

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Check Amt
090000	KARBANK HOLDING	1350-001	REZONEAPP1	6/27/2023		Westwood CityParcels	500.00	0.00	500.00

Payor: KARBANK HOLDINGS LLC
Payee: CITY OF WESTWOOD

Date: 6/28/2023
Check No.: 108985

Check Amount: 500.00

Retain this statement for your records

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

VOID
KARBANK HOLDINGS LLC
2000 SHAWNEE MISSION PARKWAY
SUITE 400
MISSION WOODS, KS 66205

VOID
COMMERCE BANK
1100 WALNUT
KANSAS CITY, MO 64106

VOID
18-1
1010

Date: 6/28/2023
Check No.: 108985
Check Amount: 500.00

Five Hundred AND 00/100 Dollars

Pay to the order of:

CITY OF WESTWOOD
4700 RAINBOW BLVD
WESTWOOD, KS 66205

VOID IF NOT CASHED WITHIN 120 DAYS WITHIN DATE OF ISSUE

[Handwritten Signature]



REZONING APPLICATION & CHECKLIST

FEE SCHEDULE		Office Use Only Fee Paid:
<u> </u> RESIDENTIAL	\$ 250.00	\$ <u>500.-</u> Date Paid:
<u> x </u> OFFICE/COMMERCIAL/INDUSTRIAL	\$ 500.00	<u>6/29/23</u> Case No.:
		<u>RZ-2023-01</u> Meeting Date:

Name of Project: 50th and Rainbow Development

Requested Zoning: PD - Planned Development District

Existing Zoning: R-1 Single Family Residential

PROPERTY DESCRIPTION

Location/Address: 5000 - 5050 Rainbow et. al.

Approximate Size of Property (in square feet or acres): Approximately 2.81 Acres

Note: If property is not in a recorded subdivision, an electronic legal description of the property must be submitted with this application in Word format.

Property Tax ID Number: RP63000001 0001; RF251203-3060; RP27000000 0008 D; RP30000001 0012B

Present Use of Property: Park (5000 Rainbow) and Vacant Land (5050 Rainbow et. al.)

Proposed Use of Property: Mixed Use - Office / Retail / Residential

List improvements on the property: N/A

Proposed - Up to 140,000 square feet of buildings, with surface lots and parking garages as required.

APPLICANT INFORMATION Note: *If Agent/Contact Person is anyone other than the fee simple owner, signature of the fee simple owner designating the Agent/Contact Person as the authorized agent for all matters concerning this request, must submit the attached affidavit with the application.*

Owner of Record:

Agent/Contact Person:

Name: City of Westwood, Kansas Name: Karbank Holdings LLC (Adam Feldman, Authorized Agent)

Address: 4700 Rainbow Blvd Address: 2000 Shawnee Mission Parkway, Suite 400

City/State Westwood, KS Zip: 66205 City/State Mission Woods, Kansas Zip: 66205

Phone: 913-362-1550 Phone: 816-221-4488

Email: david.waters@westwoodks.org Email: af@karbank.com



REZONING APPLICATION & CHECKLIST

I, Adam Feldman (Contact Person's Name; Please Print), hereby certify the attached and completed application contains the information as specified below in accordance with the Unified Development Code. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application and may be subject to other penalties provided by law.

Signature of Contact Person

Date

1. Developer participates in a pre-application conference with City staff to present a conceptual plan for the development if development is more than three acres.
2. The Secretary of the Planning Commission checks rezoning applications for completeness and receives the filing fee, which shall be made by the deadline stipulated on the prepared schedule prior to the associated Planning Commission meeting date.
3. For rezoning applications the City shall mail Notice of Public Hearing to all surrounding property owners within 200' (1000' if property is adjacent to extraterritorial property) of all property boundaries. Mailings shall be made at least 20 days prior to the hearing date and shall include the time and place of the hearing, a general description of the proposal, a general street location of the property subject to the proposed change, and a statement explaining that the public may be heard at the public hearing. The notice shall also contain a statement explaining that property owners required to be notified by this section shall have the opportunity to submit a protest petition, in conformance with the Westwood Zoning Ordinance, to be filed with the office of the City Clerk within 14 days after the conclusion of the public hearing. If a valid petition is filed, then an affirmative vote of three-fourths (3/4) of the City Council members must occur to adopt the proposed rezoning.
4. The applicant is responsible for posting signs, furnished by the City, 20 days prior to the Planning Commission public hearing, on the property so that they are visible from the public street. The signs must be placed so as to face each of the streets abutting thereto within five feet of the street right-of-way line in a central position on the lot, tract, or parcel of land so that the sign is free of any visual obstructions surrounding the sign. The applicant shall file an affidavit with the City Clerk at the time of the public hearing verifying that the sign has been maintained and posted as required by this title and applicable resolutions. Failure to submit the affidavit prior to the hearing may result in a continuance of the hearing. The sign may be removed at the conclusion of the public hearing and must be removed at the end of all proceedings on the application or upon withdrawal of the application.
5. The City shall be responsible for a public advertisement in the official newspaper of the City of Westwood.
6. By the deadline stipulated on the prepared schedule, an applicant must submit for approval four (4) collated, bound and rolled copies of a concept or preliminary site plan to the Secretary of the Planning Commission. **As part of the rezoning application, a detailed description of the proposed project and how the request complies with applicable zoning and comprehensive planning criteria must be submitted. The narrative should also address the criteria within Section 1.6.17 of the Westwood Zoning Ordinance.**
7. After reviewing the plan, City Staff will prepare comments which will be e-mailed to the contact person and must be subsequently addressed and resubmitted by the date stipulated.
8. The Planning Commission conducts public hearings on the rezoning and plan applications and forwards a recommendation to the City Council.
9. The City Council approves the application, in whole or in part, with or without modifications and conditions, or denies the application. Upon review of rezoning applications the City Council also has the option to remand the application back to the Planning Commission. In the event of a denial by the Governing Body, the application may not be resubmitted for one year.
10. Full application and requirements and procedures are identified in Section 1.6 of the Westwood Zoning Ordinance. Applicants bear the onus of understanding all requirements and procedures and asking City staff if and when clarification is needed.



REZONING APPLICATION & CHECKLIST

AFFIDAVIT

STATE OF KANSAS)
) §
COUNTY OF JOHNSON)

David E. Waters (Mayor and Authorized Agent)

I _____, being duly sworn upon our oath and being of
Name of Property Owner

sound mind and legal age, depose and state that:

1. City of Westwood, Kansas is the owner of property located at approximately
Name of Property Owner
RP63000001 0001; RF251203-3080; RP27000000 0008D; RP30000001 0012B
Address or Vicinity of Property, in the City of Westwood, Kansas, Johnson County.

2. I have the legal authority to bind Karbank Holdings LLC, as the Applicant, the
Authorized Person
authority to authorize the filing of land use applications on the Property.

3. I have authorized Karbank Holdings LLC to file an application for
Authorized Person
a Rezoning on the property described above, and
Rezoning/Special Use Permit
do affirm that I have the authority necessary to grant such.

City of Westwood, Kansas

[Signature]
Signature of Property Owner

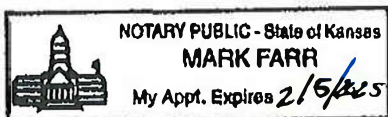
Name: City of Westwood, Kansas
Print name of Property Owner

Title: David E. Waters, Mayor and Authorized Agent

Subscribed and sworn to before me this 29 day of June, 2023.

[Signature]
Notary Public

My Commission Expires: 2/5/2025



Notary Public