



CITY OF WESTWOOD
City Council Worksession
October 29, 2020 - 6:00 PM

Note: In an effort to mitigate the spread of COVID-19, 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.

Access Online

<https://us02web.zoom.us/j/89827404785>

or

Access by Phone

(312) 626-6799

Webinar ID: 898 2740 4785

Agenda

- I. Call to Order
- II. Discussion About Current Housing Topics in Westwood
- III. Adjournment



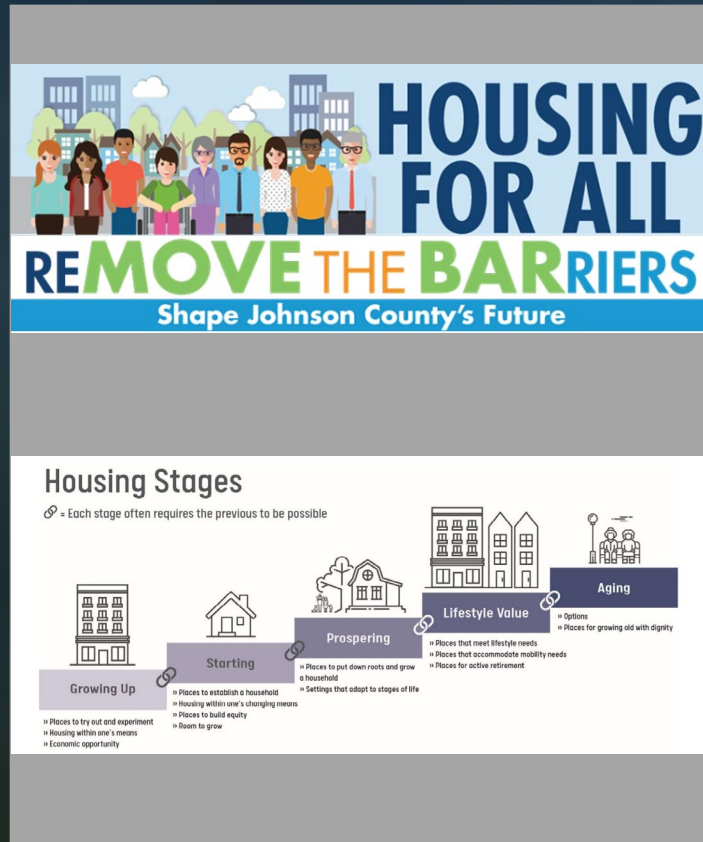
Current Housing Topics in Westwood

City Council Worksession

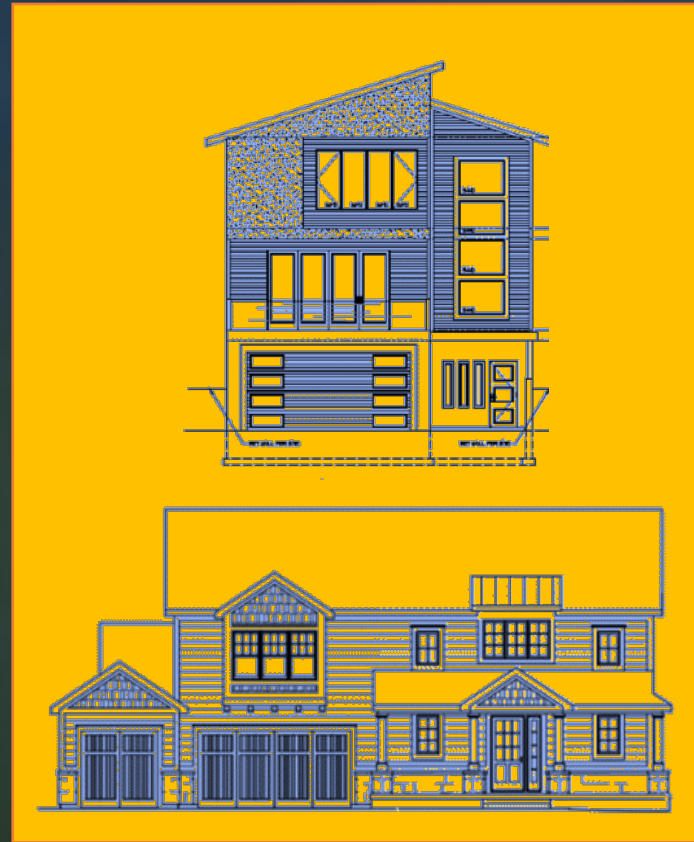
October 29, 2020

Current Topics of Interest/Observed Trends

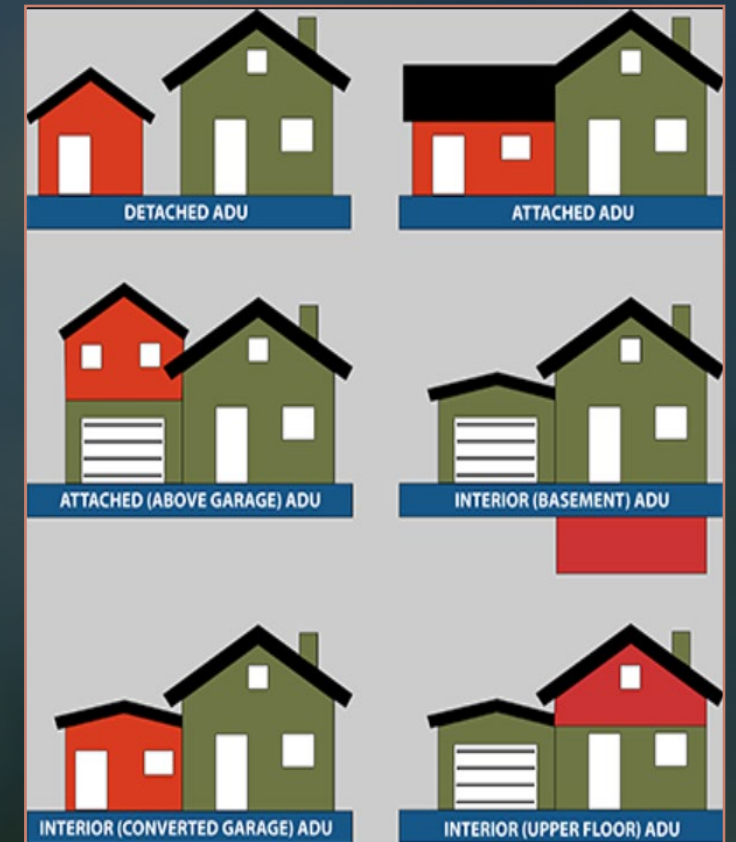
Regional Housing Accessibility and Affordability



New Construction



Accessory Dwelling Units

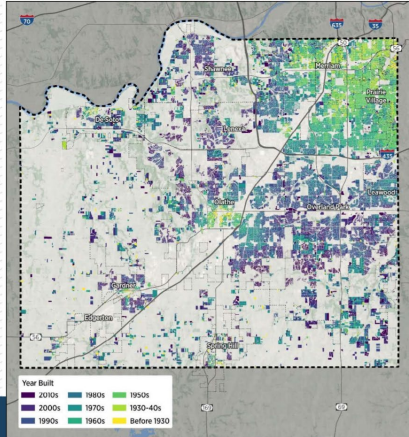


Related Conversations Underway

- [United Community Services facilitating conversations re: housing to evaluate housing inventory and financial accessibility](#)
- MARC First Suburbs Coalition updating the [2005 Remodeling Idea Book](#); Partnership with LISC re: cities targeting ways to support affordable housing
- Westwood Building & Codes Office creating recommendation to adopt the 2018 ICC building codes
- Planning Commission sub-committee reviewing recent new construction for conformance to spirit of the zoning regulations, considering recommending text amendments
- Planning Commission to conduct annual review of [the City's comprehensive plan](#)
- Public Works Committee evaluating potential onsite stormwater detention requirements for new construction

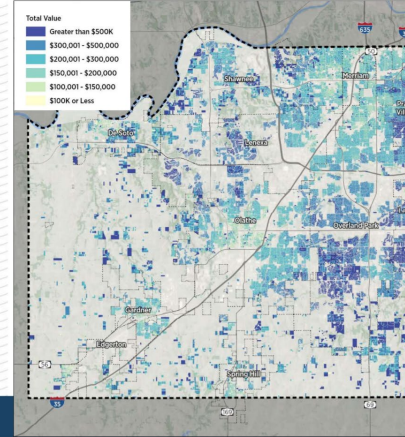
Great Opportunities

- Older homes are often starter homes



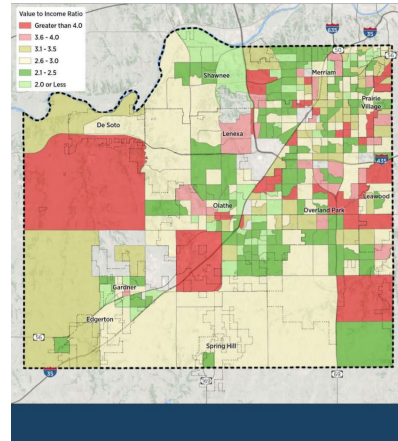
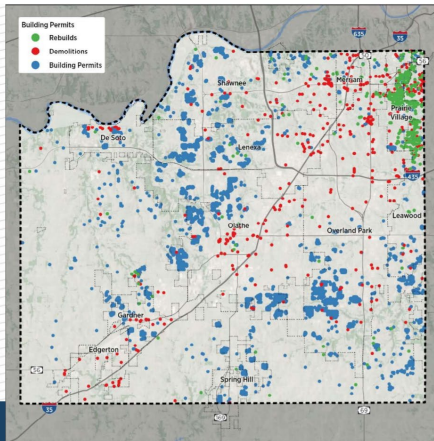
Great Opportunities

- Some of these older homes have some the highest values but many do not
- Preservation of older affordable housing is a key
- Preservation can mean rehabilitation or even protection from tear down

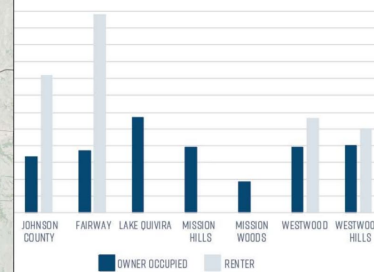


Understanding the Market

- Demolitions can be positives
- Rebuilds can be positive
- What's the negative?
 - Removal for affordable housing and replacement with higher price point homes

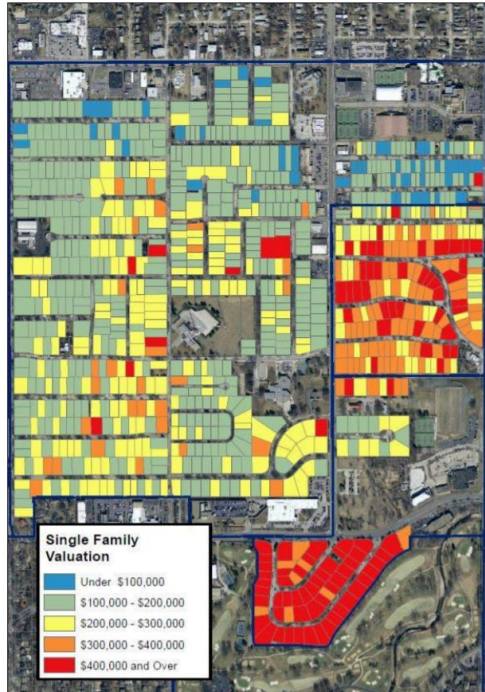


Cost Burdened



Highlights from the UCS Housing Study

Figure 5.17: Single Family Home Value
Source: City of Westwood, Kansas - 2015 Johnson County Assessment



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WESTWOOD COMPREHENSIVE PLAN

SECTION 5.11 HOUSING

The number of housing units in Westwood has remained relatively stable with 732 units recorded in 2010. Approximately 90 percent of all the housing units were built before 1960, and nearly all of the units (99 percent) are single-family detached units (see Figure 5.14 and 5.16). The amount of development declined after that timeframe and remained slow due to the lack of available land. These conditions have created a market for major rehabilitation and tear downs.

Westwood's own type of suburban residential character is unlike many other first-tier suburban communities in the Kansas City metropolitan area. Several near-by residential communities were developed as master planned communities, constructed and designed by legendary Kansas City developers such as J.C. Nichols.

Single-family homes in Westwood were developed mostly lot-by-lot, or a few lots at a time without a unifying housing type or style. Most were constructed prior to the City of Westwood being incorporated in 1949. The existing single-family housing stock is somewhat eclectic in design; Westwood is not a "cookie cutter" community.

Over the past several decades, residential construction has been limited to small redevelopment. However, the Woodside Village development project currently under construction will be the first multi-family housing in Westwood adding 330 new residential units. The project is a mixed-use development worth more than \$160 million and also includes the renovation and expansion of the Woodside Racquet Club and almost 40,000 square feet of new retail commercial space, all near 47th Place and Rainbow Boulevard.

Decade - Homes Built in Westwood

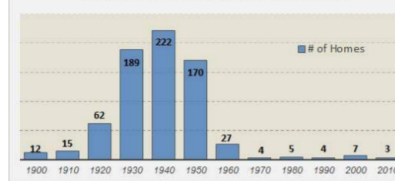
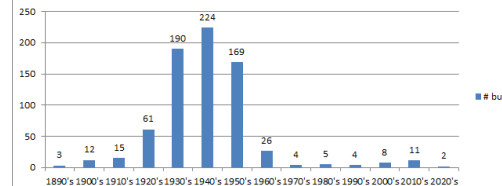


Figure 5.14 Home Construction by Decade

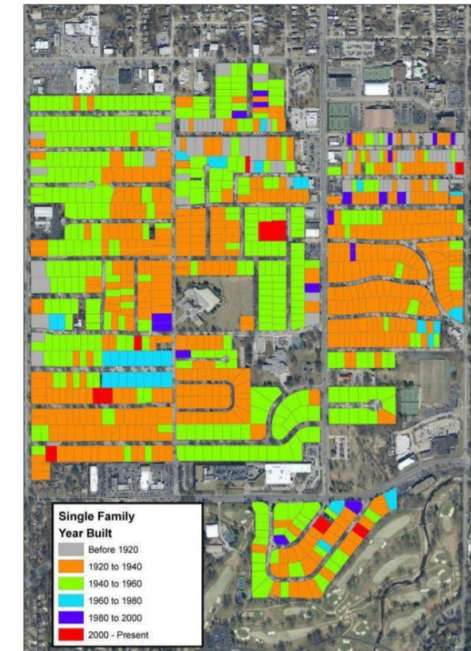
Updated
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Homes Built by Decade



COMMUNITY PROFILE

Figure 5.16: Single Family Homes Year Built
Source: City of Westwood, Kansas



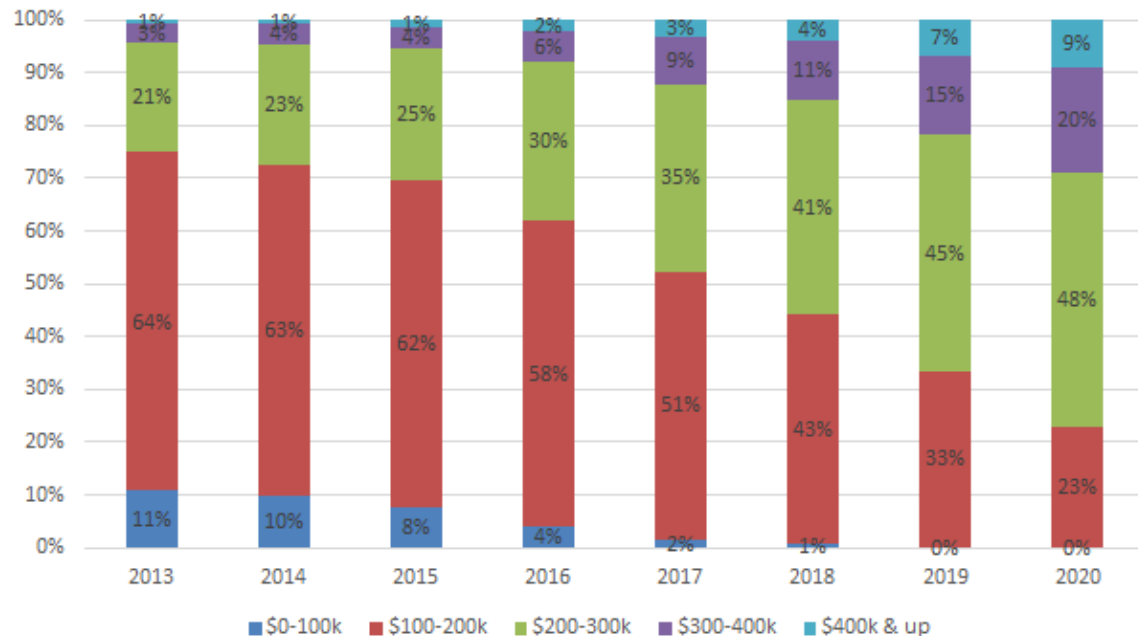
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Westwood Data

2017 Comprehensive Plan Update

A Recent Snapshot of Tax Appraisals

Westwood tax appraisals over time



Westwood 2016 – completed new construction

Pre-demo value	New Home Year Constructed	Current value	Percent Change
\$ 85,500.00	2016	\$ 585,700.00	585%
\$ 142,300.00	2016	\$ 846,700.00	495%
\$ 103,700.00	2016	\$ 549,500.00	430%
\$ 206,100.00	2017	\$ 1,207,500.00	486%
\$ 186,970.00	2017	\$ 1,131,500.00	505%
\$ 241,700.00	2018	\$ 897,400.00	271%
\$ 90,300.00	2018	\$ 675,700.00	648%
Vacant	2018	\$ 700,000.00	
\$ 198,600.00	2018	\$ 861,800.00	334%
\$ 120,600.00	2018	\$ 591,700.00	391%
Vacant	2019	\$ 645,700.00	
Vacant	2019	\$ 645,200.00	
\$ 192,900.00	2019	\$ 834,900.00	333%
\$ 87,600.00	2019	\$ 604,409.00	590%

COMMUNITY VISION

CHOICE

Encourage the reinvestment and improvement of existing housing

As Westwood's housing stock continues to age and housing needs and trends change, renovations and updates to existing single-family detached homes are needed to help keep and attract residents to the community. The unique character of Westwood and its prime location in the metropolitan area greatly influences demand. The Plan encourages the creation of systems and programs that support the reinvestment in and improvements to the existing housing stock.

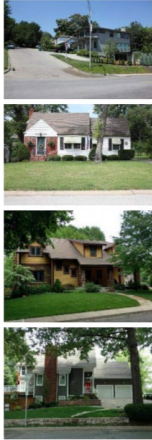
Provide homes for all ages and a broader market demand

Communities that offer housing choices that accommodate people in different life-cycle stages allow people to age in their community. New housing is needed when the existing housing stock cannot fulfill a market. This may include different types and configurations of housing developments to meet the ever-changing housing demand, or even tearing down an existing home to replace it with a new home.

Some residents desire to live out their lives in their existing community, but can't make improvements and enhancements without much difficulty. The Plan recognizes the need to provide a variety of housing types, densities, and value within the community so that Westwood can attract and accommodate residents from a variety of backgrounds and different lifestyle preferences.

Encourage family occupancy in all residential types

The Plan is committed to making homes in the community available to a variety of people, including opportunities for homeownership, as well as income properties for rent. The Plan encourages a flexible planning framework for private investment to attract diverse housing opportunities.



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Residential Development Concepts

Allowing different home types and configurations of residences other than only detached single-family homes will provide opportunities for people of all life-cycle stages to reside in the community. Future residential redevelopment projects could incorporate an arrangement of single-family residential housing other than detached single-family homes, recognizing that demographic and market trends of today may not be the same in the future. This will also provide opportunities to incorporate either public or private open green space areas into redevelopment project areas.

An option that moves away from the traditional single-family detached home development pattern with larger individual yards, and instead moves towards more compact development patterns with common open space areas are residential townhomes, patio homes, or other clustered single-family detached housing developments concepts.

Westwood will continue adhere to a fundamental sound city planning concept, where housing is primarily located in the middle of a community. Higher traffic volume arterial streets, higher density residential developments, and commercial areas are located on the perimeter of the community, where local and collector streets connect residents to areas businesses, shopping areas and schools. It is important to assert that any future residential redevelopment projects compliment the surrounding homes and reflect the scale of the existing structures on the adjacent properties.

Some Planning Areas (Figure 3.4) in Westwood located near-by or adjacent to a collector or an arterial street, may take on a more urban character as they redevelop. Existing amenities and future enhancements may attract a different type of resident to Westwood who want to live in a more urban and modern residential environment. The aesthetic can include different types, styles, and configurations of housing, as opposed to the traditional detached single-family residential homes that are predominant in the community today.



Example: Kansas City, Missouri
Kirkwood Circle Townhome

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WESTWOOD COMPREHENSIVE PLAN



Single Family Detached



Patio Home / Cluster SF



Townhomes

COMMUNITY VISION

SECTION 2.3 PLAN THEMES

CHARACTER

Promote and protect the neighborhood character of existing single-family detached homes

Residents highly value the character of the single-family detached homes located throughout the majority of the community. The Plan seeks to protect and enhance these residential areas by focusing and encouraging commercial redevelopment activity only on two to exterior corridors of the community.

The Plan also promotes various goals and strategies for stabilization where the current residential character is maintained and enhanced. Actions identified within this Plan look to foster active neighborhood environments, focus on scale and design, maintain and improve residential properties and streets.

Respecting the scale and design of the existing built environment

Westwood offers a unique combination of small-town character with in close proximity to urban metropolitan amenities. Throughout the comprehensive planning process, residents have emphasized the importance of retaining that character into the future, even as development patterns adapt to changing demographics and economic realities. The Plan outlines specific goals and strategies to protect this important character trait.

The scale, design, massing, and density of any redevelopment activity within the community should provide a welcoming atmosphere and create a sense of comfort for those living there. Redevelopment projects should have compatible architectural styles, scale of structures, and a compatible density to the adjacent residential areas.

Commercial redevelopment activity should be focused along the 47th Street and Rainbow Boulevard corridors, with smartly-designed transitions into the adjacent residential areas. This includes developments with a distinctive character that is compatible with a walkable, livable place.

Pedestrian-friendly streetscapes enhance activity and commercial viability. Smaller-scaled commercial businesses, services, and non-residential redevelopments adjacent to residential areas and should have a similar scale and massing to be compatible. Mixed-use developments and high intensity commercial areas should be directed towards the 47th Street and Rainbow intersection activity node which can accommodate taller buildings with a denser footprint.



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FRAMEWORK PLAN AND LAND USE POLICIES

SECTION 4.4 LAND USE POLICIES

Westwood is a community built on the quality and character of our walkable single-family areas, schools, parks and commercial retail edges. Land use policies are intended to guide land use decision-making in conjunction with the future land use map. The Planning Commission and Governing Body should adhere to these policies when considering changes in zoning or community redevelopment projects.

RESIDENTIAL AREA POLICIES

- 1.1. Protect the character and quality of established residential areas, particularly areas with single-family homes, from the intrusion of incompatible land uses and excessive through traffic.
- 1.2. Consider various housing options and choices.
- 1.3. Encourage reinvestment in property.
- 1.4. Protect property values and encourage homeowner investment by enforcing housing and property maintenance codes.
- 1.5. Rebuild or restore deteriorated streets.
- 1.6. Improve storm drainage systems.
- 1.7. Improve the vehicular and pedestrian connection of residential streets between each other and with retail commercial areas and parks.
- 1.8. Promote the installation of pedestrian-scale lighting with capital street projects to enhance community character.
- 1.9. Bury overhead utilities and incorporate sidewalks, bike paths and public landscaped areas in capital street projects when feasible.
- 1.10. Support infill development or redevelopment that is compatible with surrounding properties.
- 1.11. Encourage new residential housing construction to be consistent with existing community character.
- 1.12. Encourage pedestrian-friendly residential development/redevelopment, which includes sidewalks on both sides of the street (when feasible), planting trees, and orienting housing towards the street.
- 1.13. Facilitate redevelopments to occur with careful attention to site design and neighborhood compatibility. This includes site design factors of overall density and size of the project, building size and scale, transition areas, screening, open space, lighting, traffic, and on-site parking.
- 1.14. Encourage the use of durable, natural building materials and high-quality architectural finishes.
- 1.15. Support home-based businesses that are compatible with the residential character of the neighborhood.
- 1.16. Promote the development of housing that will grow attendance at Westwood View Elementary School.

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2017 Comprehensive Plan Guidance

Westwood Zoning Ordinance Guidance

Regulations of Single-Family Houses
([Westwood Zoning Ord. Art. 4 revised to reflect diversity w/in Westwood in 2001/2002](#))

Permitting Higher Density with
Cluster Developments
([2015 Ord. 960](#))

Accessory Structures in the
Residential Zone
([Westwood Zoning Ord. Art. 4.3.5](#))

4.3.2 Single-Family Primary Structure Requirements Charted

Primary Structure Requirements	R-1 (A)	R-1 (B)	R-1 (C)	R-1 (D)	R-1 (E)
Lot Width Minimum		50'	65'	75'	
Lot Width Maximum	< 50'	< 65'	< 75'		< 50'
Lot Size Minimum		5,500 sq. ft.	7,020 sq. ft.	9,000 sq. ft.	
Maximum Lot Coverage Including Accessory Structures (deck calculated @ 50%)	40%	35%			40%
Minimum Setbacks:					
Front Yard	20'	35'			20'
Side Yard	See Article 4.3.2.H				
Corner Lots Side Yard	15'				15'
Rear Yard	15'	greater of 15' or 20% of lot depth			15', detached garage at 5'
Maximum Lot Width Coverage at Front Yard Setback	70%	80%			70%
Front Setback Encroachments:					
Open Stoops, Open Porches & Raised Doorways	4' into the front yard setback				
Maximum Eave Height above First Floor	< ½ lot width	23'			
Maximum Height of Primary Structure	35'				
Maximum Stories of Primary Structure	2	2			2½ *
Continuous Wall Limits	Not to exceed more than 600 square feet without incorporating architectural relief. See 4.3.2 E.				

* The total square feet of the top one-half story shall not exceed 50% of the area of the second story.

The Planned Residential Cluster Development district ("PRCD") is established to provide for higher density housing.

Cottage style developments and patio homes, and other cluster subdivision developments that create a higher density single-family residential environment are encouraged.

Accessory structures may not be used by anyone other than the resident or residents of the primary structure.

No one may use an accessory structure as a dwelling, apartment, rooming house, dormitory, sleeping quarters, or any purpose akin to habitation.

No accessory structure may be leased, rented, sold, conveyed, or permissively used by anyone other than a resident of the primary structure.

Accessory Dwelling Unit (ADU) Policy in Nearby Johnson County

