

**WESTWOOD PLANNING COMMISSION**

Staff Report

Meeting Date: March 3, 2025

Staff Contact: Leslie Herring, City Administrator

**FP-2025-01** – Consider application of Wulff Building & Additions on behalf of property owner Kei Kamara to replat property at 4810 Belinder Ct., Westwood, KS 66205

**OWNER OF RECORD:** Kei Kamara

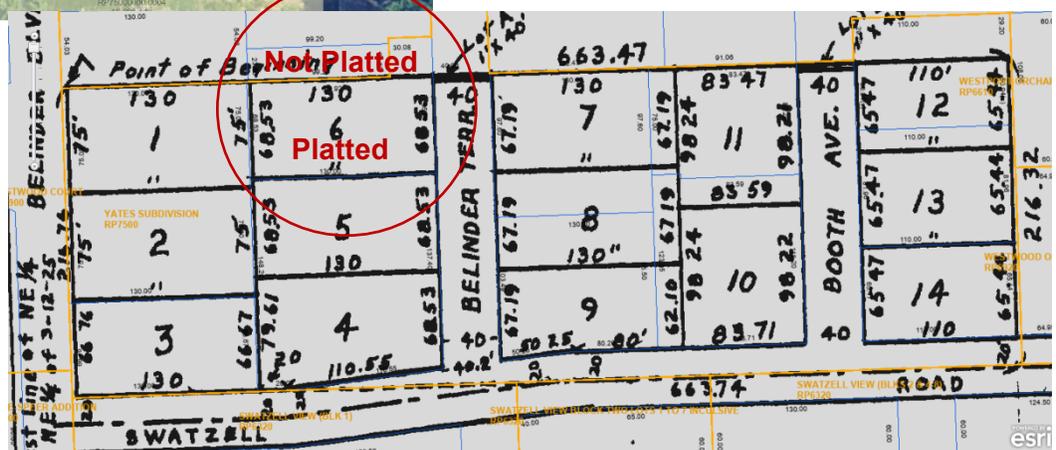
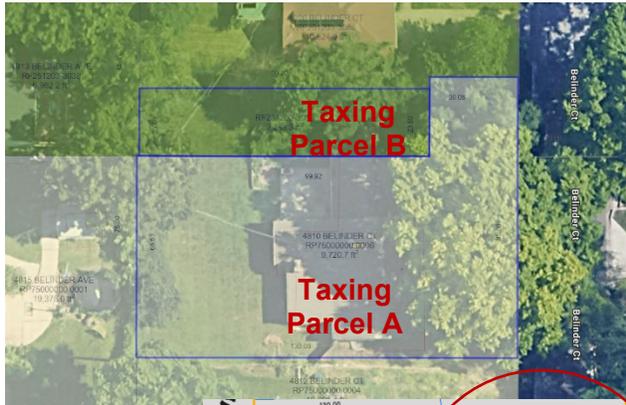
**APPLICANT:** Wulff Building & Additions on behalf of property owner Kei Kamara

**LOCATION:** The property is located at 4810 Belinder Ct. and is deeded as YATES SUBDIVISION LT 6 & BG 1080.57' S & 260' E NW CR OF 3-12-25 NE1/4 NE1/4 N 27.02' X W 30.08' .018 AC M/L

**ZONING:** The property is zoned R-1D

**REQUESTED ACTION:** Approval of a final plat to consolidate separate portions of the subject site to create one (1) parcel on which to construct a new detached single-family dwelling.

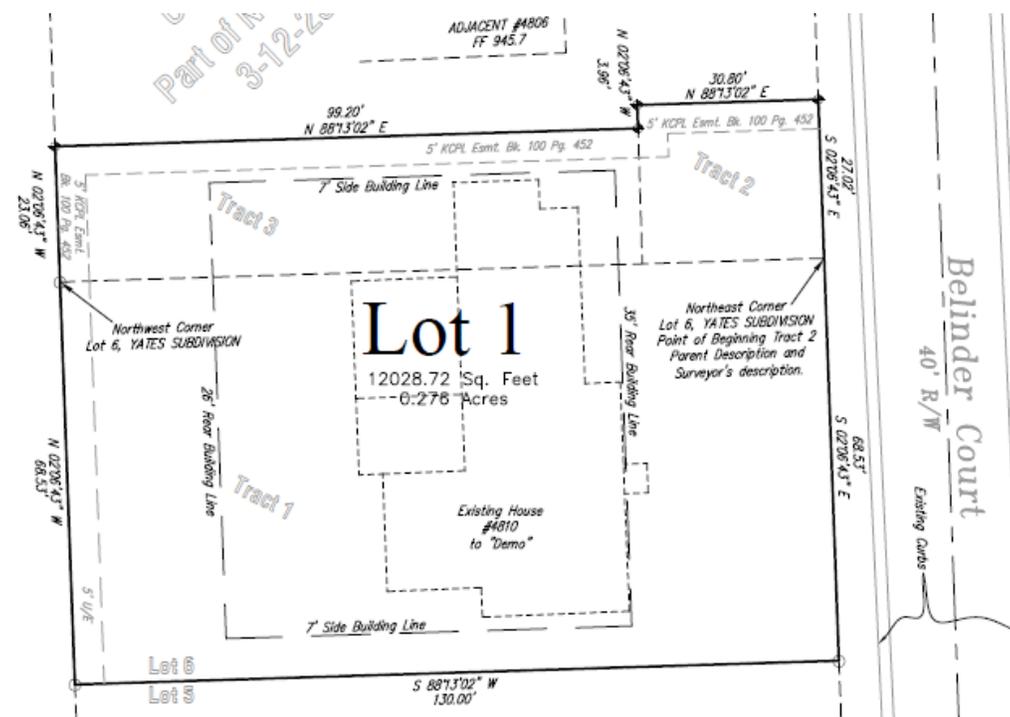
**EXISTING CONDITIONS:** The subject property is comprised of two parcels and a total of three tracts of land. The two parcels are taxed separately. A majority of the larger, southern parcel is platted, while the northern portion of the site is unplatted.



**REVIEW AND APPROVAL PROCESS:**

Section 1.5 of the Westwood Zoning Ordinance specifies the procedures and requirements for the consideration of a final plat, which includes submission to the Planning Commission for review and approval and then submission to the Governing Body for acceptance/approval. Following approval by both the Planning Commission and Governing Body, the plat shall be recorded with the County Register of Deeds.

The submitted final plat creates one (1) lot on the subject property. The entirety of that proposed Lot 1 (shown below) is currently owned by Kei Kamara. No additional right-of-way nor public easements are being dedicated on the property.



**STAFF ANALYSIS:** Staff review of the application submittal concludes that the plat as submitted complies with applicable laws and requirements to be accepted by the City and recorded with Johnson County.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission recommend this plat for approval by the City Council.

*Suggested Motion*

*I move that submitted plat for 4810 Belinder Ct. be recommended for consideration of approval by the Westwood City Council.*