

Handout for Planning Commission, September 11, 2023
City of Westwood Master Plan; Comprehensive Land Use Plan, June 2017

On page 4-15 titled **Westwood View Elementary**, we find this:

“The Possibilities

“Several opportunities have been identified for this site. Combined with the adjacent Joe D. Dennis Park and 5050 Rainbow Property, this area has a lot of potential for redevelopment, including additional single-family homes and a larger park space, among other options.”

“Potential uses for this site include:

- New or replacement elementary school facility
- Park and open green space
- Civic uses
- Residential property for single-family homes.

And on Page 4-17 titled **5050 Rainbow**, we find this:

“The Possibilities

“Possibilities for this site have maximum impact when combined with potential opportunities for the Westwood View Elementary school site, discussed previously. The surrounding land uses (park and residential) would conflict with most commercial development, but there is an opportunity for mixed-use and/or civic use development along Rainbow Boulevard. **The scale of the buildings should be low-scale, generally no more than two stories, (“Low-Scale”).**”

(Pictured below this comment is a photo of the small businesses in Westwood Hills at the corner of 50th and State Line Road as one example.)

On Page 4-10 titled **Commercial Development Policies**, we find this prohibition:

“2.5. Prohibit isolated commercial rezoning in established residential developments.

Moving on from the Comprehensive Plan to the Urban Land Institute 2021 Report:
Redevelopment Opportunities for the City of Westwood

On page 20 we find this: **Re-Imagining Joe D. Dennis Park**

“Commercial uses at the site seem to make sense, given its presence along the commercial corridor. Yet, this section of Rainbow Boulevard on the east, and the blocks immediately north and south are primarily residential, **leaving any new commercial uses on the park site isolated from other commercial uses.**”

This Report reaffirms the prohibition from the Master Plan—no isolated commercial rezoning!

(Submitted by Karen I. Johnson, 4950 Adams Street, Westwood, Kansas)