ORDINANCE NO. 1067

AN ORDINANCE ADOPTING THE PLANNING COMMISSION'S RECOMMENDATION TO REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO PRCD (PLANNED RESIDENTIAL CLUSTER) DISTRICT WITH USE RESTRICTIONS AND THE ASSOCIATED WESTWOOD RESERVE PRELIMINARY DEVELOPMENT PLAN, FOR PROPERTY GENERALLY BOUNDED BY W. 50TH STREET, W. 51ST STREET, AND JOE D DENNIS PARK, IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.

WHEREAS, the owners of the property, legally described herein, made application to rezone properties bounded by W. 50th Street, W. 51st Street, and Joe D Dennis Park, from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster District) with the use restrictions listed herein and for approval of the associated Westwood Reserve preliminary development plan;

WHEREAS, all newspaper and mailed notifications were performed and a public hearing was properly held before the City Planning Commission on October 5, 2026; and,

WHEREAS, the Planning Commission recommended that the City Council approve the rezoning from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster District) with the use restrictions listed herein and the associated preliminary development plan for the properties generally located in an area bounded by W. 50th Street, W. 51st Street, and Joe D Dennis Park.

WHEREAS, the Planning Commission recommended the associated preliminary development plan, including deviations to driveway length and public street design standards for Booth.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WESTWOOD, KANSAS THAT:

SECTION 1. That the Governing Body, in making its decision on the rezoning request, considered the evidence forwarded to it by the city's Planning Commission including minutes from the meeting, staff report, and Westwood Reserve preliminary development plan, as well as, the criteria contained in the Westwood Code and as required by Kansas Law.

SECTION 2. That the Governing Body, in making its decision on the preliminary development plan, considered the evidence forwarded to it by the City Planning Commission, as well as, the criteria contained in the Westwood Code including Chapter 16, Article VI.

SECTION 3. The Governing Body hereby approves the rezoning and the associated Westwood Reserve preliminary development plan set forth in the application relating to the following property located in the City of Westwood, Johnson County, Kansas:

Legally Described as:

Beginning at Northwest corner of Lot 14, Block 1 of said SWATZELL ADDITION, said point also being on the Southerly right-of-way line of W. 50th Street, as now established; thence along the North line of Lots 14 through 4, Block 1 of said SWATZELL ADDITION and the Southerly right-of-way line of said W. 50th Street, for the following two (2) courses; thence N 87°43'22" E, a distance of 480.00 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of N 89°04’45” E and a radius of 420.00 feet, an arc distance of 70.20 feet; thence S 02°17'01" E, along the East line of Lot 4, Block 1 of said SWATZELL ADDITION, a distance of 61.22 feet to the Southeast corner of the Lot 4, Block 1 of said SWATZELL ADDITION; thence S 87°43'25" W, along the South line of Lot 4, Block 1 of said SWATZELL ADDITION, a distance of 13.15 feet; thence S 2°17'01" E, a distance of 75.00 feet; thence S 87°43'25" W, a distance of 1.30 feet; thence S 2°48'16" W, a distance of 166.04 feet; thence S 13°46'23" E, a distance of 165.79 feet to a point on the South line of Lot 12, Block 1 of said KLASSEN PLACE, said point also being on the Northwesterly right-of-way line of W. 51st Street, as now established; thence Southwesterly along the South line of Lot 12, Block 1 of said KLASSEN PLACE and the Northwesterly right-of-way line of said W. 51st Street and on a curve to the left, said curve having an initial tangent bearing of S 67°56’06” W and a radius of 380.20 feet, an arc distance of 100.00 feet; thence N 39°12'01" W, along the Northwesterly right-of-way line of said W. 51st Street, a distance of 53.61 feet; thence S 87°43'40" W, along the North line of Lot 11, Block 1 of said KLASSEN PLACE and along the Northwesterly right-of-way line of said W. 51st Street and its Easterly extension, a distance of 270.54 feet to the Northwest corner of Lot 11, Block 1 and North most corner of Lot 10, Block 1 of said KLASSEN PLACE, said point also being on the East plat line of WESTWOOD ESTATES, a platted subdivision of land in the City of Westwood, Johnson County, Kansas; thence N 2°15'52" W, along the East plat line of said WESTWOOD ESTATES, a distance of 165.37 feet to the Northeast plat corner of said WESTWOOD ESTATES; thence S 87°43'33" W, along the North plat line of said WESTWOOD ESTATES, a distance of 112.30 feet to the Southeast plat corner of LOCKWOOD COURT, a platted subdivision of land in the City of Westwood, Johnson County, Kansas; thence N 2°15'52" W, along the East plat line of said LOCKWOOD COURT, a distance of 165.37 feet to the Northeast plat corner of said LOCKWOOD COURT; thence S 87°43'25" W, along the North plat line of said LOCKWOOD COURT, a distance of 50.33 feet to the Southwest corner of Lot 14, Block 1 of said SWATZELL ADDITION; thence N 2°17'01" W, along the East line of said SWATZELL ADDITION, a distance of 132.01 feet to the Point of Beginning, containing 4.9359 acres, more or less, unplatted land.

SECTION 4. The Governing Body hereby approves restricting the allowable uses that can occur on the subject property to those listed in Chapter 16 of the Westwood Code under the PRCD (Planned Residential Cluster District).

SECTION 5. The Governing Body has reviewed the application documents, which include the staff report and Planning Commission minutes, which are hereby incorporated by reference. The Governing Body places no additional conditions on the approval.

SECTION 6. The Governing Body approves the rezoning from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster District) with the use restrictions contained herein and the associated preliminary development plan.

SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in the official city newspaper, all as provided by law.

PASSED by the Governing Body this 12th day of November, 2026.

APPROVED AND SIGNED by the Mayor this 12th day of November, 2026

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David Waters, Mayor

ATTEST:

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Abby Schneweis, City Clerk

APPROVED AS TO FORM:

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Ryan Denk, City Attorney