

How is the acquisition and demolition of the old Westwood View site being funded?

The City is selling its property along Rainbow Blvd. to Karbank for an amount sufficient to cover not only the cost of the purchase of the school building and all associated demolition costs, but also the City's remaining debt on the property at 5050 Rainbow, approximately \$275,000.

How will the costs to develop the approximately 3.5 acre City Park be funded?

The City will issue GO TIF Bonds – General Obligation Tax Increment Financing Bonds – to fund the construction of the new park. The City will create a TIF District including both the Rainbow Blvd. properties and the Shawnee Mission School District properties. When new development happens in the TIF district (i.e. the Karbank development) and a property is improved, the value of that property increases. The taxes on the assessed value of the property at the time the TIF District is created (the "base") continue to go to the applicable taxing entities (County, City, School District, Fire District, etc.). The additional property tax dollars between the base amount and the new property assessment is called the tax increment. Since this site is currently a school, no property tax is collected. This TIF will be a new revenue source for the City and will be used to make the debt payments on the GO Bonds.

Will this development add housing units to Westwood?

As currently proposed, the two to four building development will include office and limited retail spaces. However, the developers are open to including a few housing units if that is the desire of the community. To-date, Karbank has not included residential use in its tenant mix.

What's a preliminary and final development plan?

A preliminary development plan (PDP) is a document that outlines the proposed development of an area of land. It serves as an initial framework for a development project and is submitted to the Planning Commission and City Council for review and approval.

The primary purpose of a preliminary development plan is to provide an overview of the proposed project, including its design, layout, infrastructure, and intended land use. It helps stakeholders, including government officials, planners, and community members, understand the project's scope, impacts, and compliance with zoning regulations and development guidelines.

A final development plan (FDP) is a comprehensive document that provides specific and precise information about the design, layout, and implementation of a development project. It is typically prepared after the preliminary development plan (PDP) has been approved by the Planning Commission and City Council.

The purpose of a final development plan is to provide the necessary technical details and specifications for the construction and development of a project. It serves as a blueprint or guide for developers, architects, engineers, and contractors involved in the actual implementation of the project.

What's replatting?

Replatting refers to the process of dividing or subdividing, or combining land into new lots or parcels. It typically involves changing the boundaries, configurations, or sizes of existing lots within a particular area of a city. Replatting is expected to occur during this development process to combine the Westwood View site and the City-owned property on Rainbow into two larger developable lots. The replat will combine six property parcels (two SMSD and four City) and break that back down into three property parcels (one City and two Karbank). The second Karbank parcel will be a piece of the eastern side of the current SMSD property (i.e. Karbank needs slightly more property for its development than just the City's Rainbow parcels, so it needs to retain a small amount of the SMSD property). In the legal documents, this piece is called the Lot Line Adjustment.



Karbank Development Project

Frequently Asked Questions

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What's rezoning?

Rezoning is the process of changing how land is used in a city. The Karbank project proposes rezoning a residential area to a planned development area with an underlying commercial district. A planned development zoning designation is an area where certain rules and guidelines are in place to control what can be built or done there. This helps ensure that the development is organized, efficient, and meets specific goals or requirements set by the City Council and Planning Commission. An underlying commercial district designation means that certain business activities – as outlined in the planned development district guidelines – are allowed.

In the City of Westwood, rezoning can only occur through an application, notice of all property owners within 200 feet of the proposed rezone, a public hearing, recommendation of the Planning Commission, and final approval by the City Council.

Will the removal of mature trees be considered?

It's crucial to strike a balance between development needs and preserving the valuable ecological and social benefits provided by mature trees. If the removal of mature trees is proposed as part of the development plans, the City will follow a comprehensive evaluation process that consists of a tree inventory and assessment, project requirements and constraints, and alternative designs and modifications.

How will parking, entering and exiting the development, and traffic impacts be evaluated?

Karbank will be required to submit a comprehensive traffic study as part of their final development plan. The traffic study will be conducted by a third-party transportation engineer and is a systematic evaluation of the potential impacts that their proposed project may have on the existing transportation infrastructure and traffic conditions in Westwood. The study will assess the project's effects on traffic flow, safety, parking and congestion.

The findings will help City officials understand the potential effects on the transportation system and make informed decisions regarding project approvals and required infrastructure upgrades.

What's a development agreement?

A development agreement is a legal contract between a developer and the City. It outlines the terms and conditions for a specific development project. This agreement typically includes details such as the scope of the project, the timeline for completion, the responsibilities of the developer, and any financial obligations or incentives involved. It helps establish a clear understanding between the developer and the government regarding the development process, regulations, and mutual expectations.

In this development, the agreement will also include the requirement of dedicated parkland and certain expectations around its use and features.

When will construction begin and how will it affect residents?

If the plans are approved and the purchase agreements close, demolition could begin as early as Spring 2024. Karbank will be required to get permits for all demolition and building work. The City will work closely with the developer to ensure minimal interruption to daily life for Westwood residents. We will communicate proactively via our newsletter, website and social media channels.

When and how will the features of the new City Park be determined?

If the purchase agreement closes and the development is approved in early 2024, the City will begin the process of park design. The City will actively involve the public in the design of the park, prioritizing a collaborative effort that fosters a sense of ownership and pride among community members. Engaging residents throughout the process helps ensure that the park reflects their aspirations, promotes inclusivity, and meets the diverse recreational and social needs of the community.

Possible avenues for public engagement include public meetings and workshops, online surveys and focus groups/stakeholder interviews. The City will advertise all opportunities on its website, newsblasts and social media.



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