



**CITY OF WESTWOOD
City Council Meeting
June 2, 2020 - 4:00 p.m.**

Note: In an effort to mitigate the spread of COVID19, this meeting will be held remotely via Zoom. As a result of the remote-holding of the City Council meeting, there will not be open comment on non-agenda Items. Any comments for the City Council on non-agenda items must be submitted in writing to abby.schneweis@westwoodks.org prior to 3:00 PM on Tuesday, June 2, 2020, to be shared at the meeting. Comments must be limited to five (5) minutes in length, as read.

Access Online

<https://us02web.zoom.us/j/82334120426?pwd=Ulh4LOVZRjAxakZLT0NiUkhsRStlUT09>

Password: 642701

or

Access by Phone

(312) 626-6799

Webinar ID: 823 3412 0426

Password: 642701

Agenda Items

- I. Call to Order – Mayor David E. Waters
- II. Comment on Non-Agenda Items
- III. Administrative Report – City Clerk Leslie Herring
 - A. [Consider fence variance request for 2820 W. 50th Street \(tabled at May 14, 2020 meeting\)](#)
- IV. Public Works Report – Public Works Director John Sullivan
 - A. [Consider including parking lot in demolition bid \(City-owned church building, 5050 Rainbow Blvd.\)](#)
- V. Adjournment

COUNCIL ACTION FORM

Meeting Date: June 2, 2020

Staff Contact: Leslie Herring, CAO/City Clerk

Agenda Item: Fence Variance Request – 2820 W. 50th Street

Background / Description of Item:

On May 14, 2020, the City Council considered a request for a fence variance filed by Rodney Bell, for his home at 2820 W. 50th Street. At that meeting, the Council asked questions of staff regarding certain impacts and placement of the fence that staff could not answer without Mr. Bell, who was not present at the meeting.

Following the meeting, Mr. Bell provided responses to the questions posed and requested that the Council reconsider the matter prior to its next regularly scheduled meeting, as his fence is scheduled to be installed the week of June 8th. His responses are included in your packet, as are the original packet materials, and Mr. Bell plans to attend (call into) the meeting.

Staff Recommendation:

Consider taking action on the request for a fence variance from Mr. Bell.

Leslie Herring

From: Eddie McNeil <eddie.mcneil@westwoodks.org> on behalf of Eddie McNeil
Sent: Tuesday, May 19, 2020 3:33 PM
To: David Waters; Leslie Herring
Subject: FW: Fence Variance Request from Rod Bell of 2820 W 50th Street

Please see below for answers to the council's questions.

Eddie McNeil

Building Official/Codes Administrator
City of Westwood, Kansas
4700 Rainbow Blvd
(913) 942-2130



From: Rod Bell [mailto:rodbell1951@gmail.com]
Sent: Tuesday, May 19, 2020 3:00 PM
To: Eddie McNeil <eddie.mcneil@westwoodks.org>
Subject: Fence

To all concerned, my neighbor to the north Laurie is fine with the fence and the kind of fence I am putting up. 4' black rod iron. I am not taking down the tree next to the house and the street. I will have the fence 10' in from the property line running along fairway.

Thank you
Rod Bell

COUNCIL ACTION FORM

Admin Item

Meeting Date: May 14, 2020
Staff Contact: Leslie Herring, CAO / City Clerk

Agenda Item: Fence Variance Request – 2820 W 50th Street

Background / Description of Item:

Rodney Bell, who recently purchased the house at 2820 W 50th Street (NEC of W 50th Street and Fairway Road), is requesting a fence variance to place a new fence 14 feet closer to Fairway Road than allowed without a variance being granted. The new fence would be a four feet height black metal fence and be located ten feet from the right of way.

Westwood Fence Standards

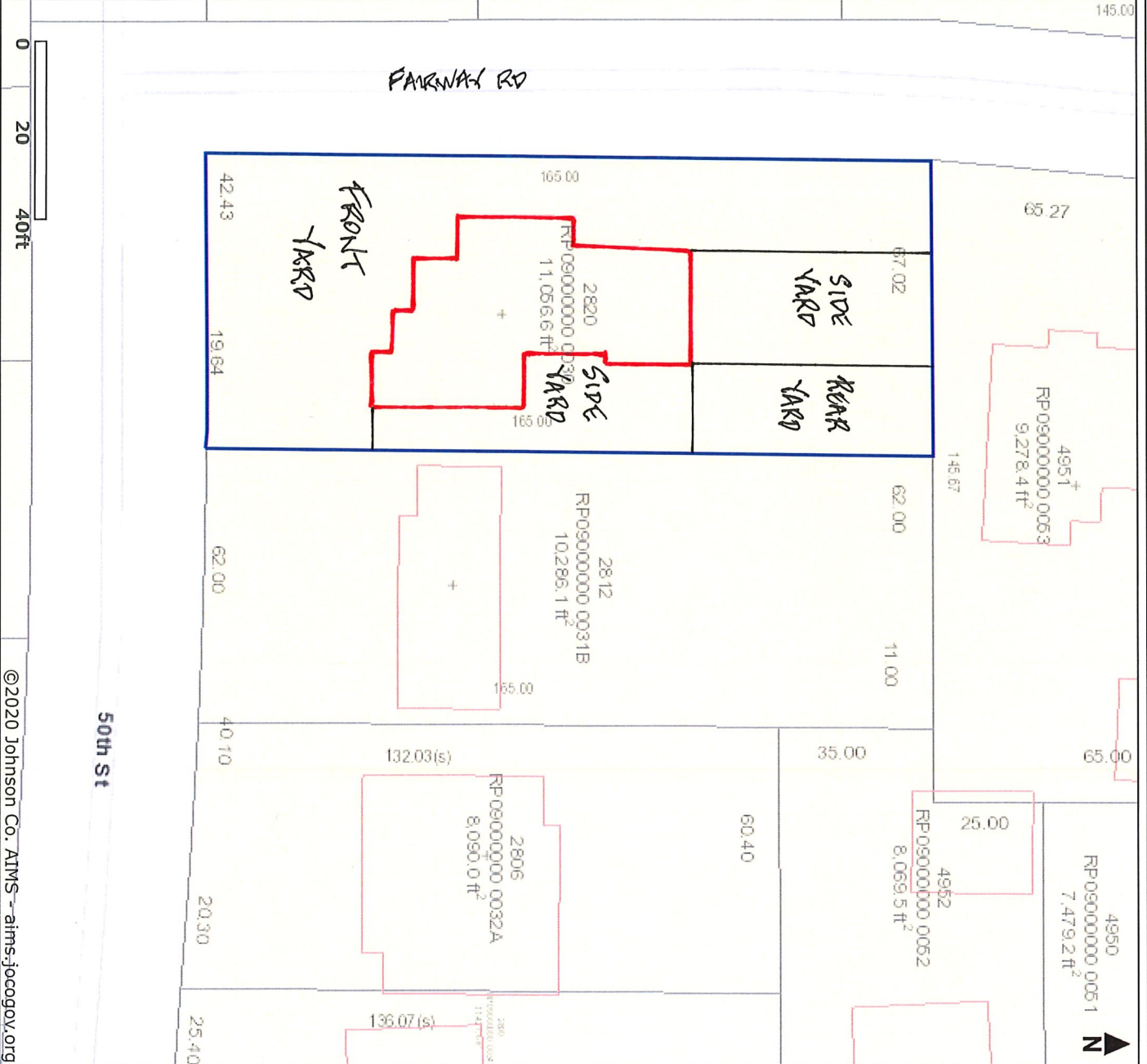
4.3.9 Fence and Wall Standards

- C. *The requirements for placement of fences and walls shall be as follows:*
1. *No fence or wall shall be closer to the front property line than the front line of the residence.*
 2. *No fence or wall on a vacant lot shall be closer to the property lines than the allowable building lines as set forth in this Ordinance.*
 3. ***No rear yard fence or wall shall be closer to the front property line than the rear line of the primary structure. On a corner lot, no such fence or wall shall be closer to the street-side property line than the structure line nearest that side street.***
 4. *No fence or wall shall restrict or obstruct normal traffic visibility or any traffic control sign.*

The City Council may approve fence variances:

F. ***Fences or walls which would fail to comply with any other requirement of this Ordinance may be constructed and maintained, contingent upon the following:***

1. *Application shall be made to the Governing Body, which shall study said application to determine the following:*
 - a. *the fence or wall will not adversely affect the general welfare of the immediate neighborhood in which the fence or wall is to be erected, taking into consideration factors including, but not limited to, the value of the property and the safety of residences in said neighborhood;*
 - b. *the appearance, location, and purpose of the proposed fence or wall;*
 - c. *the effect on adjoining properties;*
 - d. *the size of the area to be enclosed; and*
 - e. *the desirability of open views with regard to beauty, value and safety of the neighborhood; and*
 - f. *with respect to any fence on a lot adjacent to a street, a variance shall not be granted if the proposed fence would interfere with a safe view of the street for vehicular traffic, or would impair the view from any nearby driveway, or would extend closer to the street than the adjacent front yard setbacks.*
 2. *Said application must be approved by at least four of the five members of the Governing Body.*
-



Johnson Co AIMS Map

LEGEND

+ Address Point

Building/Structure

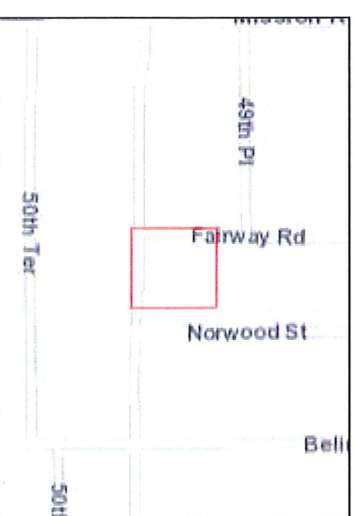
Property

Untaxed Common Interest

Vertical Platted

Unplatted Right-of-way

Mineral Rights Leased Land








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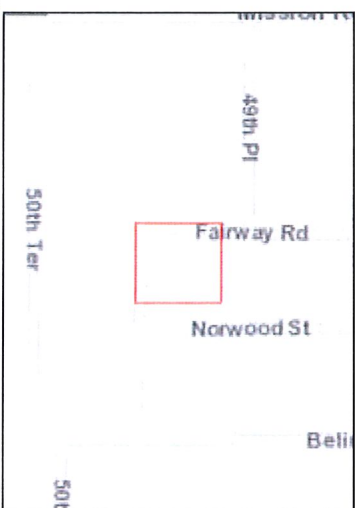
LEGEND

- ☐ Building/Structure

Property

- | | | | |
|---|----------------|---|-----------------|
|  | Untaxed |  | Common Interest |
|  | Vertical |  | Platted |
|  | Unplatted |  | Right-of-way |
|  | Mineral Rights |  | Leased Land |

— PROPOSED FENCE LOCATION



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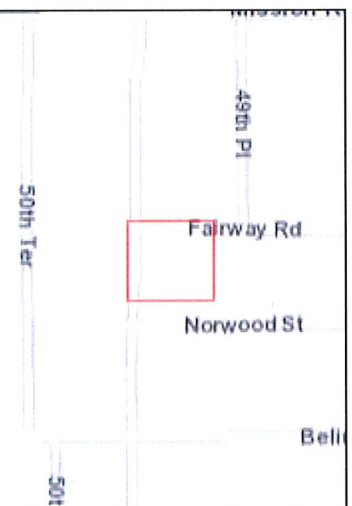


Johnson Co AIMS Map

LEGEND

AIMS Imagery: 2019

 - Proposed Fence Location



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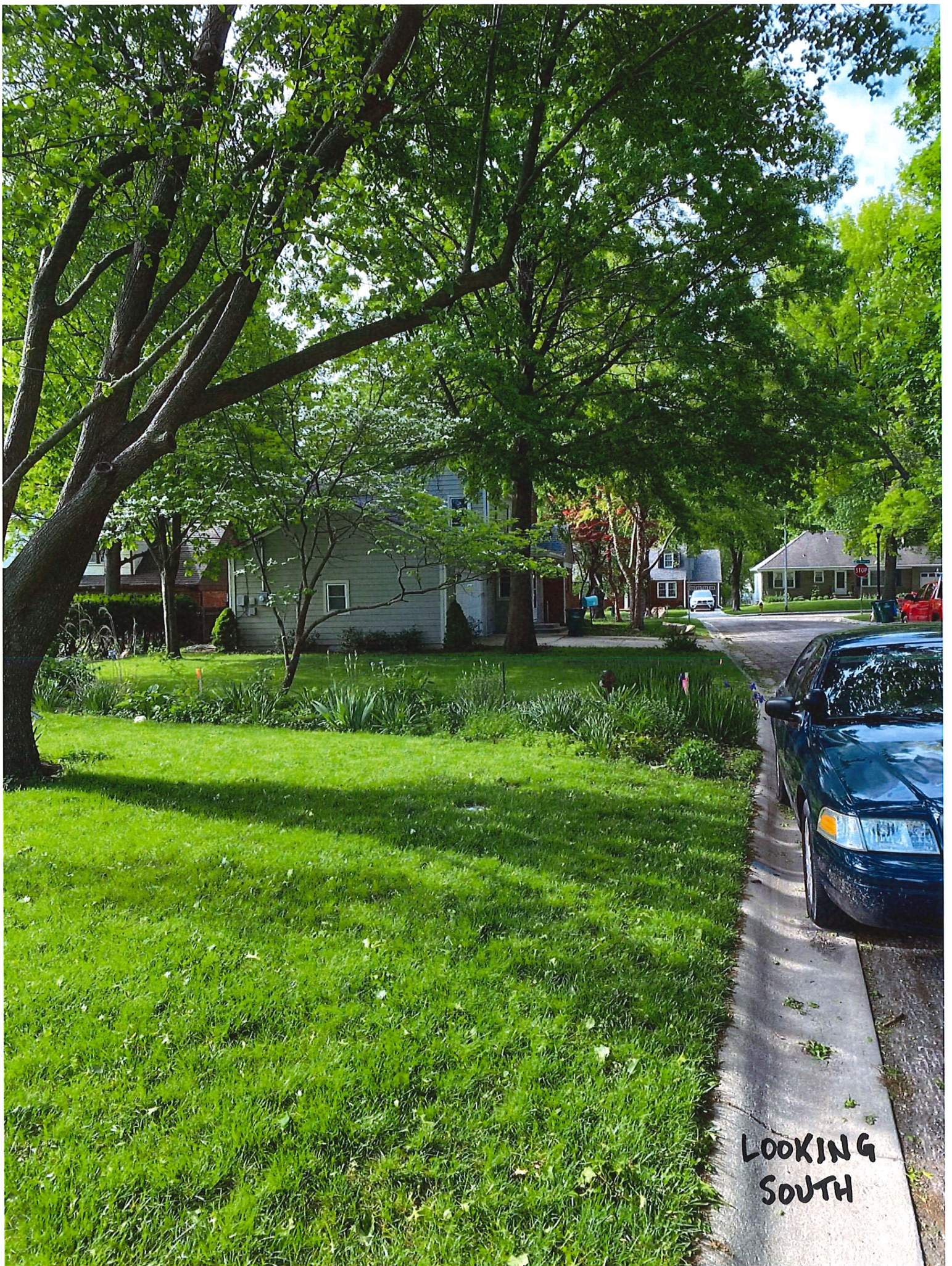
SPEED
LIMIT
25

2
11:00 AM
11:00 PM

DANIEL
PAINTING
Y.P.
818 316-9201

LOOKING
NORTH





LOOKING
SOUTH



LOOKING
SOUTHEAST

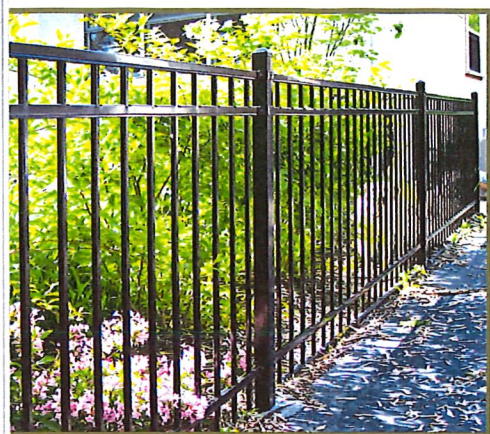


CLASSIC™

Timeless Elegance

Classic style features extended pickets that culminate to an arrow-pointed spear capture the beautiful look of old style wrought iron fencing. Single, double and arched walk gates that perfectly match this fence style are also available.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



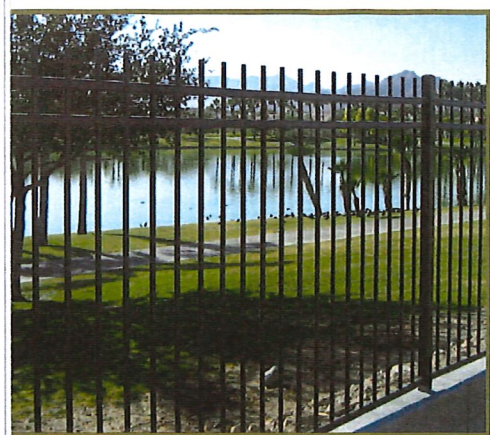
MAJESTIC™



Modern Beauty

Majestic's flush top rail projects a clean, streamlined look that make it one of the most popular styles in the Montage family. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' panels available with flush bottom rail only)



GENESIS™

Creatively Distinct

Genesis style's extended flat-topped pickets serve as a foundation for your choice of accent finials providing a customized design. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



Application for a Fence Variance

City of Westwood
4700 Rainbow Blvd
Westwood, Kansas 66205
Phone: (913) 362-1550
www.westwoodks.org

TO THE GOVERNING BODY OF THE CITY OF WESTWOOD, KANSAS:

The undersigned hereby affirms:

- That he/she is the owner/duly authorized agent of the owner of the following described real property located at

2820 W 50th St in the City of Westwood, with the Legal Description Behrman's Addition E 42.43' LT 30+ W 25.49' LT 31 WWC 97

- That said premises are now located in a Residential District, and zoned accordingly under the Zoning Ordinances of the City of Westwood.

- That said premises are now being used as follows: Residential

- That the petitioner desires to erect a fence on said premises, as follows (also give reasons which, in the opinion of the petitioner, justify issuance of a fence variance): The fence would

Cut my backyard almost in half on the
West side. If allowed 10' off the street it
would look better and keep my backyard
in tact

Wherefore, petitioner hereby applies for a variance to allow erection of a fence as follows: _____

Date Filed	<u>5-4-20</u>
Accepted by	<u>[Signature] for LH</u> City Clerk
Date of Hearing	<u>5-14-20</u>
Decision	_____
CITY OF WESTWOOD USE	

Rod Bell
Owner-Agent Printed Name
[Signature]
Owner-Agent Signature
913-710-9739
Phone Number

Eddie McNeil

From: Eddie McNeil
Sent: Tuesday, April 21, 2020 10:31 AM
To: 'rodbell1951@gmail.com'
Subject: Fence Permit Application - 2820 W 50th Street
Attachments: Fence Variance Application.pdf

Rod,

I have reviewed your application documents for the proposed fence and must deny it due to your desire to have fence installed further west than the northwest corner of the house, as we discussed.

I have attached a blank application for a fence variance request for your use. Please submit the completed application along with a copy of a *survey* of the property showing where you propose to have the fence installed in relation to the property line(s) and *not* the street.

Contact me with any questions.

Thank you,

Eddie McNeil

Building Official/Codes Administrator
City of Westwood, Kansas
4700 Rainbow Blvd
(913) 942-2130



City of Westwood
Building Permit Application

4700 Rainbow Boulevard

Westwood KS 66205

Phone: (913)362-1550 Fax: (913)362-3308

westwoodks.org/buildingplanning

info@westwoodks.org

RECEIVED
APR 20 2020
CITY OF WESTWOOD

Permit # _____

Project Address: 2820 W 50th St.

Owner: Rod Bell Phone: 913-710-9739

Email: RodBell1951@G-MAIL.COM

General Contractor: THU R FROM EHLER FENCE NOT SURE I AM Phone: _____
Email: _____
Contractor License #: _____

Sub Contractor: _____ Phone: _____

Email: _____

Sub Contractor: _____ Phone: _____

Email: _____

Sub Contractor: _____ Phone: _____

Email: _____

Project Type: ☐ New Construction ☐ Alteration ☐ Addition ☐ Replacement ☐ Repair
☐ Maintenance ☐ Removal ☐ Demolition ☐ Fence ☐ Sign ☐ Other

Description of Work:

ROD I WANT FENCE 4" TALL BACK YARD
I WOULD LIKE A VARIANCE FOR THE STREET SIDE
IT WOULD LIKE TO 10' OR SO FROM THE STREET, AS NOT
TO CUT THE BACKYARD IN HALF Eddy has been out

Valuation: \$ 4000.00

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type type of work will be complied with whether specified herein or not. I further certify that I am the owner or the owner's authorized agent and that the owner authorizes the proposed work. I understand that work shall not begin until the permit is issued by this department, that I am responsible for calling for all required inspections, that work shall be accessible for inspection, that a final inspection, approval and Certificate of Occupancy are required prior to occupying this building. This permit application is only for the work described above. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

Signature: Rod Bell

Printed Name: Rodney Bell Date: 4-20-2020

COUNCIL ACTION FORM

Meeting Date: June 2, 2020

Staff Contact: John Sullivan, Public Works Director

Agenda Item: Consider Parking Lot for 5050 Rainbow Boulevard

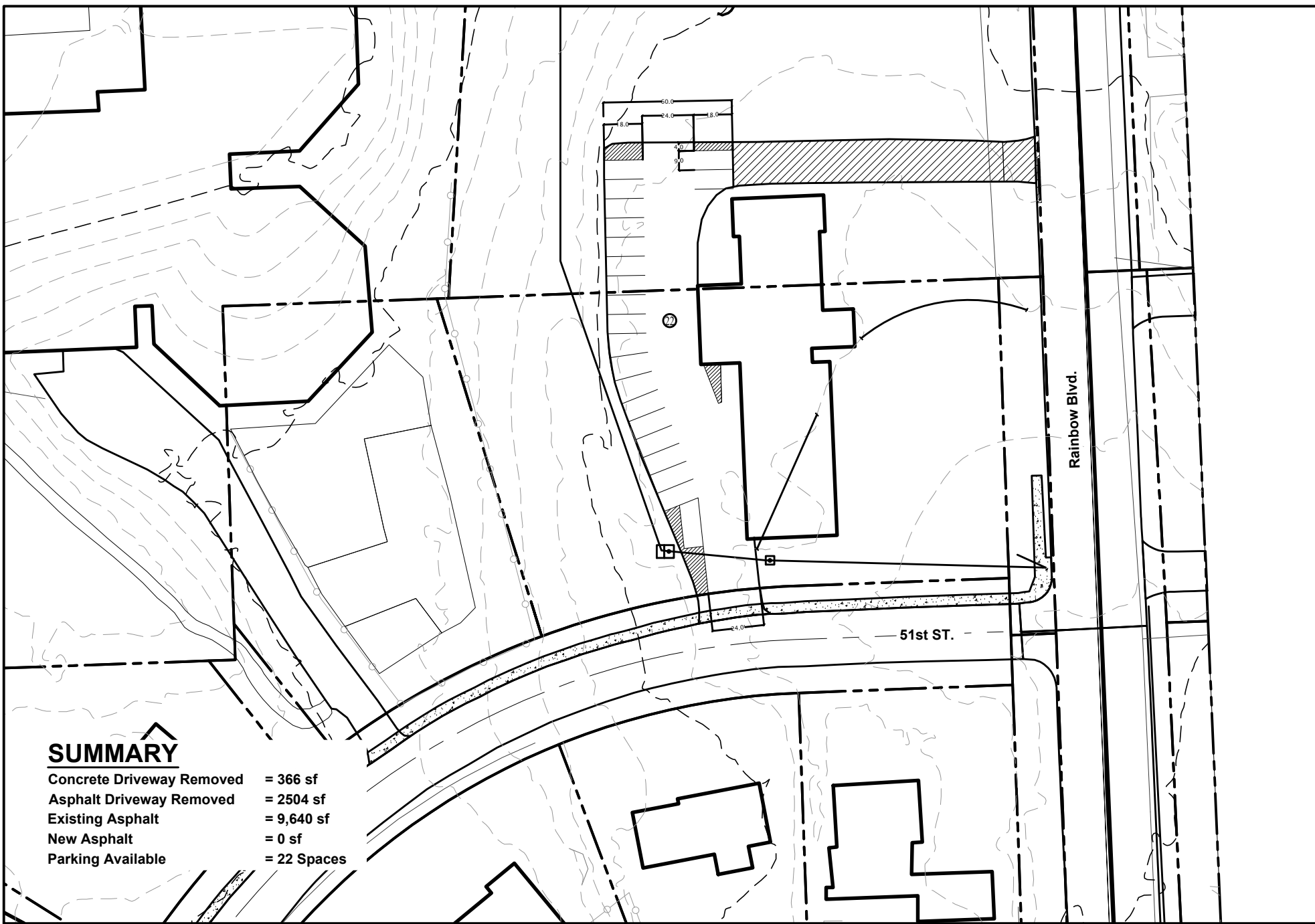
Background / Description of Item:

The property at 5050 Rainbow Boulevard is scheduled for demolition. The existing parking lot at this location is in poor condition. I had originally planned to remove the parking lot as part of the demolition to allow for more green space. A concern was raised that this would eliminate parking for the school traffic. I have attached three parking lot layouts dependent on the number of spaces required. I have also attached three cost estimates for each scenario. It is the consensus of the Public Works Committee to remove the parking lot with the demolition and open the area up to green space.

Staff Recommendation:

The Public Works Committee recommends that the City Council approve the removal of the parking lot at 5050 Rainbow and leave the entire area open to green space.

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SUMMARY

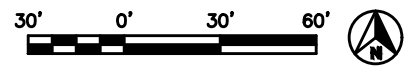
Concrete Driveway Removed	= 366 sf
Asphalt Driveway Removed	= 2504 sf
Existing Asphalt	= 9,640 sf
New Asphalt	= 0 sf
Parking Available	= 22 Spaces



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4121 W. 83rd Street, Suite 156
Shawnee Mission, Kansas
(913) 385-2670
www.uhlengineering.com

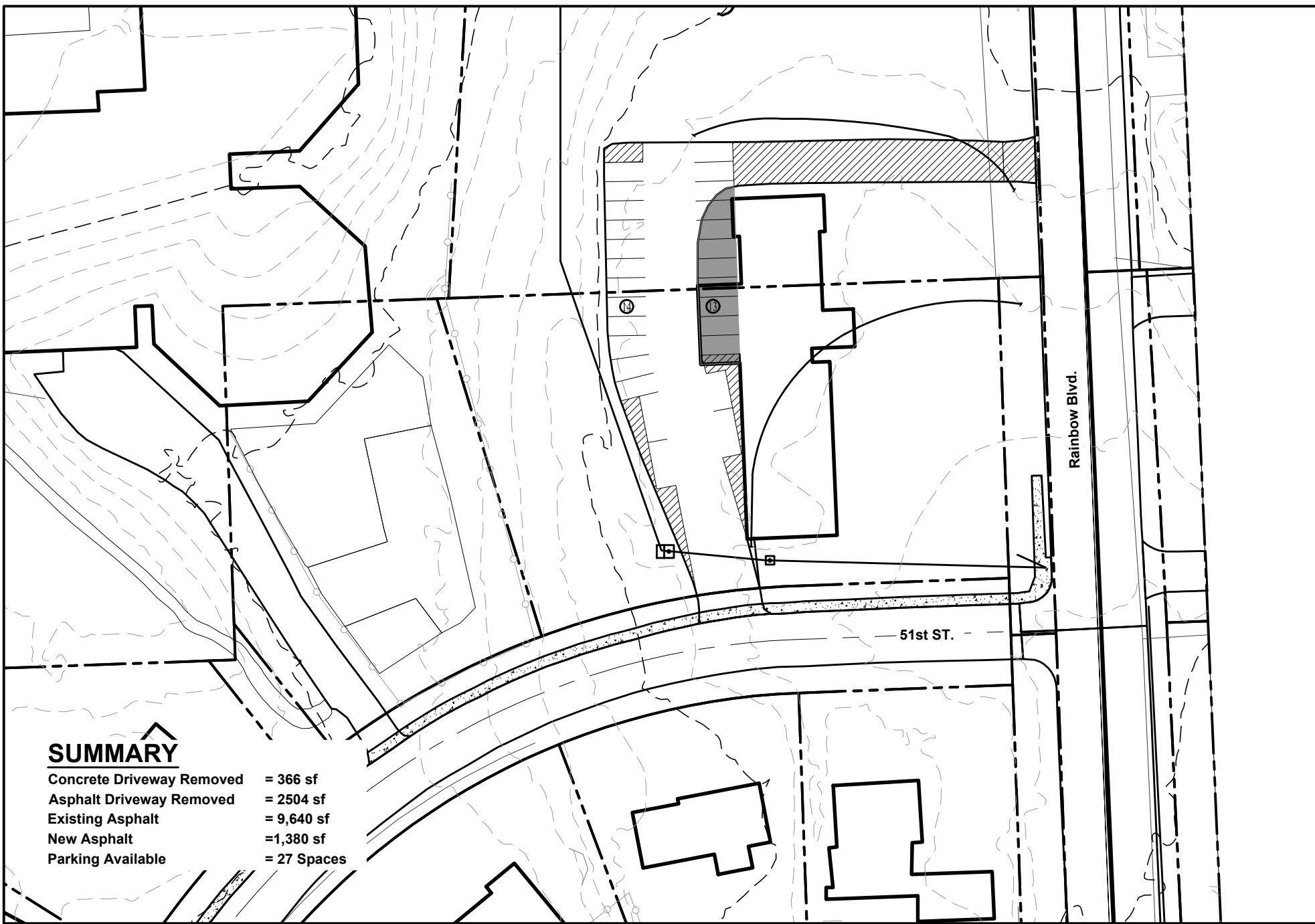
CHURCH PARKING

CONCEPT A - EXISTING PAVEMENT
WESTWOOD, KANSAS



21 MAY 2020

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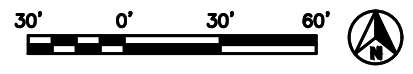
SUMMARY

Concrete Driveway Removed	= 366 sf
Asphalt Driveway Removed	= 2504 sf
Existing Asphalt	= 9,640 sf
New Asphalt	= 1,380 sf
Parking Available	= 27 Spaces



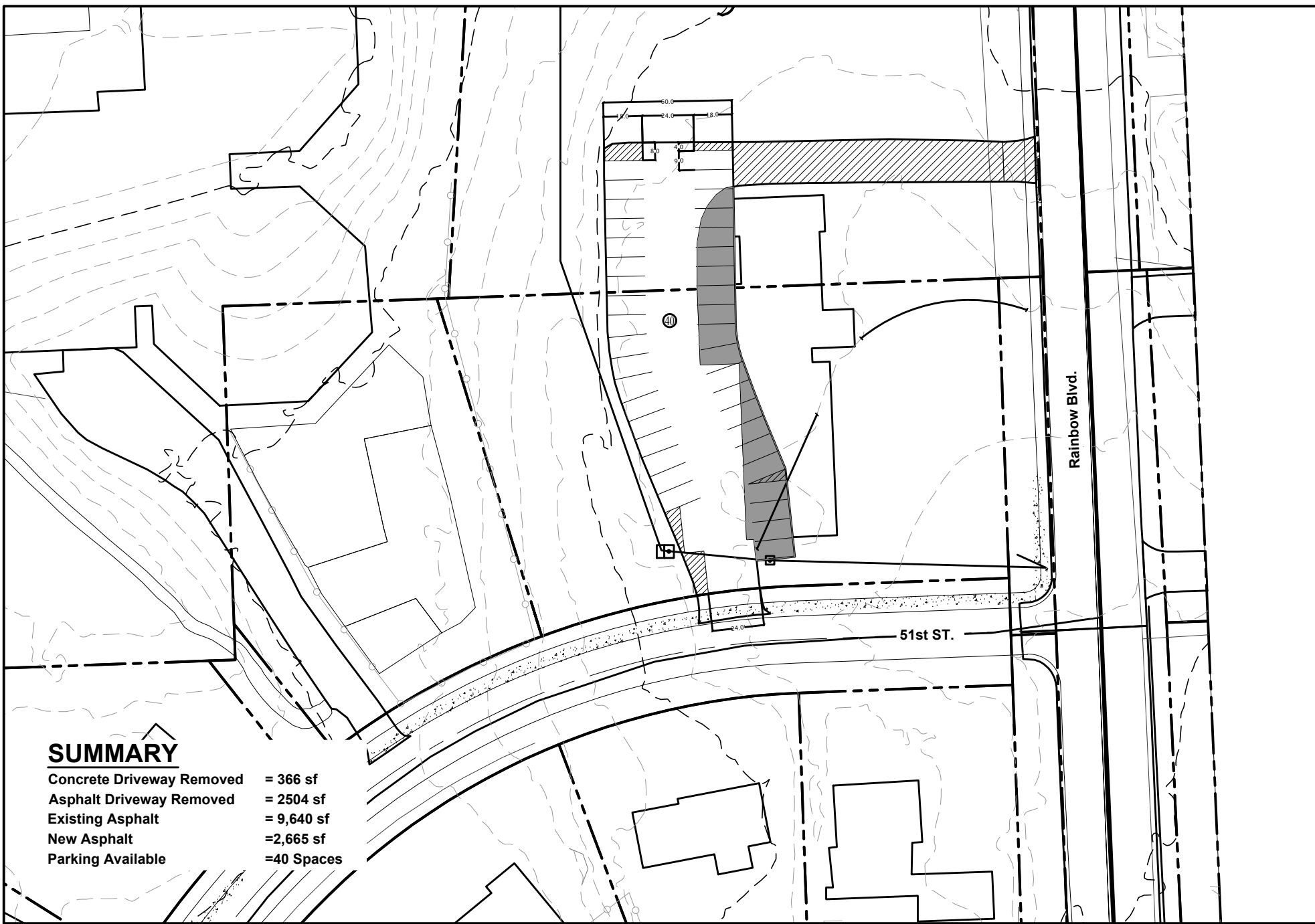
UHL ENGINEERING, INC.
4121 W. 83rd Street, Suite 156
Shawnee Mission, Kansas
(913) 385-2670
www.uhlengineering.com

CHURCH PARKING
CONCEPT B - ADDITIONAL PAVEMENT
WESTWOOD, KANSAS



21 MAY 2020

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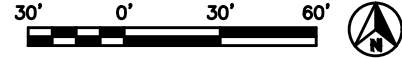
SUMMARY

Concrete Driveway Removed	= 366 sf
Asphalt Driveway Removed	= 2504 sf
Existing Asphalt	= 9,640 sf
New Asphalt	= 2,665 sf
Parking Available	= 40 Spaces

 UHL ENGINEERING, INC.
4121 W. 83rd Street, Suite 156
Shawnee Mission, Kansas
(913) 385-2670
www.uhlengineering.com

CHURCH PARKING

CONCEPT C - MAXIMUM PAVEMENT/PARKING
WESTWOOD, KANSAS



21 MAY 2020

ESTIMATE OF PROBABLE COST - CHURCH PARKING CONCEPTS A, B, & C

26-May-20

			CONCEPT A - 22 SPACES		
ITEM	QTY		UNIT	UNIT PRICE	TOTAL
2" ASPHALT OVERLAY	1070		SY	\$10	\$10,700
FULL DEPTH ASPHALT PAVING 2"/4"	0		SY	\$45	\$0
PAVEMENT MARKINGS	1		LS	\$800	\$800
				TOTAL	\$11,500

			CONCEPT B - 27 SPACES		
ITEM	QTY		UNIT	UNIT PRICE	TOTAL
2" ASPHALT OVERLAY	1070		SY	\$10	\$10,700
FULL DEPTH ASPHALT PAVING 2"/4"	154		SY	\$45	\$6,930
PAVEMENT MARKINGS	1		LS	\$900	\$900
				TOTAL	\$18,530

			CONCEPT C - 40 SPACES		
ITEM	QTY		UNIT	UNIT PRICE	TOTAL
2" ASPHALT OVERLAY	1070		SY	\$10	\$10,700
FULL DEPTH ASPHALT PAVING 2"/4"	296		SY	\$45	\$13,320
PAVEMENT MARKINGS	1		LS	\$1,000	\$1,000
				TOTAL	\$25,020

ASSUMPTIONS

1. CONCRETE AND ASPHALT DRIVEWAY TO BE REMOVED ARE PART OF THE CHURCH DEMOLITION CONTRACT.
2. EXISTING ASPHALT TO BE PROTECTED BY CHURCH DEMOLITION CONTRACTOR
3. NO CONTINGENCY APPLIED