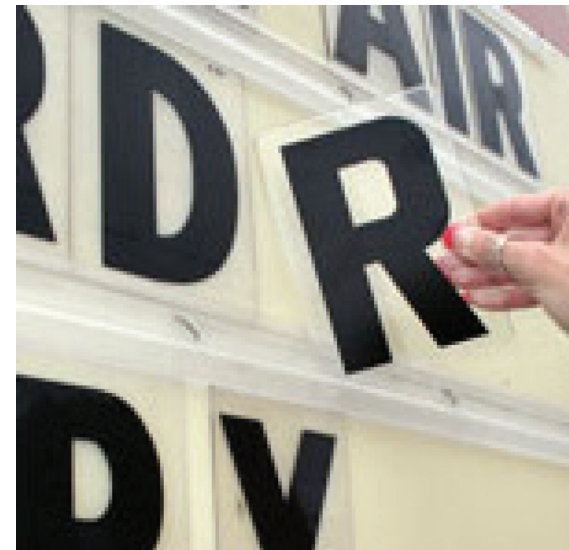
More than 20% of window area with graphics



Low quality off-the-shelf portable signs



Temporary inflatables, of any kind



Signs with individual changeable plastic letters



Internally illuminated signs with vacuum formed plastic faces

First published in The Legal Record, Tuesday, July 18, 2023.
CITY OF WESTWOOD, KANSAS
NOTICE OF PUBLIC HEARING

The Legal Record

1701 E. Cedar St., Ste. 111
Olathe, KS 66062-1775
(913) 780-5790

The Planning Commission of the City of Westwood, Kansas will hold a public hearing on Monday, August 7, 2023, at 7:00 PM at Westwood City Hall located at 4700 Rainbow Boulevard. Details for attending the meeting and speaking during the public hearing can be found at www.westwoodks.org or by calling 913-362-1550. Written comments may also be submitted ahead of the public hearing to info@westwoodks.org. The subject of the public hearing is:

RZ-2023-01
An application of Karbank Holdings, LLC, on behalf of owner City of Westwood, KS to rezone property at 5000 and 5050 Rainbow Blvd., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development).

RZ-2023-02
An application of Karbank Holdings, LLC, on behalf of owner Shawnee Mission School District to rezone property at 2511 W. 50th Street, et al., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development).

PDP-2023-01
An application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a preliminary development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205.

/s/ Leslie Herring, City Administrator
7/18

ATTN: LESLIE HERRING
CITY OF WESTWOOD
4700 RAINBOW BLVD
WESTWOOD KS 66205-1831

Proof of Publication

STATE OF KANSAS, JOHNSON COUNTY, SS;
Maureen Gillespie, of lawful age, being first duly sworn, deposes and says that she is Legal Notices Clerk for The Legal Record which is a newspaper printed in the State of Kansas, published in and of general paid circulation on a weekly, monthly or yearly basis in Johnson County, Kansas, is not a trade, religious or fraternal publication, is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than one year prior to the first publication of the notice attached, and has been entered at the post office as Periodicals Class mail matter. That a notice was published in all editions of the regular and entire issue for the following subject matter (also identified by the following case number, if any) for 1 consecutive week(s), as follows:

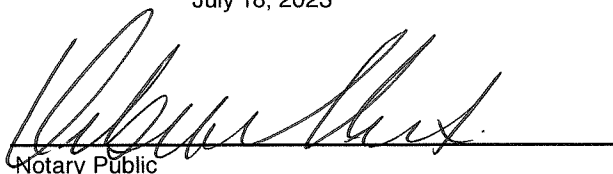
HEARING - PLANNING COMMISSION, AUGUST 7, 2023, RZ-2023-01, RZ-2023-02, PDP-2023-01
7/18/23



Maureen Gillespie, Legal Notices Billing Clerk

Subscribed and sworn to before me on this date:

July 18, 2023


Notary Public

DEBRA VALENTI
Notary Public-State of Kansas
My Appt. Expires Aug. 21, 2023

L13837
Publication Fees: \$15.83



July 17, 2023

Dear neighbor:

As a Westwood property owner within 200 feet of property located at:

2511 W. 50th St., Westwood, Kansas 66205;

5000 Rainbow Blvd., Westwood, Kansas 66205; and/or

5050 Rainbow Blvd. Westwood, Kansas 66205.

you are being notified of the following zoning applications for a proposed new mixed-use commercial development on that real property identified by the addresses above:

RZ-2023-01

An application of Karbank Holdings, LLC, on behalf of owner City of Westwood, KS to rezone property at 5000 and 5050 Rainbow Blvd., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development).

RZ-2023-02

An application of Karbank Holdings, LLC, on behalf of owner Shawnee Mission School District to rezone property at 2511 W. 50th Street, et al., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development).

PDP-2023-01

An application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a preliminary development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205.

A comprehensive description of the project under consideration is available:

- online at: <https://www.westwoodks.org/home-page/page/new-feature-park-development-consideration>; or
- by calling: Leslie Herring, City Administrator, at 913-362-1550;

and a complete legal description of the properties under consideration for rezoning is available at:

Westwood City Hall
4700 Rainbow Blvd.
Westwood, Kansas 66205.

This letter is to inform you that the Westwood Planning Commission will hold a public hearing for consideration of these applications where the general public may provide comments. **The purpose of a**

4700 Rainbow Boulevard Westwood, Kansas 66205 (913) 362-1550 www.westwoodks.org

public hearing is to allow the applicant and all other interested parties a reasonable and fair opportunity to be heard and to present evidence relevant to the application.

The public hearing will be held on and at:

**Monday, August 7, 2023
7:00 PM
Westwood City Hall
4700 Rainbow Blvd.
Westwood, KS 66205.**

The meeting may be attended either in person at Westwood City Hall or virtually, by using the following instructions:

- online: <https://us02web.zoom.us/j/89009964959>; or
- by phone: (312) 626-6799 (Webinar ID: 890 0996 4959).

In addition to live oral comments, written comments may be submitted ahead of the public hearing to info@westwoodks.org and will be included in the public meeting record.

Protest Petition Procedures

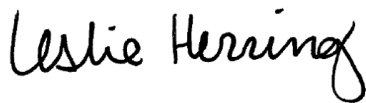
This matter is subject to State law governing the process of land rezoning in Kansas. Pursuant to K.S.A. 12-757, if a protest petition against such rezoning is filed in the office of the Westwood City Clerk within fourteen (14) days after the date of the conclusion of the public hearing pursuant to this notice, signed by the owners of record of 20% or more of the total real property within the area required to be notified by this act of the proposed rezoning of a specific property, excluding streets and public ways, the ordinance or resolution adopting such rezoning shall not be passed except by at least a ¾ vote of all of the members of the Westwood Governing Body.

By way of receipt of this notice, you are a property owner required to be notified and you shall have the opportunity to submit a protest petition.

Pursuant to Westwood Zoning Ordinance 1.6.11 – Public Hearing Process:

If an item which is subject to a public hearing is continued or otherwise carried over to a subsequent date and the public hearing has been opened, then the public hearing shall not be deemed concluded until the date on which the hearing is formally closed and the Planning Commission has taken action on the application. No additional notices shall be required once the public hearing is opened.

Kind regards,



Leslie Herring
City Administrator, Westwood, KS
913.942.2128
leslie.herring@westwoodks.org



July 17, 2023

Dear neighbor:

As a property owner outside of the jurisdictional boundaries of Westwood, Kansas but within 1,000 feet of the properties at:

2511 W. 50th St., Westwood, Kansas 66205;

5000 Rainbow Blvd., Westwood, Kansas 66205; and/or

5050 Rainbow Blvd. Westwood, Kansas 66205.

you are being notified of the following zoning applications for a proposed new mixed-use commercial development on that real property identified by the addresses above:

RZ-2023-01

An application of Karbank Holdings, LLC, on behalf of owner City of Westwood, KS to rezone property at 5000 and 5050 Rainbow Blvd., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development).

RZ-2023-02

An application of Karbank Holdings, LLC, on behalf of owner Shawnee Mission School District to rezone property at 2511 W. 50th Street, et al., Westwood, KS 66205 from R-1 (Single-Family Residential) to PD (Planned Development).

PDP-2023-01

An application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a preliminary development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205.

A comprehensive description of the project under consideration is available:

- online at: <https://www.westwoodks.org/home-page/page/new-feature-park-development-consideration>; or
- by calling: Leslie Herring, City Administrator, at 913-362-1550;

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Westwood City Hall
4700 Rainbow Blvd.
Westwood, Kansas 66205.

This letter is to inform you that the Westwood Planning Commission will hold a public hearing for consideration of these applications where the general public may provide comments. **The purpose of a**

4700 Rainbow Boulevard Westwood, Kansas 66205 (913) 362-1550 www.westwoodks.org

public hearing is to allow the applicant and all other interested parties a reasonable and fair opportunity to be heard and to present evidence relevant to the application.

Item B. Section III, Item

The public hearing will be held on and at:

**Monday, August 7, 2023
7:00 PM
Westwood City Hall
4700 Rainbow Blvd.
Westwood, KS 66205.**

The meeting may be attended either in person at Westwood City Hall or virtually, by using the following instructions:

- online: <https://us02web.zoom.us/j/89009964959>; or
- by phone: (312) 626-6799 (Webinar ID: 890 0996 4959).

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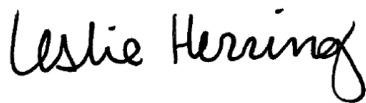
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By way of receipt of this notice, you are a property owner required to be notified and you shall have the opportunity to submit a protest petition.

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Kind regards,



Leslie Herring
City Administrator, Westwood, KS
913.942.2128
leslie.herring@westwoodks.org

From: Beth Ciperson <bethciperson@gmail.com>
Sent: Wednesday, June 7, 2023 12:26 PM
To: info@westwoodks.org
Subject: Re: Westwood Buzz June 7, 2023

What is the planned parking space allotment? Require green landscaping along Rainbow to help environmental impact of traffic?

From: Beth Ciperson <bethciperson@gmail.com>
Sent: Wednesday, June 7, 2023 6:22 PM
To: Leslie Herring <leslie.herring@westwoodks.org>
Subject: Re: Westwood Buzz June 7, 2023

Thanks for the quick reply. My questions are not only for my understanding but people who will not be happy about the commercial development and character of neighborhood.

Before business develops it might be helpful to address staggered hours to help the flow of traffic on these small streets.

Personally— it will be VERY important how the ability to park my car at the perfect intersection view of all eastern walkers during inclement weather is effected in the coming year(s).

From: Beth Ciperson <bethciperson@gmail.com>
Sent: Wednesday, July 26, 2023 1:20 PM
To: info@westwoodks.org
Subject: Re: Westwood Buzz July 26, 2023

It states “three bldgs” I see what I think are four roofs—which should have solar panels installed or green roofs. (LEED is not particularly meaningful having learned from Woodside Club LEED)

The long bldg that appears to be parallel to 50th would seem to crowd the fountain area but that may just be a poor perspective from rendering.

What is the black area behind to the west of complex? How many and where are the driveway exit/entrances to the complex?

Covered parking (with solar panels) would not only lessen asphalt heat island and protect cars and surface infrastructure. But could generate power for external lighting and perhaps EV charging stations?

From: Beth Ciperson <bethciperson@gmail.com>
Sent: Wednesday, July 26, 2023 4:10 PM
To: Leslie Herring <leslie.herring@westwoodks.org>
Subject: Re: Westwood Buzz July 26, 2023

Thank you so much for the addl info and your response.

Beth Ciperson 4535 Cambridge St, Kansas City, KS 66103. You are welcome to share any and all of my dialogue. I hesitate to speak not being a resident of WestWood or for that matter even an Everygy customer. But I put the Aug 7 meeting on my calendar in hopes that I can attend.

I'll briefly touch on your addl questions to me.

“Smushing a couple of bldg’s” —an interesting architecture and structural engineering term 😊 — does clarify bldg count.

I was a Woodside member during its rebuilding and touted the LEED status which pleased me until I better understood what earned the term. I don't remember what they did or didn't have that disappointed me. But it seemed to be a couple of gfi outlets and a bus stop in the area. (I'm being flippant, I know). But you catch my drift.

I wonder if the rooflines will be clean or holding compressors and what not effecting the presented clean visual bldg lines. Perhaps some consistent wood (to exterior design)arbors would allow for rooftop dining and gathering during nice weather. Additional shade and perhaps potted evergreen etc.

And to again emphasize, serving a most likely senior crossing guard (assuming \$12.50/shift twice a day will serve a limited worker) plus the Parks Dept & often times the police, the fountain drive AROUND road that surrounds the fountain I hope will remain; as well, the two car wide driveway for entrance and exit, parking behind another vehicle etc

From: [Mark Vranicar](mailto:Mark.Vranicar@westwoodks.org)
To: info@westwoodks.org
Cc: leslie.herring@westwoodks.org; [gian.geng](mailto:gian.geng@westwoodks.org)
Subject: Rainbow Development Comments
Date: Tuesday, July 25, 2023 7:15:03 AM

Hello,

I'm a Westwood Hills resident who was sent a letter soliciting feedback for the development at Rainbow and 50th. I live very close to this with my house at 2213 W 49th Terrace, Westwood Hills, KS 66205.

I support the development of mixed use office and retail that has been proposed **IF** proposed traffic calming measures for Rainbow between SM Parkway and 47th St [that are being studied through the Planning Sustainable Places Program](#) and the Mid-America Regional Council (MARC) are incorporated into the building plan.

I believe that the proposed development can be a catalyst for the needed development along the Rainbow corridor north of the development to Woodside. That area is in dire need of investment and refurbishment.

But there must be traffic calming measures on Rainbow, including a lane diet, for me to be supportive of the project. Rainbow is already a wildly dangerous thoroughfare for pedestrians. Cars and heavy trucks constantly fly through the area far above the speed limit and Westwood and Westwood Hills residents are forced to walk within a few feet of this heavy traffic.

My son is starting kindergarten next month at Westwood View and it's worrying for our family to have to cross Rainbow twice a day walking to school. Those traffic issues will become much worse with the building of this development and no changes to how Rainbow currently operates.

Hopefully the Planning Sustainable Places Program studying traffic calming measures on this section of Rainbow will in fact be used in conjunction with the approval of this new development to build a safer, more sustainable, more fun, and more prosperous Westwood and Westwood Hills.

Please let me know if you have questions.

Thanks,

Mark Vranicar
2213 W 49th Ter, Westwood Hills, KS 66205
913-749-9068

To: Members of the Westwood Planning Commission, Westwood City Council, and Mayor David Waters

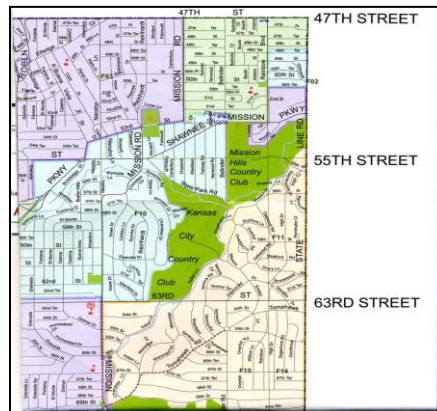
Subject: Comments on the Various Zoning Applications for a proposed new mixed-use commercial development at 5000 and 5050 Rainbow Blvd., Westwood, KS from R-1 (Single-Family Residential) to PD (Planned Development).

My name is Karen I. Johnson and I own and reside within 200 feet of the above-described property at 4950 Adams Street where I have lived since 1966.

I have reviewed the plans for this development and, as proposed, I do not approve of the application. I will outline the reasons for my disapproval, but first a few preliminary comments.

I agree with the mayor that city planning is important as is transparency for that planning. Much can be said in recent years about the planning process. In June 2017, the City, after much deliberation and requests for input from the residents, adopted its revised City of Westwood Master Plan/Comprehensive Land Use Plan. All decisions on land use should follow the guidance provided in that Master Plan (hereafter MP). And so it is necessary to look to the MP to see if the current proposal fits within the policies there outlined.

As a reminder, Westwood is a small city within a large metropolitan area. How small can be seen in this map detail. Westwood is in light green.



As a small city, it should not come as a surprise that we are focused on being a single-family residential city. “Survey respondents said they prefer to see residential (single-family) land uses in the community (64 percent of respondents)...” (MP1-9) City policies should “Protect character of established neighborhoods.” (MP 4-16). Further, the residents seek to “protect and minimize impacts to adjacent residential property.”

In the Community Survey Summary, “there was a concern expressed for the conflict of businesses and residential areas...” (4/7) To address this concern, “[t]he Plan seeks to protect

and enhance these residential areas by focusing and encouraging commercial redevelopment activity only on to two exterior corridors of the community. Commercial redevelopment activity should be focused along the 47th Street and Rainbow Boulevard corridors.” (MP 2-3).

The Master Plan also states “Prohibit isolated commercial rezoning in established residential developments.” (MP 4-10)

The Westwood Master Plan Community Survey asked residents “Within the next 15 years, Westwood should be a community that: [fill in the blank]. Residents did fill in those blanks. One would be hard pressed to find any comment that wishes for more commercial development. The least desirable focus was in fact “growing the community rather than protecting and enhancing the existing community character.” (page 5/7).

A sample of what the residents thought Westwood should be in 15 years:

“Provides basic services and promotes and maintains well-kept single family residences.”

“Increases the number of single family residences and the percentage of total single family homes that are owner occupied.”

“Remains a family focused fiscally responsible city—not given to whims of developers but retaining a long term focus.”

“Where people seek out to live here due to the small town feel, great location, locally owned businesses and well-kept properties.”

And with those preliminary, but important comments, here are my concerns about the current proposal.

1. I consider this proposal prohibited because of the isolated nature of the proposal which is in an established residential development.
2. If this development is allowed, it sets a precedent for future commercial development all along Rainbow. Does Westwood really want to look like Metcalf Avenue in Overland Park?
3. Although Rainbow is one of the two streets singled out for commercial development, 50th Street and 51st Street are certainly not. If I am not mistaken, the revised plans for this development include a building that is to run west along 50th Street all the way to Adams Street, and a building that is to run along 51st Street, which are not only not allowed by the MP, but would bring all the buildings closer to the residential areas on Adams Street and on 51st Street.
4. The buildings are too tall for this area—again, it is in a residential area and there are no 3 or 4 story houses nearby. Sitting in the City Council chamber as a visitor and looking at the apartments across Rainbow can provide an idea of just how massive this development

will look. The apartments under construction on Martway in Mission can also provide an idea of the height of this development—paper plans do not give you the sense of size.

5. Not only are the buildings too tall for “The Heart of Westwood,” (an important description used by the Mayor in the last newsletter) but the mass of 4 buildings is excessive.
6. Unless the effects of the pandemic on office building occupants have reversed, many office buildings are empty. What sort of guarantee is there that occupants will be found?
7. Likewise, retail has suffered from the pandemic with folks ordering goods online. Additionally there is not a lot of foot traffic on Rainbow. Will retail there survive? And if not, what then?
8. Although the concern may be outdated, I include it because when it comes to universities and land use, one never knows what might happen, planned or unplanned. There is always the possibility that Karbank could sell these buildings to someone like KU which would pay no taxes.
9. How can we guarantee that there would be no drive-through businesses in this development, now or ever—no banks, no fast food, no coffee shop drive-ups.
10. Traffic on 50th and 51st Street will definitely increase to the detriment of the neighbors, and 50th Street is already a busy street. And Adams Street is often used to avoid the traffic light which will likely increase with all the additional traffic on 50th Street.
11. What kind of light pollution will these buildings and their parking lots create?
12. I know that it has been said that mature trees on Rainbow will be saved. At my last count in the Joe D. Dennis Park, there were 16 deciduous trees and 3 pines there. How many will be saved?
13. The fountain at the corner of 50th and Rainbow has always been popular. It should not be lost.

I do not have any concerns about the park plans at this time although I definitely have thoughts about what should be included and not included. It is my hope that most of the area will be left as green space with trails and one Chat Bench.

Thank you for reading my comments.

July 26, 2023.

3 August 2023

Dear Leslie,

Thank you for your correspondence and for our conversation.

As I pointed out, we are strongly against any large commercial construction on Rainbow at 50th Street. The ensuing traffic would compromise our lives and threaten our children.

Not only, it would destroy the green space, park and fountain that we have always treasured.

Please locate the construction elsewhere.

Thank you.

Carolyn J. Masé
2100 West 50th Street
Westwood Hills, HS
66205

P.S.

Apologies for the stationary and handwritten message. My computer is down. cm

WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: August 7, 2023

Staff Contact: Leslie Herring, City Administrator

FP-2023-01 – Consider application of Karbank Holdings, LLC on behalf of owner City of Westwood to replat property at 5000 and 5050 Rainbow Blvd.

FP-2023-02 – Consider application of Karbank Holdings, LLC on behalf of owner Shawnee Mission School District to replat property at 2511 W. 50th St., et. al.

OWNER OF RECORD:

- 5000 Rainbow Blvd.: City of Westwood, Kansas
- 5050 Rainbow Blvd.: City of Westwood, Kansas
- 2511 W. 50th St.: Unified School District No. 512 (Shawnee Mission School District)

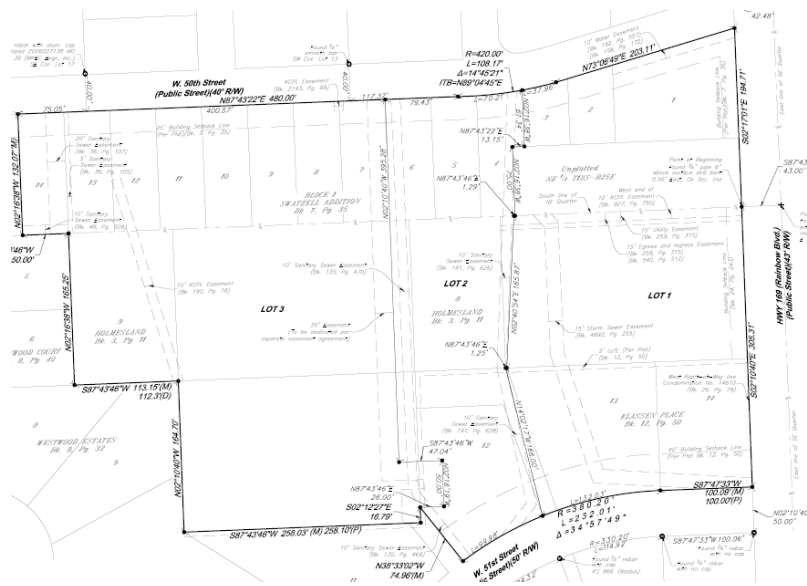
APPLICANT: Karbank Holdings, LLC, agent for property owners City of Westwood, Kansas and Unified School District No. 512, jointly.

LOCATION: The property is located on the southwest corner of W. 50th St. and Rainbow Blvd.

EXISTING ZONING: The property is currently zoned R-1 (D): single-family residential.

REQUESTED ACTION: Approval of a final plat to consolidate and divide portions of the subject site amongst parties currently under contract to purchase portions of the subject site and to establishing property intended for public use, including easements.

EXISTING CONDITIONS: The subject property parcels are a mixture of platted and unplatted. Lots 1 and 2 (as proposed and illustrated on the plat below) of the subject property are currently undergoing review by the Planning Commission for rezoning from R-1 to PD with an underlying C-1 zoning designation and review of the associated preliminary development plan.



REVIEW AND APPROVAL PROCESS:

Section 1.5 of the Westwood Zoning Ordinance specifies the procedures and requirements for the consideration of a final plat, which includes submission to the Planning Commission for review and approval and then submission to the Governing Body for acceptance/approval. Following approval by both the Planning Commission and Governing Body, the plat shall be recorded with the County Register of Deeds.

The submitted final plat creates three (3) lots on the subject property. Lot 1 is currently entirely owned by the City of Westwood and Lots 2 and 3 are currently entirely owned by USD 512. The concurrently-running rezoning and preliminary development plan applications and the existing purchase agreements dated June 8, 2023 by and between the three parties – The City of Westwood, USD 512, and Karbank Holdings, LLC – contemplate that Karbank Holdings will acquire Lots 1 and 2 upon closing of the sale, scheduled for January 4, 2024 and subject to land entitlements and other conditions as identified in the purchase agreements and a development agreement still under negotiation by the City of Westwood and Karbank Holdings, LLC.

The City of Westwood and Karbank Holdings, LLC – the two sole resulting property owners within the proposed new addition – are currently anticipating the following notable potential easements to be dedicated (either new or relocated):

- a. Maintenance easement for Karbank to maintain its landscaping and the wall of its parking structure;
- b. Sanitary sewer easement (unless Johnson County Wastewater confirms they no longer have facilities on the property requiring an easement cutting through the property); and
- c. Stormwater and detention facility easements.

No additional right-of-way nor public streets are being dedicated on the property.

STAFF ANALYSIS: Staff review of the application submittal concludes that the following items are to be resolved prior to approval of the plat:

- a. Rationale for offset property line at southern portion of Lots 2 and 3;
- b. Clarity on the plat as to which existing easements are to be vacated; and
- c. Coordination of lot lines on plat with those shown on the preliminary development plan.

Further, a complementing Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement setting out rights and responsibilities related to the dedicated stormwater detention facility, is to be agreed upon in form by Karbank Holdings, LLC and the City, with the expectation that such Agreement will be recorded with the plat on the property.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission allow this Final Plat to track concurrently with the rezoning and preliminary development plan applications so that all applications – which are inextricably linked – will complement one another and be updated and reviewed simultaneously.

Suggested Motion
None.



Adam Feldman

(Contact Person's Name), hereby certify the attached and completed application contains the information as specified below in accordance with the Westwood Zoning Ordinance. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application and may be subject to other penalties provided by law.

6/29/23

Signature of Contact Person

Date

Note: The following items apply to all applications for plat approval. The Applicant is strongly encouraged to work closely with Staff in advance of an actual application submittal. Please submit ONLY THOSE DRAWINGS necessary to provide information required by this checklist. Submission of construction drawings or other nonessential drawings may delay the review process.

Final Plats

1. A final plat for record shall be prepared and submitted to the Department of Community Development for review and recommendation by the Planning Commission and acceptance by the Governing Body. The original plat shall be in sheets of such materials, dimensions and scale as meets the current requirements for the County official in whose office the plats are required to be filed; provided, that when more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision on one sheet with block and lot numbers, In no event shall the final plat be on a scale smaller than 200 feet to the inch.

General Requirements for all Final Plat Applications

1. Plat application form, filled out completely and accurately with all required contact information, signatures, etc.
2. All files must be electronic. A PDF file shown as 24 x 36 pages to include all general final plat data, existing conditions, proposed conditions, and any ancillary items shall be provided with sufficient information included as to allow for an appropriate review by the City. The plat must be sealed by a licensed land surveyor as required.
3. Include a PDF of the Stormwater report, all pages must be in one document. **All plat sets must be one document. Individual pages will not be accepted.**

General Final Plat Data

1. Legal description and drawing.
2. Proposed name of subdivision and the words "FINAL PLAT".
3. Location map at a scale of not less than 1" = 2,000' with the site plan clearly marked to identify the location of the property.
4. The number of each lot and block, in accordance with a systematic numbering system and "letter" identification of all other parcels, proposed buildings, if any, and proposed ownership.
5. The length of all straight lines, deflection angles or bearings, and radii, arcs and central angles of all curves along the centerline and the property line of each street. All dimensions of property lines along each street and all the lines bordering each lot shall be in feet and decimal fractions of a foot. The true bearings and angles of intersections, and any other data necessary for the location of any dedicated easement in the field; calculated bearings shall be used.
6. The lines and names, with accurate dimensions in feet and decimals of feet, of all proposed streets or other ways or easements and other open spaces intended to be dedicated for public use or granted for use of inhabitants of the subdivision, also lines of all adjoining streets.
7. Suitable primary control points approved by the City Engineer or descriptions and "ties" to such control points, to which all dimension, angles, bearings and similar data given on the plat shall be referred. All dimensions shall be shown in feet and decimals of a foot.
8. The north arrow, scale, and date.
9. Properly executed dedication of all streets, highways, alleys, parks, playgrounds, and other lands as may be appropriate, intended for use by the owner, or owners.
10. Surveyor's certificate of actual field survey with bearings and distances referenced to section or fractional section, corners, township, and range. This survey must be balanced and closed by a Registered Land Surveyor.
11. Dedication language as provided by the Development Review Staff.
12. Blanks for date of approval and for Planning Commission Chair, Mayor and City Clerk's signatures with name printed under the signature line.



13. Blank space in the upper right hand corner of the plat for recording purposes.
14. The area, in square feet, of each lot, parcel or tract in the proposed subdivision. Such area may be indicated on each lot or parcel or on a separate chart on the face of the plat.
15. Dimension of the lot at the front building line on cul-de-sac lots or unusually shaped lots.
16. Final sidewalk/trail location plan included widths.
17. All lot dimensions clearly noted on each lot, parcel or tract.

Existing Conditions

Information, in report and map form (seven copies of each), showing:

1. Zoning.
2. Acreage to be subdivided.
3. Names of adjoining property owners or subdivisions and accurately showing existing property lines, streets, alleys, and other pertinent physical features.
4. Location of 100 year flood plain if located on the property.
5. Vicinity map indicating location of subdivision in relationship to major roadways.
6. Location of all existing structures, wells, etc. and whether they are to be retained or demolished.
7. Location of significant natural features, including the location and identification by common name, of trees and other significant vegetation prepared from aerial photos with on-site verification or survey.
8. Boundaries of any mined, underground space and submittal of any required engineering structural safety studies.

Stormwater / Watershed

1. Existing and proposed storm drainage, indicating location and connections to existing drainage system.
2. Existing topography with contours at vertical intervals of not more than five feet (5') where the slope is greater than ten percent (10%); and not more than two feet (2') where the slope is less than ten percent (10%).
3. Proposed preliminary grading by contours at vertical intervals of not more than five feet (5') where the slope is greater than ten percent (10%); and not more than two feet (2') where the slope is less than ten percent (10%), supplemented by spot elevations where necessary.
4. Provide at a scale appropriate for clear readability the drainage basins, but not less than 1" = 100', both on-site and off-site drainage sub-basins coming to the subject site, including all points at which it leaves the site. Each sub-basin should be clearly labeled with a designation letter or number, acreage of the sub-basin, and CN value of the sub-basin.
5. Limits of the 100 year flood plain and floodway of all existing water courses that would impact this development.
6. Such additional information as may reasonably be required in writing by the City Engineer or Public Works Director.

Submission following recording and prior to issuance of building permits.

After approval of the plat by the Governing Body but prior to assignment of street addresses or issuance of any partial or full building permits, the following additional items must be submitted:

1. One copy of the plat containing original recording information, date, book, and page of recording information
2. One copy of all covenants and restrictions applicable to said subdivision, bearing the recording information.
3. One full size copy and one reduced copy of the address plan for electronic distribution (11"x14"). (Developer's ¼ item) (as recorded at the register of Deeds office) plus sidewalks locations and bearing addresses as assigned by the City of Westwood.

Authorization of Agent / Proof of Ownership

	<p>City of Westwood 4700 Rainbow Blvd Westwood, Kansas 66205 913-362-1550 – Fax 913-362-3308 www.westwoodks.org</p>
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Where an application has been filed by, or on behalf of, a landowner, an affidavit of ownership shall be submitted to the City. Further, where an application has been filed by an agent of a landowner, an affidavit of the landowner establishing the agent's authorization to act on behalf of the landowner shall also be submitted. This form shall be submitted to the City Clerk at the time of filing the application.

Scope of Project/Description of Work: Replatting and preliminary and final development plans.

Property IDs: RP63000001 0001; RF251203-3060; RP27000000 0008D; RP30000001 0012B
Project Location/Address: (some of which are known as 5000 Rainbow and 5050 Rainbow)

Agent's Name: Adam Feldman

Company: Karbank Holdings LLC Fax: _____

Mailing Address: 2000 Shawnee Mission Parkway, Suite 400, Mission Woods, KS 66205

E-mail Address: af@karbank.com

Property Owner's Name(s): City of Westwood, Kansas Phone: 913-362-1550

Company: City of Westwood, Kansas Fax: _____

Mailing Address: 4700 Rainbow Blvd, Westwood, KS 66205

E-mail Address: david.waters@westwoodks.org

I declare under penalty of perjury that I am the owner for the address listed above and I personally completed the above information and certify its accuracy.

Signature of Owner:  Date: 06/29/2023

Printed Name of Property Owner: City of Westwood, Kansas

By: David E. Waters
Mayor and Authorized Agent

City of Westwood, Kansas Ownership Affidavit

State of Kansas)
)
County of Johnson) ss.

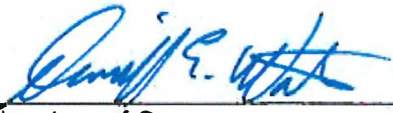
Comes now David E. Waters (as Mayor and Authorized Agent of City of Westwood, Kansas [owner]) who being duly sworn upon their oath, does state that they are the owner of the property legally described as:

Property IDs: RP63000001 0001; RF251203-3060; RP27000000 0008D; RP30000001 0012B
See attached Legal Description.

in the application for Replatting and preliminary and final development plans.
(description of application)

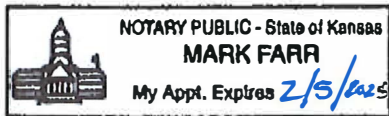
and acknowledges that the submission of said application and agrees to bind the subject property in accordance with the plan submitted as part of the above application.

Dated this 29th day of June, 2023.



Signature of Owner
City of Westwood, Kansas
By: David E. Waters, Mayor and Authorized Agent
Printed Name or Owner

Subscribed and sworn to before me this 29 day of June, 2023.





Notary Public
2/5/2025
My Commission Expires

EXHIBIT A

Legal description for the Land:

Lots 13 and 14, Block 1, KLASSEN PLACE, a subdivision in Johnson County, Kansas;

And,

All that part of Lot 12, Block 1, KLASSEN PLACE, a subdivision of land in Johnson County, Kansas described as follows: Beginning at the Northeast corner of said Lot 12; thence Southeasterly, along the Easterly line of said Lot 12, to the Southeast corner thereof; thence Southwesterly, along the Southerly line of said Lot 12, a distance of 16.87 feet; thence Northwesterly, to the Point of Beginning.

And,

East 286.58 feet of the North one-half of Lot Eight (8), HOLMESLAND, a subdivision in Johnson County, Kansas, the Easterly 23 feet thereof being subject to rights of the State Highway Commission under condemnation for road purposes; EXCEPT All that part of the East 286.58 feet of the North half of Lot 8, HOLMESLAND, a subdivision of land in Johnson County, Kansas, more particularly described as follows: Beginning at a point on the North line and 286.58 feet West of the Northeast corner of said Lot 8; thence South, along a line 286.58 feet West of and parallel to the East line of said Lot 8, a distance of 165.39 feet, to the South line of the North half of said Lot 8; thence East, along the South line of the North half of said Lot 8, a distance of 1.28 feet, to the Northeast corner of Lot 12, Block 1, KLASSEN PLACE, a subdivision of land in Johnson County, Kansas; thence Northeasterly, to a point on the North line and 271.28 feet West of the Northeast corner of said Lot 8; thence West, along the North line of said Lot 8, a distance of 15.30 feet, to tie Point of Beginning;

And,

Lots 1, 2 and 3, block 1, Swatzell Addition, a subdivision in the City of Westwood, Johnson County, Kansas;

And,

All that part of the Northeast 1/4 of Section 3, Township 12, Range 25 in the City of Westwood, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of Section 3, Township 12, Range 25; thence West along the East-West center lines of said Section 3; 290.40 feet to the Southeast corner of Lot 4, Block 1, Swatzell Addition; thence North along the East

line of Lot 4, 75 feet; thence East along the South line of a portion of Block 1, Swatzell Addition 290.50 feet to the East line of Section 3; thence South 75 feet to the point of beginning, less the East 43 feet taken for public road, all in the City of Westwood, Johnson County, Kansas,

All except any other part used or dedicated for streets, roads and public rights of way.

Legal description for the Lot Line Adjustment Parcel:

To be developed by survey.

Corrected by Desc. on Plat

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Check Amt
090000	KARBANK HOLDING	1350-001	REPLATAPP2	6/27/2023		School Dist Parcels	150.00	0.00	150.00
Payor: KARBANK HOLDINGS LLC Payee: CITY OF WESTWOOD					Date 6/28/2023	Check No. 108984	Check Amount 150.00		

Retain this statement for your records



Plat/Replat Application and Item A. Section VI, Item

<u>Replat</u> Plat/Replat \$150	<div style="text-align: center; font-weight: bold;">Office Use Only</div> <div style="text-align: center;">Fee Paid: \$ <u>150-</u></div> <hr/> <div style="text-align: center;">Date Paid: <u>10/29/23</u></div> <hr/> <div style="text-align: center;">Case No.: <u>FP-2023-02</u></div> <hr/> <div style="text-align: center;">Meeting Date:</div>
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SUBDIVISION NAME Various as of today. New Plat name TBD.

LOCATION 2511 W. 50th St. et. al.

SIZE (IN ACRES) Approximately 4.97 Acres **NUMBER OF LOTS** 2 today / 3 in replat **CURRENT ZONING** R-1 Single Family Residential

REAL ESTATE PARCEL ID NUMBER RP30000001 0012A and RP27000000 0008

APPLICANT

FIRM	<u>Karbank Holdings LLC</u>	CONTACT	<u>Adam Feldman</u>
ADDRESS	<u>2000 Shawnee Mission Parkway, Suite 400</u>		
CITY	<u>Mission Woods</u>	STATE	<u>KS</u> ZIP <u>66205</u>
PHONE	<u>816-221-4488</u>	E-MAIL	<u>af@karbank.com</u>

OWNER

NAME	<u>Unified School District #512</u>	CONTACT	<u>Dr. Joe Gilhaus</u>
ADDRESS	<u>8200 W 71st Street</u>		
CITY	<u>Shawnee Mission</u>	STATE	<u>KS</u> ZIP <u>66205</u>
PHONE	<u>913-957-2560</u>	E-MAIL	<u>jogilhaus@sm</u>

ARCHITECT

FIRM	<u>Perspective Architecture + Design</u>	CONTACT	<u>Mike Paxton</u>
ADDRESS	<u>2000 Shawnee Mission Parkway, Suite 100</u>		
CITY	<u>Shawnee Mission</u>	STATE	<u>KS</u> ZIP <u>66204</u>
PHONE	<u>816-502-1500</u>	E-MAIL	<u>mike@pad.studio</u>

ENGINEER

FIRM	<u>BHC</u>	CONTACT	<u>Austin Lage</u>
ADDRESS	<u>7101 College Blvd # 400</u>		
CITY	<u>Overland Park</u>	STATE	<u>KS</u> ZIP <u>66210</u>
PHONE	<u>913-663-1900</u>	E-MAIL	<u>austin.lage@bhc</u>



Adam Feldman

(Contact Person's Name), hereby certify the attached and completed application contains the information as specified below in accordance with the Westwood Zoning Ordinance. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application and may be subject to other penalties provided by law.

Handwritten signature of Adam Feldman

Handwritten date: 6/29/23

Signature of Contact Person

Date

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Scope of Project/Description of Work: Replatting and preliminary and final development plans.

Project Location/Address: Property IDs: RP30000001 0012A and RP27000000 0008

Agent's Name: Adam Feldman

Company: Karbank Holdings LLC Fax: _____

Mailing Address: 2000 Shawnee Mission Parkway, Suite 400, Mission Woods, KS 66205

E-mail Address: af@karbank.com

Property Owner's Name(s): Unified School District #512 Phone: _____

Company: Unified School District #512 Fax: _____

Mailing Address: 8200 W. 71st Street, Shawnee Mission, KS 66204

E-mail Address: joegilhaus@smsd.org

I declare under penalty of perjury that I am the owner for the address listed above and I personally completed the above information and certify its accuracy.

Signature of Owner: 

Date: 6-26-23

Printed Name of Property Owner: Dr. Joe G. Gilhaus

By: Dr. Joe Gilhaus, Authorized Agent

City of Westwood, Kansas Ownership Affidavit

State of Kansas)
)
County of Johnson) ss.

Dr. Joe Gilhaus, Authorized Agent
Comes now for Unified School District #512 (owner) who being duly sworn upon their oath, does

state that they are the owner of the property legally described as:

Property IDs: RP30000001 0012A and RP27000000 0008

See attached Legal Description.

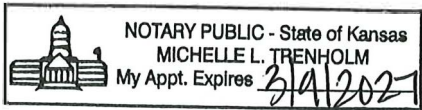
in the application for Replatting and preliminary and final development plans.
(description of application)

and acknowledges that the submission of said application and agrees to bind the subject property in accordance with the plan submitted as part of the above application.

Dated this 26 day of June, 2023.

[Signature]
Signature of Owner Unified School District #512
By: Dr. Joe Gilhaus, Authorized Agent
Dr. Joe Gilhaus
Printed Name or Owner

Subscribed and sworn to before me this 26 day of June, 2023.



[Signature]
Notary Public
3/19/2027
My Commission Expires

EXHIBIT "A"
LEGAL DESCRIPTION OF THE LAND

Legal Description to the Developed by Survey

TRACT 1:

THE WEST TWO HUNDRED FIFTY-EIGHT AND ONE-TENTH (258.1) FEET OF THE SOUTH HALF (1/2) OF LOT EIGHT (8), HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, IN JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.

AND ALSO:

THE NORTH HALF OF LOT 8, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS EXCEPT THE EAST 286.58 FEET THEREOF, AND THE WEST 258.1 THEREOF.

AND ALSO:

ALL THAT PART OF THE EAST 286.58 FEET OF THE NORTH 1/2 OF LOT 8, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE AND 286.58 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH, ALONG A LINE 286.58 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 165.39 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID LOT 8; THENCE EAST, ALONG THE SOUTH LINE OF THE N 1/2 OF SAID LOT 8, A DISTANCE OF 1.28 FEET, TO THE NORTHEAST CORNER OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE NORTHEASTERLY, TO A POINT ON THE NORTH LINE AND 271.28 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 15.30 FEET, TO THE POINT OF BEGINNING.

EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS AND PUBLIC RIGHTS

OF WAY. TRACT 2:

ALL OF LOTS 4 THROUGH 14, BOTH INCLUSIVE, BLOCK 1, SWATZELL ADDITION, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.

TRACT 3:

THE EAST 112.3 FEET OF THE NORTH HALF OF LOT 9, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.

Corrected by Desc. on Plat

TRACT 4:

ALL OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, EXCEPT THE FOLLOWING TRACT OF LAND:

ALL THAT PART OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID LOT 12, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 16.87 FEET THENCE NORTHWESTERLY, TO THE POINT OF BEGINNING.

Corrected by Desc. on Plat

Final Plat HENRY'S ADDITION

(A replat of all of Lots 12, 13 and 14, Block 1, KLASSEN PLACE; all of Lots 1 through 14, Block 1, SWATZELL ADDITION; part of Lots 8 and 9, HOLMESLAND; and part of the Northeast Quarter of Section 3, Township 12 South, Range 25 East, all in the City of Westwood, Johnson County, Kansas)

DESCRIPTION

A tract of land being all of Lots 12, 13 and 14, Block 1, KLASSEN PLACE, a subdivision recorded in Bk. 12, Pg. 50; all of Lots 1 through 14, Block 1, SWATZELL ADDITION, a subdivision recorded in Bk. 7, Pg. 35; part of Lots 8 and 9, HOLMESLAND, a subdivision recorded in Bk. 3, Pg. 11; and part of the Northeast Quarter of Section 3, Township 12 South, Range 25 East, of the 6th Principal Meridian, in the City of Westwood, Johnson County, Kansas, being more particularly described by Timothy Blair Wiswell, LS 1136, of George Butler Associates Inc., CLS 8, on July 7, 2023, as follows:

Commencing at the Southeast Corner of said Northeast Quarter; thence South 87°43'46" West, on the South line of said Northeast Quarter, a distance of 43.00 feet, to a point on the West Right-of-Way line of Highway 169, also known as Rainbow Boulevard, as now established per Condemnation No. 14610, recorded in Bk. 26, Pg. 79; said point also being the Point of Beginning; thence South 02°10'40" East, departing said South line, on said West Right-of-Way line, a distance of 305.31 feet, to the Southeast corner of said Lot 14, KLASSEN PLACE; thence South 87°47'33" West, departing said West Right-of-Way line, on the Northerly Right-of-Way line of W. 51st Street, as now established per said KLASSEN PLACE, a distance of 100.09 feet (100.0 feet per plat), to a point of curvature, said point also being the Southwest corner of said Lot 14; thence Southwesterly, continuing on said Northerly Right-of-Way line, and on a curve to the left, having a radius of 380.20 feet, a central angle of 34°57'49", and an arc length of 232.01 feet, to the most Southerly corner of said Lot 12, KLASSEN PLACE; thence North 38°33'02" West, continuing on said Northerly Right-of-Way line, a distance of 74.96 feet (74.30 feet per plat), to a point on the West line of said Lot 12; thence South 02°12'27" East, continuing on said Northerly Right-of-Way line, a distance of 16.79; thence South 87°43'46" West, continuing on said Northerly Right-of-Way line and the extension thereof being the North line of said Lot 11, KLASSEN PLACE, a distance of 258.03 feet (258.10 feet per plat), to the Northwest corner of said Lot 11, also being the Southwest corner of said Lot 8, HOLMESLAND; thence North 02°10'40" West, departing said North line of Lot 11, on the West line of said Lot 8, a distance of 164.70 feet, to the Southeast corner of the North Half of said Lot 9, a distance of 113.15 feet (112.3 feet per deed), to the Southeast corner of Lot 6, LOCKWOOD COURT, a subdivision recorded in Bk. 8, Page 40; thence North 02°16'38" West, departing said South line, on the East line of Lots 6 and 5, LOCKWOOD COURT, a distance of 165.25 feet, to the Northeast corner of said Lot 5, also being the Southeast corner of said Lot 14, Block 1, SWATZELL ADDITION; thence South 87°43'46" West, departing the East line of said Lots 6 and 5, on said South line of said Lot 14, a distance of 50.00 feet, to the Southwest corner of said Lot 14; thence North 02°16'38" West, departing said South line, on the West line of said Lot 14, a distance of 132.07 feet (132.00 feet per plat), to the Northwest corner of said Lot 14; thence North 87°43'22" East, departing said West line, on the Southerly Right-of-Way line of W. 50th Street, as now established per said SWATZELL ADDITION, a distance of 480.00 feet, to a point on a non-tangent curve; thence Northeasterly, continuing on said Southerly Right-of-Way line, and on a curve to the left, having an initial tangent bearing of North 89°04'45" East, a radius of 420.00 feet, a central angle of 14°45'21", and an arc length of 108.17 feet; thence North 73°06'49" East, continuing on said Southerly Right-of-Way line, a distance of 203.11 feet, to a point on the West Right-of-Way line of said Highway 169; thence South 02°17'01" East, departing said Southerly Right-of-Way line, on said West Right-of-Way line, a distance of 194.71 feet, to the Point of Beginning, containing 332,094.03 square feet, or 7.624 acres, more or less.

DEDICATIONS

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "HENRY'S ADDITION."

The undersigned proprietor of the above tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Westwood, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

Any streets shown hereon and not heretofore dedicated to public use as street right-of-way are hereby so dedicated.

IN TESTIMONY WHEREOF, the undersigned proprietors have hereunto subscribed their names.

Owner of Lot 1: City of Westwood, Kansas

Signer - TBD

STATE OF _____)
COUNTY OF _____) SS

Be it remembered that on this _____ day of _____, 2023, before me a notary public in and for said county and state came _____ who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said owner, and who duly acknowledged the execution of the same to be the free act and deed of said owner.

In witness whereof, I have hereunto subscribed my name and affixed my notarial seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

AND

Owner of Lot 2 and 3: Unified School District #512

Signer - TBD

STATE OF _____)
COUNTY OF _____) SS

Be it remembered that on this _____ day of _____, 2023, before me a notary public in and for said county and state came _____ who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said owner, and who duly acknowledged the execution of the same to be the free act and deed of said owner.

In witness whereof, I have hereunto subscribed my name and affixed my notarial seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

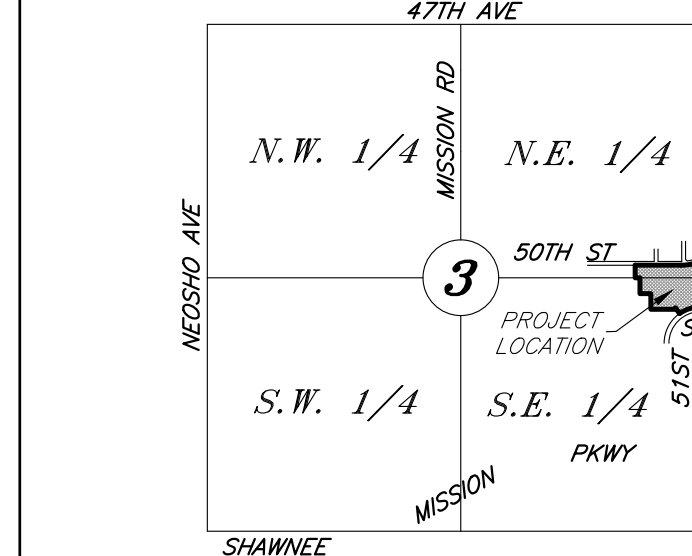
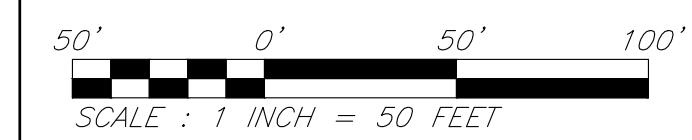
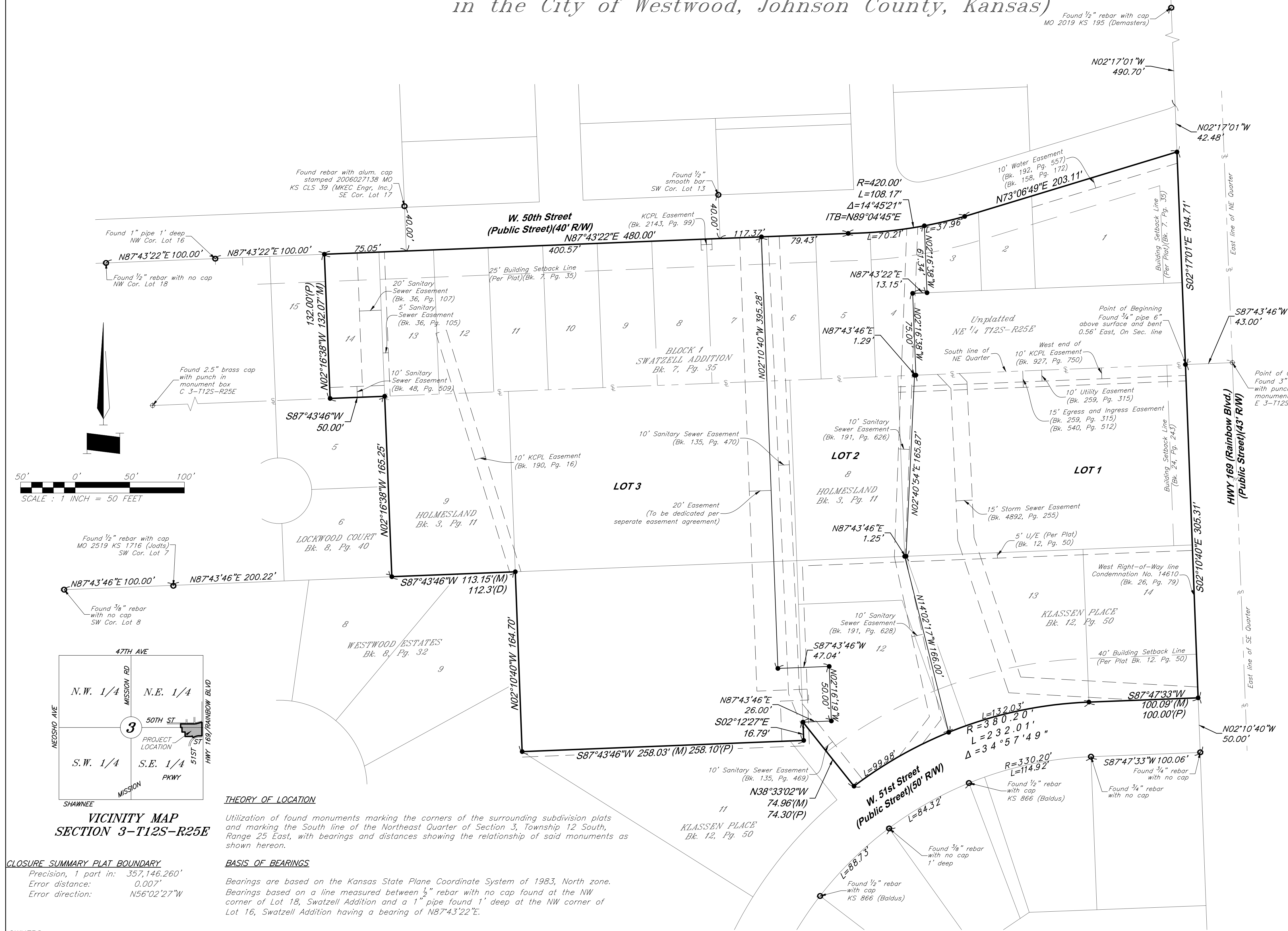
APPROVALS

Approved by the Planning Commission of the City of Westwood, Johnson County, Kansas, this _____ day of _____, 2023.

By: _____
Chairperson, Sarah Page

Approved by the Governing Body of the City of Westwood, Johnson County, Kansas, this _____ day of _____, 2023.

By: _____ Attest: _____
Mayor, David E. Waters City Clerk, Abby Schneeweis



CLOSURE SUMMARY PLAT BOUNDARY
Precision, 1 part in: 357,146,260'
Error distance: 0.007'
Error direction: N56°02'27"W

THEORY OF LOCATION

Utilization of found monuments marking the corners of the surrounding subdivision plats and marking the South line of the Northeast Quarter of Section 3, Township 12 South, Range 25 East, with bearings and distances showing the relationship of said monuments as shown hereon.

BASIS OF BEARINGS

Bearings are based on the Kansas State Plane Coordinate System of 1983, North zone. Bearings based on a line measured between 1/2" rebar with no cap found at the NW corner of Lot 18, Swatzell Addition and a 1" pipe found 1' deep at the NW corner of Lot 16, Swatzell Addition having a bearing of N87°43'22"E.

OWNERS
School District No. 93
Deed Record No. 139 Pg. 482
Deed Record No. 144 Pg. 33
Deed Record No. 144 Pg. 110
Deed Record No. 166 Pg. 630
Deed Record No. 170 Pg. 67
Deed Record No. 173 Pg. 26
Deed Record No. 191 Pg. 321
Bk. 540, Pg. 512
Bk. 554, Pg. 260
Bk. 563, Pg. 543
Bk. 564, Pg. 252
City of Westwood
Bk. 661, Pg. 184
Bk. 201404, Pg. 002898
Bk. 201404, Pg. 002900
Bk. 201404, Pg. 002902

NOTES

The easement information shown hereon is based upon "Commitment for Title Insurance", prepared by First American Title Company, Commitment Number: NCS-1125126-KCTY, Effective Date: April 10, 2023 at 8:00 a.m.; and Commitment Number: NCS-1125130-KCTY, Effective Date: April 10, 2023 at 8:00 a.m.

Current zoning for the property is R-1.

CLIENT/DEVELOPER

Adam Feldman
Karbark Real Estate Company
2000 Shawnee Mission Parkway, Suite 400
Mission Woods, KS 66205

AREA TABLE	
LOT 1	117,463.55 sqft or 2.697 acres
LOT 2	62,136.40 sqft or 1.427 acres
LOT 3	152,494.08 sqft or 3.500 acres
Total	332,094.03 sqft or 7.624 acres

- LEGEND**
- - Denotes 1/2" x 24" rebar with GBA cap CLS #8 set at property corner unless otherwise noted
 - - Denotes monument found as noted at property corner
 - ⊕ - Denotes Section Corner found as noted
 - (M) - Measured Dimension
 - (P) - Platted Dimension
 - (D) - Deeded Dimension
 - R/W - Right-of-Way

CERTIFICATION

I, Timothy Blair Wiswell, hereby certify that during the month of July 2023, I or someone under my direct supervision have made a survey of the above described tract of land and the results of said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1. The field work was completed on 06/23/2023.

Job No. 14031.15 July 13, 2023 Drawn By: MAP



HENRY'S ADDITION, a subdivision in Section 3, Township 12 South, Range 25 East, City of Westwood, Johnson County, Kansas

SHEET 1 OF 1

Perspective

ARCHITECTURE + DESIGN

August 3, 2024

Leslie Herring
City Administrator
City of Westwood
Westwood, Kansas

RE: 50th and Rainbow Development, PDP-2023-01

Dear Leslie,

Below find responses to the site plan application submittal review comments dated August 1, 2023 from the city of Westwood, Kansas. You will find the original comment in *italics*, with our response below in **bold**. The plans have been revised as required by the comments and all changes have been clouded with a Delta One (1).

PLAT

1. *What's the purpose of the bump out at the South end of Lot 3?*
RESPONSE: Property boundary will be updated at a later date to match civil and architectural drawings.
2. *The GBA ALTA Survey (Sheet 2 of 2) indicates numerous existing easements that may be in conflict with the proposed improvements. Clarify which are to be vacated*
RESPONSE: Active discovery of the utilities and easements is ongoing. Clarification will occur at a later date.
3. *Coordinate proposed lot lines between BA Plat and Architect / Engineering site plans.*
RESPONSE: Proposed lot lines will be updated at a later date to match civil and architectural drawings.
4. *The GBA plat shows three (3) proposed lots. This development is shown on Lots 1 and 2, while lot three is to become the city park. Demonstrate that the required setbacks are met on Lots 1 and 2, or indicate where deviations will be requested.*
RESPONSE: Required setback dimensions will be updated at a later date.
5. *Ensure space in upper corner for recorder's stamp.*
RESPONSE: Space has been allocated for recorder's stamp.
6. *Show sidewalk locations and widths on Lots 1 and 2.*
RESPONSE: Sidewalk locations and dimensions will be updated at a later date.
7. *Show location of significant vegetation, including the location and identification by common name of trees.*
RESPONSE: Significant vegetation locations and identification will be updated at a later date.
8. *Show proposed storm drainage, including location and connection to existing drainage systems.*
RESPONSE: Proposed drainage will be updated at a later date.



If you have any questions or concerns during your review, I can be reached via email or phone as listed below.

Regards,

KENNY MILLER, AIA

Project Architect

816 502 1549, kenny@pad.studio

Attachment(s)

August 3, 2023: Updated drawings

Via email

Copies to

Karbank Holdings, LLC



WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: August 7, 2023

Staff Contact: Leslie Herring, City Administrator

Agenda Item: Conduct Annual Review of Five-Year Capital Improvement Plan

BACKGROUND: K.S.A. 12-748 calls for Planning Commission review of the City’s capital improvement program (CIP) to ensure conformity with the City’s adopted comprehensive plan. It is a best practice to for a Planning Commission to conduct this review annually.

The Governing Body reviewed and accepted the City Administrator’s recommended 2024 – 2028 CIP at its July 13th regular City Council meeting, with such CIP to be incorporated into the City’s FY 2024 Budget, to be published for public hearing on September 14, 2023.

STAFF RECOMMENDATION: The Planning Commission should review the CIP as presented on the following pages and notify City staff of any concerns that projects planned are out of conformance with the City Comprehensive Plan (2017 Westwood Master Plan).

Note: Maps will be updated to reflect updated years in CIP table.

Suggested Motion:

None necessary.

Capital Improvement Plan

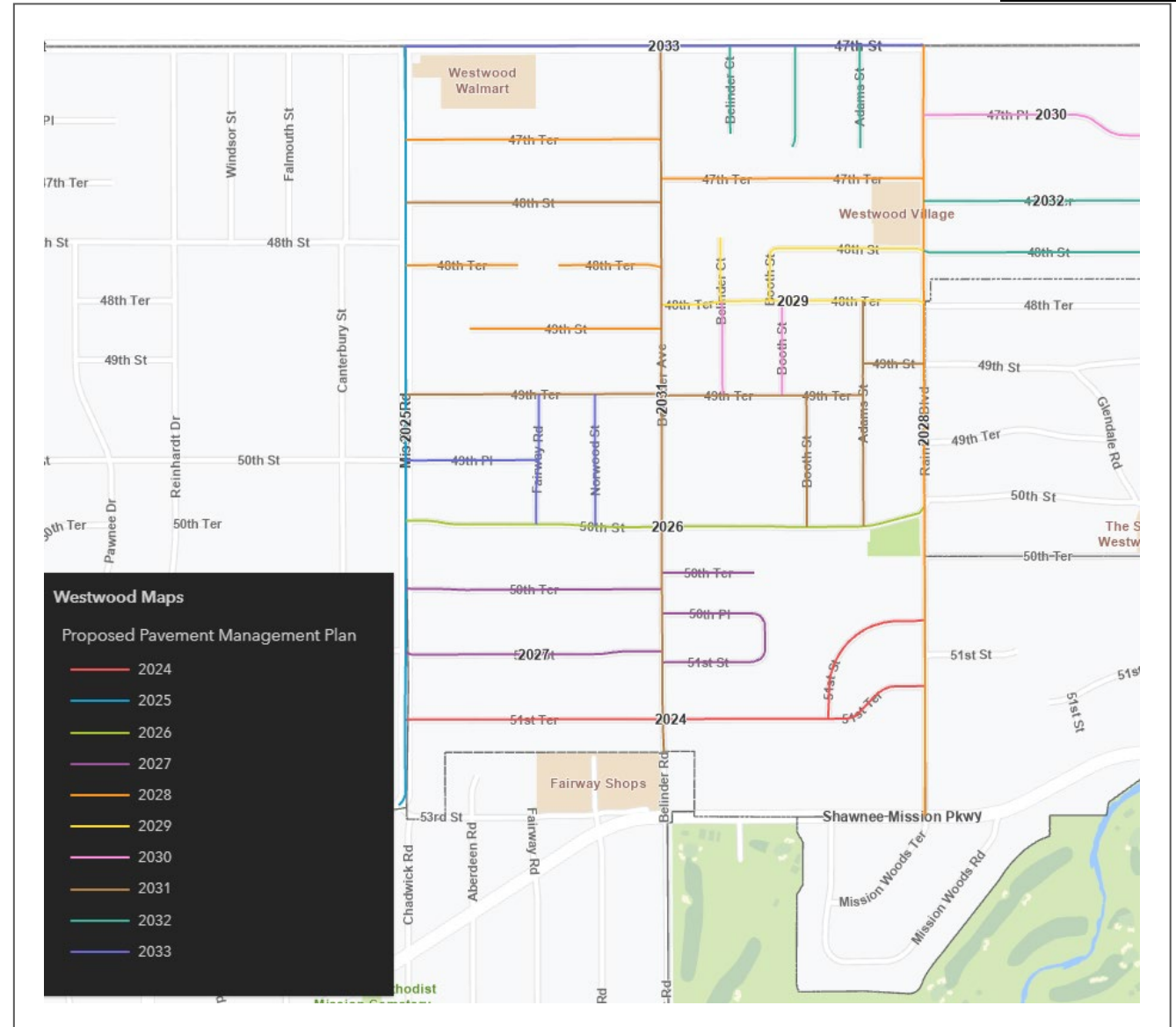
- Reflects expenses outpacing revenues in FY 2026 if no additional revenue streams
- Reflects planning for new facilities with park planning consultant in 2024
- Reflects no budgeted capital investment in existing facilities with possibility of future new facilities

		2023	2024	2025	2026	2027	2028
Revenues	Cash Carryforward	\$ 82,638	\$ 253,638	\$ 505,662	\$ 110,877	\$ (1,644,139)	\$ (2,436,990)
	Special Sales Tax	\$ 310,000	\$ 310,000	\$ 310,000	\$ 310,000	\$ 310,000	\$ 310,000
	Reimbursement - UG	\$ 10,000					
Transfers	General Fund	\$ 100,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
	Expensed to Special Highway Fund	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Stormwater Utility Fund	\$ -	\$ 25,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
	Debt Service	\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ (175,000)
CIP Projects	CIP Annual Budgeted Resources	\$ 327,638	\$ 663,638	\$ 990,662	\$ 595,877	\$ (1,159,139)	\$ (1,951,990)
W. 47th & Rainbow intersection replacement	Total Westwood Cost				\$ 25,000		
W. 47th Street, Mission Road to Rainbow Blvd	Total Westwood Cost	\$ 20,000					
W. 47th Place, Rainbow Blvd. to State Line Road	Total Westwood Cost						
Mission Road, 53rd Street to 47th Street	Total Westwood Cost		\$ 67,976	\$ 352,558			
W. 50th Street, Rainbow Boulevard to Mission Road	Total Westwood Cost			\$ 116,808	\$ 887,059		
W 47th Ter - Belinder Ave to Mission Rd. - Rainbow Blvd.	Total Westwood Cost					\$ 127,430	\$ 980,113
W. 48th Terrace, Mission Road to Belinder	Total Westwood Cost					\$ 19,368	\$ 137,975
W. 49th Street, Belinder Avenue west to Deadend	Total Westwood Cost					\$ 20,633	\$ 99,270
W. 48th Street, Booth Street to Rainbow Boulevard	Total Westwood Cost						XXX
W. 48th Terrace, Belinder Avenue to Rainbow Blvd.	Total Westwood Cost						XXX
Belinder Court, W. 48th Terrace north to Deadend	Total Westwood Cost						XXX
W. 50th Place - W.51st St. (Horseshoe) + W. 50th Ter. (Cul De Sac); W. 50th Terrace and 51st St. Mission to Belinder	Total Westwood Cost				\$ 98,518	\$ 979,226	
Rainbow Blvd.	Total Westwood Cost					XXX	XXX
W. 51st Terrace Mission to Rainbow Blvd. + 51st St Connecting to Rainbow Blvd.	Total Westwood Cost			\$ 99,480	\$ 640,365		
	Streets - Sub Total	\$ 20,000	\$ 67,976	\$ 568,846	\$ 1,650,942	\$ 1,146,657	\$ 1,217,358
Street Lights	Total						
47th Street - Mission Rd. to Rainbow Blvd.	Total						\$ 57,258
W. 48th Terrace, Mission Road to Belinder	Total						\$ 108,715
49th St. west of Belinder	Total						
Belinder Ct. and Booth off 47th St.	\$ 29,000						
Mission Road, 53rd Street to 47th Street	\$ 295,939						
W. 50th Street, Rainbow Boulevard to Mission Road	\$ 248,401						
W 47th Ter - Mission Rd. to Rainbow Blvd.	\$ 232,194						
W. 51st Terrace Mission to Rainbow Blvd.	\$ 308,673						
W. 51st St. Mission to Belinder	\$ 116,194						
Street Lights, Pole Repair and Replacement	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
	Streetlights - Sub Total	\$ 34,000	\$ 5,000	\$ 300,939	\$ 562,074	\$ 121,194	\$ 398,167
Stone Wall Repair	Total						
4800 Rainbow Blvd Colonial Building Replacement	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Miscellaneous Repair and Replacement	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
	Stone Wall Repair - Subtotal	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Studies	Total						
Pavement Management Study	\$ 17,000						
Park Planning Consultant	\$ 75,000						
Facilities Feasibility Study							
	Studies - Subtotal	\$ -	\$ 75,000	\$ -	\$ 17,000	\$ -	\$ -
Facilities	Total						
Public Works - Roof Coating, Snow Guards, Replace South Side Building Panels							
Public Works - Back Lot Replacement/Enlargement							
City Hall - Parking Lot Repair							
Public Works & City Hall - Reinvestment							
	Facilities Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	CIP Annual Budgeted Expenditures	\$ 64,000	\$ 157,976	\$ 879,785	\$ 2,240,016	\$ 1,277,851	\$ 1,625,525

Item C. Section VI, Item

Pavement Management Plan

- A ten-year program recommended through the PCI is reflected on the map
- Includes street lights where not yet installed and sidewalks where planned
- City staff recommends building Fund balance and aligning projects with anticipated development
 - Project Year 2024 moved to design in 2025 and construction in 2026



Sidewalk Implementation Plan

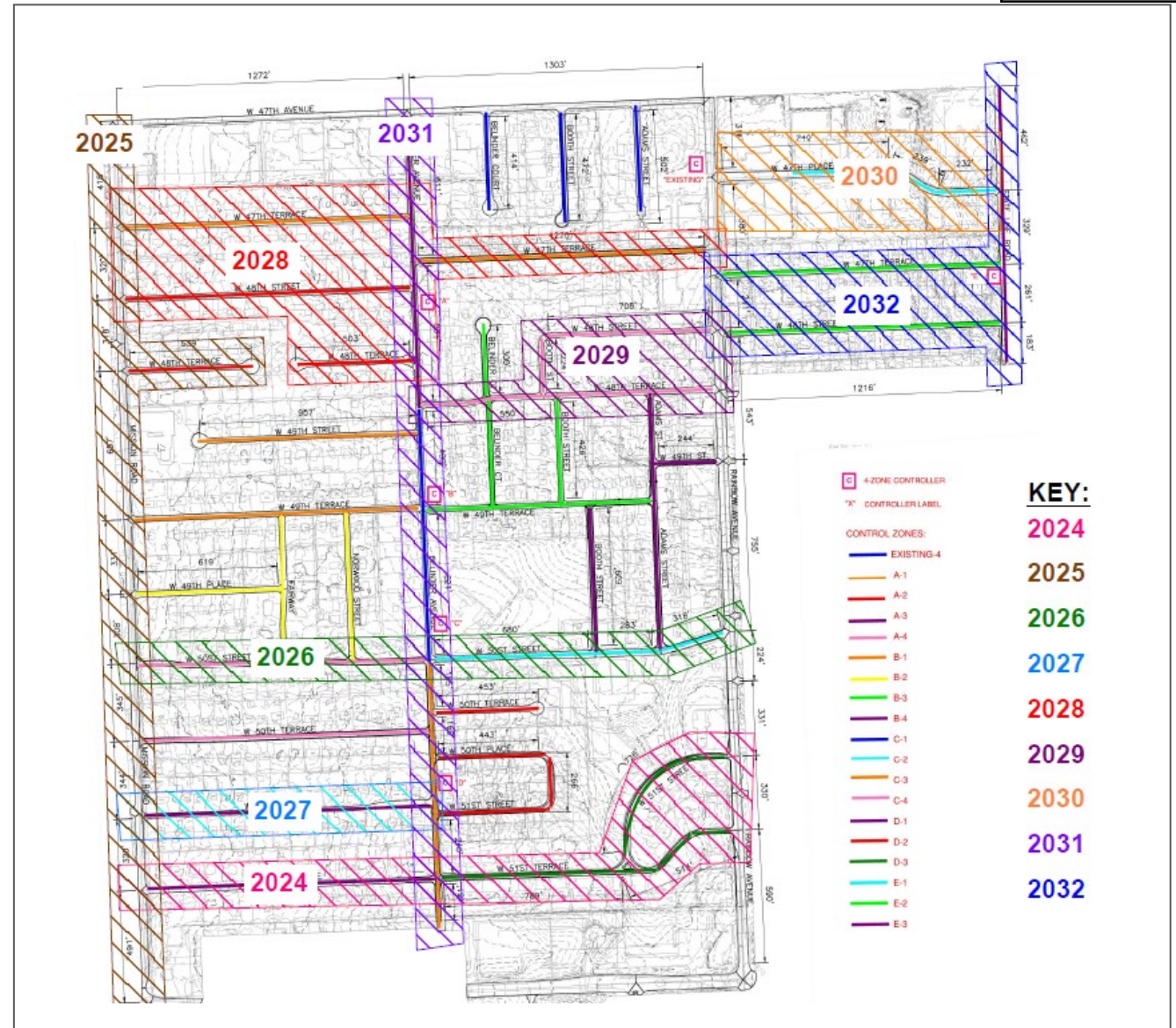
- Sidewalk Plan developed in 2021 by Complete Streets Task Force during the creation of the Complete Streets Policy and Plan development
- Sidewalk construction years aligned with Pavement Management Plan
- Existing 4' sidewalk included in replacement/construction plan upon recommendation by Task Force to move toward all sidewalks being 5'
- Existing sidewalks are not shown on map but will be repaired as needed; all locations identified by the Task Force to add sidewalks are represented on the map

2024	51st Ter.
2026	50th St.: Mission - Belinder (Widen South Sid... 50th St.: Fairway - Norwood (North) 50th St.: Norwood - Belinder (North) 50th St.: Belinder - Booth (North) 50th St.: Mission - Fairway (North) 50th St.: Adams - Rainbow (North)
2027	51st St.: Mission - Belinder (Widen North Sid...
2028	47th Ter.: Mission - Belinder (Widen South Si... 47th Ter.: Belinder - Rainbow
2029	48th Ter.: Rainbow - Belinder Ct. 48th Ter.: Belinder Ct. - Booth 48th St./Booth/48th Ter. - Rainbow
2030	Booth: 48th Ter. - 49th Ter. (Widen) 47th Pl.: Rainbow - State Line (Widen Existin... 47th Pl.: Rainbow - State Line (Add South Si... 47th Pl.: WVN - State Line (Widen Existing N...
2031	Belinder (Widen Existing West Side) Belinder (Add East Side)
2032	State Line: 47th Pl. - County Line Woodside Shared Use Path



Streetlights Implementation Plan

- 2018 Streetlight Master Plan set out standards for complete replacement of all streetlights purchased by the City from KCPL
- All hatched areas indicate where new streetlights are planned; any streets not in hatching received new streetlights in 2019
 - 47th St. and the cul de sacs south of it are receiving streetlights in 2023
 - Rainbow Blvd. would receive new streetlights at the time it is improved
- Five of seven required controllers have already been installed



Stormwater System Replacement/Repair Plan

- 2019 Trekk condition assessment revealed segments of stormwater pipe needing attention
- Data shared with Johnson County who mapped segments as projects eligible for cost share
- Treatment options (e.g. pipe lining vs. replacement) currently being investigated to ensure best use of taxpayer dollars and disruption

