

COUNCIL ACTION FORM

Meeting Date: October 12, 2023

Staff Contact: Leslie Herring, City Administrator

Agenda Item: Consider approving Final Plat for redevelopment at 50th & Rainbow Blvd.
(Westwood Planning Commission Case Nos. FP-2023-01 and FP-2023-02)

Background/Description of Item

A plat is a document recorded with a property parcel that establishes property intended for public use.

The property located at 5000 Rainbow Blvd., 5050 Rainbow Blvd., and 2511 W. 50th St., Westwood, KS is the subject of a current rezoning and preliminary development plan application. Section 1.5 of the City's 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 Westwood Planning Commission unanimously and unconditionally approved the final plat at its October 9, 2023 regular meeting.

Staff Comments/Recommendation

The submitted final plat consolidates multiple property parcels currently owned by two parties – the City of Westwood and USD 512 – into three parcels across the subject property, with the intent the Karbank Holdings, LLC will ultimately own Lot Nos. 1 and 2 and the City of Westwood will own Lot 3. As this replat is being considered at this solely to create the legal descriptions and real property parcels to be sold and purchased as contemplated in the Purchase Agreements dated June 8, 2023, a second plat will need to be considered and approved at a later date, once utilities have been relocated, easements vacated, and ROW placement finally determined further in the build process.

Further, there is intended to be a complementing Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement setting out rights and responsibilities related to the dedicated stormwater detention facility, which will be drafted by Westwood City staff and which will be recorded with the plat on the property once the future replat is considered.

Staff review of the application submittal concludes that all elements required to be included on the plat are shown and that the submitted final plat conforms to all provisions of Section 1.5 of the Zoning Ordinance. Staff recommends the City Council approve the final plat as presented with no stipulations.

Suggested Motion

I move the governing body accept the dedication of public rights of way and easements as reflected on FP-2023-01 and FP-2023-02.