



CITY OF WESTWOOD, KANSAS

PLANNING COMMISSION MEETING

4700 RAINBOW BLVD. WESTWOOD, KS 66205

Monday, August 05, 2024 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 approving the August 5, 2024 Planning Commission meeting agenda

B. Consider approving the July 1, 2024 Planning Commission meeting minutes

III. PUBLIC HEARINGS

A. WE-2024-03: Application of David Herron, on behalf of Brad Baker, for a waiver/exception from Westwood Zoning Ordinance Article No. 4.3.2(D) to allow a 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 4732 State Line Rd., Westwood, Kansas 66205

IV. PRESENTATIONS

A. Independent Study Topic Presentation: Street tree requirement for new construction projects (Commissioners Kelman and Prout)

V. OLD BUSINESS

VI. NEW BUSINESS

A. Consideration of the City's next five-year CIP being recommended to the Governing Body for adoption

VII. ANNOUNCEMENTS/PLANNING COMMISSIONER COMMENTS

VIII. STAFF REPORTS

A. Administrative Report (City Administrator Leslie Herring)

IX. UPCOMING ITEMS

- A. September Independent Study Topic Presentation: Pedestrian-friendliness, traffic calming, lowering speed limits (Commissioner Kaiser and Chair Page)

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 Monday, September 9, 2024, 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 1, 2024 – 7:00 PM**

Commissioners Present: Kevin Breer, Vice Chair (attended via Zoom)
Clay Fulghum
Ann Holliday
Samantha Kaiser
David Kelman
Emily Keyser
Sarah Page, Chair
Matt Prout

Commissioners Absent: None

Staff Present: Leslie Herring, City Administrator
John Sullivan, Public Works Director
Nick Finck, Building Official
Spencer Low, City Attorney's Office

Call to Order

Chair Page called the meeting to order at 7:00 PM on July 1, 2024.

Approval of Agenda and Meeting Minutes

Chair Page called for modifications or discussion of the July 1, 2024 meeting agenda or June 3, 2024 meeting minutes or a motion for approval. Commissioner Fulghum moved to approve both the agenda and meeting minutes. Commissioner Breer seconded. Motion passed unanimously.

Public Hearings

WE-2024-02 – Application of Joanne Scurato for a waiver/exception from Westwood Zoning Ordinance Article No. 4.3.2(D) to allow a primary structure to have less than 60% of its front façade on the front build-to line and 4.3.2(G) to allow an encroachment of a porch greater than 4' into the front yard setback for a proposed new single-family residence on property located at 2524 W. 51st Terrace, Westwood, Kansas 66205

Chair Page invited Herring to present the staff report. Herring presented the staff report included in the meeting packet.

Chair Page invited the applicant to address the Planning Commission. Incoming resident Chrissy Pratt introduced herself to the Planning Commission and invited questions of her application.

Chair Page called for questions from the Planning Commission of the applicant. Chair Page noted that the application does not appear to be counter to the spirit and intent of the City's zoning ordinance. Commissioner Pratt asked whether lot coverage had been reviewed. Building Official Finck noted it had and is compliant with the zoning ordinance. Commissioner Neibling noted of interest that the cause of the violation of 4.3.2(D) appears to be the applicant's attempt to satisfy another provision of the zoning ordinance to set the garage back from the front door. Commissioner Neibling also noted appreciation

for the applicant prioritizing a large enough front porch to be usable, which is a community value. Also of note to Commissioner Neibling was the height of the first floor: 10'; he noted that although it is compliant with the letter of the zoning ordinance, this house will tower over the house next door and contributes to the concern of massing expressed within the community about new houses replacing old existing ones. Chair Page noted that the house next door has also been purchased with the intent to demolish and replace it with a larger house.

Chair Page called for public comment on the application. No public comment was received. Chair Page closed the public comment portion of the meeting.

Motion to approve a waiver/exception from Westwood Zoning Ordinance Article No. 4.3.2(D) to allow a primary structure to have less than 60% of its front façade on the front build-to line and 4.3.2(G) to allow an encroachment of a porch greater than 4' into the front yard setback for a proposed new single-family residence on property located at 2524 W. 51st Terrace made by Commissioner Neibling. Second by Commissioner Breer. Motion passed unanimously.

Presentations

Update from the Plaza District Council (Kate Marshall, Plaza District Council President)

The Planning Commission received a presentation from Kate Marshall, Plaza District Council President.

Presentation of Rainbow Boulevard Complete Streets Traffic Management Plan final report and recommendations (Leslie Herring, City Administrator)

The Planning Commission received a presentation from Leslie Herring on the completion of the recent Reimagine Rainbow study. A copy of the presentation is available via this link to the City's website: <https://www.westwoods.org/projects-and-plans/page/rainbow-boulevard>.

Old Business

None.

New Business

Consider application for sign permit for Sarah Brown for property zoned C-1 at 4812 Rainbow Blvd.

Chair Page asked that Building Official Nick Finck provide the staff report. Finck presented the report included in the meeting packet.

Chair Page asked whether staff has any indication how long these temporary signs are intended to be up. Finck stated until construction is complete and the business is ready to open. Herring stated that the applicant previously told her that the business was hoped to be open around the first of the year (2025). Commissioner Neibling stated that it was not clear to him from the application that the signs were intended to be temporary. Finck affirmed they are temporary.

Motion made by Commissioner Breer to approve the application for temporary signage. Commissioner Kelman seconded. Motion passed unanimously.

Consider application for sign permit for Thomas Hendrix for property zoned C-1 at 4805 Rainbow Blvd.

Chair Page asked that Building Official Nick Finck provide the staff report. Finck presented the report included in the meeting packet.

Commissioner Neibling asked why this application is before the Planning Commission for review if it complies with the zoning ordinance. Finck responded that the zoning ordinance requires all signs to come before the Planning Commission for review, with the only exceptions being temporary signs and signs required by law. Commissioner Keyser asked whether this is the only sign for the business. Finck responded that it is not and that there are other signs in question that he is working with the business owner on. Commissioner Kelman asked what material the sign is. Finck responded that it is wood. Chair Page noted that the sign is already hung. Finck affirmed that it is, it was hung and then Finck approached the business owner.

Motion made by Commissioner Kaiser to approve the application for signage. Commissioner Breer seconded. Motion passed unanimously.

Review of the Zoning Ordinance draft prepared for recodification as part of the City's greater process to recodify all chapters of the City Code (moving to a searchable, digital version of Code vs. current static pdf format)

Chair Page noted that City Administrator Herring provided the Planning Commission with a request from a resident (included as an attachment to these meeting minutes along with additional staff research performed on the topic and provided to the Planning Commission) ahead of the meeting and asked what the process and discussion should look like. Herring responded that since this is one piece of a larger project – recodification – that a consensus on the housekeeping edits to the zoning ordinance is what is needed. Once the Planning Commission feels comfortable with the housekeeping edits – including resolving the discrepancy found in the provisions the referenced resident is interested in related to overnight parking of recreational vehicles – that a public hearing would be noticed and held so that the zoning ordinance could be recodified along with the rest of the City's Municipal Code.

Commissioner Neibling referenced the correspondence received from the resident interested in recreational vehicle parking and noted that it he feels comfortable taking up this topic tonight. Chair Page agreed. Commissioner Pratt asked Herring when the Planning Commission can expect to do a deeper dive into introducing substantive text amendments. Herring stated that September or October would be a good time for that, which process and conversation would be subject to a separate public hearing than the recodification. Chair Page noted that she did not find any issues with the housekeeping edits proposed to the zoning ordinance and was prepared to begin discussing recreational vehicle parking regulations but invited other Planning Commissioners to note at this time whether others made notes for discussion. No items were raised.

Chair Page opened a discussion on the topic of recreational vehicles. Discussion resulted in the following text changes approved by consensus for consideration at a future public hearing:

4.3.12 Parking or Storage of Boats, Trailers, Commercial and Recreational Vehicles

A. No boats, campers, trailers, motorcycles, or jet skis may remain in public view on any portion of any lot, tract, or parcel of land in the City for more than ~~twelve~~ **seventy-two** hours, except as provided below.

B. A special permit to park campers, trailers, motorcycles, or jet skis in public view may be obtained from the police department for **additional time; however no permit shall be issued for ~~two periods of four~~ more than a total of fourteen** days each in each calendar year.

Staff Reports

City Administrator Report – Leslie Herring

Herring shared an update on the following topics:

- Community-wide priorities survey
- Status of park planning design team selection
- Forthcoming RFQ for redevelopment of 4700 Rainbow Blvd.
- Redevelopment at 50th & Rainbow Blvd.

Adjournment

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

Upcoming Items

A. August Independent Study Topic Presentation: Street tree requirement for new construction projects (Commissioners Kelman and Prout)

B. August Business Item: Consideration of the City’s next five-year CIP being recommended to the Governing Body for adoption

C. September Independent Study Topic Presentation: Pedestrian-friendliness, traffic calming, lowering speed limits (Commissioner Kaiser and Chair Page)

APPROVED: _____
Sarah Page, Chair

ATTEST: _____
Leslie Herring, Secretary

Hello Leslie,

Thanks for the opportunity to share our experiences trying to abide by the current Westwood ordinance and our preferences for the parking and/or storage of RVs in Westwood.

We've looked at the ordinances of several of our surrounding cities for examples pertaining to the parking and storage of RVs. The three that seem comparable and more reasonable than Westwoods' are from Roeland Park, Overland Park, and Prairie Village. We've added the information to the end of this letter, all are available online. We are asking that Westwood review and change their current ordinance so as to allow for the safe use of RVs. As many of those serving on the governing body are not aware of the issues created by the current ordinance, we thought it might be helpful to share our personal experience. We believe others who own RVs and pay taxes to Westwood also have difficulty adhering to the current ordinance.

In our case we store our RV in a covered facility. We belong to a club with several dozen members, and many do the same. A number of the Kansas City, Missouri members park and/or store their trailers in their driveways where there are no restrictions for doing so. A popular covered storage option is in the various underground facilities in the region. These typically are abandoned limestone quarry complexes, mostly on the Missouri side, and all have hours of operation. The facility that we use has the most flexible hours but others are only open weekdays 8am-4pm and 8-12 on Saturday. Some require that you call in advance for an appointment to retrieve or return your camper during their open hours. You wait outside at your assigned appointment time while a staff member retrieves or takes your camper into a secure facility. Ours allows us to drive into the facility, but only during open hours.

When we go camping, we need to provision the camper, energize and allow the refrigerator sufficient time to cool for safe storage of food, and load supplies. We also need to perform several routine maintenance tasks to ensure that the camper is safe for traveling. Campers are not manufactured to be as maintenance free as modern trucks and cars, particularly the axle wheel bearings and electric brakes. Each of these tasks require some time and if you add the time required to retrieve the camper, it means residents may be driving away tired or without adequate mechanical checks so as to meet the current 14 or 24 hours Westwood ordinance.

Our trips are planned, which is to say that we plan what day we will leave, what time we will need to pick up the camper to be able to have it ready for travel and then conversely what time we will return. These times are chosen to coincide with the hours of our facility and mindful of the current ordinance. If something happens and we can't follow our plan, we might arrive late enough not to be able to return the RV, which would require us to violate the current ordinance by parking it overnight in our driveway. We have had several instances where we went to the storage facility and it was closed due to a flood in one instance, and a damaged entry door in the other, and in both of those cases we had to wait 3-4 days for the facility to open. In both cases we had no choice but to break the current Westwood ordinance.

We don't feel that 12 or even 24 hours is sufficient to be able to use our RV safely, and would like to see these restrictions changed to be more reasonable. If someone were to return to their home in

Westwood late on a Friday afternoon and they utilized a facility only open on weekdays, they'd need to be able to park their camper for several days awaiting the opening of the storage facility.

There are no provisions for on-site screened outdoor storage within Westwood like there are in other cities, and we don't intend to store our camper, but others might, which is another topic that you might want to consider.

We think the Prairie Village ordinance would be a very good model for Westwood to follow. It seems reasonable, and would accommodate the needs of those residents who enjoy camping.

Please let us know if you need any additional information.

Sincerely,

Mike and Vicki Ross

City/Ord #	Max Parking		Exceptions	
Roeland Park Sec. 14-214.	72 hours		Exceptions by permit may be issued not to exceed 7 days up to 2 times/year.	
Overland Park Sec. 7.22.080	?	Storage allowed if screened.	? by permit	
Prairie Village 11-1501	a period not to exceed seven days within any 30 day period.	Storage allowed if screened		

RV and Trailer Parking Regulations in Surrounding Johnson County Cities

Name of City	Short Term Parking Without Permit	Parking Allowed with Permit	Storage Allowed
Westwood	12 or 24 hours (code and ordinance contradict each other)	2 periods of 4 days or 14 days per calendar year	Only inside enclosed building (9' max garage door height)
Roeland Park	72 hours	2 periods of up to 7 days per calendar year	Over 28' must be indoors, under 28' cant be in front yard
Prairie Village	7 days within 30 day period	Not specified	Allowed behind front wall of house with 6' screening
Mission	Not specified	2 periods of 7 days per calendar year, 48 hours in 30 day period	Behind front building line with screening
Mission Hills	24 hours on unpaved surface, 7 days on pavement, 14 days per year	Not specified	Not in view from public street or adjoining property
Mission Woods	15 days in 3 month period	Additional time subject to BZA approval	Not specified/subject to BZA approval
Westwood Hills	24 hours	Not specified	Inside garage
Fairway	12 hours	7 days	Not specified
Shawnee	4-24 hour periods in 30 days	Not specified	Allowed in rear yard

WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: August 5, 2024

Staff Contact: Nick Finck, Building Official/Codes Administrator

WE-2024-01 – Application of David Herron for a waiver/exception from Westwood Zoning Ordinance Article No. 4.3.2(D) to allow a 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 4732 State Line Road, Westwood, Kansas 66205. If approved, the address will be changed to 1903 W 47th Terrace.

OWNER OF RECORD: Westwood Rentals Inc/Brad Baker

APPLICANT: David Herron

LOCATION: The property is deeded as WESTPORT ANNEX LT 62 & LT 63 WWC-12287

ZONING: The property is zoned R-1 subcategory is undefined

PROPOSED PROJECT: Construct a new single-family dwelling

REQUESTED ACTION: A waiver/exception from Article No. 4.3.2(D) of the Westwood Zoning Ordinance requiring primary structures to have at least 60% of the front façade on the front build-to line.

ZONING ORDINANCE PROVISIONS: The following zoning ordinance provisions are applicable to this variance request:

4.3.2 Single-Family Primary Structure Requirements

D. Primary structures shall have at least 60% of their front facade on the front yard build-to line.

ZONING ORDINANCE WAIVER & EXCEPTION: Pursuant to Ordinance No. 1000 passed by the Westwood Governing Body on March 14, 2019, the Westwood Zoning Code was amended to create a new Section 4.5 - Waivers & Exceptions to establish a new review and approval process as an alternative to consideration of a variance request by the Board of Zoning Appeals.

As provided for by Ordinance No. 1000, and in conformance with the Planning Commission's and Governing Body's intent to provide a process to consider waivers and exceptions from certain sections of Chapter 4 of the Westwood Zoning Ordinance, a waiver from Section 4.3.2(I) would need to be granted to allow the property owner to construct the home as proposed.

APPROVAL CRITERIA: Pursuant to Ordinance No. 1000, a waiver or exception shall not be approved if it is contrary to the public interest or unnecessarily burdens the City. The Approving Authority may approve the waiver or exception if the applicant demonstrates one (1) or more of the following:

1. An alternative higher quality development design is being proposed with no negative impacts to either nearby residential or nonresidential properties.

2. Relief of the development restrictions imposed on the property will ensure low impact land uses, and quality building and site design arrangements in which adjoining residential properties will not be negatively impacted by any deviations from the applicable regulations.
3. The granting of the wavier or exception will not be opposed to the general spirit and intent of the adopted Comprehensive Plan.

The waiver/exception is a condition of the underlying application for approval and has the same effect as any approval of that application. In such instances, findings shall be prepared that:

1. No private rights will be injured or endangered by granting of the waiver or exception.
2. The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

STAFF ANALYSIS: Staff review of the application submittal concludes that once the address is changed to 1903 W 47th Terrace, all elements of the proposed single-family dwelling conform to the Westwood Zoning Ordinance except for the proposed 18.27% of the front façade of the primary structure being on the front build-to line. Effectively, only the front west side wall and the roof facia is in alignment with the build-to line.

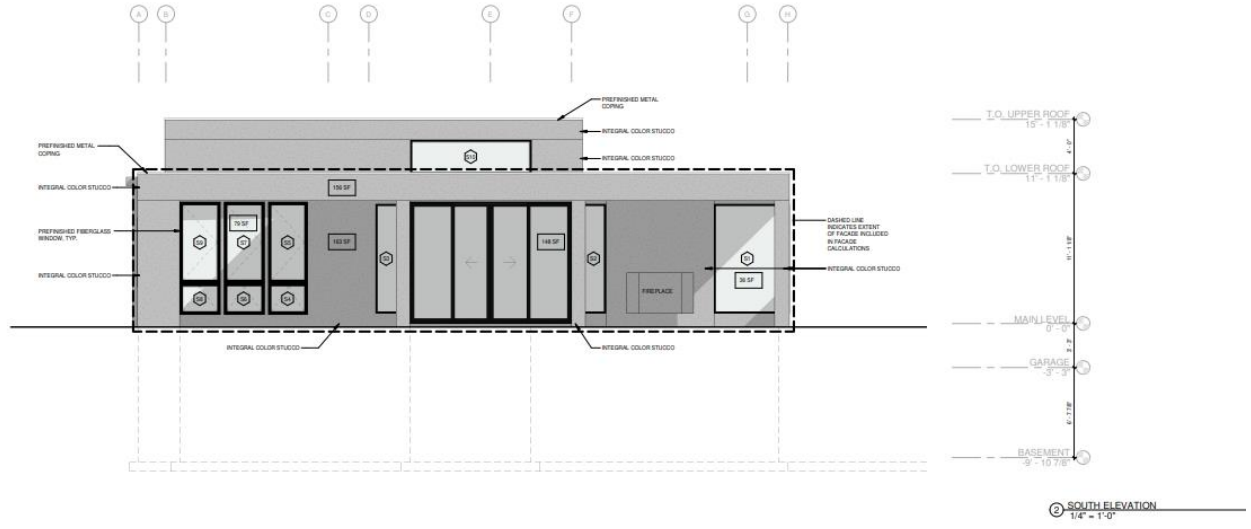
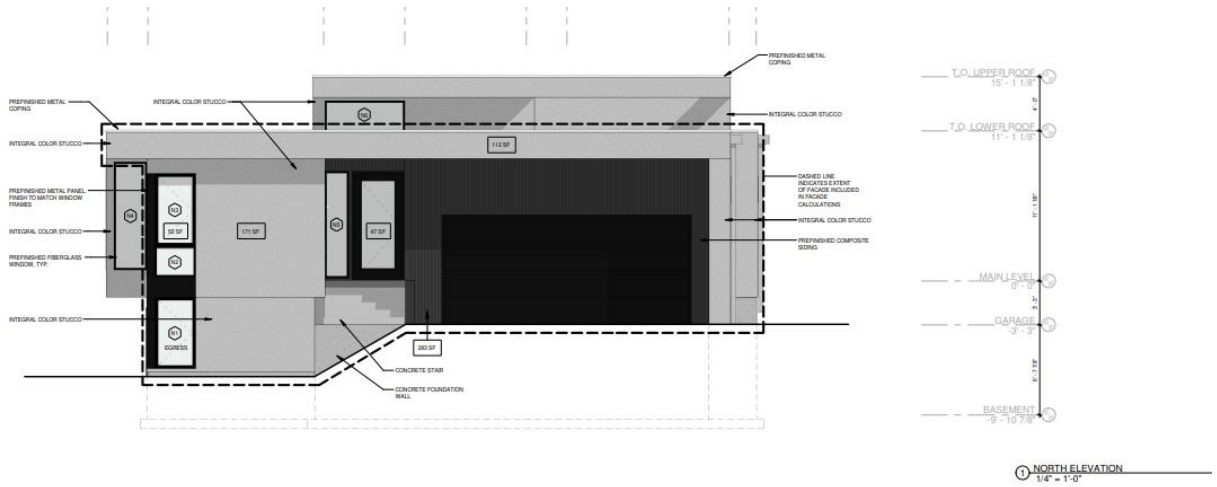
STAFF RECOMMENDATION: The Planning Commission should review the application materials included in the meeting packet, should consider any public comment received¹, and should consider the applicant’s presentation at the meeting to determine whether this application should be approved.

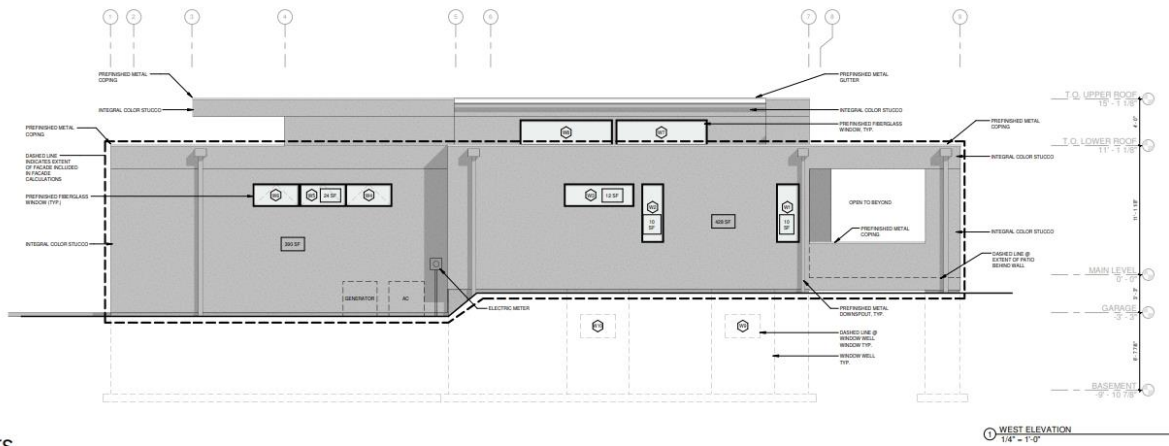
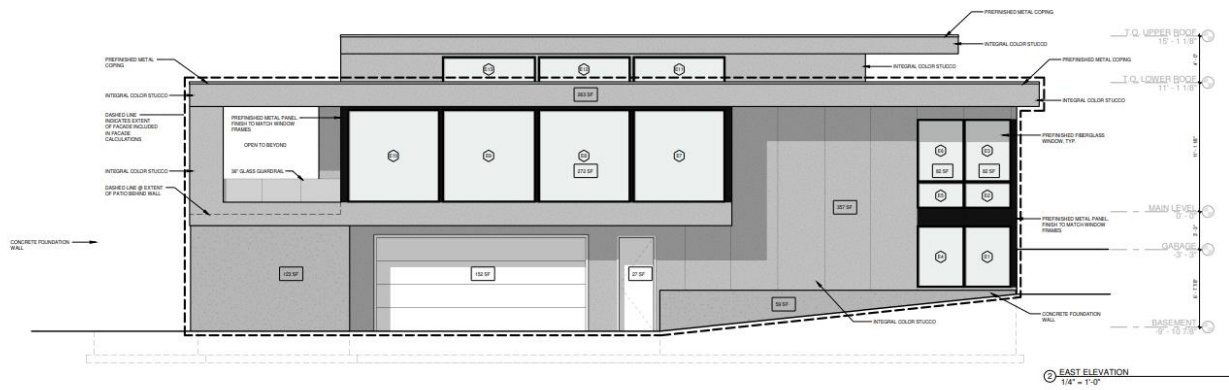
Suggested Motion

I move to approve/deny/conditionally 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 4732 State Line Road, Westwood, KS 66205.

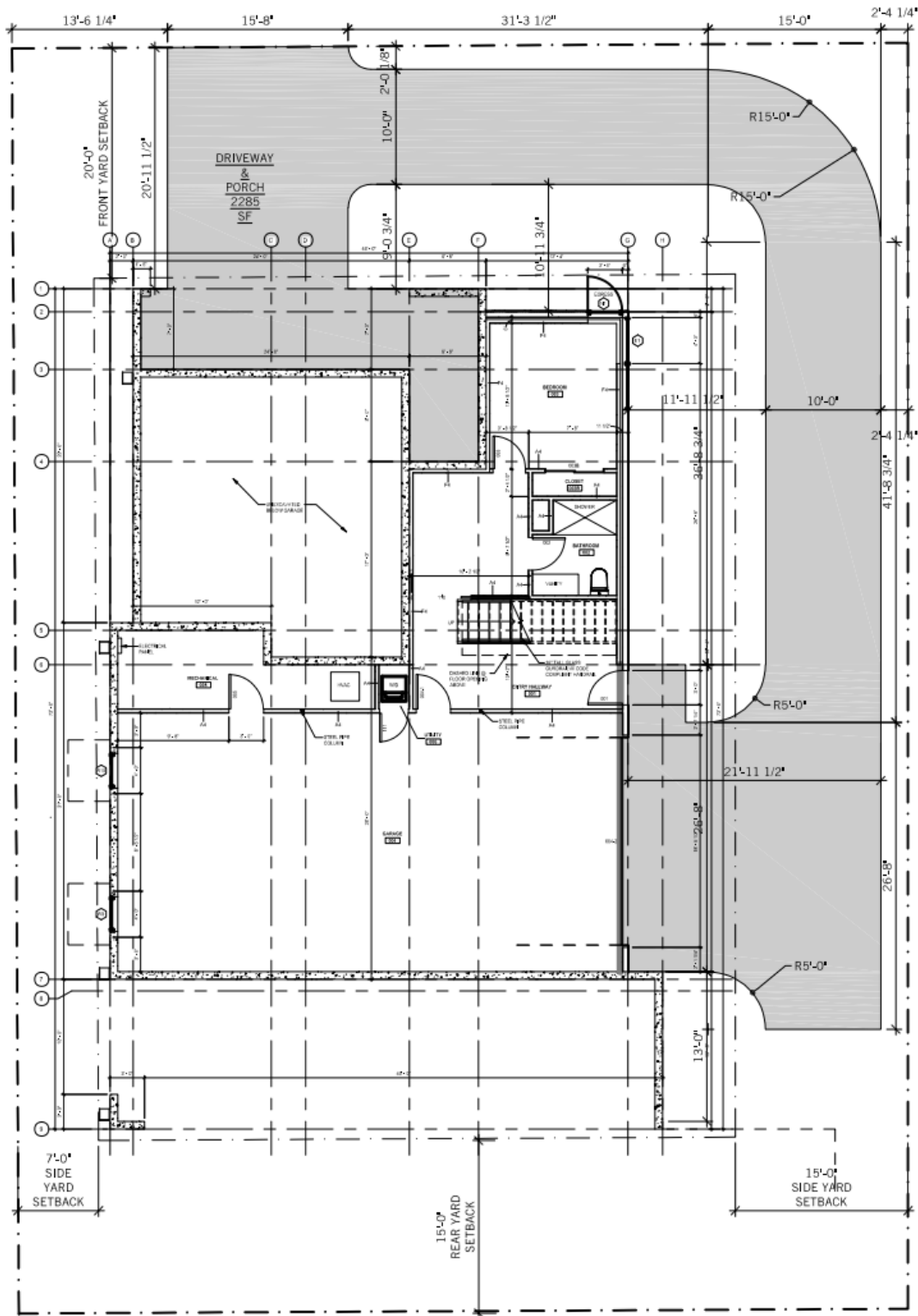
¹ Per Westwood zoning regulations, this public hearing was published at least 20 days prior and notice of the hearing was mailed to all property owners within 200’ of the subject property, as shown in the map on the next page.







partners



LOT SIZE:	8526 SF
BUILDING COVERAGE:	2358 SF
OVERHANGS/CANILEVERS	498 SF (50% of 996sf)
TOTAL BUILDING COVERAGE	2855 (34%)
DRIVEWAY:	1981 SF
TOTAL LOT COVERAGE:	4836 SF (57%)
LOWER LEVEL FINISHED	572 SF
UPPER LEVEL FINISHED	1859 SF
TOTAL FINISHED SPACE	2431 SF
LOWER LEVEL GROSS	2358 SF
UPPER LEVEL GROSS	1859 SF
UPPER GARAGE	556 SF
TOTAL GROSS	4773 SF



Evaluation of Permit Application Conformance with Westwood Zoning Regulations

Review Conducted by: Nick Finck
Owner of Record: Westwood Rentals Inc/Brad Baker
Applicant: David Herron
Address: 4732 State Line Rd. (proposed change to 1903 W 47th Terrace)
Residential Zoning District: Undefined
Description of Proposed Project: New SFD

Address		
Zoning District		
	<i>Code</i>	<i>Admin Review</i>
Height (4.3.2.B & H) Story Def. (2.3.645 – 660)	maximum of 2 stories; 35'	21' 7-5/8"
Lot Coverage (4.3.2.C) Definition (2.3.405)	shall not exceed 35% of the area of the lot	34.05% lot coverage
Maximum lot width coverage at front yard setback (4.3.2.J)	Based on zoning district	70% for R-1(D) (Most similar) 55.13%
Build-to Line (4.3.2.D)	at least 60% of front façade must be situated on build-to line	18.27%
Maximum eave height above the first floor (4.3.2.J)	Based on zoning district	23' maximum 17' 7-5/8" shown
Architectural relief on vertical surfaces (4.3.2.E)	max. 600 sqft. without incorporating architectural relief	Condition is met
Front setback encroachments (4.3.2.G)	no greater than 4'	Condition is met
Attached garage setback (4.3.6.F)	entirely behind the front façade of the primary structure	Condition is met
Setback – Front yard (4.3.2.J)	Based on zoning district	20' (4.3.3.D.1)
Setback – Side yard (1st story) (4.3.2.I)	Based on zoning district	5' and 15' on street side
Setback – Side yard (2nd story) (4.3.2.J)	7'	N/A
Setback – Back yard (4.3.2.J)	Based on zoning district	15'

1) DO NOT SCALE DRAWINGS.
 2) GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE CODES, MUNICIPAL ORDINANCES, AND BUILDING REGULATIONS.
 3) THE CONTRACTOR SHALL INVESTIGATE ALL FIELD CONDITIONS AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY WHICH DO NOT AGREE WITH THOSE SHOWN IN THESE DRAWINGS. WORK AFFECTED BY DISCREPANCIES SHALL CEASE UNTIL THEY ARE RESOLVED.
 4) ALL SUBSTITUTIONS AND CHANGES TO THESE DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT AND / OR OWNER FOR APPROVAL.
 5) GENERAL CONTRACTOR AND HIS SUBCONTRACTORS ARE RESPONSIBLE TO OBTAIN ALL REQUIRED BUILDING PERMITS AND LICENSES AS REQUIRED BY THE MUNICIPALITY TO PERFORM CONSTRUCTION ACTIVITIES REQUIRED TO COMPLETE THIS WORK.
 6) THE CONTRACTOR SHALL BE HELD ENTIRELY RESPONSIBLE FOR SAFETY REGULATIONS, PROCEDURES AND POLICIES.
 7) THIS WORK IS PRIMARILY FOR BUILDING PERMIT SUBMITTAL ONLY AND DOES NOT INCLUDE MEANS AND METHODS FOR CONSTRUCTION WHICH SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 8) ANY NEW ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL ELECTRIC CODE. SHALL BE INSTALLED AS INDICATED, AND SHALL BE PROPERLY GROUNDED AND SHIELDED.
 9) THE CONTRACTOR (AND SUBCONTRACTORS) SHALL MAINTAIN A CLEAN PROJECT SITE AND SHALL CLEAN UP ALL DEBRIS AND SURPLUS MATERIAL UPON COMPLETION OF THE JOB.
 10) THE ARCHITECT WILL NOT HAVE CONTROL OF AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND SHALL BE HELD HARMLESS FROM ALL DAMAGES WITH RESULT THEREFROM.
 11) THE PROPERTY OWNER IS FULLY RESPONSIBLE FOR AND REQUIRED TO DISCLOSE ANY PAST, PRESENT AND FUTURE CONTAMINATION OR ENVIRONMENTAL HAZARDS. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY TESTING, REMOVAL AND HARM THAT MAY BE CAUSED AS A RESULT OF THE BUILDING'S PREVIOUS USE. THE ARCHITECT AND CONSULTANTS SHALL BE INDEMNIFIED & HELD HARMLESS FOR ANY ISSUES OR DAMAGES RELATED TO ITEMS BEYOND THE SCOPE OF THE CONSTRUCTION DOCUMENTS.

PROJECT DESCRIPTION	NEW SINGLE FAMILY RESIDENCE
BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE
ENERGY CODE	N/A

LOT SIZE	8,526 SF
BUILDING COVERAGE	2,358 SF
50% OVERHANGS / CANTILEVERS	545 SF
TOTAL BUILDING COVERAGE	2,903 SF (34%) (COMPLIES)
DRIVEWAY	1,981 SF
TOTAL LOT COVERAGE	4,836 SF (57%)

LOWER LEVEL FINISHED	541 SF
UPPER LEVEL FINISHED	1,885 SF
TOTAL FINISHED SPACE	2,426 SF

LOWER LEVEL GROSS	2,358 SF
UPPER LEVEL GROSS	2,440 SF
GROSS AREA	4,798 SF

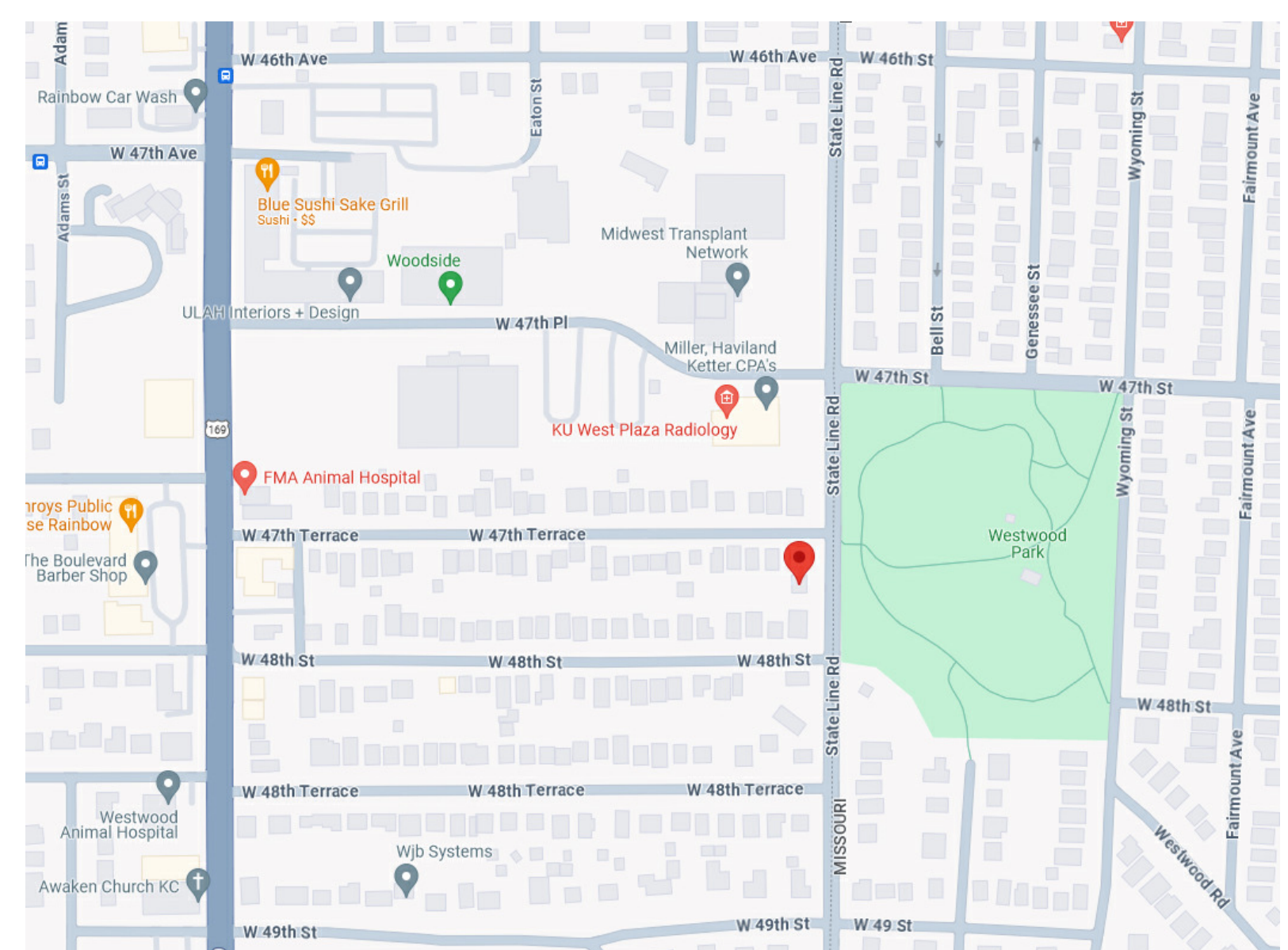
ZONING:	R1-D
FRONT YARD SETBACK	20 FT (REQUIRES VARIANCE)
REAR YARD SETBACK	15 FT (COMPLIES)
SIDE YARD SETBACK	7FT & 15FT AT CORNER (COMPLIES)
HEIGHT LIMIT	35 FT (COMPLIES)

GENERAL NOTES:

1. THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE PROJECT OWNER. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER ENTITY INVOLVED IN THIS PROJECT.
2. THE ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS OR INSTRUMENTS RELATED TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THIS PROJECT, WHICH DO NOT BEAR THE ARCHITECT'S SEAL.
3. THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT, OR UNDER HIS SUPERVISION. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE ORIGINAL, COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
4. RELATED DOCUMENTS: THESE DRAWINGS ARE A SINGLE PART OF AN INTEGRATED SET OF CONSTRUCTION CONTRACT DOCUMENTS. THE GENERAL CONDITIONS OF THE CONTRACT, THE GENERAL REQUIREMENTS (DIVISION-01 OF THE SPECIFICATIONS), APPLICABLE REQUIREMENTS OF TECHNICAL SPECIFICATIONS, AND OTHER DRAWINGS MAY APPLY TO THE WORK DESCRIBED IN THESE DRAWINGS. FAILURE TO REVIEW OTHER DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.
5. COMPLY WITH ALL LAWS, CODES AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION, AND WITH REQUIREMENTS OF THE LANDLORD IF APPLICABLE.
6. VERIFY ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES VERIFICATION AND ACCEPTANCE OF EXISTING CONDITIONS.
7. CALCULATE AND MEASURE REQUIRED DIMENSIONS, DO NOT SCALE THE DRAWINGS UNLESS OTHERWISE DIRECTED.
8. APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK, AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION DIMENSIONS SHOWN ARE TO THE FINISH FACE OF MATERIAL, UNLESS OTHERWISE INDICATED.



VICINITY MAP



SATELLITE MAP



RENDERED VIEW FROM STREET

herron + partners

ARCHITECT OF RECORD STRUCTURAL ENGINEER MECHANICAL ENGINEER GENERAL CONTRACTOR LANDSCAPE ARCHITECT CIVIL ENGINEER

herron + partners
 p.o. box 414986
 Kansas City, Missouri 64111
 phone: 816.832.4647
 www.herronandpartners.com

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REVISIONS

SEAL



David Herron - Architect
 Kansas License #A-3665

PROJECT

Baker Residence
 4732 State Line
 Westwood, KS 66205
 OWNER
 Brad Baker

SHEET TITLE

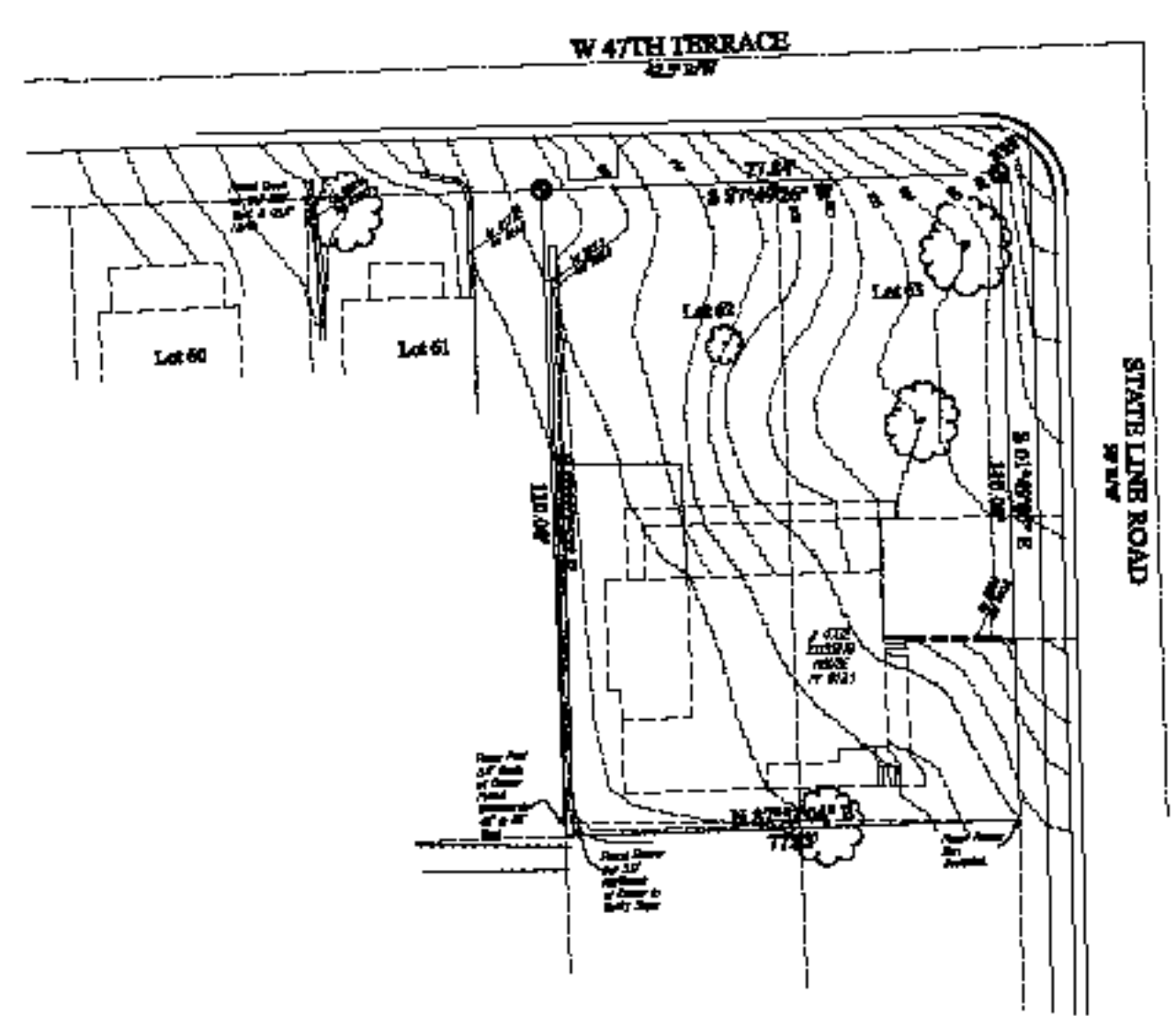
PROJECT INFORMATION

A000

project | 2220

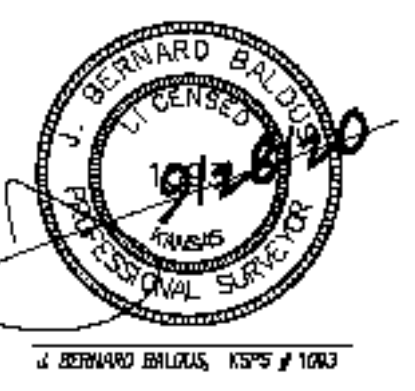
ORDERED BY: Krea Studio
PROPERTY ADDRESS: 4732 State Line Road
DESCRIPTION: Lot 62 and 63, WESTPOINT ANNEX, a subdivision in the City of Westwood, Johnson County, Kansas.

LAND SURVEY COMPANY
 A DIVISION OF JAMES ENTERPRISES, INC.
 617 A LICENSE NO. LA-79
 113 WEST 10TH AVENUE
 SUITE 200 KANSAS CITY, MO 64105
CERTIFICATE OF SURVEY



LEGEND
 ● = SET 1/2" BAR KSP/LS # 1093
 ○ = FOUND 1/2" BAR UNLESS OTHERWISE NOTED
 ⊙ = FOUND PIPE ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
 PP = POWER POLE
 —○— = FENCE

I hereby certify that the above drawing is the result of an actual survey performed under my direct supervision which meets or exceeds the current Minimum Standards for Property Boundary Surveys according to K.S.A. 88-12-1, to the best of my knowledge, information and belief.
 Note: This block as set out is not of true value.



- 1) DO NOT SCALE DRAWINGS.
- 2) GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE CODES, MUNICIPAL ORDINANCES, AND BUILDING REGULATIONS.
- 3) THE CONTRACTOR SHALL INVESTIGATE ALL FIELD CONDITIONS AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY WHICH DO NOT AGREE WITH THOSE SHOWN IN THESE DRAWINGS. WORK AFFECTED BY DISCREPANCIES SHALL CEASE UNTIL THEY ARE RESOLVED.
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ARCHITECT OF RECORD STRUCTURAL ENGINEER MECHANICAL ENGINEER GENERAL CONTRACTOR LANDSCAPE ARCHITECT CIVIL ENGINEER REVISIONS SEAL PROJECT

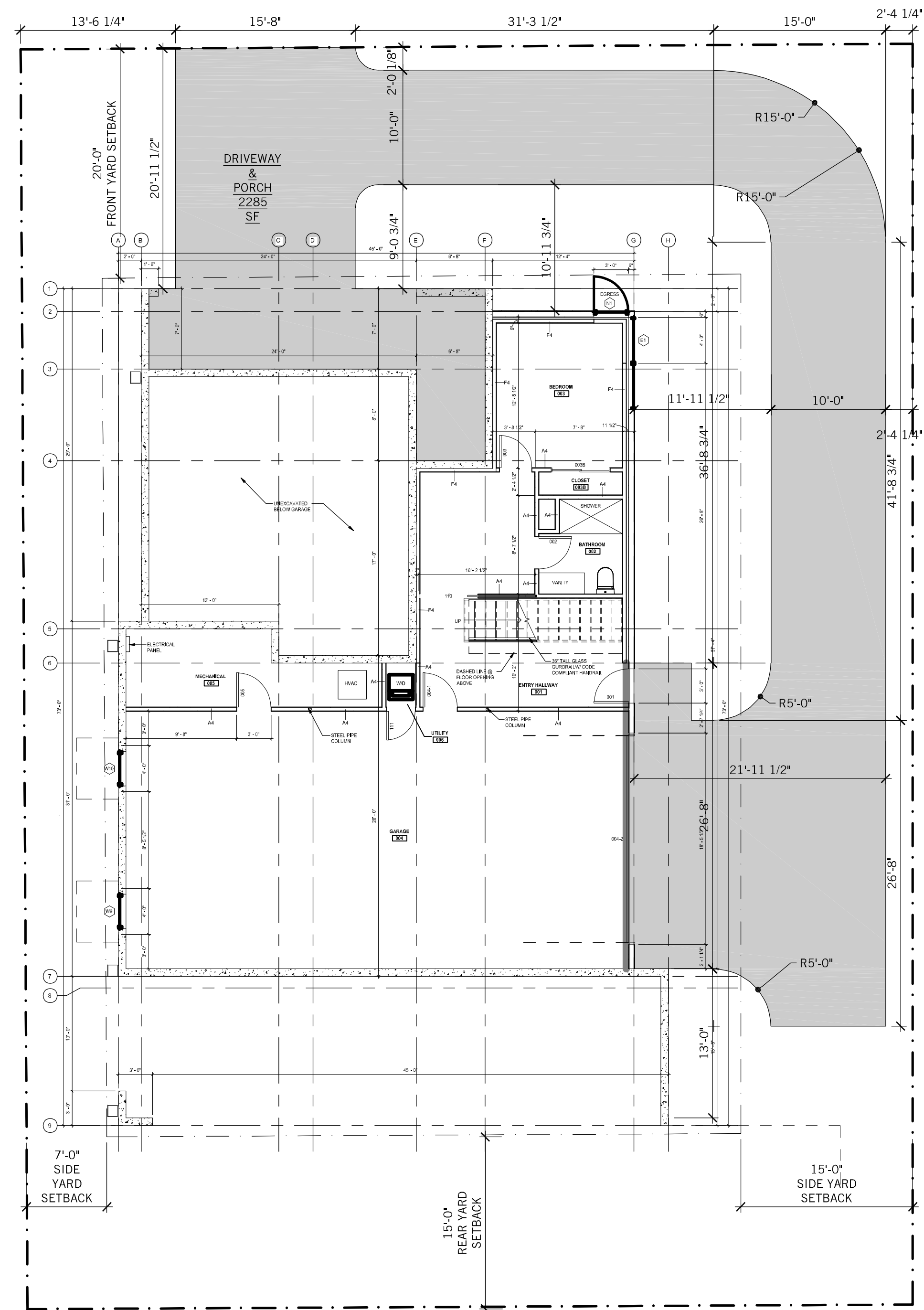
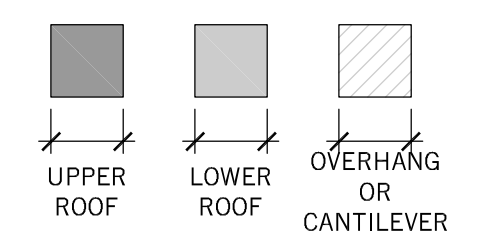
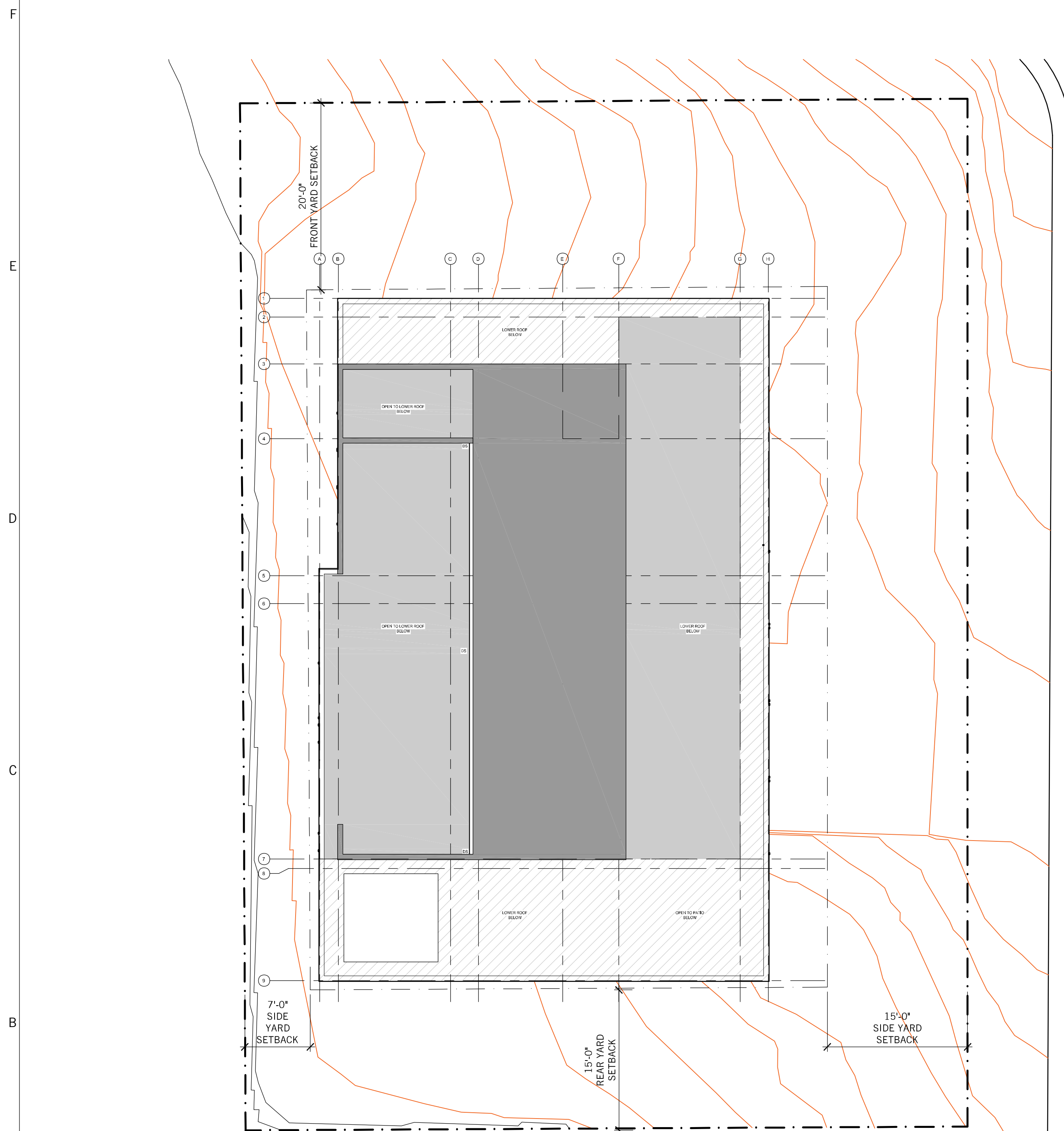
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Baker Residence
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 Westwood, KS 66205
 OWNER
 Brad Baker

SHEET TITLE

SITE PLANS

C100



LOT SIZE:	8526 SF
BUILDING COVERAGE:	2358 SF
OVERHANGS/CANILEVERS:	498 SF (50% of 996sf)
TOTAL BUILDING COVERAGE:	2855 (34%)
DRIVEWAY:	1981 SF
TOTAL LOT COVERAGE:	4836 SF (57%)
LOWER LEVEL FINISHED:	572 SF
UPPER LEVEL FINISHED:	1859 SF
TOTAL FINISHED SPACE:	2431 SF
LOWER LEVEL GROSS:	2358 SF
UPPER LEVEL GROSS:	1859 SF
UPPER GARAGE:	556 SF
TOTAL GROSS:	4773 SF

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ARCHITECT OF RECORD STRUCTURAL ENGINEER MECHANICAL ENGINEER GENERAL CONTRACTOR LANDSCAPE ARCHITECT CIVIL ENGINEER REVISIONS SEAL PROJECT SHEET TITLE

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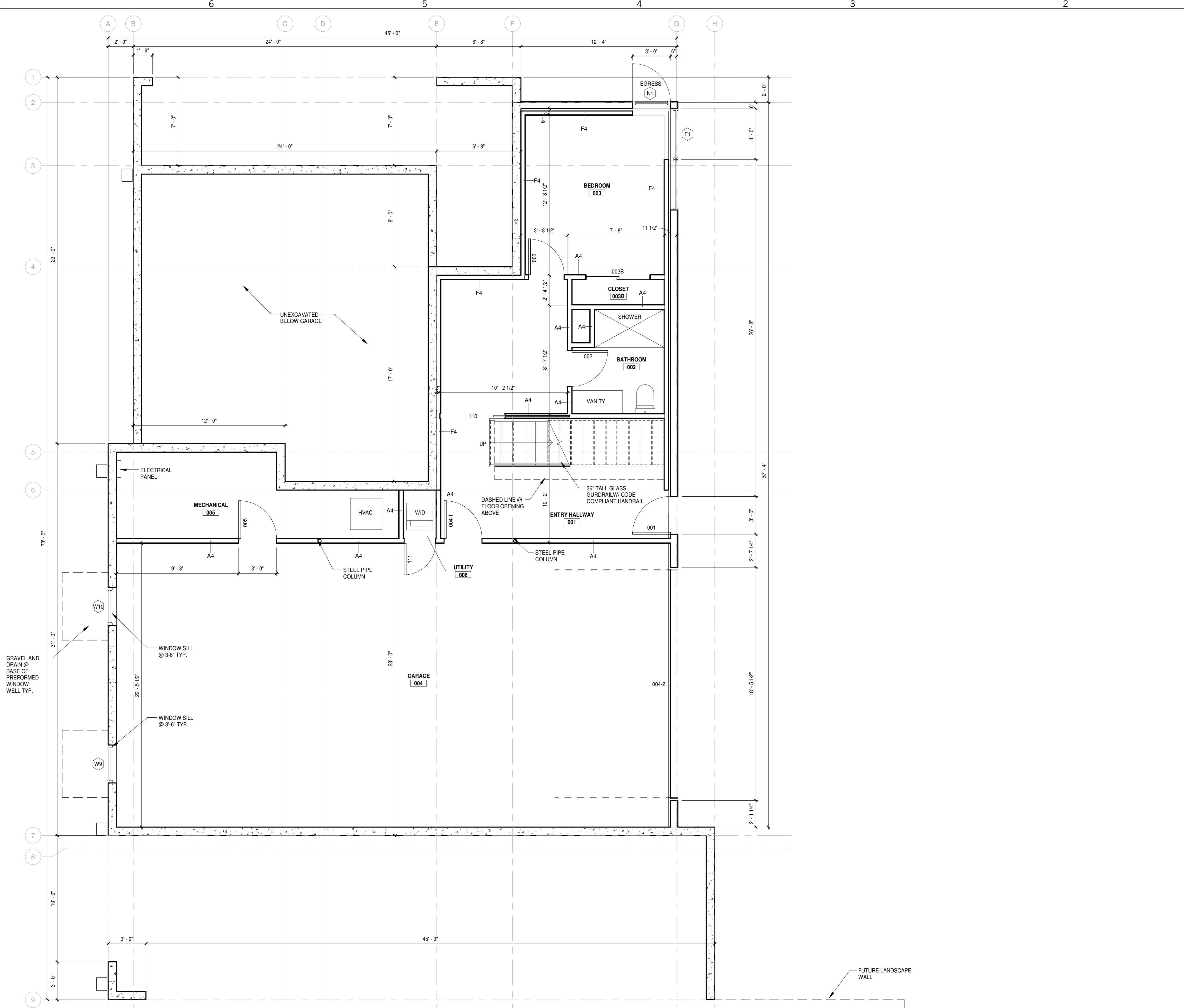
David Herron - Architect
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Baker Residence
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ARCHITECTURAL SITE PLAN

A100

project | 2220



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1 BASEMENT LEVEL FLOOR PLAN
1/4" = 1'-0"

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PROJECT

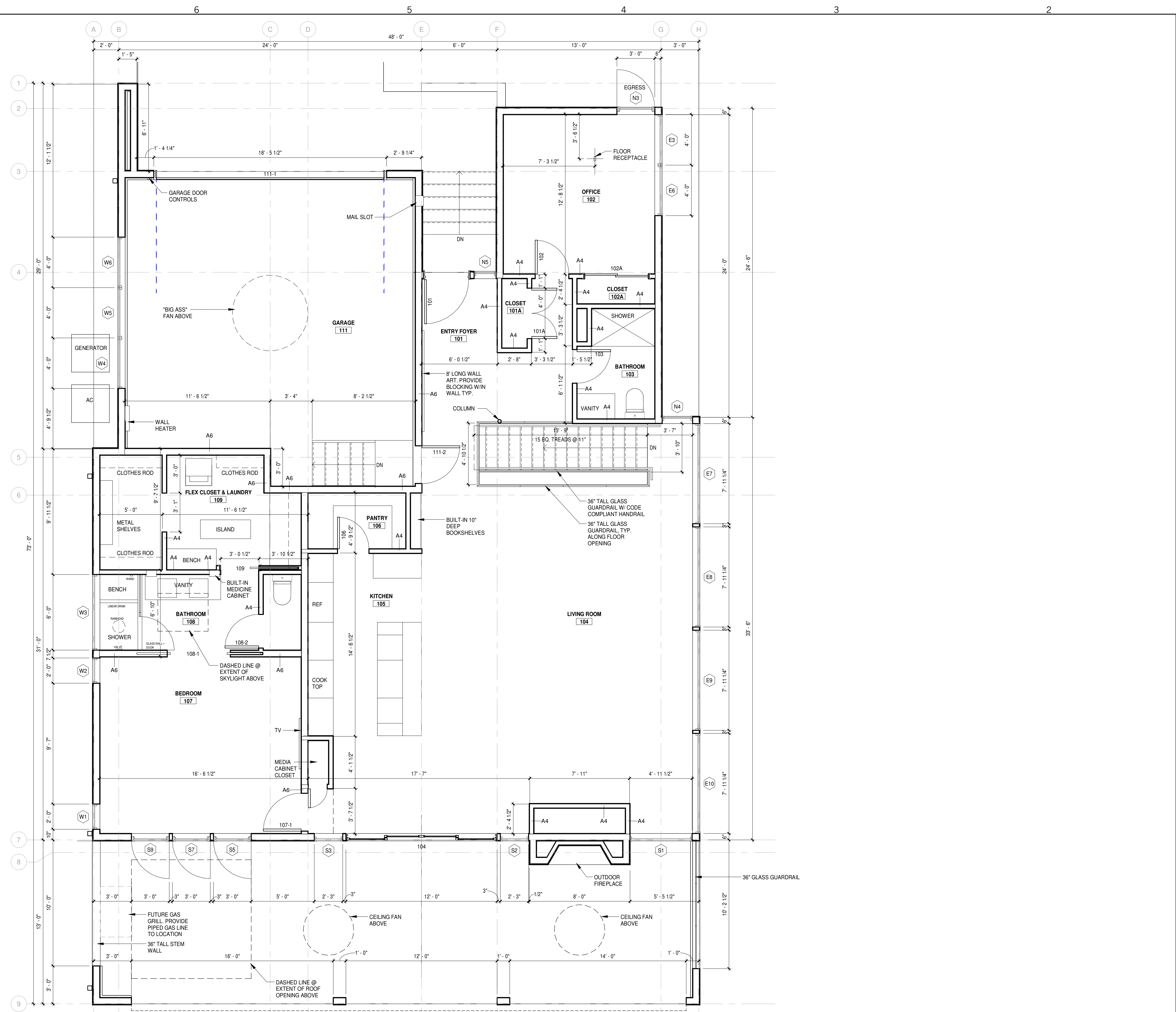
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4732 State Line
Westwood, KS 66205
OWNER
Brad Baker

SHEET TITLE

BASEMENT LEVEL FLOOR PLAN

A101

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1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

ARCHITECT OF RECORD STRUCTURAL ENGINEER MECHANICAL ENGINEER GENERAL CONTRACTOR LANDSCAPE ARCHITECT CIVIL ENGINEER REVISIONS SEAL PROJECT SHEET TITLE

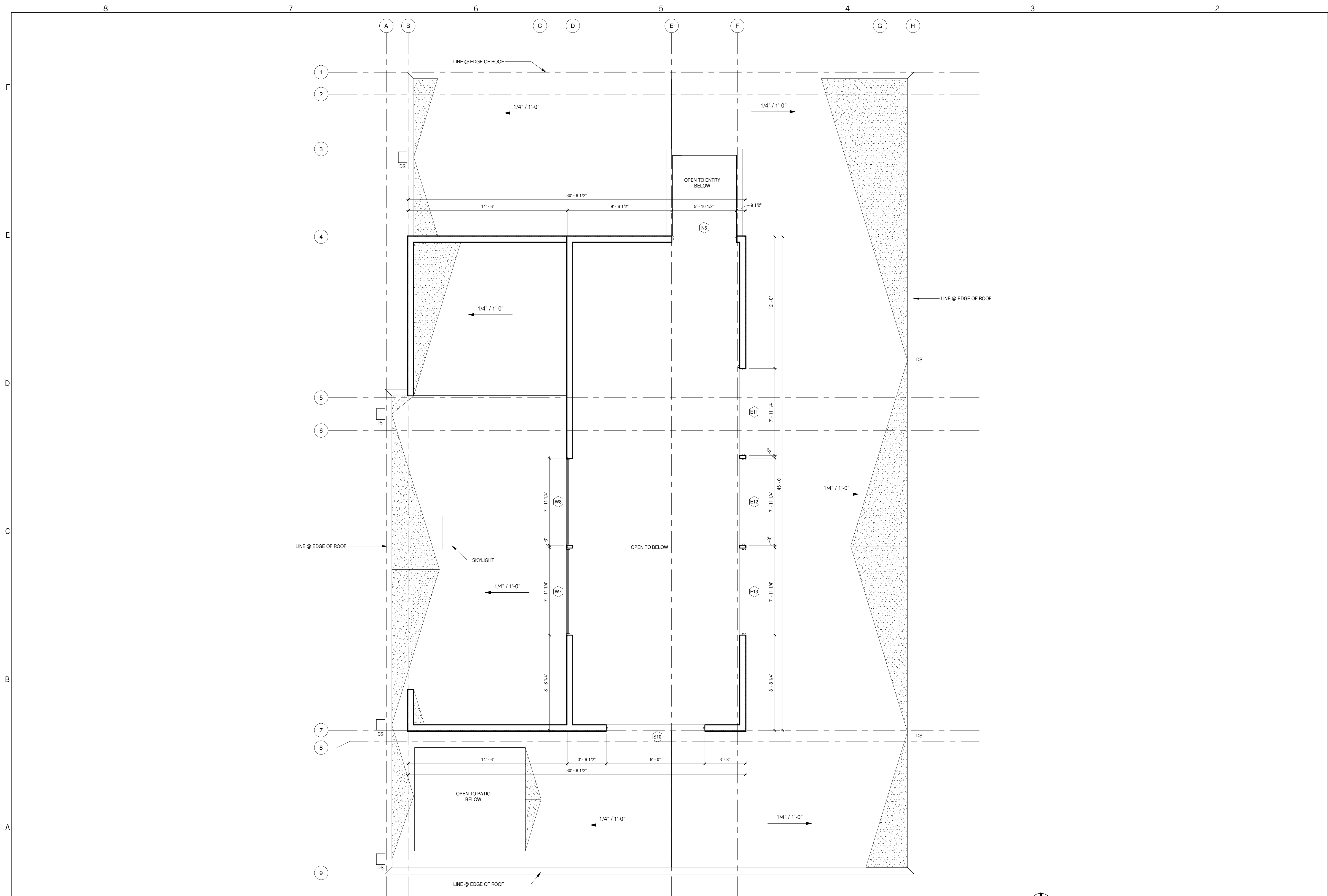
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OWNER
Brad Baker

MAIN LEVEL FLOOR PLAN

A102



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1 LOW ROOF PLAN
 1/4" = 1'-0"

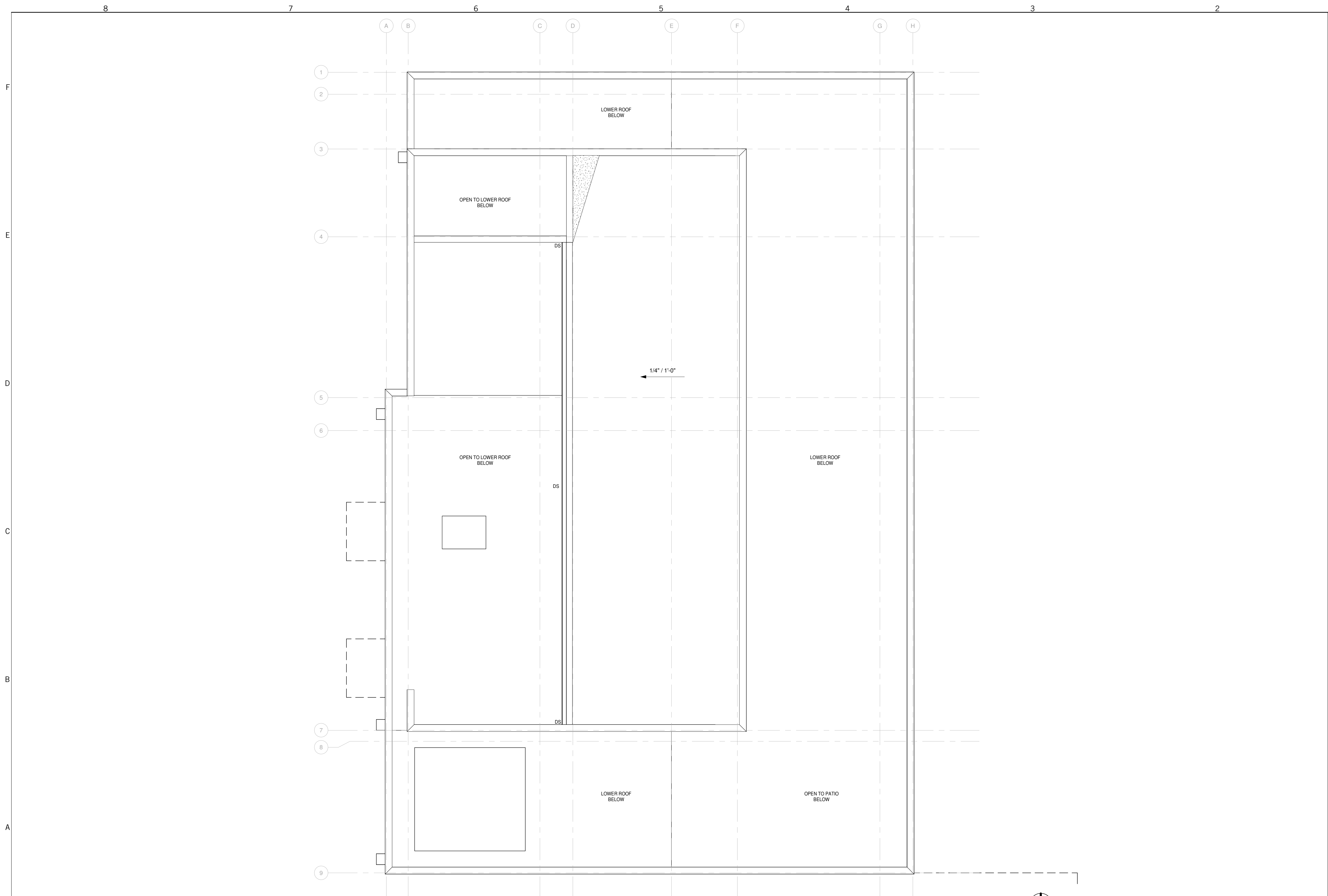


PROJECT
Baker Residence
 4732 State Line
 Westwood, KS 66205
 OWNER
 Brad Baker

SHEET TITLE
 LOW ROOF PLAN

A103

project | 2220



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1 UPPER ROOF PLAN
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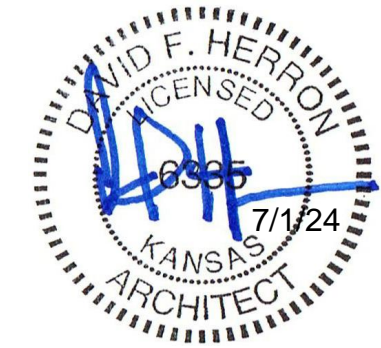
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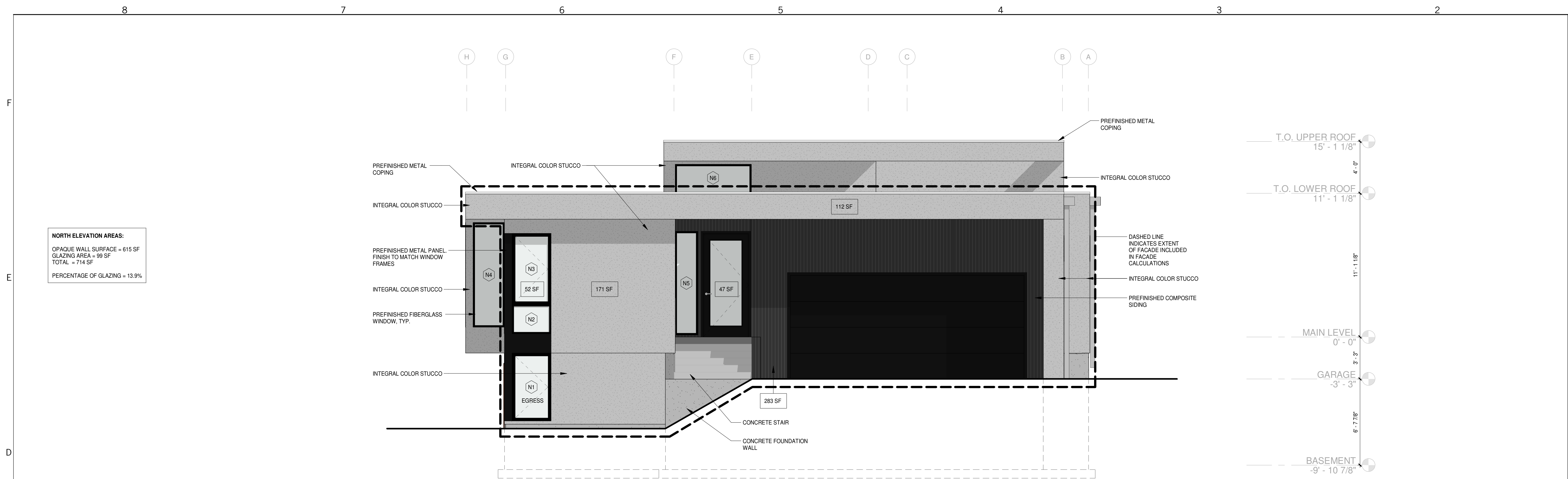
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SHEET TITLE

UPPER ROOF PLAN

A104

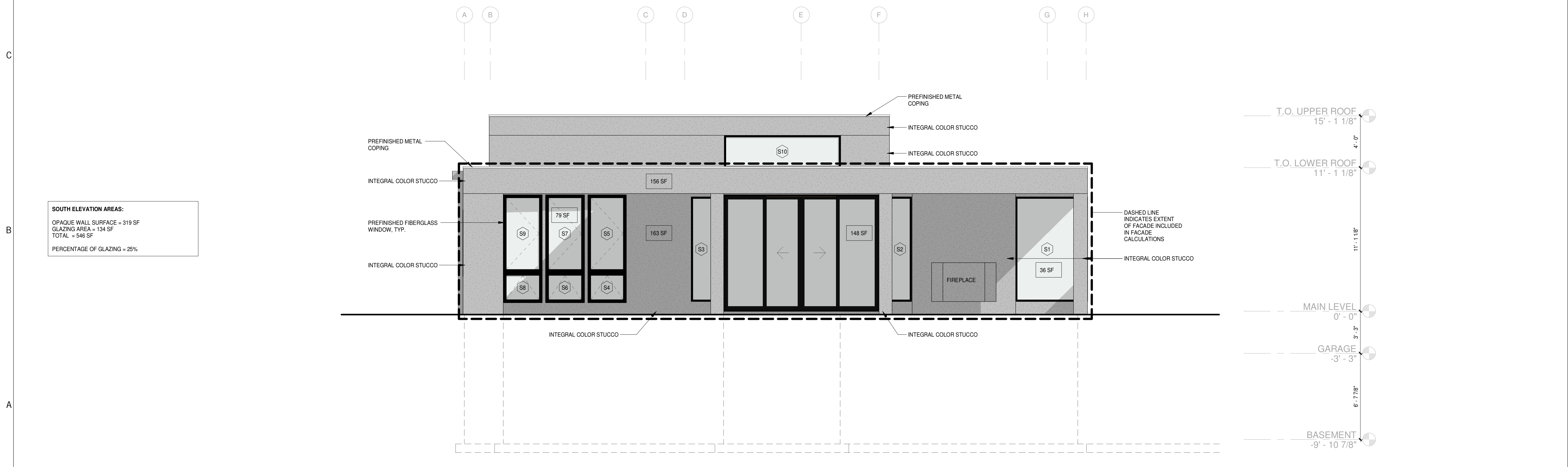
project | 2220



NORTH ELEVATION AREAS:
 OPAQUE WALL SURFACE = 615 SF
 GLAZING AREA = 99 SF
 TOTAL = 714 SF
 PERCENTAGE OF GLAZING = 13.9%

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1 NORTH ELEVATION
 1/4" = 1'-0"



SOUTH ELEVATION AREAS:
 OPAQUE WALL SURFACE = 319 SF
 GLAZING AREA = 134 SF
 TOTAL = 453 SF
 PERCENTAGE OF GLAZING = 29%

2 SOUTH ELEVATION
 1/4" = 1'-0"

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 Kansas License #A-3665

PROJECT

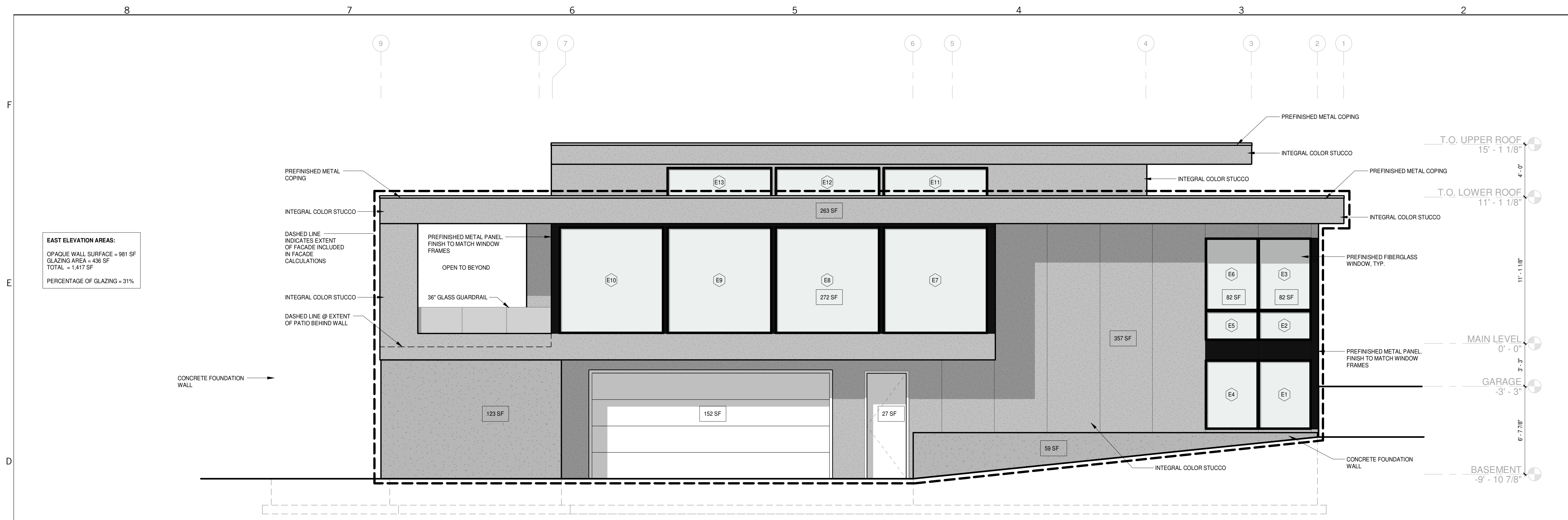
Baker Residence
 4732 State Line
 Westwood, KS 66205
 OWNER
 Brad Baker

SHEET TITLE

NORTH ELEVATION & SOUTH ELEVATION

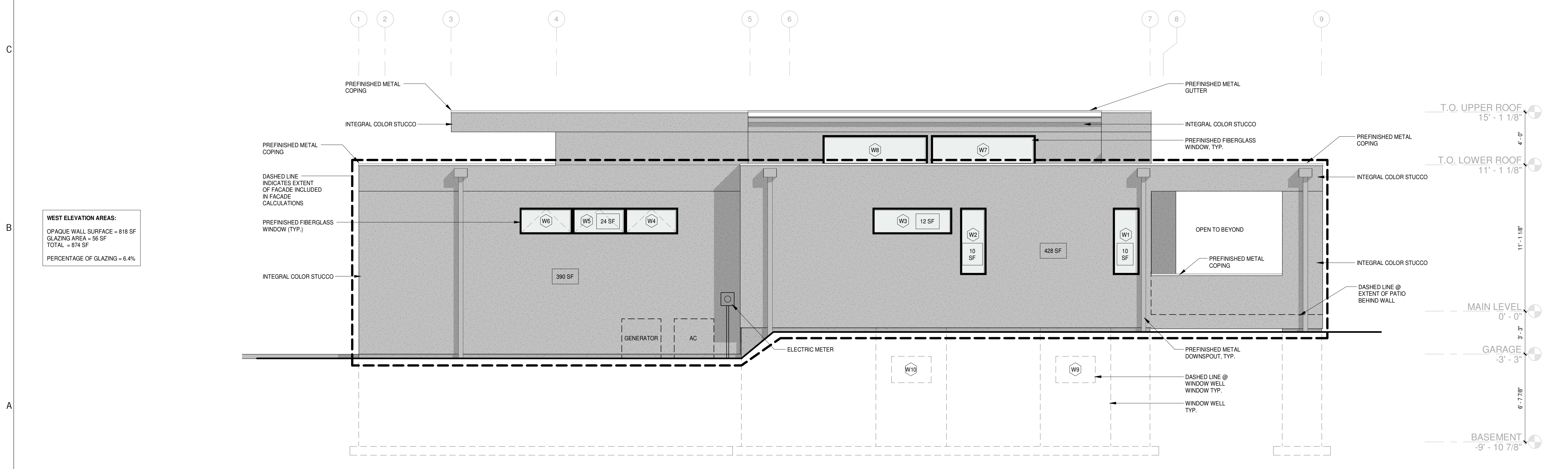
A200

project | 2220



EAST ELEVATION AREAS:
 OPAQUE WALL SURFACE = 981 SF
 GLAZING AREA = 436 SF
 TOTAL = 1,417 SF
 PERCENTAGE OF GLAZING = 31%

2 EAST ELEVATION
 1/4" = 1'-0"



WEST ELEVATION AREAS:
 OPAQUE WALL SURFACE = 818 SF
 GLAZING AREA = 56 SF
 TOTAL = 874 SF
 PERCENTAGE OF GLAZING = 6.4%

1 WEST ELEVATION
 1/4" = 1'-0"

- 1) DO NOT SCALE DRAWINGS.
- 2) GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE CODES, MUNICIPAL ORDINANCES, AND BUILDING REGULATIONS.
- 3) THE CONTRACTOR SHALL INVESTIGATE ALL FIELD CONDITIONS AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY WHICH DO NOT AGREE WITH THOSE SHOWN IN THESE DRAWINGS. WORK AFFECTED BY DISCREPANCIES SHALL CEASE UNTIL THEY ARE RESOLVED.
- 4) ALL SUBSTITUTIONS AND CHANGES TO THESE DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT AND / OR OWNER FOR APPROVAL.
- 5) GENERAL CONTRACTOR AND HIS SUBCONTRACTORS ARE RESPONSIBLE TO OBTAIN ALL REQUIRED BUILDING PERMITS AND LICENSES AS REQUIRED BY THE MUNICIPALITY TO PERFORM CONSTRUCTION ACTIVITIES REQUIRED TO COMPLETE THIS WORK.
- 6) THE CONTRACTOR SHALL BE HELD ENTIRELY RESPONSIBLE FOR SAFETY REGULATIONS, PROCEDURES AND POLICIES.
- 7) THIS WORK IS PRIMARILY FOR BUILDING PERMIT SUBMITTAL ONLY AND DOES NOT INCLUDE MEANS AND METHODS FOR CONSTRUCTION WHICH SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 8) ANY NEW ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL ELECTRIC CODE. SHALL BE INSTALLED AS INDICATED, AND SHALL BE PROPERLY GROUNDED AND SHIELDED.
- 9) THE CONTRACTOR (AND SUBCONTRACTORS) SHALL MAINTAIN A CLEAN PROJECT SITE AND SHALL CLEAN UP ALL DEBRIS AND SURPLUS MATERIAL UPON COMPLETION OF THE JOB.
- 10) THE ARCHITECT WILL NOT HAVE CONTROL OF AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND SHALL BE HELD HARMLESS FROM ALL DAMAGES WITH RESULT THEREFROM.
- 11) THE PROPERTY OWNER IS FULLY RESPONSIBLE FOR AND REQUIRED TO DISCLOSE ANY PAST, PRESENT AND FUTURE CONTAMINATION, OR ENVIRONMENTAL HAZARDS. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY TESTING, REMOVAL AND HARM THAT MAY BE CAUSED AS A RESULT OF THE BUILDING'S PREVIOUS USE. THE ARCHITECT AND CONSULTANTS SHALL BE INDEMNIFIED & HELD HARMLESS FOR ANY ISSUES OR DAMAGES RELATED TO ITEMS BEYOND THE SCOPE OF THE CONSTRUCTION DOCUMENTS.

herron + partners

ARCHITECT OF RECORD STRUCTURAL ENGINEER MECHANICAL ENGINEER GENERAL CONTRACTOR LANDSCAPE ARCHITECT CIVIL ENGINEER REVISIONS SEAL PROJECT

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 phone: 816.832.4647
 www.herronandpartners.com
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Baker Residence
 4732 State Line
 Westwood, KS 66205
 OWNER
 Brad Baker

SHEET TITLE
 EAST ELEVATION & WEST ELEVATION

A201

Waivers & Exceptions Application



City of Westwood
4700 Rainbow Blvd
Westwood, Kansas 66205
913-362-1550
www.westwoodks.org

Requested Waiver For: _____

An exception to 4.3.2D since we are changing the address home address from 4732 State Line to 1903 W 47th Terrace we no longer comply with this section.

General Location / Address of Subject Property: 4732 State Line Westwood KS 66205

Legal Description: SURVEY: Lot 62 & 63, WESTPORT ANNEX, A subdivision in the City of Westwood, Johnson County, Kansas
JOCO AIMS: WESTPORT ANNEX LT 62 & LT 63 WWC - 12287

Current Land Use: Single Family Residence

Zoning District: R-1

Property Owner's Name(s): Westwood Rentals, Inc / Brad Baker Phone: 816.392.4366

Mailing Address: 1902 W 48th Street, Westwood, KS 66205

E-mail Address: brad@bradbakerinc.com

Applicant / Agent's Name: David Herron

Company: David Herron and Partners, LLC Phone: 816.832.4647

Mailing Address: 3111 W 79th Street, Prairie Village, KS 66208

E-mail Address: dherron@herronandpartners.com

A waiver or exception for the building design or site development standards is allowed from only the following Westwood Zoning Ordinance sections:

- 4.3.2 Single-Family Primary Structure Requirements;
- 4.3.6 Garages;
- 4.3.7 Building Standards;
- 4.3.8 Building Additions – Special Conditions; and
- 4.4 New Infill Houses – Special Considerations.

Fee: \$90.00

List the specific Zoning Ordinance provisions that a waiver or exception is being requested from.

Westwood Zoning Ordinance Section 4.3.2D - Primary Structures shall have at least 60% of their front facade on the front yard build-to-line.

The proposed change of address and front door location is more congruent with the other homes on 47th Terrace. Because the current address is on State Line the elevation ratio does not meet the 60% frontage ordinance for the north elevation off 47th Terrace. Therefore, we have taken great care to make the east (state line) elevation one with architectural relief and transparency.

A waiver or exception shall not be approved if it is contrary to the public interest or unnecessarily burdens the City of Westwood. The following provisions are evaluated before a waiver or exception can be granted.

Respond to each of the criteria as it pertains to the request.

- A. An alternative higher quality development design in being proposed with no negative impacts to either near-by residential or nonresidential properties. _____

A new single family home is being proposed for this site. The design meets all of the applicable codes except Section 4.3.2D due to the proposed address change which will have the front door on 47th terrace which matches all of the other homes on the street.

- B. Relief of the development restrictions imposed on the property will ensure low impact land uses, and quality building and site design arrangements in which adjoining residential properties will not be negatively impacted by any deviations from the applicable regulations. _____

There should be no negative impact to any neighboring properties with the address change and exception to the elevation requirements.

- C. The granting of the wavier or exception will not be opposed the general spirit and intent of the adopted Comprehensive Plan. _____

The proposed change of having 47th Terrace as the main entrance and site address is congruent with the orientation of the other homes on the street.



Signature of Owner or Agent: _____ Date: July 1 2024

Note: Authorization of Agent must accompany any requests made by anyone other than the property owner(s).

CONFIRMATION

The Legal Record

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

Attention: Nick Finck

Mailing Address:

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

Phone: 913-362-1550

We received the following legal notice for publication in The Legal Record. Please look over the publication dates below and the contact information above. Let us know if you have any changes.

Received By: Emily Kares

Date Received: 7/11/24

Publication: Hearing - WE 2024-03

Case Number:

File Number:

Publication Dates: 7/16/24

EMAIL YOUR PUBLICATION TO US AT
notices@thelegalrecord.net

PAYMENT RESPONSIBILITY FOR PUBLIC NOTICES

The Legal Record requires, and services are rendered strictly upon the condition, that the party submitting a public notice for publication is responsible for payment of publication charges. Where an attorney(s) or law firm submits a public notice for publication, The Legal Record requires, and services are rendered strictly upon the condition, that the attorney(s) submitting the public notice for publication is responsible for payment of publication charges.

We appreciate your business!



July 9th, 2024

Dear neighbor:

As a property owner within 200 feet of the property located at 4732 State Line Road in Westwood, you are being notified of an application by David Herron, for a waiver or exception for a proposed new single-family residence on property located at **4732 State Line Road, Westwood, Kansas 66205**. The waiver or exception requested is 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.

This letter is to inform you that the Westwood Planning Commission will hold a public hearing for consideration of this application where the general public may provide comments on **Monday, August 5th, 2024 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, Building Official/Codes Administrator, Nick Finck by using the contact information below.

Kind regards,

Nick Finck
Building Official/Codes Administrator
913.942.2130
nick.finck@westwoodks.org

WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: August 5, 2024

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 for a Planning Commission to conduct this review annually. The Governing Body reviewed and accepted the City Administrator’s recommended 2025 – 2029 CIP at its June 6th and July 11th regular City Council meeting, with such CIP to be incorporated into the City’s FY 2025 Budget, to be published for public hearing on September 12, 2024.

STAFF COMMENTS: As communicated to the Governing Body at the June 6, 2024 budget work session, there are a number of uncertainties impacting the 2025 – 2029 CIP. [Those uncertainties are enumerated in the staff presentation available here.](#) In light of these uncertainties, it is possible and probable that the CIP will evolve over the next couple years as these uncertainties are resolved.

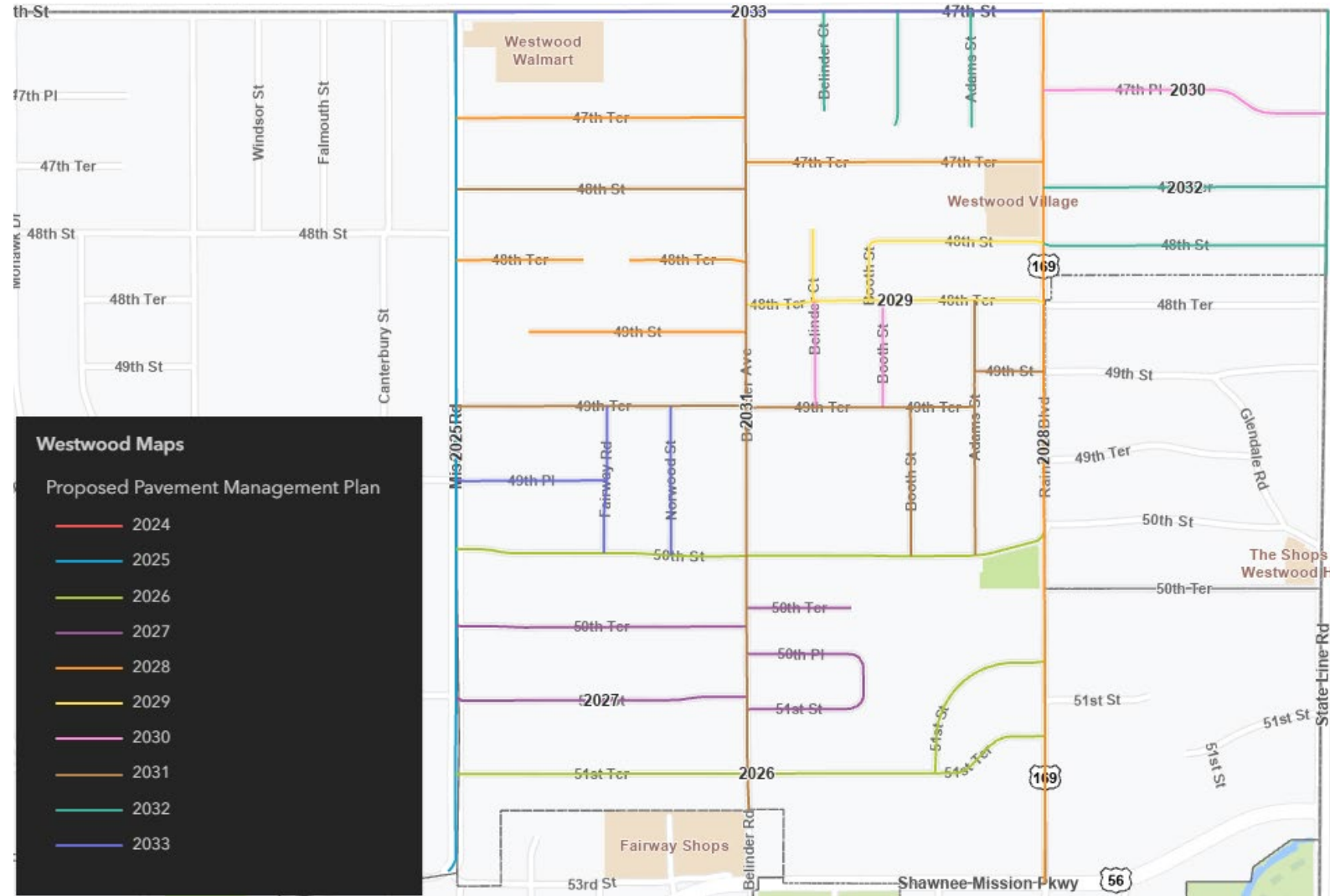
STAFF RECOMMENDATION: The Planning Commission should review the CIP as presented on the following pages and notify City staff of any concerns that projects planned are out of conformance with the City Comprehensive Plan (2017 Westwood Master Plan).

Suggested Motion:

I move to approve the proposed 2025 – 2029 Capital Improvement Plan as presented.

Capital Improvement Projects

- The map reflects a ten-year program recommended for maintenance of streets, sidewalks, stormwater, and streetlight replacement
- The CIP currently is underfunded to implement this plan within a 10-year time horizon
- Alternate sources of revenue and creative funding solutions are currently being explored



Capital Improvement Fund

Unbudgeted on State Forms, multi-year capital fund

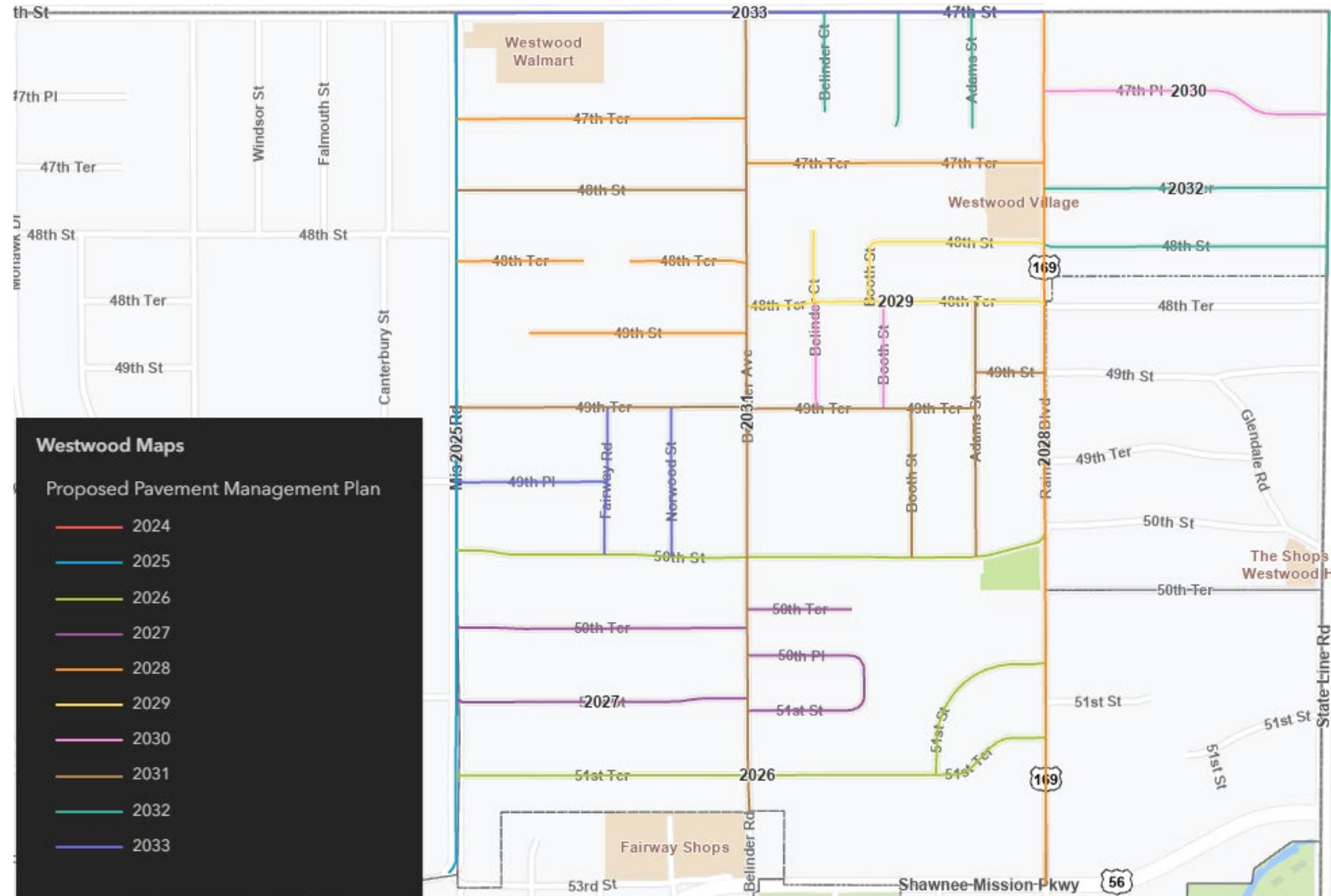
- Reflects expenses outpacing revenues in FY 2026 if no additional revenue streams
- Reflects planning for new facilities with park planning consultant in 2024 and 2025
- Reflects no budgeted capital investment in existing facilities with possibility of future new facilities

		Project Cost	2024	2025	2026	2027	2028	2029
Revenues	Cash Carryforwad		\$ 253,638	\$ 546,403	\$ 202,334	\$ (1,527,682)	\$	
	Special Sales Tax		\$ 353,625	\$ 337,883	\$ 310,000	\$ 310,000	\$	
	Reimbursement - JoCo CARS			\$ 453,000				
Transfers	General Fund		\$ 200,000	\$ 350,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
	Expensed to Special Highway Fund		\$ 50,000	\$ 50,000	\$ 50,000	\$ 150,000	\$ 50,000	\$ 50,000
	Stormwater Utility Fund		\$ 25,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000	\$ 100,000
	Debt Service		\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ (175,000)
	CIP Annual Budgeted Resources		\$ 707,264	\$ 1,662,286	\$ 687,334	\$ (942,682)	\$ (1,535,533)	\$ (2,676,058)
CIP Projects								
W. 47th & Rainbow intersection replacement	Total Westwood Cost	\$ 169,709			\$ -			
Mission Road, 53rd Street to 47th Street	Total Westwood Cost	\$ 430,487	\$ 70,861	\$ 953,663				
W. 50th Street, Rainbow Boulevard to Mission Road	Total Westwood Cost	\$ 776,347		\$ 116,808	\$ 887,059			
W 47th Ter - Belinder Ave to Mission Rd. - Rainbow Blvd.	Total Westwood Cost	\$ 645,497				\$ 127,430	\$ 980,113	
W. 48th Terrace, Mission Road to Belinder	Total Westwood Cost	\$ 645,497				\$ 19,368	\$ 137,975	
W. 49th Street, Belinder Avenue west to Deadend						\$ 20,633	\$ 99,270	
W. 48th Street, Booth Street to Rainbow Boulevard							XXX	XXX
W. 48th Terrace, Belinder Avenue to Rainbow Blvd.							XXX	XXX
Belinder Court, W. 48th Terrace north to Deadend							XXX	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.						\$ 335,049	\$ 446,732	
W. 51st Terrace Mission to Rainbow Blvd. + 51st St Connecting to Rainbow Blvd.	Total Westwood Cost			\$ 99,480	\$ 640,365			
	Streets - Sub Total		\$ 70,861	\$ 1,169,951	\$ 1,625,942	\$ 1,146,657	\$ 1,217,358	\$ -
Street Lights								
W. 48th Terrace, Mission Road to Belinder							\$ 57,258	\$ 57,258
49th St. west of Belinder							\$ 108,715	\$ 108,715
Belinder Ct. and Booth off 47th St.	\$ 73,000.00							
Mission Road, 53rd Street to 47th Street	\$ 186,880.00							
W. 50th Street, Rainbow Boulevard to Mission Road	\$ 115,500.00							
W 47th Ter - Mission Rd. to Rainbow Blvd.	\$ 55,000.00							
W. 51st Terrace Mission to Rainbow Blvd.							\$ 232,194	\$ 232,194
W. 51st St. Mission to Belinder							\$ 116,194	
Street Lights, Pole Repair and Replacement	\$5,000/year	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000		
	Streetlights - Sub Total		\$ 5,000	\$ 5,000	\$ 562,074	\$ 121,194	\$ 398,167	\$ 398,167
Stone Wall Repair								
4800 Rainbow Blvd Colonial Building Replacement								
Miscellaneous Repair and Replacement	\$ 10,000	\$ 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								
Pavement Management Study	\$ 13,581				\$ 17,000			
Park Planning Consultant	\$ 75,000	\$ 75,000	\$ 275,000					
Facilities Feasibility Study	\$ 75,000							
	Studies - Subtotal		\$ 75,000	\$ 275,000	\$ 17,000	\$ -	\$ -	\$ -
Facilities								
Public Works - Roof Coating, Snow Guards, Replace South Side Building Panels	\$ 50,188							
Public Works - Back Lot Replacement/Enlargement	\$ 75,000							
City Hall - Parking Lot Repair	\$ 25,000							
Public Works & City Hall - Reinvestment	\$ 2,275,000							
	Facilities Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	CIP Annual Budgeted Expenditures		\$ 160,861	\$ 1,459,951	\$ 2,215,016	\$ 1,277,851	\$ 1,625,525	\$ 408,167

Item A. Section VI, Item

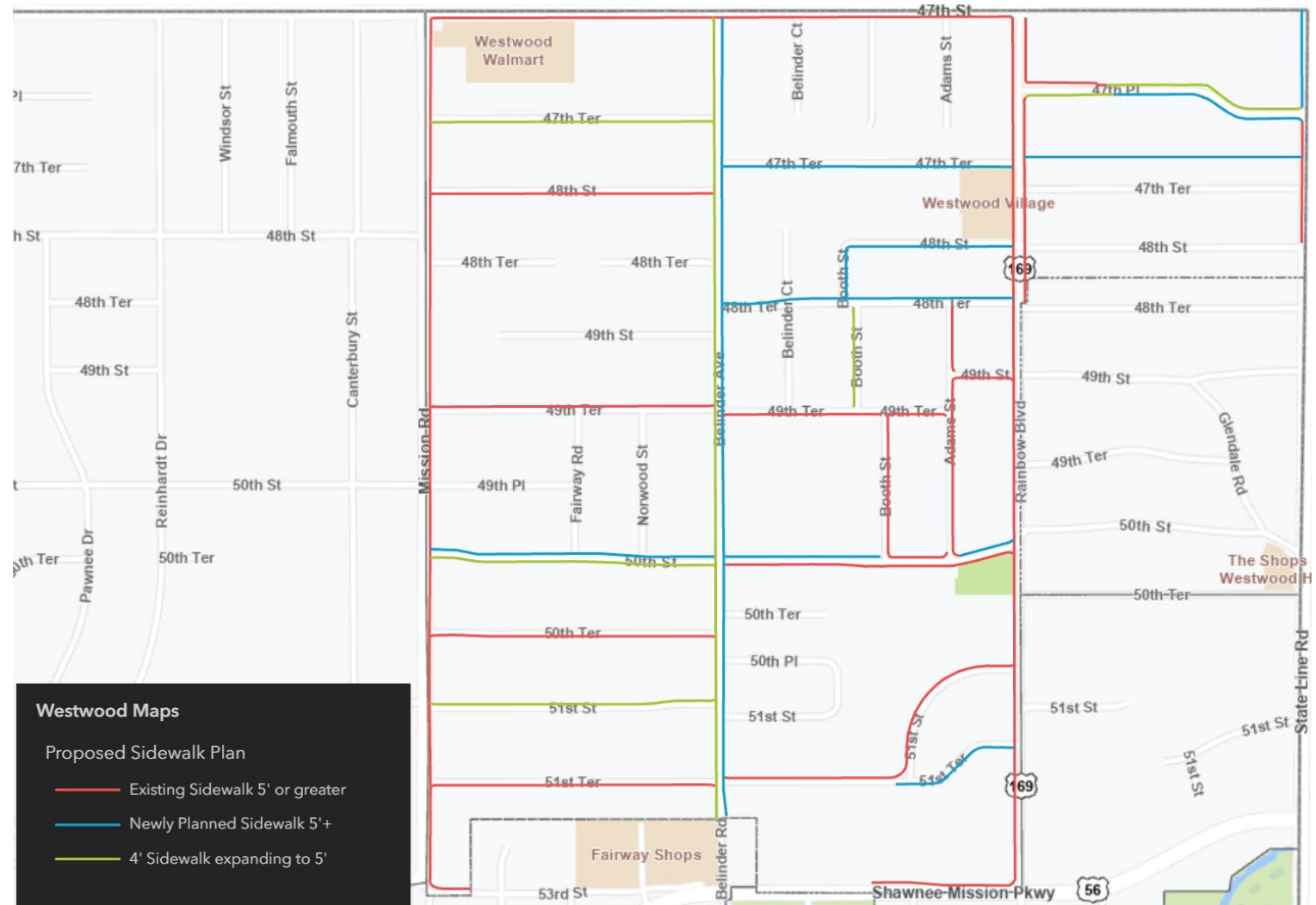
Pavement Management Plan

- 2022 Pavement Condition Inventory (PCI) identified where surface treatments, mill & overlay, and complete rebuild are needed on all streets within the city
- A ten-year program recommended through the PCI is reflected on the map
- Only remaining streets needing full replacement (\$\$\$) are 50th St. and 47th Ter. (plus annex streets, recently improved)



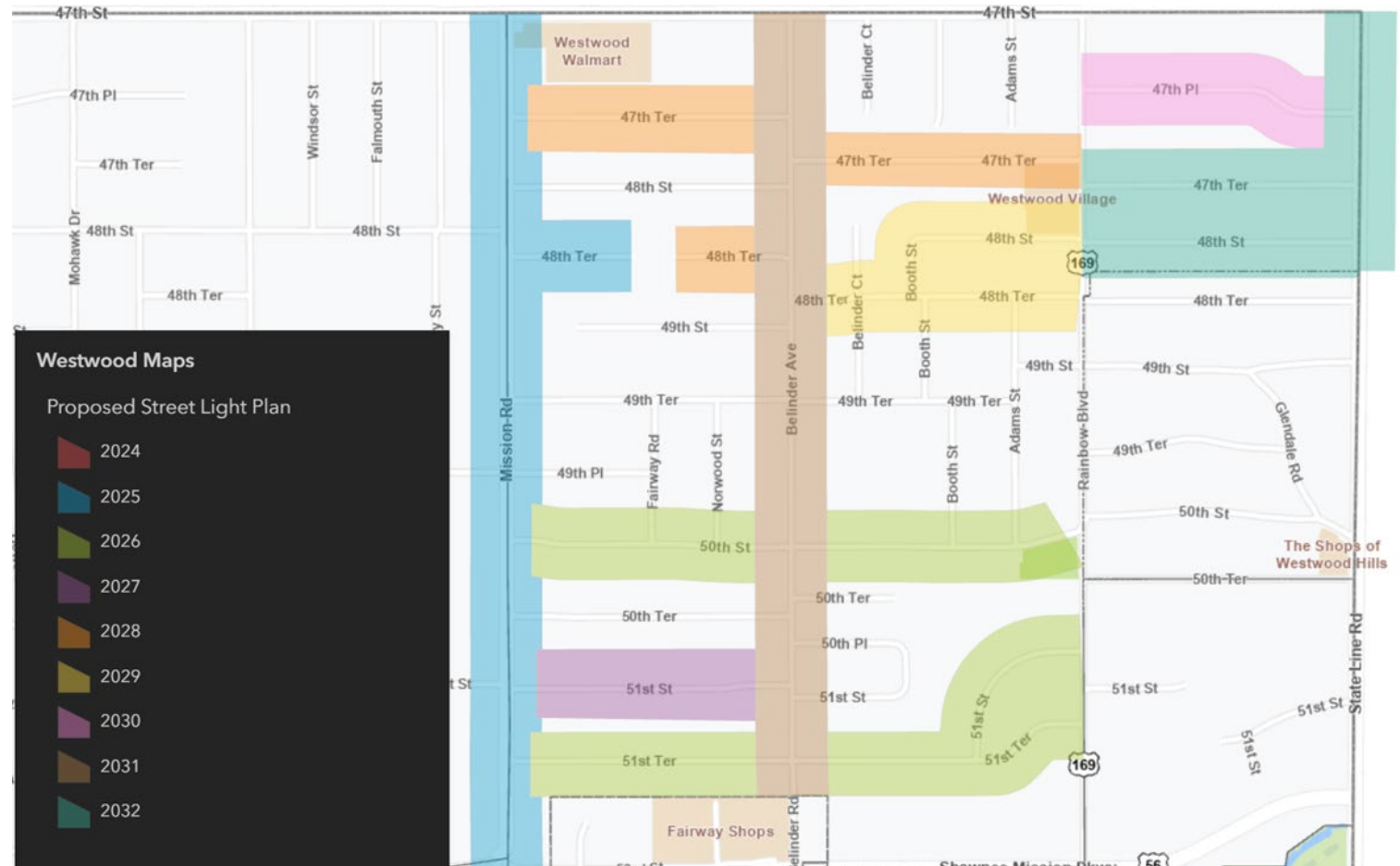
Sidewalk Implementation Plan

- 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



Streetlights Implementation Plan

- 2018 Streetlight Master Plan set out standards for complete replacement of all streetlights purchased by the City from KCPL
- Map indicates 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
- 2025 (Mission Rd.) pipe determined not to need replaced, but junction box will be added
- 2026 projects may be investigated in 2025, depending on timing of closing on property sales at 50th St.



City Facilities: Deferred Maintenance Needs

City Hall

Priority	Description	Estimated Cost (2024)	Remaining Useful Life	Estimated Years to Failure
1.	Replace & Upgrade HVAC	\$190,500	0 years	< 2 years
2.	Replace Metal Roof	\$165,000	0 years	Failed
3.	Resurface Parking Lot	\$25,500	0 years	Failed
4.	Replace Windows/Glazing	\$288,750	0 years	Failed
5.	Rebuild Bay Window (Chief's Office)	\$7,500	0 years	Failed
6.	Replace EIFS Facade	\$83,600	0 years	Failed
7.	Replace Flat Roof	\$90,000	0 years	< 2 years

TOTAL Immediate Need: \$850,850

Public Works

Priority	Description	Estimated Cost (2024)	Remaining Useful Life	Estimated Years to Failure
1.	Add Exhaust to All Areas of Building	\$362,180	0 years	Existing Health Risk
2.	Add Drainage in Truck Bay		0 years	Existing Safety Risk
3.	Replace Exterior Metal Facade		0 years	Failed
4.	Coat Roof & Add Snow Guards		0 years	Failed
5.	Repair Concrete Foundation		0 years	Unknown
6.	Expand Yard	\$500,913	0 years	Inadequate
7.	Rebuild Salt Shed		0 years	Inadequate

TOTAL Immediate Need: \$863,093