

David & Donna Buck

2332 W 51st Street
Westwood, KS 66205

Exhibit C

Sept. 10, 2023

To: Westwood's Planning Commission

Ref: Suggested CONDITIONS of Approval for your consideration

Although our preference would be a denial of the request for Re-Zoning, what follows are a few suggestions for conditional approval:

1. Reduce the number of stories allowed to a maximum of 2 at the perimeter and 3 on the interior of the site. Maximum building height of 48' (same as in COD-3 of the existing zoning ordinance.)
2. Reduce Maximum lot coverage to 35% (from current 47.8% indicated on Karbank drawing C1.0 to closer to COD-3), i.e., increase amount of "private" green space.
3. Reiterate that no Multi Family housing is allowed.
4. And our last condition is arguably very subjective. But the building's appearance should be much more in character with the surrounding residential neighborhood. Hard to define that but the ordinance tries to address it in section 7.1.2 Building Design and further references the Comp Plan. Again, very difficult to define or describe in words.

That's not an all-inclusive list. Just our attempt at asking for some measurable concession to the enormous, presented project. And obviously the Planning Commission and/or your attorney may want to change some of the wording to suit.

Thanks, Dave & Donna