

**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