

**City of Westwood, Kansas
Planning Commission Meeting
4700 Rainbow Boulevard
October 9, 2023 – 7:00 PM**

Commissioners Present: Kevin Breer, Vice Chair
Clay Fulghum
Ann Holliday
Samantha Kaiser
David Kelman (via Zoom)
Mark Neibling
Sarah Page, Chair
Matt Prout (via Zoom)
M. Scott Weaver

Commissioners Absent: None

Staff Present: Leslie Herring, City Administrator
John Sullivan, Public Works Director
Spencer Low, City Attorney Co-Counsel

Call to Order

Chair Page called the meeting to order at 7:00 PM on October 9, 2023.

Approval of Agenda and Meeting Minutes

Chair Page called for modifications or discussion of the October 9, 2023 agenda and September 11, 2023 meeting minutes. Commissioner Breer moved to approve the minutes. Commissioner Neibling seconded. Motion passed unanimously.

Public Hearings

None.

Old Business

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.; and

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.

Chair Page asked that City Administrator Herring provide the staff report. City Administrator Herring presented the report included in the meeting packet. Herring stated that these applications are on the agenda now to track with the applications for rezoning and the preliminary development plan being considered by the City Council on October 12, 2023.

Questions from the Planning Commission were received regarding the process and County involvement in the acceptance of the plat.

Commissioner Neibling asked about the status of the conversations to allow park users to access restrooms located within the pavilion building(s) on the development site. Herring responded that no additional conversations had taken place but that that point was recorded as a condition to be considered by the Governing Body.

Commissioner Breer moved to approve FP-2023-01 and FP-2023-02. Commissioner Weaver seconded. Motion passed unanimously.

New Business

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.

Chair Page invited City Staff to address the Planning Commission. City Administrator Herring provided a summary of the staff report included in the meeting packet.

Chair Page invited questions of City Staff from the Planning Commissioners. No questions received.

Chair Page invited the applicant to address the Planning Commission. Kenny Miller, Architect with Perspective Architecture + Design, addressed the Planning Commission and presented a slide deck (included as an exhibit to these minutes).

Chair Page asked about the status of the traffic study. Kevin Pinkowski, BHC Engineers, addressed the Planning Commission and affirmed that they had satisfied their part of the requirements related to the traffic study. Pinkowski invited Herring to speak to the City's retained traffic engineer's evaluation of the traffic study which memo was included in the meeting packet. Herring summarized and addressed the points in the City's evaluation of the applicant's traffic study.

Commissioners discussed amongst themselves multiple points relating to the trees, preservation, and protection. Chair Page asked the applicant to review site signage and lighting. Commissioner Holliday asked for clarification about the location of fencing.

Commissioner Weaver asked for clarification about the watershed and functionality of the stormwater management system proposed and its ability to handle large rain events. Austin Lage, BHC Engineers, addressed the Planning Commission. Lage explained the flow of stormwater across and off the site.

Commissioners Neibling and Kaiser asked questions about the ability of the applicant to relocate the sidewalks and/or the limestone pillars/walls to create a barrier or buffer between Rainbow Blvd. vehicular traffic and pedestrians. Miller stated that they could take a look at this request but are concerned about impacting mature tree roots. Commissioner Kelman stated that he likes the idea of buffering pedestrians but that he believes KDOT may deny the placement of stone pillars within the ROW for vehicular safety concerns. Chair Page stated that Commissioner Neibling's request may be resolved within the Rainbow Blvd. PSP study process taking place at this time.

Chair Page asked for the City to explore disallowing right turns out of the development on 51st Street. Herring stated that the City would explore restricting turning movements if traffic becomes a problem.

Commissioner Weaver asked about placement of the mechanical equipment and sustainability of the office as Class A. Chair Page asked for confirmation that two of the buildings would have green roofs. Miller affirmed.

Chair Page outlined the procedural next steps for both this application and subsequent park planning process. Herring shared that a process for park planning is being created but is expected to take place over the course of 2024 and that the park is contractually required to be created by the end of 2026.

Staff Reports

City Administrator Report – Leslie Herring

Herring shared the status of the Rainbow Blvd. PSP study to evaluate possible changes to improve multi-modal transportation options.

Public Works Director Report – John Sullivan

Sullivan shared a status update on the 47th Street Complete Streets project.

Adjournment

Motion by Commissioner Breer to adjourn the meeting. Second by Commissioner Weaver. Motion passed unanimously. The meeting adjourned at 8:25 PM.

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 - ACTION

APPROVED: _____
Sarah Page, Chair

ATTEST: _____
Leslie Herring, Secretary