



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

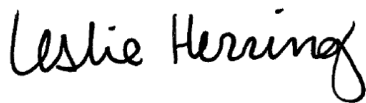
This matter is subject to State law governing the process of land rezoning in Kansas. Pursuant to K.S.A. 12-757, if a protest petition against such rezoning is filed in the office of the Westwood City Clerk within fourteen (14) days after the date of the conclusion of the public hearing pursuant to this 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 $\frac{3}{4}$ 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