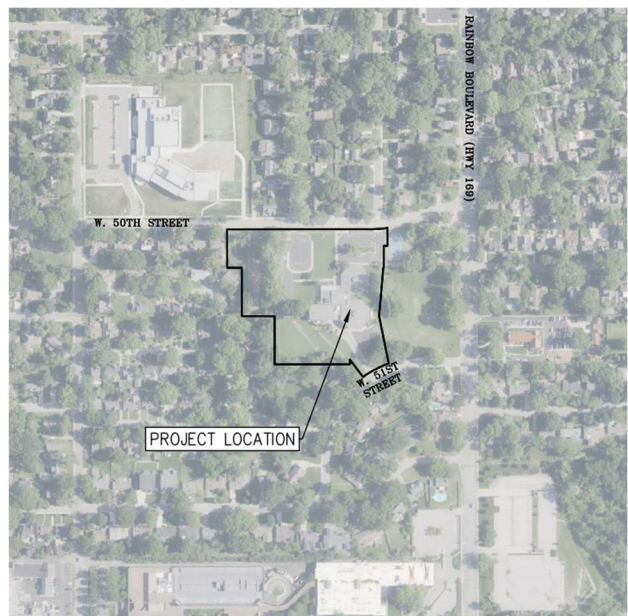


Staff Contact: Katherine Carttar, City Administrator



Public Opposition: None to date.

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family	Single-family residences
South	R-1 Single Family	Single-family residences
East	R-1 Single Family	City parkland
West	R-1 Single Family	Single-family residences

PROPOSAL

The proposed rezoning is from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster District) with an associated preliminary plat and preliminary development plan for a 32-unit residential development. 6 single family detached homes and 13 twin villa buildings.

BACKGROUND/HISTORY

The property had been the site of Westwood View Elementary School since 1969 until a new elementary school was built a block away in 2022 leaving this site vacant. Plans to redevelop the site as a community park failed in 2024. Hunt Midwest Real Estate Development, Inc. purchased 4.93 acres for a residential development after being selected through a competitive redevelopment Request for Proposal process in 2025.

WESTWOOD MUNICIPAL CODE

Planned Residential Cluster Development (PRCD) District

6.3.1 Intent

The Planned Residential Cluster Development District (PRCD) is established to provide for small-scale medium density housing options. The developments can incorporate the permitted uses described in this division, with flexible yard requirements. Projects may be developed on a single lot or parcel of land. Cottage style developments and patio homes, and other cluster subdivision developments that create a higher density single-family residential environment are encouraged.

(Code 2008, ch. 16, § 6.3.1; Ord. No. 960, § 4(6.3.1), 7-9-2015; Ord. No. 1024, § 48, 2-10-2022)

HISTORY

Adopted by Ord. [1050](#) on 8/14/2025

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood

The subject property is located in an entirely R-1 single family zoned district. The applicant has met with the neighborhood to solicit input on the design

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family District to the north, east, south, and west. The proposed use, which is residential in nature, is compatible with nearby uses if properly managed.

3. The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions detrimentally affect nearby property?

The proposed use is appropriate for the subject property. The removal of the restrictions is not expected to have a detrimental impact on surrounding properties.

4. The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.

The property was the subject of a competitive Request for Proposal process lead by the City of Westwood in which the applicant's proposal was chosen.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.

The proposed use is not reasonably necessary for the convenience and welfare of the public as the change of zone mainly benefits the property owner. The proposed use should not affect the use, quality, or marketability of nearby property as the use of the property is still being maintained as residential.

6. The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.

The proposed use is not expected to increase vehicular traffic, and should not exceed the capacity of surrounding streets, nor create parking problems as they are adding sufficient parking for owners and visitors.

7. The degree of conformance of the proposed use to the Master Plan.

The City of Westwood Comprehensive Plan from 2017 calls out this site as a location for future development but does specify the desired land use.

8. The extent to which the proposed use could cause environmental harm or enhance the environment.

The proposed use is not expected to cause environmental harm as the use of the property is not being changed, it will stay as residential.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

- a. Electric
The electric provider is Evergy. Electric is currently installed and will be extended into the project. Electric easements have been provided as requested.
- b. Water
Water will be serviced by WaterOne.
- c. Sanitary Sewer
Sanitary sewer will be serviced by Johnson County Wastewater.
- d. Storm Sewer
The City of Westwood provides storm water control to the property. Storm sewer detention will be part of this project. A Detention Storm Water Maintenance Agreement will be recorded with the final plat.
- e. Police
Police service is provided by the Westwood Police Department.
- f. Fire
Fire service is provided by Consolidated Fire District #2.
- g. Transit
Public transit is provided by KCATA Route 107 at 47th Street.
- h. Schools
Public education is provided by Westwood View Elementary, Indian Hills Middle School, Shawnee Mission East High School, under the Shawnee Mission School District.
- i. Roads and Sidewalks
The road capacity is sufficient for the project and it will include new sidewalks throughout the development.

10. The economic impact of the proposed use on the community.

The economic impact of the proposed rezoning for one (1) lot will be minimal on the community.

11. The capability of the proposed use to meet applicable ordinance requirements.

The proposed use meets all applicable ordinance requirements, including size of lot and proposed use.

12. The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowners or landowners.

The relative gain to public health, safety and welfare is minimal as the proposed development is only benefiting the property owner.

WAIVERS/DEVIATIONS

There are two deviations from the PRCD code being submitted with the Preliminary Development Plan.

Zoning Code Requirement	Deviation
6.3.5.C. PRCD Zoning Code All driveways shall be at least 20 feet long to accommodate off-street parking,	Driveways are 7.5' at alley entry into garage.
Waiver is requested to the strict standards of the City code for the design of the public street (Booth).	Design standards shall be as presented by the applicant's engineer and approved by the City's Engineer / Director of Public Works.

STAFF ANALYSIS

Rezoning

Along with approval of a development plan and preliminary plat, a rezoning petition is required. In this case the rezoning being proposed is for the PRCD (Planned Residential Cluster Development) District in which approved preliminary and final development plan(s) will set the development parameters for the future use of the property. The City of Westwood 2017 Comprehensive Plan identifies this property as a future development site. In August 2025, the City of Westwood established the PRCD zoning district to provide for small-scale medium density housing options. The PRCD zoning district provides significantly more flexible yard requirements to encourage a higher density single-family residential environment, specifically at this site. A neighborhood meeting was held on July 15, 2026 with no stated opposition to the rezoning request.

Preliminary Development Plan

The applicant has been in close contact with City staff once the Hunt Midwest proposal was selected for the site. There have been numerous pre-application meetings with City staff and City engineers to review the plans at every stage of development.

The development will be accessed from 50th Street and 51st Street. This infill development is very similar in density to previous developments in Northeast Johnson County (e.g. Meadowbrook), which have been extremely successful. The proposed row houses (i.e. twin villas) meet the minimum standards for building setbacks and coverage in the PRCD district. On-street parking has been added to account for visitors to the homes as driveway space is limited. Stormwater plans have been highly scrutinized and staff agrees that the current plan will be sufficient to handle the volume from the new homes. Deviations related to the architectural design of the row house buildings may be required with the final development plan.

Preliminary Plat

Stormwater and utility easements to be conveyed to the city. Track G (tennis court wall) will be dedicated to the City of Westwood as part of park ground. Tracks A-F dedicated as private open space

and common areas – landscaping, on street parking, subdivision monuments, storm water detention and amenities – will be owned and maintained by the homes association. Lot split of the row homes (i.e. twin villas) will be recorded after construction. Detention Stormwater Maintenance Agreement recorded with final plat.

STAFF RECOMMENDATION

Rezoning and Associated Preliminary Development Plan and Preliminary Plat Recommend Approval of the rezoning and associated preliminary development plan and preliminary plat to rezone 4.9335 acres from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster Development) District.

POTENTIAL ACTIONS

Per Chapter 16.1.3 of the Westwood Municipal Code, the Planning Commission may take the following actions:

Rezoning and Preliminary Development Plan:

1. Recommend the boundaries of city zones and districts to the governing body.
2. Not recommend the boundaries of city zones and districts to the governing body.

Preliminary Plat:

1. Approve the application.
2. Approve the application with conditions or modifications.
3. Deny the application.
4. Continue the application to allow further analysis.

The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant

ATTACHMENTS

1. Preliminary Development Plan
2. Preliminary Plat