

From: [Leslie Herring](#)
To: [Stephen Platt](#)
Cc: kevin@breerlawfirm.com
Bcc: [Info](#)
Subject: RE: Request to amend September 11 Westwood Planning Commission Meeting Notes
Date: Monday, October 9, 2023 2:16:00 PM
Attachments: [image001.png](#)

Steve:

Your email has been received. As I'm sure you can understand, the minutes don't reflect the full extent and language used by public commenters nor do they reflect every point made; these are a very short summary to capture concisely what main points are shared and serve as a historical record that can be understood decades from now. I appreciate that you would like a fuller account of your comments included in the public record. What I am willing to do is attach a copy of this email to the minutes and ask that the Planning Commission consider approving the minutes tonight with this additional attachment.

I hope this resolution will be acceptable to you.

Kind regards,

Leslie



Leslie Herring
City Administrator
City of Westwood, KS
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From: Stephen Platt <westport.platt@gmail.com>
Sent: Sunday, October 8, 2023 8:14 PM
To: Info <info@westwoodks.org>; kevin@breerlawfirm.com
Subject: Request to amend September 11 Westwood Planning Commission Meeting Notes

Some people who received this message don't often get email from westport.platt@gmail.com. [Learn why this is important](#)

Dear Gentlemen and Ladies,

The meeting notes read as follow –

Steven Platt, 4910 Glendale Rd., Westwood Hills, addressed the Planning Commission. Platt expressed a preference for single family residential homes on the school property and that Karbank focus on redeveloping existing commercial buildings and not this site.

Although accurate, the minutes are not complete. I would like the meeting notes revised to reflect my comments for these additional points I voiced.

- 1) The city is about to give away \$1- \$2 million dollars based on the values presented in the

2022 City Facilities Assessment and feasibility Analysis.

- 2) There are significant risks that this project may not be developed as an office park and return less revenue than anticipated. At worst Westwood could end up with a project like Mission Gateway.
- 3) Leaving the zoning as R-1 will generate tax revenue going forward but less. Leaving the zoning as it is has lower risk.

My a complete reference my comments from which I read are included below-

My name is Stephen Platt. I live at 4910 Glendale which is within 1000 feet of the proposed rezoning. I also own some commercial property and am an accountant.

I have personally spoken with a number of residents, some say they like the Karbank proposal because it raises revenue. Like it or not, the city's own tax revenues have become a key part of Karbank's proposal.

The feasibility study in my opinion was stacked to get different outcomes from those in the Master Plans and the conclusions in the Urban Land Institute study.

The feasibility study values commercial parcels suitable for sale or development at \$30-\$35 per square foot. By making a zoning change from residential to commercial, more than 4 acres of land ... including the Joe D. Dennis park and church... would be valued at over 6 million to 6.5 million dollars. Considering Karbank is paying approximately \$4 million dollars for the property and demolition, it appears the Westwood City Government is about to give away \$1 to 2 million dollars.

Second point – How much office space do we need? Karbank has 100,000 square feet of office space for lease in Olathe and an acre of vacant commercial industrial land advertised for sale and build to suit in Merriam. On a local level closer to home, First Washington realty has 128,000 square feet of empty space at the old Macy's store in Prairie Village. In Westwood, there is currently empty space already zoned commercial at 47th and Rainbow

After a developer has ownership and rights to the property there is no recourse to claw back the property. This proposal is a big ask and the city has been let down by developments in the past. Yes, if this is office space it will return \$50-60,000 in additional property tax a year for the city. However, if the development changes to mixed use, office and retail get assessed at 25%, but the residential apartment units get assessed at only 11.5% based on income valuation. That's a big drop. Worst case is the development gets resold to a non profit and the city collects no tax.

There are promises but no guarantees, The city could end up with another Mission Gateway project.

Third. The city does not have to buy the school. If residential homes are built as zoned, it could add \$20 to \$25,000 of city tax revenue. In other words, The school property would remain zoned residential if the planning commission does nothing. These lots are easy to sell.

Residential revenue is lower but more secure and more in line with the long-standing vision of the community. The residential homes don't have TIF's and **do** pay sales taxes on building materials.

It is unnecessary to try to frighten Westwood residents over large property tax increases if this proposal is not pushed through. And let's avoid the spin that the city is tripling the size of the park when there is already 3 acres of green space along Rainbow. Many would like to see the green space improved, but by not changing the rezoning we do not have to start over.

The cart is before the horse. With all due respect for those behind this proposal, I suggest focusing on and developing the currently zoned commercial property first and solicit Mr. Karbank in that pursuit. Secondly, get a loan or roll over the debt which is possible. Buy the city time to consider less controversial plans.

The planning commission needs to leave the zoning alone and vote NO.

Thank you, Stephen Platt