CITY OF LEAWOOD GOVERNING BODY MEETING AGENDA

Monday, April 1, 2019
Council Chamber
4800 Town Center Drive
Leawood, KS 66211
7:30 P.M.

APRIL 2019

S	M	T	W	T	F	S
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7	8	9	10	11	12	13
14	**15**	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

MAY 2019

S	M	T	W	T	F	S
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5	**6**	7	8	9	10	11
12	13	14	15	16	17	18
19	**20**	21	22	23	24	25
26	27	28	29	30	31	

AGENDA

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

Mayor Peggy Dunn

Councilmembers

Ward One	Ward Two	Ward Three	Ward Four
Debra Filla	Jim Rawlings	Chuck Sipple	Julie Cain
Andrew Osman	Mary Larson	Lisa Harrison	James Azeltine

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. CITIZEN COMMENTS

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. It is not appropriate to use profanity or comment on pending litigation, municipal court matters or personnel issues. Comments about items that appear on the action agenda will be taken as each item is considered. CITIZENS ARE REQUESTED TO KEEP THEIR COMMENTS UNDER 5 MINUTES.

4. PROCLAMATIONS

SevenDays® Week, April 9-15, 2018
National Volunteer Week, April 7-13, 2019
Start By Believing Day, April 3, 2019

5. PRESENTATIONS/RECOGNITIONS

6. SPECIAL BUSINESS

A. **Public Hearing** Pre-Budget Public Hearing for 2020 Fiscal Budget

B. **Public Hearing** Consider the vacation of a Street Right-of-Way located at 135th Street & Kenneth Road, within the City of Leawood, Johnson County, Kansas

C. **Ordinance No. 2935** vacating a Street Right-of-Way located at 135th Street and Kenneth Road, within the City of Leawood, Johnson County, Kansas [Requestor: Vic Regnier Builders, Inc.]

If you require any accommodation (i.e. qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please notify this office at 913.339.6700 or at www.leawood.org no later than 96 hours prior to the scheduled commencement of the meeting.

7. CONSENT AGENDA

Consent agenda items have been studied by the Governing Body and determined to be routine enough to be acted upon in a single motion. If a Councilmember requests a separate discussion on an item, it can be removed from the consent agenda for further consideration.

A. Accept Appropriation Ordinance Nos. 2019-11 and 2019-12

B. Accept minutes of the March 18, 2019 Governing Body meeting

C. Accept minutes of the March 18, 2019 Executive Session

D. Accept minutes of the February 12, 2019 Parks and Recreation Advisory Board meeting

E. Accept minutes of the January 15, 2019 Historic Commission meeting

F. Approve purchase in the amount of $491,989.00, from LDV Custom Specialty Vehicles, for the PD's Mobile Command Vehicle

G. Resolution approving and authorizing the Mayor to execute a Professional Engineering Design Agreement in the amount of $224,837.00, between the City and George Butler Associates [GBA], pertaining to the Waterford Subdivision Stormwater Improvement Project [SMAC Project TM-04-007] [Project #77017]

H. Resolution approving and authorizing the Mayor to execute Addendum No. 2 to that certain Agreement dated November 1, 2010, between the City of Leawood and the City of Overland Park, for maintenance of street lighting systems along common borders

I. Resolution accepting a Deed of Gift for a Public Art Sculpture, entitled, 'Women of the World,' from 11350 Property, LLC, by local Artist, Kwan Wu

J. Resolution accepting a Deed of Gift for a Public Art Sculpture, entitled, 'Inspiration,' from Pennway Associates VII LLC, by Leawood Artist, Rita Blitt; to be located on Southeast corner of College Boulevard & Tomahawk Creek Parkway

K. Resolution approving and authorizing the Mayor to execute an Independent Contractor Agreement in the amount of $43,423.26, between the City and Beemer Construction, Inc., pertaining to removal and replacement of irrigation lift station and intake for Ironhorse Golf Course, located at 15400 Mission Road

L. Declaration of Surplus Property: 2010 Ford Explorer, last 4 VIN/5680, PD Unit # 9150, City Asset Tag # 1492; 2007 Ford Explorer, last 4 VIN/6972, PW Unit # 9409, City Asset Tag # 1300

8. MAYOR'S REPORT

9. COUNCILMEMBERS' REPORT

10. CITY ADMINISTRATOR REPORT

11. STAFF REPORT

COMMITTEE RECOMMENDATIONS

12. PLANNING COMMISSION

[from the February 26, 2019 Planning Commission meeting]

A. Ordinance approving a Revised Preliminary Plan, Revised Preliminary Plat, Final Plan and Final Plat for Hills of Leawood Single Family Residential Subdivision, located north of 151st Street and east of Mission Road. (PC Case 01-19) **[ROLL CALL VOTE]**

B. Ordinance approving a Special Use Permit [SUP] for a Temporary Sales Trailer for Hills of Leawood – Sales Trailer, located north of 151st Street and east of Mission Road. (PC Case 10-19) **[ROLL CALL VOTE]**

C. Ordinance approving the 2018 Update to the Comprehensive Plan of the City of Leawood, Johnson County, Kansas. (PC Case 144-18) ***–[CONTINUED FROM THE MARCH 18, 2019 GOVERNING BODY MEETING]*** **[ROLL CALL VOTE]**

13. OLD BUSINESS

14. OTHER BUSINESS

15. NEW BUSINESS

A. Resolution accepting a Deed of Dedication for Right-of-Way [ROW] from Grantor Paru, LLC, regarding Part of Lot 19 of the Mission Heights Subdivision, located at approximately 151st Street and Mission Road

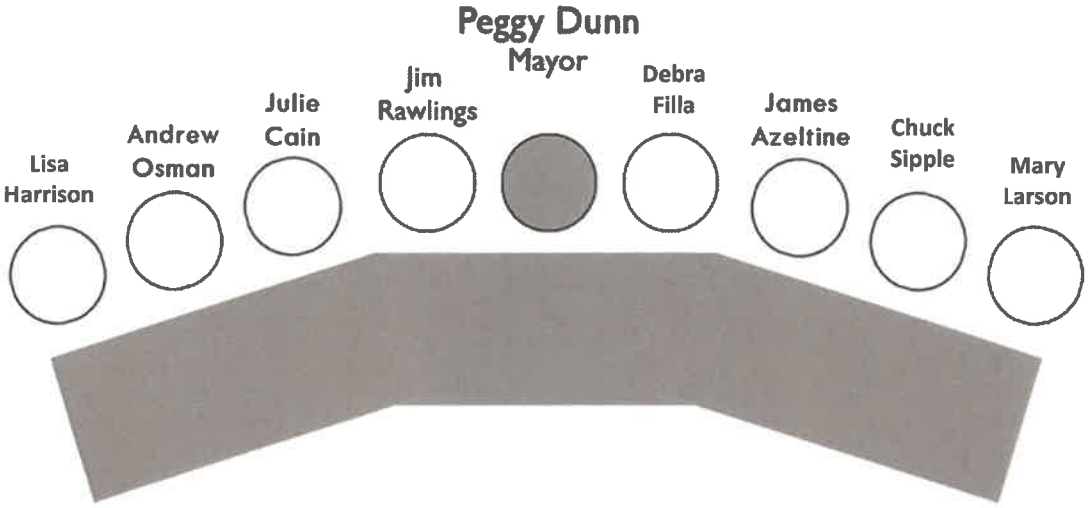
B. Resolution accepting a Deed of Dedication for Right-of-Way [ROW] from Grantor Leawood Hills Development, LLC, regarding Part of Lots 18 and 19 of the Mission Heights Subdivision, located at approximately 151st Street and Mission Road

C. Resolution accepting an Emergency Service Access Easement for ingress and egress from Grantor, Paru, LLC, regarding Parts of Lots 19 & 20 of the Mission Heights Subdivision, located at approximately 151st Street and Mission Road

D. Resolution providing for a Special Call for a Special Governing Body meeting for August 12, 2019, for the purpose of considering scheduled business items which otherwise would have been considered on August 5, 2019

ADJOURN

Mayor and City Council



Leawood operates under a Council/Mayor form of government, with a separately elected mayor and 8 council persons. Council members are elected on a non-partisan basis from 4 wards. The Council develops policies and provides direction for the professional city administration. Regular meetings of the Leawood City Council are held the first and third Mondays of each month beginning at 7:30 PM. Copies of the agenda are available at the Office of the City Clerk on the Friday prior to the meeting.

Number of Votes Required:
Non-zoning Ordinances: Majority of the members-elect of the City Council **[5]**
Charter Ordinances: 2/3 of members-elect of Governing Body **[6]**
Zoning Ordinances and other Planning Commission Recommendations:

- **Passage of Ordinances Subject to Protest Petition**: ¾ majority of members of Governing Body **[7]**
- **Approving Planning Commission Recommendation**: Majority of the members-elect of the City Council **[5]**
- **Remanding to Planning Commission**: Majority of the members-elect of the City Council **[5]**
- **Approving, Overriding, Amending or Revising Recommendation after Remand:** Majority of the members-elect of the City Council **[5]**
- **Overriding, Amending or Revising Recommendation:** 2/3 majority of membership of Governing Body **[6]**

Note: Mayor may cast deciding vote when vote is one less than required.

The next regular meeting of the Leawood Governing Body will be
Monday, April 15, 2019

DATE	TIME	SUBJECT	LOCATION
April 1	**6:00 P.M.**	**Executive Session – Non-Elected Personnel Matter**	**Main Conf. Room**
April 9	**6:00 P.M.**	**Discuss Future Housing Options for City of Leawood;** **Joint Meeting with Governing Body / Planning Commission / Leawood Chamber of Commerce Executive Board & Executive Economic Development Council**	**Vista 154**
April 15	**6:00 P.M.**	**Presentation of CIP; Discuss 2020-2024 Budget Model Assumptions**	**Main Conf. Room**
May 6		**NO WORK SESSION**	
June 10	**5:30 P.M.**	**Budget & Finance Committee Work Session**	**Main Conf. Room**
June 11	**5:30 P.M.**	**Budget & Finance Committee Work Session** ***[tentative]***	**Main Conf. Room**
August 5		**NO GOVERNING BODY MEETING; NO WORK SESSION**	
August 12	**7:00 P.M.**	**Regular Governing Body meeting**	**Council Chambers**

The next regular meeting of the Leawood Governing Body will be
Monday, April 15, 2019

Return to Agenda

4.

Office of the Mayor

City of Leawood, Kansas

Proclamation

WHEREAS, SevenDays® Make A Ripple, Change the World is an annual weeklong event to overcome hatred, bigotry and ignorance; and

WHEREAS, SevenDays® begins Tuesday, April 9, 2019 with a celebration, discussion by clergy of various faiths, and songs performed by songwriting competition finalists; and

WHEREAS, SevenDays® continues with themed days of Love, Discover, Others, Connect, You, Go and Onward as we bring people from different faiths and cultures together to overcome evil with acts of kindness; and

WHEREAS, the memories of three wonderful and unique people, Dr. William Corporon, Reat Underwood, and Terri LaManno, will live on and will be cherished; and

WHEREAS, SevenDays® expands its acts of compassion, tolerance and understanding to those who gather and celebrate the lives lost due to acts of hatred and intolerance; and

WHEREAS, we fully support and encourage all in Leawood, including residents, businesses and visitors, to come together during the SevenDays® week of celebratory activities to recognize that evil, ignorance and hatred will be eliminated by understanding, kindness and love.

NOW, THEREFORE, I, Peggy J. Dunn, Mayor of the City of Leawood, Kansas, do hereby proclaim April 9th through April 15, 2019 as

SEVENDAYS® WEEK

in the City of Leawood, and encourage the citizens of this City to remember the events of April 13, 2014, not only for the losses of that day but also for the significance of the powerful and enduring vow to overcome evil with good.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the City of Leawood to be affixed this 1st day of April, 2019.

_____

Peggy J. Dunn, Mayor

4.

Office of the Mayor

City of Leawood, Kansas

Proclamation

WHEREAS, the entire community can inspire, equip and mobilize people to take action that changes the world; and

WHEREAS, volunteers can connect with local community service opportunities through hundreds of community service organizations; and

WHEREAS, individuals and communities are at the center of social change, discovering their power to make a difference; and

WHEREAS, during this week all over the nation, service projects will be performed and volunteers recognized for their commitment to service; and

WHEREAS, the giving of oneself in service to another empowers the giver and the recipient; and

WHEREAS, experience teaches us that government by itself cannot solve all of our nation's social problems; and

WHEREAS, our country's volunteer force of over 63 million is a great treasure; and

WHEREAS, volunteers are vital to our future as a caring and productive nation.

NOW, THEREFORE, I, Peggy J. Dunn, Mayor of the City of Leawood, Kansas, desire to bring awareness of the contributions from our volunteers and do hereby proclaim April 7-13, 2019 as:

NATIONAL VOLUNTEER WEEK

in the City of Leawood, and urge my fellow citizens to volunteer in their respective communities. By volunteering and recognizing those who serve, we can replace disconnection with understanding and compassion.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the City of Leawood to be affixed this 1st day of April, 2019.

_____

Peggy J. Dunn, Mayor

4.

Office of the Mayor

City of Leawood, Kansas

Proclamation

WHEREAS, the City of Leawood, Kansas shares a critical concern for victims of sexual violence and a desire to support their needs for justice and healing; and

WHEREAS, 1 in 4 girls and 1 in 6 boys will be sexually abused by the age of 18 and 1 in 6 women and 1 in 33 men will be the victim of rape or attempted sexual assault during their lifetime; and

WHEREAS, current estimates suggest no more than 20 percent of sexual assaults will be reported to law enforcement and less than 3 percent will result in the conviction and incarceration of the perpetrator; and

WHEREAS, Metropolitan Organization to Counter Sexual Assault, the only rape crisis center serving the greater Kansas City metropolitan area, answered 5,292 crisis line calls; provided counseling services to 1,430 individuals impacted by sexual violence; and provided support to 700 victims during forensic exams in the hospital; and

WHEREAS, research documents that victims are far more likely to disclose their sexual assault to a friend or family member, and when these loved ones respond with doubt, shame, or blame, victims suffer additional negative effects on their physical and psychological well-being; and

WHEREAS, the 'Start by Believing' public awareness camplaign [a program to End Violence Against Women International] is designed to improve the responses of friends, family members, and community professionals, so they can help victims to access supportive resources and engage the criminal justice system.

NOW, THEREFORE, I, Peggy J. Dunn, Mayor of the City of Leawood, Kansas, on behalf of the Leawood City Council, hereby proclaim, Wednesday, April 3, 2019 as

'START BY BELIEVING' DAY

in concert with the Leawood Police Department and MOCSA support the 'Start by Believing' public awareness campaign.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the City of Leawood to be affixed this 1st day of April, 2019.

_____

Peggy J. Dunn, Mayor

Return to Agenda

Staff Review

6.C.

Fact Sheet

SUBJECT: **REQUEST APPROVAL OF ORDINANCE FOR THE VACATION OF RIGHT OF WAY FOR VIC REGNIER BUILDERS, INC.**

April 1, 2019

DISCUSSION

On March 4, 2019, Council approved a Resolution calling for a public hearing to consider the vacation of Right of Way located at 135th Street and Kenneth Road.

Vic Regnier Builders, Inc. has petitioned for vacation of the existing right-of-way in order to reclaim ground which was previously used for Kenneth Road right of way.

Utility companies were contacted by the City/applicant regarding this request:

- KC Power & Light Company responded with no objection.
- AT&T/SPRINT- advised they will waive objection subject to them leaving all telco facilities in place as is. And if removal or relocation is required, the owner will bear all associated costs to relocate facilities in conflict.

It is the recommendation of the Public Works Department that the City Council approves the Ordinance and authorizes the vacation of the Right-of-Way.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Ordinance for Vacation

STAFF RECOMMENDATION

☑ For
☐ Against
☐ No position

COMMITTEE RECOMMENDATION

☐ For
☐ Against
☐ No position ☑ No Assignment

POLICY OR PROGRAM CHANGE

☑ No
☐ Yes

OPERATIONAL IMPACT

COSTS

None

FUND SOURCES

n/a

DRAFT

ORDINANCE NO. 2935

ORDINANCE VACATING A STREET RIGHT-OF-WAY LOCATED AT 135TH STREET AND KENNETH ROAD, WITHIN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS [REQUESTOR: VIC REGNIER BUILDERS, INC.]

WHEREAS, the City of Leawood, has received a Petition requesting the vacation of a Street Right-of-Way within the City limits of Leawood, Kansas;

WHEREAS, pursuant to said Petition, the City has caused Notice of Hearing to be published in the official City newspaper according to K.S.A. 12-504 and amendments thereto; and

WHEREAS, the Governing Body of the City has held a hearing and said Petition and evidence has been presented, and the Governing Body of the City has determined that due and legal notice has been given by publication as required by statute, that there will be no public inconvenience or harm as a result of the vacation of said right-of-way, and that no private rights will be injured or endangered, that in justice to the petitioners the vacation ought to be granted, and that no interested parties have protested against said vacation.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the following described real estate as previously dedicated as Street Right-of-Way should be and is hereby vacated, to wit:

LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 25 EAST, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE S 2°17'37" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 773.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF KENNETH ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 2°17'37" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 556.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF LEAWOOD FALLS, FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS; THENCE S 87°25'56" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, AND THE NORTH PLAT LINE OF SAID LEAWOOD FALLS, FIRST PLAT AND LEAWOOD FALLS, FOURTH PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, A DISTANCE OF 30.00 FEET; THENCE N 2°17'37" W, 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 676.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID KENNETH ROAD; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID KENNETH ROAD, ON A CURVE TO THE LEFT SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 11°37'19" E AND A RADIUS OF 756.20 FEET, AN ARC DISTANCE OF 123.94 FEET TO THE POINT OF BEGINNING, CONTAINING 18288 SQUARE FEET OR 0.4198 ACRES, MORE OR LESS.

SECTION TWO: The City of Leawood, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of real estate hereby vacated for the purpose of repairing, installing, constructing, or reconstructing any public utility in use and existence at the time of vacation.

SECTION THREE: That the City Clerk is hereby directed to certify a copy of this Ordinance to the Register of Deeds of Johnson County, Kansas, and that a notation be made on said recorded plat of the vacation, all according to K.S.A. 12-504 et. seq. and amendments thereto.

PASSED by the Governing Body this 1st day of April, 2019.

SIGNED by the Mayor this 1st day of April, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, City Clerk

APPROVED AS TO FORM

_____
Andrew K. Hall, Assistant City Attorney

PETITION FOR VACATION OF RIGHT OF WAY

COMES NOW Vic Regnier Builders, Inc. and files this petition with the City Clerk of the City of Leawood, Kansas praying for vacation of the dedicated right of way legally described as follows:

TO WIT:

[See attached Exhibit "A"]

Petitioner further states that, after publication by the Governing Body of the City of Leawood at least once 20 days prior to the date of hearing in a newspaper of general circulation in the vicinity, then this petition shall be presented to the Governing Body of the City of Leawood, Kansas, for a hearing thereon, and that at such time and place, all persons interested can appear and be heard under the petition.

Dated this 22 day of JANUARY, 2019

PETITIONER:

PRESIDENT

VERIFICATION

STATE OF KANSAS]
] ss.
COUNTY OF JOHNSON]

BE IT REMEMBERED, that on this 22 day of JANUARY, 2019, before me, the undersigned, a Notary Public in and for said County and State, came ROBERT D REGNIER, who is known to me to be such officer and who is known to me to be the same person who executed the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

IT WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Karen L Culbertson
Notary Public

My Commission Expires: 10/24/21

NOTARY PUBLIC STATE OF KANSAS | KAREN L. CULBERTSON 10/24/21 My Appt. Exp.

EXHIBIT "A"
RIGHT-OF-WAY VACATION
PART OF THE N.E. 1/4 SECTION 34, T. 13 S., R. 25 E., IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 25 EAST, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE S 2°17'37" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 773.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF KENNETH ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 2°17'37" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 556.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF LEAWOOD FALLS, FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS; THENCE S 87°25'56" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, AND THE NORTH PLAT LINE OF SAID LEAWOOD FALLS, FIRST PLAT AND LEAWOOD FALLS, FOURTH PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS,, A DISTANCE OF 30.00 FEET; THENCE N 2°17'37" W, 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 676.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID KENNETH ROAD; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID KENNETH ROAD, ON A CURVE TO THE LEFT SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 11°37'19" E AND A RADIUS OF 756.20 FEET, AN ARC DISTANCE OF 123.94 FEET TO THE POINT OF BEGINNING, CONTAINING 18288 SQUARE FEET OR 0.4198 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS REAL PROPERTY LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS D. PHELPS LICENSED 11-1-18 LS-1075 KANSAS LAND SURVEYOR

BY: _____
THOMAS D. PHELPS, KS. LS-1075

Nov 0 2018 –

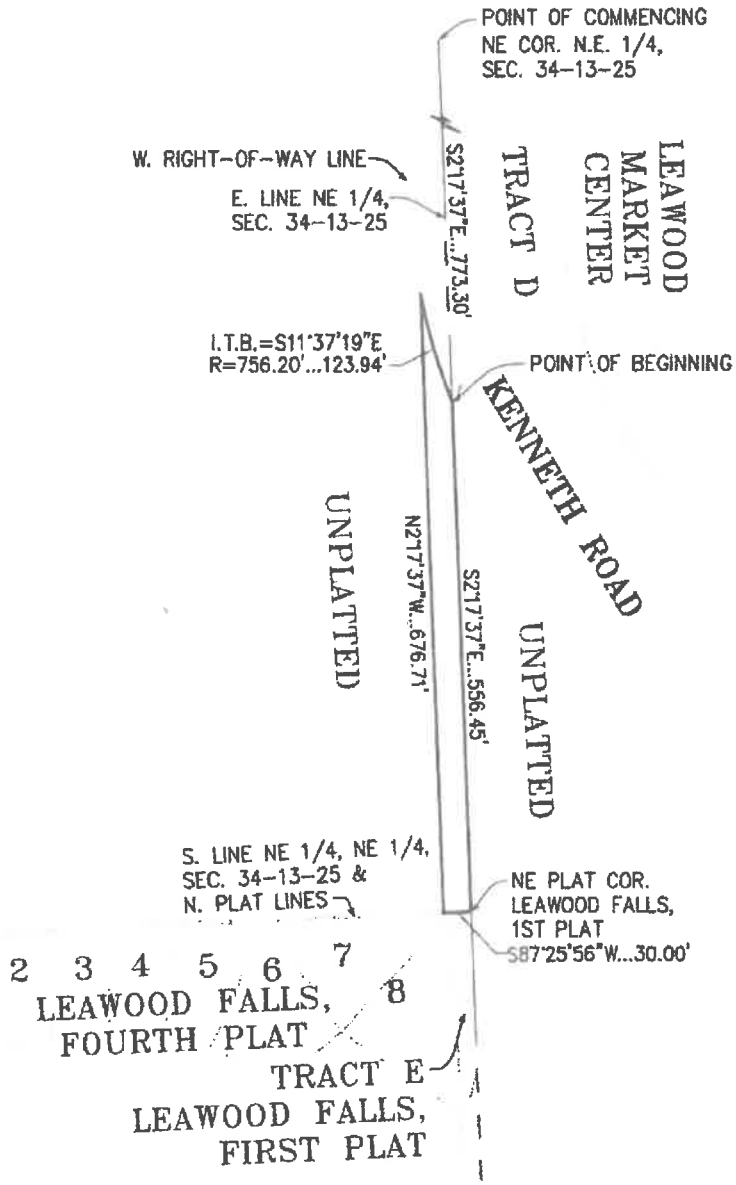
SHEET 1 OF 2

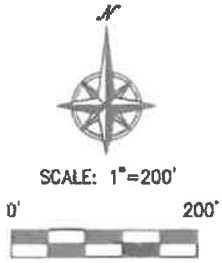
PEI PLANNING ENGINEERING IMPLEMENTATION
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING – LS-82
ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING–2007001128
ENGINEERING–2007005058

PROJECT NO. 180224
DATE: 10-29-18
BY: DAG

EXHIBIT "A"
RIGHT-OF-WAY VACATION
PART OF THE N.E. 1/4 SECTION 34, T. 13 S., R. 25 E., IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.





I HEREBY CERTIFY THAT THIS REAL PROPERTY LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS D. PHELPS LICENSED LS-1075 KANSAS LAND SURVEYOR

11-1-18

BY: _____
THOMAS D. PHELPS, KS. LS-1075

SHEET 2 OF 2

PEI PLANNING ENGINEERING IMPLEMENTATION
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128
ENGINEERING-2007005058

PROJECT NO. 180224
DATE: 10-29-18
BY: DAG

Return to Agenda

7.A.

CITY OF LEAWOOD
Check Date 03/20/2019
Ordinance 2019-11

Final Check List

Check #	Vendor	Description	Amount Paid	Check Total
100219	ACUSHNET CO - FOOTJOY	PROSHOP MERCHANDISE	98.02	**98.02**
100220	ACUSHNET CO - TITLEIST	PROSHOP MERCHANDISE	3,920.97	
		PROSHOP MERCHANDISE	1,007.75	
		PROSHOP MERCHANDISE	1,666.70	
		PROSHOP MERCHANDISE	1,127.75	
		PROSHOP MERCHANDISE	171.76	
		PROSHOP MERCHANDISE	946.15	**8,841.08**
100221	AIR CLEANING TECHNOLOGIES INC	VEHICLE MAINT	564.00	**564.00**
100222	ALL CITY MANAGEMENT SERVICES	JAN - JUN 2019 PORTION OF	2,390.30	**2,390.30**
100223	AMERICAN EQUIPMENT COMPANY	VEHICLE SUPPLIES	389.65	
		VEHICLE SUPPLIES	31.40	**421.05**
100224	AMERICAN SAFETY & HEALTH INST	TRAINING	59.70	
		TRAINING	169.15	**228.85**
100225	AMERICAN SENTRY ELECTRONIC SYS	BUILDING REPAIR SERVICE	95.00	**95.00**
100226	AMERICAN TEXTILE MILLS	MATERIALS AND SUPPLIES	542.62	**542.62**
100227	ARMSCOR CARTRIDGE INC	AMMUNITION	5,125.00	
		AMMUNITION	6,450.00	**11,575.00**
100228	AT&T	PHONE SERVICE	102.67	**102.67**
100229	AT&T INTERNET	U-VERSE INTERNET & TV	180.55	**180.55**
100230	AT&T INTERNET	CABLE~	101.56	**101.56**
100231	BATTERIES PLUS	MATERIAL & SUPPLIES	109.93	**109.93**

Check #	Vendor	Description	Amount Paid	Check Total
100232	BERNIE ELECTRIC WHOLESALE INC	ELECTRICAL SUPPLIES	522.10	
		ELECTRICAL SUPPLIES	169.54	**691.64**
100233	BEST APPROACH PUBLICATIONS	CUSTOM SCORECARDS	740.90	**740.90**
100234	BLACK & MCDONALD	2019 STREET LIGHT AND TRAFFIC SIGNAL	18,224.34	**18,224.34**
100235	BLUE VALLEY GOODYEAR	TIRES (4)	279.48	**279.48**
100236	BRANICK, DUSTIN	REIMBURSE FOR WORK BOOTS	200.00	**200.00**
100237	BROWN, MONICA	TRANSCRIPTION PLANNING COMMISSION MTG	150.00	**150.00**
100238	BWI COMPANIES INC	WORK BOOTS	88.50	**88.50**
100239	CALLAWAY GOLF CO	PROSHOP MERCHANDISE	756.03	
		PROSHOP MERCHANDISE	744.32	
		PROSHOP MERCHANDISE	5,212.12	
		PROSHOP MERCHANDISE	738.87	
		PROSHOP MERCHANDISE	426.84	
		PROSHOP MERCHANDISE	188.28	
		DEMO CLUB	14.49	
		PROSHOP MERCHANDISE	213.42	
		PROSHOP MERCHANDISE	-2,459.38	
		CALLAWAY DEMO CLUBS~	1,129.10	
		PROSHOP MERCHANDISE	110.96	
		PROSHOP MERCHANDISE	1,707.36	
		CREDIT	-6.00	
		CREDIT	-12.00	
		DEMO CLUBS	426.73	
		DEMO CLUBS	565.16	
		DEMO CLUBS	316.15	
		PROSHOP MERCHANDISE	339.30	**10,411.75**
100240	CARQUEST AUTO PARTS	VEHICLE SUPPLIES	101.15	**101.15**
100241	CARTER WATERS LLC, THE	SAFETY	189.56	**189.56**
100242	CHAMPION BRANDS LLC	OIL AND LUBRICANTS	730.56	**730.56**

Check #	Vendor	Description	Amount Paid	Check Total
100243	CHETS LOCK & KEY	LOCK	201.00	**201.00**
100244	CINTAS CORPORATION NO 2	FIRST AID SUPPLIES	53.57	**53.57**
100245	CONSOLIDATED COMMUNICATION	COMMUNICATIONS	456.21	**456.21**
100246	CONTINENTAL CONSULTING ENGNRS	ENGINEERING FOR 2019 RES. RECON-CONTINE	38,050.67	**38,050.67**
100247	CORPORATE HEALTH KU MEDWEST	RANDOM SCREENINGS	553.00	
		PRE-EMPLOYMENT / POST ACCIDENT	730.00	
		PRE-EMPLOYMENT TESTING	1,581.00	**2,864.00**
100248	CRAFCO INC - PMSI	WAND REWORK	548.41	**548.41**
100249	CROFT TRAILER SUPPLY INC	REC EVENT TRAILER	32.87	**32.87**
100250	DISH NETWORK	SATELLITE SERVICE	84.76	**84.76**
100251	DOG WASTE DEPOT	34 10 ROLL CASES~	1,359.66	**1,359.66**
100252	DREXEL TECHNOLOGIES	PLOTTER SUPPLIES	294.34	
		POSTING IN PLAN ROOM	13.30	**307.64**
100253	EMPLOYERS RESOURCE LLC	TRAINING	450.00	**450.00**
100254	EVENTPRO360 LLC	EVENTPRO360 1ST INSTALLMENT	470.00	**470.00**
100255	FACTORY MOTOR PARTS CO	VEHICLE SUPPLIES	48.03	**48.03**
100256	FEDEX	SHIPPING	425.02	**425.02**
100257	FELD FIRE	EQUIPMENT MAINT	77.00	
		UNIFORMS	367.00	**444.00**
100258	FORCE AMERICA LLC	NEW HYDRAULIC PUMP	2,787.36	**2,787.36**
100259	GALLS LLC	UNIFORMS	69.99	
		UNIFORMS	38.00	
		UNIFORMS	349.95	**457.94**

Check #	Vendor	Description	Amount Paid	Check Total
100260	GEAR FOR SPORTS	EMPLOYEE UNIFORMS	466.01	
		PROSHOP MERCHANDISE	329.38	**795.39**
100261	GUNTER PEST MANAGEMENT INC	BUILDING & GROUNDS	50.00	
		BUILDING & GROUNDS	45.00	
		BUILDING & GROUNDS	50.00	
		PEST CONTROL	60.00	**205.00**
100262	HAWLEY, JARRETT	TRAVEL REIMBURSEMENT - CPSE	37.50	**37.50**
100263	HEN HOUSE BALLS FOOD STORES	PARK BOARD MEETING EXPENSE	7.48	
		SUPPLIES FOR WELLNESS LUNCHEON	23.13	**30.61**
100264	HYVEE FOOD STORE	SENIOR LUNCHEON	147.00	**147.00**
100265	INSIGHT PUBLIC SAFETY	PRE-EMPLOYMENT EVALUATIONS	900.00	**900.00**
100266	JO CO DEPT HEALTH- ENVIRONMENT	LEAWELL COOKING DEMO SUPPLIES	48.20	**48.20**
100267	JO CO FIRE CHIEFS ASSOC	MEMBERSHIP & DUES	350.00	**350.00**
100268	JO CO MED ACT	MATERIAL & SUPPLIES	952.98	**952.98**
100269	JO CO WASTEWATER	WASTEWATER SERVICE~	129.85	
		WASTEWATER SERVICE~	63.15	
		WASTEWATER SERVICE~	73.76	
		WASTEWATER SERVICE	128.33	
		WASTEWATER SERVICE	106.36	
		WASTEWATER SERVICE	16.15	
		WASTEWATER SERVICE	311.77	**829.37**
100270	JUST FRAME IT	RETIREMENT SUPPLIES	70.00	**70.00**
100271	KAYSTAR	PRINT FISHING DERBY POSTERS	172.00	**172.00**
100272	KC COLORS AUTO BODY	VEHICLE REPAIRS-UNIT 46	7,810.76	**7,810.76**
100273	KONICA MINOLTA BUSINESS SOL	COPY MACHINE MAINTENANCE	2,067.04	
		COPY MACHINE MAINTENANCE	61.82	**2,128.86**

Check #	Vendor	Description	Amount Paid	Check Total
100274	LAZER-PIPES SERVICES INC	TOWING SERVICE	330.00	**330.00**
100275	MAISCH SMALL ENGINE REPAIR	CHOKE KNOB	8.99	**8.99**
100276	MARLOW WHITE UNIFORM CO	UNIFORM ACCESSORIES	187.25	**187.25**
100277	MCKEEVERS PRICE CHOPPER	OFFICE LUNCH	65.11	
		PROGRAMMING SUPPLIES	13.38	**78.49**
100278	METRO CHIEFS & SHERIFFS ASSOC	MEMBERSHIP FEES~	25.00	**25.00**
100279	MIDWAY FORD TRUCK CENTER INC	FLOOD REPAIRS-UNIT #606	5,552.90	
		VEHICLE SUPPLIES	39.31	**5,592.21**
100280	MOORE MEDICAL LLC	MATERIAL & SUPPLIES	399.20	
		MATERIAL & SUPPLIES	203.66	
		MATERIAL & SUPPLIES	22.35	
		MATERIAL & SUPPLIES	27.35	**652.56**
100281	NELSON, BRIAN OR SARAH	TEMPORARY EASEMENT ON STORMWATER	1,272.00	
		PERMANENT STORM SEWER EASEMENT COST	4,044.00	**5,316.00**
100282	O REILLY AUTO PARTS	SUPPLIES	5.98	**5.98**
100283	PB HOIDALE CO INC	SERVICE FUEL MASTER	288.50	**288.50**
100284	PET CREMATION SERVICES	ANIMAL CREMATIONS	216.00	**216.00**
100285	PETTY CASH - CITY OF LEAWOOD	STARTUP CONCESSION CASH	130.00	**130.00**
100286	PRIDE CLEANERS MJV-A LLC	UNIFORM CLEANING	51.00	**51.00**
100287	PROFESSIONAL TURF PRODUCTS	EQUIPMENT SUPPLIES	221.60	
		TORO CONVERSION ASSEMBLIES	2,626.38	**2,847.98**
100288	PUKKA INC	PROSHOP MERCHANDISE	1,019.76	**1,019.76**
100289	PVP COMMUNICATIONS INC	MOTORCYCLE PARTS	894.87	**894.87**
100290	Q4 INDUSTRIES LLC	SUPPLIES	561.34	**561.34**

Check #	Vendor	Description	Amount Paid	Check Total
100291	RANCH MART ACE HARDWARE	EQUIPMENT MAINT	13.98	
		MATERIAL & SUPPLIES	47.97	**61.95**
100292	REEVES WIEDEMAN COMPANY	PLUMBING SUPPLIES	6.00	
		WATER HEATER	327.00	
		CITY FACILITY MAINT.	1,324.00	**1,657.00**
100293	ROB SIGHT FORD	VEHICLE SUPPLIES	63.56	**63.56**
100294	RODRIGUEZ, PEDRO L.	DEED OF DEDICATION TRACT 5-143RD	1,650.00	
		TEMPORARY EASEMENT	2,200.00	**3,850.00**
100295	SPRINT	SPRINT/CELL PHONE SERVICE	5,742.53	**5,742.53**
100296	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	21.75	
		OFFICE SUPPLIES	220.31	
		OFFICE SUPPLIES	78.38	
		OFFICE SUPPLIES	30.51	
		OFFICE SUPPLIES	42.27	
		OFFICE SUPPLIES	19.94	**413.16**

Check #	Vendor	Description	Amount Paid	Check Total
100297	SUBURBAN LAWN & GARDEN INC	YARD WASTE TIP FEE	20.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARDWASTE TIP FEE - SNOW DEBRIS	40.00	
		YARDWASTE TIP FEE - SNOW DEBRIS	40.00	
		YARDWASTE TIP FEE - SNOW DEBRIS	30.00	
		YARDWASTE TIP FEE - SNOW DEBRIS	15.00	
		YARD WASTE TIP FEE	25.00	
		YARD WASTE TIP FEE	20.00	
		YARD WASTE TIP FEE	22.00	
		YARD WASTE TIP FEE	18.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	154.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	**1,084.00**
100298	SUMMIT TRUCK GROUP	VEHICLE SUPPLIES	79.40	
		VEHICLE SUPPLIES	9.78	**89.18**
100299	SUPREME TURF PRODUCTS	DISPATCH 30 GALLON DRUM FOR FAIRWAY	2,647.25	**2,647.25**

Check #	Vendor	Description	Amount Paid	Check Total
100300	TAYLORMADE GOLF COMPANY INC	PROSHOP MERCHANDISE	1,937.04	
		PROSHOP MERCHANDISE - RETURN	-2,617.00	
		PROSHOP MERCHANDISE - RETURN	-3,725.90	
		PROSHOP MERCHANDISE	134.89	
		PROSHOP MERCHANDISE	82.93	
		PROSHOP MERCHANDISE	199.12	
		PROSHOP MERCHANDISE	1,198.82	
		PROSHOP MERCHANDISE	3,711.72	
		PROSHOP MERCHANDISE	339.98	**1,261.60**
100301	THOMSON REUTERS - WEST	WEST INFORMATION CHARGES	646.89	**646.89**
100302	THOMSON REUTERS - WEST	DATA SEARCH SERVICES	520.80	**520.80**
100303	TIME WARNER CABLE	CABLE	124.98	**124.98**
100304	TRACKER DOOR SYSTEMS	SERVICE SALT DOME OPENER	344.00	**344.00**
100305	TRAVELERS	LEGAL FEES SUBJECT TO INSURANCE	1,667.50	**1,667.50**
100306	VALIDITY SCREENING SOLUTIONS	PRE-EMPLOYMENT REGULAR/SEASONALS	445.30	**445.30**
100307	VALIDITY SCREENING SOLUTIONS	ANNUAL MVRS - FEB	334.80	**334.80**
100308	VAN BOOVEN LAWN & TREE CARE	JAN 11/12 2019, SNOW STORM DEBRIS PICK	9,125.00	**9,125.00**
100309	VANCE BROS INC	BULK PREMIUM PATCH	175.00	
		BULK PREMIUM PATCH	175.00	
		BULK PREMIUM PATCH	175.00	
		BULK PREMIUM PATCH	175.00	**700.00**
100310	VAN-WALL EQUIPMENT INC	BULB	310.00	**310.00**
100311	WALKER TOWEL & UNIFORM SERVICI	MAT CLEANING	150.39	**150.39**
100312	WALKER TOWEL & UNIFORM SERVICI	MAT CLEANING	129.53	**129.53**
100313	WALKER TOWEL & UNIFORM SERVICI	MAT CLEANING	103.78	**103.78**

Check #	Vendor	Description	Amount Paid	Check Total
100314	WALKER TOWEL & UNIFORM SERVICI	MAT CLEANING	98.54	
		MAT CLEANING	98.54	
		MAT CLEANING	98.54	**295.62**
100315	WAL-MART COMMUNITY BRC	SUPPLIES	13.55	**13.55**
100316	WASTE MANAGEMENT OF KANSAS IN	TRASH DISPOSAL	587.49	**587.49**
100317	WESTLAKE HARDWARE	SUPPLIES	11.97	
		HARDWARE SUPPLIES	56.61	**68.58**
100318	WINFIELD SOLUTIONS LLC	HERBICIDES	730.00	**730.00**
100319	WORLD FUEL SERVICES INC	UNLEADED FUEL	17,424.20	**17,424.20**
310319	KC POWER & LIGHT CO	POWER SERVICE	74.32	**74.32**
620319	KC POWER & LIGHT CO	POWER SERVICE	269.27	**269.27**
1690319	KC POWER & LIGHT CO	POWER SERVICE	28.67	**28.67**
1820319	KC POWER & LIGHT CO	POWER SERVICE	183.20	**183.20**
5230319	KC POWER & LIGHT CO	POWER SERVICE	112.49	**112.49**
5650319	KC POWER & LIGHT CO	POWER SERVICE	229.46	**229.46**
7190319	KC POWER & LIGHT CO	POWER SERVICE	95.23	**95.23**
9060319	KC POWER & LIGHT CO	POWER SERVICE	85.82	**85.82**
5280319	KC POWER & LIGHT CO	POWER SERVICE	72.01	**72.01**
6610319	KC POWER & LIGHT CO	POWER SERVICE	197.33	**197.33**
6800319	KC POWER & LIGHT CO	POWER SERVICE	100.18	**100.18**
!0060319	KC POWER & LIGHT CO	POWER SERVICE	70.98	**70.98**
!0470319	KC POWER & LIGHT CO	POWER SERVICE	41.47	**41.47**
!0840319	KC POWER & LIGHT CO	POWER SERVICE	162.59	**162.59**

Check #	Vendor	Description	Amount Paid	Check Total
21150319	KC POWER & LIGHT CO	POWER SERVICE	102.55	**102.55**
22680319	KC POWER & LIGHT CO	POWER SERVICE	66.77	**66.77**
23010319	KC POWER & LIGHT CO	POWER SERVICE	86.66	**86.66**
26440319	KC POWER & LIGHT CO	POWER SERVICE	62.57	**62.57**
26700319	KC POWER & LIGHT CO	POWER SERVICE	65.95	**65.95**
30330319	KC POWER & LIGHT CO	POWER SERVICE	43.44	**43.44**
30810319	KC POWER & LIGHT CO	POWER SERVICE	113.01	**113.01**
31660319	KC POWER & LIGHT CO	POWER SERVICE	113.51	**113.51**
32220319	KC POWER & LIGHT CO	POWER SERVICE	58.21	**58.21**
33740319	KC POWER & LIGHT CO	POWER SERVICE	49.70	**49.70**
37760319	KC POWER & LIGHT CO	POWER SERVICE	5,476.92	**5,476.92**
41560319	KC POWER & LIGHT CO	POWER SERVICE	60.19	**60.19**
43240319	KC POWER & LIGHT CO	POWER SERVICE	186.16	**186.16**
43510319	KC POWER & LIGHT CO	POWER SERVICE	971.98	**971.98**
46160319	KC POWER & LIGHT CO	POWER SERVICE	64.69	**64.69**
47610319	KC POWER & LIGHT CO	POWER SERVICE	41.06	**41.06**
50870319	KC POWER & LIGHT CO	POWER SERVICE	252.73	**252.73**
52440319	KC POWER & LIGHT CO	POWER SERVICE	72.68	**72.68**
52720319	KC POWER & LIGHT CO	POWER SERVICE	75.80	**75.80**
52760319	KC POWER & LIGHT CO	POWER SERVICE	106.06	**106.06**
53130319	KC POWER & LIGHT CO	POWER SERVICE	39.84	**39.84**
53810319	KC POWER & LIGHT CO	POWER SERVICE	7,098.28	**7,098.28**

Check #	Vendor	Description	Amount Paid	Check Total
54120319	KC POWER & LIGHT CO	POWER SERVICE	243.18	**243.18**
55550319	KC POWER & LIGHT CO	POWER SERVICE	156.37	**156.37**
59580319	KC POWER & LIGHT CO	POWER SERVICE	264.08	**264.08**
60700319	KC POWER & LIGHT CO	POWER SERVICE	166.02	**166.02**
61670319	KC POWER & LIGHT CO	POWER SERVICE	91.87	**91.87**
62070319	KC POWER & LIGHT CO	POWER SERVICE	208.68	**208.68**
62940319	KC POWER & LIGHT CO	POWER SERVICE	102.60	**102.60**
63100319	KC POWER & LIGHT CO	POWER SERVICE	240.87	**240.87**
64140319	KC POWER & LIGHT CO	POWER SERVICE	114.28	**114.28**
65300319	KC POWER & LIGHT CO	POWER SERVICE	156.13	**156.13**
65390319	KC POWER & LIGHT CO	POWER SERVICE	400.14	**400.14**
67600319	KC POWER & LIGHT CO	POWER SERVICE	66.77	**66.77**
69630319	KC POWER & LIGHT CO	POWER SERVICE	66.33	**66.33**
67660319	KC POWER & LIGHT CO	POWER SERVICE	263.86	**263.86**
64480319	KC POWER & LIGHT CO	POWER SERVICE	88.21	**88.21**
65030319	KC POWER & LIGHT CO	POWER SERVICE	229.38	**229.38**
66420319	KC POWER & LIGHT CO	POWER SERVICE	122.41	**122.41**
66760319	KC POWER & LIGHT CO	POWER SERVICE	228.22	**228.22**
69590319	KC POWER & LIGHT CO	POWER SERVICE	64.28	**64.28**
67130319	KC POWER & LIGHT CO	POWER SERVICE	20.84	**20.84**
68740319	KC POWER & LIGHT CO	POWER SERVICE	85.15	**85.15**

158 checks in this report.

Grand Total All Checks:	209,687.34

CITY OF LEAWOOD
Check Date 03/27/2019
Ordinance 2019-12

Final Check List

Check #	Vendor	Description	Amount Paid	Check Total
100321	ACUSHNET CO - FOOTJOY	PROSHOP MERCHANDISE	42.64	
		PROSHOP MERCHANDISE	694.92	
		PROSHOP MERCHANDISE	41.29	**778.85**
100322	ACUSHNET CO - TITLEIST	PROSHOP MERCHANDISE	139.65	
		PROSHOP MERCHANDISE	784.10	**923.75**
100323	ADP LLC	TIMEKEEPING SYSTEM	2,833.00	**2,833.00**
100324	ADVANCED SCOREBOARDS LLC	SUBSCRIPTION FEE - LEGACY ELITE	600.00	**600.00**
100325	ALLIED OIL & TIRE COMPANY	55 GALLONS HYDRAULIC OIL FOR PUBLIC	1,056.72	**1,056.72**
100326	AMERICAN EQUIPMENT COMPANY	PW-456	40.73	**40.73**
100327	AMERICAN SENTRY ELECTRONIC SYS	REPLACEMENT LOCK - EAST FIRE DOOR	500.00	**500.00**
100328	APAC KANSAS INC	STONE	398.79	**398.79**
100329	APWA	APWA PUBLIC WORKS INSTITUTE: J.	1,000.00	**1,000.00**
100330	AT&T	PHONES	3,158.44	**3,158.44**
100331	AT&T LONG DISTANCE	LONG DISTANCE	3.40	**3.40**
100332	AT&T INTERNET	UVERSE & TV	195.44	**195.44**
100333	BLACK & MCDONALD	REPAIR CITY PARK LIGHTING	511.59	**511.59**
100334	BLUE CROSS BLUE SHIELD OF KC	MARCH 2019 HEALTH PREMIUM	326,215.95	**326,215.95**
100335	BLUE VALLEY GOODYEAR	VEHICLE TIRES	541.88	**541.88**
100336	BO LINGS	CATERING I-LAN SISTER LUNAR NEW YEAR	5,390.00	**5,390.00**

Check #	Vendor	Description	Amount Paid	Check Total
100337	BWI COMPANIES INC	SUPPLIES	635.00	**635.00**
100338	CALLAWAY GOLF CO	PROSHOP MERCHANDISE	781.00	**781.00**
100339	CDW GOVERNMENT INC	COMPUTER SUPPLIES	6,210.00	
		DATA SECURITY	10,595.00	**16,805.00**
100340	CHETS LOCK & KEY	SUPPLIES	26.87	**26.87**
100341	CROFT TRAILER SUPPLY INC	SUPPLIES	116.85	
		SUPPLIES	38.47	**155.32**
100342	CY MIDDLETON BENEFIT FUND	BENEFIT BASKETBALL TOURNAMENT	200.00	**200.00**
100343	DAMRON, GREGORY	TRAVEL ADVANCE - APCO	114.00	**114.00**
100344	DLT SOLUTIONS LLC	AUTODESK AUTOCAD CIVIL 3D 2019	10,413.45	**10,413.45**
100345	ELECTRONIC TECHNOLOGY INC	GENETEC TRAINING / CERTIFICATION	1,600.00	**1,600.00**
100346	ETS CORPORATION	EQUIPMENT	803.18	**803.18**
100347	FILTA ENVIRONMENTAL SOLUTIONS	FRYER SERVICE	45.00	**45.00**
100348	FOSTER BROS WOOD PRODUCTS IN(	MULCH/$14.95 PER YARD/FREE DELIVERY	1,121.25	**1,121.25**
100349	FRANCOTYP-POSTALIA INC	POSTAL METER	743.40	**743.40**
100350	GEAR FOR SPORTS	PROSHOP CLOTHING	571.01	
		PROSHOP MERCHANDISE	911.98	**1,482.99**
100351	GRAINGER INC	EMERGENCY LIGHT & EXIT SIGN	296.94	**296.94**
100352	GRAINGER INC	EQUIPMENT SUPPLIES	28.56	**28.56**
100353	GREATER KC INTERFAITH COUNCIL	TABLE OF FAITHS	200.00	**200.00**
100354	GT DISTRIBUTORS INC	GLOCK SIDEARMS PER QUOTE #QTE0094577	7,831.00	
		WEAPONS EQUIPMENT	23.64	
		AMMUNITION	1,074.70	
		WEAPONS EQUIPMENT	7.88	**8,937.22**

Check #	Vendor	Description	Amount Paid	Check Total
100355	HEART OF AMERICA CHAPTER ICC	REGISTRATION FOR APPROVED TRAINING -	350.00	**350.00**
100356	HEATHWOOD OIL CO INC	WIPER WASH	60.29	**60.29**
100357	HELENA AGRI ENTERPRISES LLC	1 PALLET 16-0-5 .375% PRODIAMINE	1,108.00	**1,108.00**
100358	HINCKLEY SPRINGS	BOTTLED WATER	11.25	**11.25**
100359	IAM STARGUARD ELITE	TEXTBOOKS	736.41	**736.41**
100360	ICE MASTERS LLC	ICE MACHINE RENT	157.00	
		ICE MACHINE RENT	67.00	**224.00**
100361	INDUSTRIAL SALES CO INC	CITY PARK CONTROLLER REPLACEMENT	3,094.20	
		SUPPLIES	238.21	**3,332.41**
100362	INTERSTATE BATTERIES OF KC	TRUCK SUPPLIES	47.95	
		BATTERY	47.95	**95.90**
100363	J & A TRAFFIC PRODUCTS	75 TELSPAR ANCHORS AND 75 TELSPAR	1,425.00	**1,425.00**
100364	JO CO DEPT HEALTH- ENVIRONMENT	DHE POUR OFF	9.84	**9.84**
100365	JO CO WASTEWATER	WASTEWATER SERVICE	26.76	
		WASTEWATER SERVICE	16.15	
		WASTEWATER SERVICE	16.15	
		WASTEWATER SERVICE	62.39	
		WASTE WATER SERVICES	16.15	
		WASTE WATER SERVICES	36.62	
		WASTE WATER SERVICES	85.13	
		WASTE WATER SERVICES	28.28	
		WASTE WATER SERVICES	25.25	**312.88**
100366	JOHNSTONE SUPPLY	SUPPLIES	6.88	**6.88**
100367	KA COMM INC	VEHICLE EQUIPMENT REMOVAL	27.50	
		EQUIPMENT INSTALLATION~	372.58	
		HARRIS MOBILE XG-785M RADIOS WITH	34,915.50	**35,315.58**
100368	KANSAS GOLF & TURF INC	SUPPLIES	163.06	**163.06**

Check #	Vendor	Description	Amount Paid	Check Total
100369	KANSAS MUNICIPAL JUDGES ASSOC	ANNUAL DUES - GURNEY	25.00	**25.00**
100370	KAW VALLEY SAND & GRAVEL INC	SUPPLIES - SAND	375.20	**375.20**
100371	KAYSTAR	2019 VOLUNTEER APPRECIATION CARDS AND	821.00	**821.00**
100372	KC BOBCAT INC	TWO (2) SKID STEER LOADERS, #475 AND	99,828.00	
		CREDIT MEMO AND RETURNING CHECK	-88,697.00	**11,131.00**
100373	KC BOBCAT INC	EQUIPMENT SUPPLIES	56.90	**56.90**
100374	KC BUSINESS JOURNAL, THE	MAYOR SUBSCRIPTION	98.19	**98.19**
100375	KC STAR	SUBSCRIPTION	465.92	**465.92**
100376	KD KANOPY INC	SAND BAGS	522.55	**522.55**
100377	KONICA MINOLTA PREMIER FINANCE	2019 COPY MACHINE LEASE	4,582.77	**4,582.77**
100378	KVC BEHAVIORAL HEALTHCARE INC	ALCOHOL TAX FUND ALLOCATION	1,539.00	**1,539.00**
100379	LASER CYCLE INC	PRINTER SUPPLIES - TONER	267.92	
		COPIER SUPPLIES	284.97	**552.89**
100380	LAWSON PRODUCTS INC	SUPPLIES	846.56	
		SUPPLIES	157.20	
		SUPPLIES	55.40	**1,059.16**
100381	LAWSON PRODUCTS INC	SUPPLIES	791.88	**791.88**
100382	LEAWOOD CHAMBER OF COMMERCE	2019 STATE OF COUNTY ADDRESS & LUNCHEON	35.00	**35.00**
100383	LEAWOOD CHAMBER OF COMMERCE	BOARD MTG REGISTRATION	16.50	**16.50**

Check #	Vendor	Description	Amount Paid	Check Total
100384	LEGAL RECORD	HEARING NOTICE	9.32	
		HEARING NOTICE	9.32	
		HEARING NOTICE	26.36	
		HEARING NOTICE	18.97	
		LEGAL PUBLICATIONS	144.85	
		LEGAL NOTICES	299.92	
		LEGAL NOTICES	56.12	
		LEGAL NOTICES	78.62	
		LEGAL NOTICES	51.12	
		LEGAL NOTICES	296.28	
		LEGAL NOTICES	32.15	
		HEARING NOTICE	11.25	
		HEARING NOTICE	11.25	
		HEARING NOTICE	9.32	
		HEARING NOTICE	11.25	
		HEARING NOTICE	7.72	
		HEARING NOTICE	5.79	
		HEARING NOTICE	5.79	
		HEARING NOTICE	5.79	
		HEARING NOTICE	7.72	
		HEARING NOTICE	5.79	
		HEARING NOTICE	7.72	
		HEARING NOTICE	5.79	
		HEARING NOTICE	5.79	
		HEARING NOTICE	7.72	
		HEARING NOTICE	5.79	
		HEARING NOTICE	11.25	**1,148.76**
100385	LEVEL 3 COMMUNICATIONS LLC	INTERNET SERVICE	2,822.62	**2,822.62**
100386	LEWIS, ROBIN A	PUBLIC DEFENDER	660.00	
		PUBLIC DEFENDER	660.00	
		PUBLIC DEFENDER	660.00	**1,980.00**
100387	LINCOLN NATIONAL LIFE INSUR	LIFE, LTD, VSTD PREMIUM	10,214.43	**10,214.43**

Check #	Vendor	Description	Amount Paid	Check Total
100388	MAGELLAN PIPELINE COMPANY LP	MAGELLAN PIPELINE RELOCATION ON 143RD	1,298,379.00	**1,298,379.00**
100389	MAISCH SMALL ENGINE REPAIR	EQUIPMENT SUPPLIES	262.75	
		EQUIPMENT	539.99	**802.74**
100390	METROMEDIA INC	ADVERTISING	395.00	**395.00**
100391	MICRO CENTER AR	COMPUTER SUPPLIES	85.95	
		COMPUTER SUPPLIES	375.85	
		COMPUTER SUPPLIES	17.97	
		COMPUTER SUPPLIES	29.97	
		COMPUTER SUPPLIES	519.90	**1,029.64**
100392	MID AMERICA REGIONAL COUNCIL	RHSCC EMERGENCY SERV - LOCAL DUES	6,314.00	**6,314.00**
100393	MO TURF PAINT & FIELD GRAPHICS	MARKING SPRAY AND DUST	283.88	**283.88**
100394	MULTIPLE SERVICES EQUIPMENT CO	SUPPLIES	38.80	**38.80**
100395	NANGIA, AJAY	REFUND ON CANCELLED LODGE	250.00	**250.00**
100396	O REILLY AUTO PARTS	EQUIPMENT SUPPLIES	9.99	
		EQUIPMENT SUPPLIES	9.77	
		OIL FILTER	2.69	
		VEHICLE SUPPLIES	45.12	
		OIL FILTER	4.11	
		OIL & TIRE GAUGE	15.64	
		AUTO EXPENSE - PW408	4.11	
		AUTO EXPENSE - PW408	78.27	
		AUTO EXPENSE - PW-447	32.87	
		MOTOR OIL	23.94	**226.51**
100397	OBIJI, MISHEA	CLEANING	150.00	**150.00**
100398	PENTAIR AQUATIC ECO SYSTEMS IN	SUPPLIES	236.94	**236.94**
100399	PEPSI BEVERAGES COMPANY	BEVERAGES	699.80	**699.80**
100400	PEPSI BEVERAGES COMPANY	BEVERAGES	556.60	**556.60**

Check #	Vendor	Description	Amount Paid	Check Total
100401	PHILADELPHIA INSURANCE COMP	FLEXI PLUS FIVE ANNUAL INSUR. LWD	1,055.00	**1,055.00**
100402	PLUMBERS FRIEND INC, THE	SUPPLIES	239.10	**239.10**
100403	PREWITT, ROGER	KS DEPT OF REVENUE	52.28	**52.28**
100404	Q4 INDUSTRIES LLC	FACILITY SUPPLIES	682.95	
		FACILITY SUPPLIES	21.96	
		FACILITY SUPPLIES	443.37	
		FACILITY SUPPLIES	279.82	
		FACILITY SUPPLIES	655.46	
		FACILITY SUPPLIES	1,837.27	**3,920.83**
100405	RANCHVIEW FLORAL & INTERIORS	RETIREMENT SUPPLIES	35.00	
		STATE OF THE CITY	65.00	**100.00**
100406	REEVES WIEDEMAN COMPANY	BUILDING MAINTENANCE SUPPLY	407.86	
		PLUMBING SUPPLIES PW14303	34.45	
		PLUMBING SUPPLIES PW14303	489.00	**931.31**
100407	REGAL AWARDS	MARY TEARNEY	175.00	**175.00**
100408	REGIONAL JUSTICE INFORMATION	WEB SUBSCRIPTION	87.01	**87.01**
100409	REINDERS INC	FESCUE BLEND	788.00	
		PESTICIDE	697.56	**1,485.56**
100410	SAFE RESTRAINTS INC	PATROL SUPPLIES	542.12	**542.12**

Check #	Vendor	Description	Amount Paid	Check Total
100411	SAMS CLUB DIRECT	SUPPLIES	591.56	
		SUPPLIES	50.86	
		SUPPLIES	99.96	
		SUPPLIES	406.18	
		SUPPLIES	311.38	
		SUPPLIES	125.68	
		SUPPLIES	161.96	
		SUPPLIES	57.66	
		SUPPLIES	247.22	
		SUPPLIES	50.14	
		SUPPLIES	80.66	
		SUPPLIES	126.65	
		SUPPLIES	145.37	
		SUPPLIES	70.90	
		SUPPLIES	214.57	
		SUPPLIES	10.67	
		SUPPLIES	724.08	
		SUPPLIES	382.25	
		SUPPLIES	102.26	
		SUPPLIES	29.16	**3,989.17**
100412	SCHUTTE LUMBER CO	LUMBER	359.87	**359.87**
100413	SCNS SPORTS FOOD INC	PREPARED FOOD	79.20	**79.20**
100414	SHI INTERNATIONAL CORP	COMPUTER SOFTWARE	4,766.00	**4,766.00**
100415	SHRED-IT USA LLC	SHREDDING SERVICE	428.43	**428.43**
100416	SKAGGS, CHRIS	UNIFORMS	79.98	**79.98**

Check #	Vendor	Description	Amount Paid	Check Total
100417	STAPLES BUSINESS ADVANTAGE	SUPPLIES	36.45	
		SUPPLIES	135.71	
		SUPPLIES	21.75	
		OFFICE SUPPLIES	29.58	
		FACILITY SUPPLIES	58.64	
		SUPPLIES	72.79	
		SUPPLIES	79.77	
		SUPPLIES	88.77	
		SUPPLIES	73.06	
		SUPPLIES	121.76	
		OFFICE SUPPLIES	9.98	
		SUPPLIES	105.00	
		SUPPLIES	30.10	**863.36**

Check #	Vendor	Description	Amount Paid	Check Total
100418	SUBURBAN LAWN & GARDEN INC	YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
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		YARD WASTE TIP FEE - SNOW DEBRIS	40.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	28.00	

Check #	Vendor	Description	Amount Paid	Check Total
		YARD WASTE TIP FEE - SNOW DEBRIS	40.00	
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		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	
		YARD WASTE TIP FEE - SNOW DEBRIS	35.00	**10,087.00**
100419	SYSCO FOOD SERVICE OF KC INC	FOOD	413.29	**413.29**

Check #	Vendor	Description	Amount Paid	Check Total
100420	TAYLORMADE GOLF COMPANY INC	PROSHOP MERCHANDISE	214.48	
		PROSHOP MERCHANDISE	214.48	**428.96**
100421	TIME WARNER CABLE	BUSINESS TV	62.58	**62.58**
100422	TOMPKINS INDUSTRIES INC	614 PARKS - PARTS	232.83	**232.83**
100423	TORO COMPANY - NSN, THE	MYTURF - PRO	65.00	**65.00**
100424	TRANSIMPEX TRANSLATORS INC	INTERPRETATION SERVICE	253.00	**253.00**
100425	TROON GOLF LLC	FEB EXPENSE	115.88	**115.88**
100426	TRUSTMARK VOLUNTARY BENEFIT	MARCH 2019 TRUSTMARK PREMIUM	4,120.23	**4,120.23**
100427	UNITED COMMUNITY SERVICES	2019 HUMAN SERVICE FUND - QUARTERLY	3,750.00	**3,750.00**
100428	UNUM LIFE INSURANCE CO	MARCH 2019 LTC PREMIUM	1,033.60	**1,033.60**
100429	VAN-WALL EQUIPMENT INC	TIRE	148.00	**148.00**
100430	VERIZON WIRELESS	BROADBAND SERVICE	3,952.55	**3,952.55**
100431	VERMEER SALES & SERVICE INC	SUPPLIES	115.97	
		REPAIR PARKS IN STOCK	1,148.12	
		EQUIPMENT INSPECTION	659.58	**1,923.67**
100432	WATER DISTRICT 1 JO CO	WATER SERVICE	96.72	**96.72**
100433	WATER DISTRICT 1 JO CO	WATER SERVICE	90.40	
		WATER SERVICE	8.92	
		WATER SERVICE	90.40	**189.72**
100434	WCA WASTE SYSTEMS INC	RECYCLING SERVICE	36.82	**36.82**
100435	WEDDINGWIRE INC	WEDDINGWIRE ADVERTISING - INSTALLMENT	3,755.77	**3,755.77**
100436	WESSPUR TREE EQUIPMENT INC	BOOTS	237.45	
		SUPPLIES	437.70	**675.15**
100437	WINFIELD SOLUTIONS LLC	RONSTAR FLO	6,600.00	**6,600.00**

Check #	Vendor	Description	Amount Paid	Check Total
100438	YEU PATCH LLC	SUPPLIES	50.00	**50.00**
100439	YODER, KIRT	2019 EDUCATIONAL ASSISTANCE: KIRT YODER	1,257.60	**1,257.60**
1070319	KC POWER & LIGHT CO	POWER SERVICE	288.59	**288.59**
3252019	KANSAS GAS SERVICE	GAS SERVICE	11,951.93	**11,951.93**
3300319	KC POWER & LIGHT CO	POWER SERVICE	93.53	**93.53**
7360319	KC POWER & LIGHT CO	POWER SERVICE	135.50	**135.50**
8810319	KC POWER & LIGHT CO	POWER SERVICE	159.90	**159.90**
9400319	KC POWER & LIGHT CO	POWER SERVICE	143.73	**143.73**
9990319	KC POWER & LIGHT CO	POWER SERVICE	354.73	**354.73**
0670319	KC POWER & LIGHT CO	POWER SERVICE	132.67	**132.67**
1510319	KC POWER & LIGHT CO	POWER SERVICE	226.83	**226.83**
3260319	KC POWER & LIGHT CO	POWER SERVICE	35.31	**35.31**
7060319	KC POWER & LIGHT CO	POWER SERVICE	348.99	**348.99**
7130319	KC POWER & LIGHT CO	POWER SERVICE	81.06	**81.06**
7900319	KC POWER & LIGHT CO	POWER SERVICE	117.01	**117.01**
8030319	KC POWER & LIGHT CO	POWER SERVICE	298.86	**298.86**
8190319	KC POWER & LIGHT CO	POWER SERVICE	596.92	**596.92**
8840319	KC POWER & LIGHT CO	POWER SERVICE	202.18	**202.18**
8970319	KC POWER & LIGHT CO	POWER SERVICE	176.95	**176.95**
0400319	KC POWER & LIGHT CO	POWER SERVICE	4,035.17	**4,035.17**
0820319	KC POWER & LIGHT CO	POWER SERVICE	219.73	**219.73**
0860319	KC POWER & LIGHT CO	POWER SERVICE	49.93	**49.93**

Check #	Vendor	Description	Amount Paid	Check Total
2110319	KC POWER & LIGHT CO	POWER SERVICE	21.00	**21.00**
3160319	KC POWER & LIGHT CO	POWER SERVICE	198.07	**198.07**
5640319	KC POWER & LIGHT CO	POWER SERVICE	32.88	**32.88**
5750319	KC POWER & LIGHT CO	POWER SERVICE	154.24	**154.24**
5850319	KC POWER & LIGHT CO	POWER SERVICE	122.08	**122.08**
6330319	KC POWER & LIGHT CO	POWER SERVICE	288.25	**288.25**
6450319	KC POWER & LIGHT CO	POWER SERVICE	128.90	**128.90**
6760319	KC POWER & LIGHT CO	POWER SERVICE	18.14	**18.14**
6790319	KC POWER & LIGHT CO	POWER SERVICE	69.79	**69.79**
6870319	KC POWER & LIGHT CO	POWER SERVICE	273.00	**273.00**
8590319	KC POWER & LIGHT CO	POWER SERVICE	33.49	**33.49**
9170319	KC POWER & LIGHT CO	POWER SERVICE	158.34	**158.34**
0360319	KC POWER & LIGHT CO	POWER SERVICE	489.17	**489.17**
1460319	KC POWER & LIGHT CO	POWER SERVICE	342.40	**342.40**
2040319	KC POWER & LIGHT CO	POWER SERVICE	373.33	**373.33**
2870319	KC POWER & LIGHT CO	POWER SERVICE	223.90	**223.90**
4670319	KC POWER & LIGHT CO	POWER SERVICE	928.04	**928.04**
5180319	KC POWER & LIGHT CO	POWER SERVICE	179.82	**179.82**
5640319	KC POWER & LIGHT CO	POWER SERVICE	189.08	**189.08**
5650319	KC POWER & LIGHT CO	POWER SERVICE	170.66	**170.66**
5720319	KC POWER & LIGHT CO	POWER SERVICE	66.84	**66.84**
6120319	KC POWER & LIGHT CO	POWER SERVICE	39.80	**39.80**

Check #	Vendor	Description	Amount Paid	Check Total
37140319	KC POWER & LIGHT CO	POWER SERVICE	142.34	**142.34**
39070319	KC POWER & LIGHT CO	POWER SERVICE	106.54	**106.54**
39110319	KC POWER & LIGHT CO	POWER SERVICE	87.41	**87.41**
39780319	KC POWER & LIGHT CO	POWER SERVICE	45.24	**45.24**
40980319	KC POWER & LIGHT CO	POWER SERVICE	78.17	**78.17**
41480319	KC POWER & LIGHT CO	POWER SERVICE	13.25	**13.25**
43650319	KC POWER & LIGHT CO	POWER SERVICE	2,471.19	**2,471.19**
44830319	KC POWER & LIGHT CO	POWER SERVICE	5,659.24	**5,659.24**
45420319	KC POWER & LIGHT CO	POWER SERVICE	29.67	**29.67**
45720319	KC POWER & LIGHT CO	POWER SERVICE	21.02	**21.02**
50970319	KC POWER & LIGHT CO	POWER SERVICE	341.20	**341.20**
51660319	KC POWER & LIGHT CO	POWER SERVICE	42.73	**42.73**
54940319	KC POWER & LIGHT CO	POWER SERVICE	41.25	**41.25**
55270319	KC POWER & LIGHT CO	POWER SERVICE	268.52	**268.52**
57230319	KC POWER & LIGHT CO	POWER SERVICE	96.01	**96.01**
58310319	KC POWER & LIGHT CO	POWER SERVICE	43.16	**43.16**
58540319	KC POWER & LIGHT CO	POWER SERVICE	402.51	**402.51**
59110319	KC POWER & LIGHT CO	POWER SERVICE	344.49	**344.49**
59740319	KC POWER & LIGHT CO	POWER SERVICE	257.69	**257.69**
62960319	KC POWER & LIGHT CO	POWER SERVICE	254.10	**254.10**
63870319	KC POWER & LIGHT CO	POWER SERVICE	273.82	**273.82**
65720319	KC POWER & LIGHT CO	POWER SERVICE	272.87	**272.87**

Check #	Vendor	Description	Amount Paid	Check Total
6270319	KC POWER & LIGHT CO	POWER SERVICE	34.79	**34.79**
6290319	KC POWER & LIGHT CO	POWER SERVICE	204.24	**204.24**
6720319	KC POWER & LIGHT CO	POWER SERVICE	74.84	**74.84**
8840319	KC POWER & LIGHT CO	POWER SERVICE	47.97	**47.97**
0800319	KC POWER & LIGHT CO	POWER SERVICE	64.39	**64.39**
3400319	KC POWER & LIGHT CO	POWER SERVICE	223.54	**223.54**
3730319	KC POWER & LIGHT CO	POWER SERVICE	125.24	**125.24**
5300319	KC POWER & LIGHT CO	POWER SERVICE	197.57	**197.57**
8300319	KC POWER & LIGHT CO	POWER SERVICE	248.62	**248.62**
8420319	KC POWER & LIGHT CO	POWER SERVICE	170.73	**170.73**
9560319	KC POWER & LIGHT CO	POWER SERVICE	31.36	**31.36**
9980319	KC POWER & LIGHT CO	POWER SERVICE	338.46	**338.46**
0370319	KC POWER & LIGHT CO	POWER SERVICE	70.68	**70.68**
0920319	KC POWER & LIGHT CO	POWER SERVICE	149.66	**149.66**
3410319	KC POWER & LIGHT CO	POWER SERVICE	192.40	**192.40**
5880319	KC POWER & LIGHT CO	POWER SERVICE	105.09	**105.09**
5950319	KC POWER & LIGHT CO	POWER SERVICE	68.41	**68.41**
9350319	KC POWER & LIGHT CO	POWER SERVICE	223.41	**223.41**
9740319	KC POWER & LIGHT CO	POWER SERVICE	216.98	**216.98**
9990319	KC POWER & LIGHT CO	POWER SERVICE	146.46	**146.46**
3940319	KC POWER & LIGHT CO	POWER SERVICE	480.23	**480.23**
4310319	KC POWER & LIGHT CO	POWER SERVICE	182.47	**182.47**

Check #	Vendor	Description	Amount Paid	Check Total
16470319	KC POWER & LIGHT CO	POWER SERVICE	44.69	**44.69**
17540319	KC POWER & LIGHT CO	POWER SERVICE	1,443.28	**1,443.28**
18900319	KC POWER & LIGHT CO	POWER SERVICE	127.13	**127.13**
19380319	KC POWER & LIGHT CO	POWER SERVICE	125.29	**125.29**
19500319	KC POWER & LIGHT CO	POWER SERVICE	267.97	**267.97**
11003191	KC POWER & LIGHT CO	POWER SERVICE	104.37	**104.37**

211 checks in this report.

Grand Total All Checks: 1,878,846.92

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7.B.

Regular Meeting

THE LEAWOOD CITY COUNCIL

March 18, 2019

Minutes

DVD No. 437

The City Council of the City of Leawood, Kansas, met in regular session in the Council Chambers, 4800 Town Center Drive, 7:30 P.M. on Monday, March 18, 2019. Mayor Peggy Dunn presided.

Councilmembers Present: Chuck Sipple, Mary Larson, James Azeltine, Julie Cain, Debra Filla, Lisa Harrison and Jim Rawlings

Councilmembers Absent: Andrew Osman

Staff Present: Patty Bennett, City Attorney
Chief Troy Rettig, Police Department
Chris Claxton, Parks & Recreation Director
Nic Sanders, Human Resource Director
Dawn Long, Finance Director
April Bishop, Cultural Arts Coordinator
Mark Tepesch, Info. Services Specialist III
David Ley, Public Works Director
Richard Coleman, Comm. Dev. Director
Chief Dave Williams, Fire Department
Mark Klein, Planning Official
Ross Kurz, Info. Services Director
Debra Harper, City Clerk
Cindy Jacobus, Assistant City Clerk

Others Present: Kevin Jeffries, President, Chief Executive Officer and Director of Economic Development, Leawood Chamber of Commerce

Arts Council Committee
Mary Tearney, former Chair
Julia Steinberg
David Hazen
Kim Hinkle
Dr. Ann Kenney (former member)

Leawood Stage Company
Paul Anderson
Cindy Flaspohler
Kim and Lynn Sheek

Alice Hawk, Leawood Foundation Chair

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

Mayor Dunn noted the agenda had been amended to continue Agenda Item 13.E., 2018 Update to the Comprehensive Plan, to the April 1, 2019 Governing Body meeting.

A motion to approve the amended agenda was made by Councilmember Rawlings; seconded by Councilmember Cain. The motion was approved with a unanimous vote of 7-0.

3. **CITIZEN COMMENTS** – None

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. It is not appropriate to use profanity or comment on pending litigation, municipal court matters or personnel issues. Comments about items that appear on the action agenda will be taken as each item is considered. CITIZENS ARE REQUESTED TO KEEP THEIR COMMENTS UNDER 5 MINUTES.

4. **PROCLAMATIONS** – None

5. **PRESENTATIONS/RECOGNITIONS** **Recognition Resolution No. 5140 of Mary Tearney, former Arts Council Chair**

Mayor Dunn read the resolution into the record. Mayor Dunn then read the inscription of a crystal Outstanding Service Award, and presented both to Ms. Tearney. Attendees gave a standing ovation.

Ms. Tearney thanked everyone and stated in 1995, the mission of the Arts Council Committee was to expand and enhance the quality of life for citizens. She stated her belief she had accomplished the mission in the last 25 years and hoped she had done a good job, giving her heart and soul. When she came on-board in October 1995, the budget was $700. She wants to continue in any capacity needed to support the City. She expressed appreciation for years of support, and will continue to support the leadership that will follow, providing for continued growth of programs though space may be limited. It has been a wonderful 25 years.

Ms. Tearney stated she is proud of accomplishments as Arts Council Committee Chair, but it took other volunteers helping along the way such as the Leawood Stage Company and Arts Council Committee Liaisons Councilmembers James Azeltine and Julie Cain. They have been supportive, especially Councilmember Azeltine who participates in many Leawood Stage Company productions. She acknowledged the support and assistance of current and former members of the Arts Council Committee, Leawood Stage Company members, and Alice Hawk, Leawood Foundation Chair, in attendance tonight. Ms. Tearney thanked attendees for their recognition.

Mayor Dunn stated the budget is certainly larger today, with reasons being the City's unique privilege of citizens willing to fund the arts, and confidence in Mary's leadership and her team. It is an extraordinary accomplishment and the City wants Mary to continue. Ms. Tearney stated Leawood is the envy of the metro area and no City has more volunteers. Leawood Stage Company productions can involve over 100 volunteers.

Mayor Dunn thanked everyone for their attendance.

A motion to approve Agenda Item 5. was made by Councilmember Filla; seconded by Councilmember Harrison. The motion was approved with a unanimous vote of 7-0.

6. **SPECIAL BUSINESS** – None

7. CONSENT AGENDA

Consent agenda items have been studied by the Governing Body and determined to be routine enough to be acted upon in a single motion. If a Councilmember requests a separate discussion on an item, it can be removed from the consent agenda for further consideration.

A. Accept Appropriation Ordinance Nos. 2019-9 and 2019-10

B. Accept minutes of the March 4, 2019 Governing Body meeting

C. Accept minutes of the January 30, 2019 Stormwater Management Committee

D. Accept minutes of the October 25, 2018 Ironhorse Advisory Board meeting

E. Accept minutes of the October 23, 2018 Leawood Foundation meeting

F. Approve purchase in the amount of $111,036.00, from Shawnee Mission Ford for the purchase of [3] vehicles for Public Works

G. **Resolution No. 5142**, accepting the 2018 Annual Report regarding the Leawood Park Impact Fee, pursuant to § 12-409, of the Code of the City of Leawood, Kansas, 2000

H. **Resolution No. 5143**, accepting the 2018 Annual Report regarding the Public Art Impact Fee, pursuant to § 12-609, of the Code of the City of Leawood, Kansas, 2000

I. **Resolution No. 5144**, approving and authorizing the Mayor to execute a Service Agreement in the amount of $68,820.00, between the City and Next to Nature, pertaining to right-of-way [ROW] and median maintenance

J. **Resolution No. 5145**, approving and authorizing the Mayor to execute a Construction Agreement in the amount of $3,219,842.85, between the City and J. M. Fahey Construction Company, pertaining to the Mission Road Improvement Project, between 119th Street and 127th Street [Project # 72065]

K. **Resolution No. 5146**, approving and authorizing the Mayor to execute a Construction Agreement in the amount of $1,466,445.30, between the City and McAnany Construction, pertaining to the 2019 Residential Mill & Overlay Program [Project # 70026]

L. **Resolution No. 5147**, approving and authorizing the Mayor to execute Amendment No. 1 to that certain Engineering Service Agreement dated March 19, 2018, between the City and HDR Engineering, Inc., for a total amount not to exceed $70,035.00, pertaining to the Preliminary Engineering Study for drainage improvements north of I-435 between Mission Farms and Lee Boulevard [Project # 73004]

M. **Resolution No. 5148**, approving and authorizing the Mayor to execute a Reimbursement Agreement for an amount not to exceed $1,300,000.00, between the City and Magellan Pipeline Company, L.P., pertaining to the 143rd Street Improvement Project from Windsor to Kenneth Road [Project # 80129]

N. **Resolution No. 5149**, accepting a Deed of Dedication for Right-of-Way from Grantors Pedro L. and Susan B. Rodriguez, for property located at 14204 Canterbury Court, Lot 4, Block 4, Charlemagne Manor Subdivision, pertaining to the 143rd Street Improvement Project from Windsor to Kenneth Road [Project # 80129]

O. **Resolution No. 5150**, accepting a Temporary Construction Easement from Grantors Pedro L. and Susan B. Rodriguez, for property located at 14204 Canterbury Court, Lot 4, Block 4, Charlemagne Manor Subdivision, pertaining to the 143rd Street Improvement Project from Windsor to Kenneth Road [Project # 80129]

P. **Resolution No. 5151**, accepting a Temporary Construction Easement from Grantors Mujeep A. Noorani and Maria Noorani, for property located at 12851 Pembroke Circle, Lot 3, Block 3, Leawood South, Second Plat, pertaining to the 2018 CMP Replacement Project [Project # 80255]

Q. **Resolution No. 5152**, approving a Revised Final Plat for the Smith Estate, located south of 143rd Street and west of Mission Road. (PC Case 07-19) *[from the February 26, 2019 Planning Commission meeting]*

R. **Resolution No. 5153**, approving a Revised Final Sign Plan for Plaza Pointe – Revised Sign Criteria, located south of 135th Street and east of Briar Street (PC Case 08-19) *[from the February 26, 2019 Planning Commission meeting]*

S. **Resolution No. 5154**, approving a Final Plan for changes to the façade of a tenant space for Town Center Crossing – Lovesac (Retail: Furniture), located south of 119th Street and east of Roe Avenue. (PC Case 09-19) *[from the February 26, 2019 Planning Commission meeting]*

T. Police Department Monthly Report

U. Fire Department Monthly Report

V. Municipal Court Monthly Report

Councilmember Sipple requested Consent Agenda Item 7.A. be pulled.
Councilmember Harrison requested Consent Agenda Item 7.Q. be pulled.

A motion to approve the remainder of the Consent Agenda was made by Councilmember Azeltine; seconded by Councilmember Larson. The motion was approved with a unanimous vote of 7-0.

7.A. Accept Appropriation Ordinance Nos. 2019-9 and 2019-10

Councilmember Sipple stated he would recuse from voting because his wife was listed as a payee. She provides services to the Parks & Recreation Department as an outside contractor.

A motion to approve Consent Agenda Item 7.A. was made by Councilmember Filla; seconded by Councilmember Larson. The motion was approved with a unanimous vote of 6-0, with recusal by Councilmember Sipple for reason stated.

7.Q. **Resolution No. 5152**, approving a Revised Final Plat for the Smith Estate, located south of 143rd Street and west of Mission Road. (PC Case 07-19) *[from the February 26, 2019 Planning Commission meeting]*

Mr. Coleman stated the lot had been replatted from one to two lots in the past by the Spears family, anticipating the construction of a home for a family member. Construction did not take place and the Spears sold the property to the Smiths, and the Smiths are platting for one lot. He confirmed to Councilmember Harrison the replatted singleton lot was shaded in blue on Page 2 of the Staff Report, and his understanding the area will remain as one lot in the future.

A motion to approve Consent Agenda Item 7.Q. was made by Councilmember Harrison; seconded by Councilmember Filla. The motion was approved with a unanimous vote of 7-0.

8. MAYOR'S REPORT

A. Our sympathies to the family and friends of Leawood resident Dr. Morry Wise, husband of former Mayor Jean Wise, who passed away on March 6 at the age of 80. Morry was a great athlete, and cycling was one of his passions. I often met him while walking along the Tomahawk Creek Trails – although he was on a bicycle.

B. Roeland Park Mayor Mike Kelly hosted the March meeting of the Johnson & Wyandotte Counties Council of Mayors. Meeting agenda consisted of presentation by United Community Services of Johnson County Board Members on topic of affordable housing. They would like to have a multi-jurisdictional housing study funded. The last one was done in 2004 and funded by Johnson County.
The second topic was a legislative update by Overland Park Lobbyist Dick Carter. He stated that the first half of the session was on the "fast track to nowhere!"

C. Attended the Kansas/Missouri State Affairs Committee Presentation on the "Border War" hosted by the Greater Kansas City Chamber of Commerce. There is a bill that has been worked through the Missouri Senate on its way to the House that would alter the current practices of the Missouri Works Program and the Kansas PEAK Program.

D. I had the pleasure of presenting abbreviated "State of the City" remarks to both the Leawood Lions and the Leawood Rotary Club this past week. My thanks to Councilmember Rotarians Jim Rawlings and Lisa Harrison for hosting me.

E. Congratulations are in order for Deputy Police Chief Kevin Cauley who retired after 27 years of dedicated service to our community. Chief Rettig hosted a great celebration with many former Police Department retirees and other Police Chiefs throughout the metro region. We wish him well on his life's next journey.

F. Congratulations on Police Department promotions for Captain Kirt Yoder, Sergeant Shane Chambers and Corporal Chris Hargis.

G. Received correspondence from Leawood resident Tom Hall, 4421 W. 112th Terrace, dated February 18, 2019, that reads:

> "I hope you take a few minutes during a council meeting to compliment the Leawood road crews who have, and continue, to keep our streets clear and safe. They do an exceptional job and deserve a thank you from each of us as citizens as well as each member of the council. Thank you."

Public Works Director David Ley will receive a copy.

H. Received card in mail from Leawood Arts Council member Stephanie Hamil that reads:

> "The Germans say…Danke Schön! The French say…Merci Beaucoup! The Spanish say…Imuchas Gracias! And I say…I'm speechless with gratitude, but then I say a BIG THANK YOU for Storm Damage Pick-up."

Public Works Director David Ley will receive a copy of this as well.

9. COUNCILMEMBERS' REPORT – None

10. CITY ADMINISTRATOR REPORT – None

11. STAFF REPORT – None

COMMITTEE RECOMMENDATIONS

12. ARTS COUNCIL

[from the January 22, 2019 Arts Council meeting]

Repair of Art Piece, 'Faith,' located at Brook Beatty Park, located at 8646 Lee Boulevard

Mayor Dunn stated she viewed the damaged piece yesterday. Ms. Bishop stated the tree branch that struck the sculpture was not that large, but hit right on an edge of the piece creating a crack. She and Ms. Bennett confirmed there has been no response from the City's insurance company. Ms. Bishop stated questions exist about how much insurance will pay and the piece is being appraised. Mayor Dunn stated since the piece was purchased several years ago and the sculptor has passed, the value of the piece should have increased significantly. Ms. Bishop stated the piece is unique and most of the sculptor's pieces are displayed in museums, not outdoors. Zahner is recommended as the only company to take on the repair task and do a perfect job.

A motion to approve Agenda Item 12. was made by Councilmember Cain; seconded by Councilmember Larson. The motion was approved with a unanimous vote of 7-0.

13. PLANNING COMMISSION

[from the February 26, 2019 Planning Commission meeting]

A. **Resolution No. 5155**, approving a Revised Final Plan for Town Center Plaza – Chase Bank, located north of 119th Street and west of Roe Avenue. (PC Case 11-19)

Mr. Patrick Bennett, Core States Group, Architect-Engineering Consultant, 6500 Chippewa Street, St. Louis, Missouri, stated the project was straightforward. A portion of the development, the former Dean & Deluca building, is being remodeled for a bank and drive-through ATM, and space for a future unconfirmed tenant, with associated improvements to the site to facilitate the changes. Minimal changes to the building exterior are expected.

Councilmember Cain noted the land-banking of additional parking spaces, with assumption space would be available. Mr. Klein stated currently the tenant does not need those 11 spaces, five of which would be located in the back on the west side of the building and six located in the northeast corner of the site. These parking spaces are not striped in the proposed Revised Final Plan.

Mr. Klein confirmed to Councilmember Cain if the applicant would decide the land-banked spaces are needed in the future, this would be a Revised Final Plan that would come back before the Planning Commission and Governing Body for consideration. Councilmember Cain questioned the reason for not installing the parking spaces at this time. Mr. Coleman stated six of the spaces are located by the trash dumpster and may be needed for truck access, and five spaces would need to be paved. It is desired to keep the site as green as possible at this time.

Councilmember Sipple stated ATMs typically are designed with a dedicated driveway from the street so ATM users do not have to drive through an active parking lot. He expressed concern the proposed ATM would be accessed through the parking lot parallel to Roe, where other customers would be backing vehicles into the ATM access driveway. Mr. Bennett stated the applicant is comfortable with the layout; the site is limited with an existing facility. Design options were reviewed and the ATM might have been recessed if it had been possible. Councilmember Sipple stated he was agreeable to the plan, as long as the bank and Planning Commission accepted, but there could be a future problem.

Mayor Dunn inquired about the number of Chase employees. Mr. Bennett estimated eight to 10, with staffing based on anticipated customer volume.

Councilmember Sipple asked if the bank would contain a vault to store cash overnight or if the bank had other arrangements. Mr. Bennett stated he is not familiar or privy to the bank's requirements, but expected there would be a vault. Mr. Coleman agreed with the assumption the bank would contain a vault.

Councilmember Cain stated she was personally thankful to have a Chase Bank in the area. Mayor Dunn pointed out this is the first Chase Bank in Kansas, with another planned for 77th Street and State Line Road in Missouri. Mr. Bennett stated the proposed bank and bank/ATM on State Line Road are hoped to be open by the end of 2019. Chase Bank's fiscal year runs January through December.

A motion to approve Agenda Item 13.A. was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion was approved by a vote of 6-1; Nay vote from Councilmember Sipple for concern of site traffic flow.

B. **Ordinance No. 2930**, approving a Special Use Permit [SUP] for a Place of Worship for Village of Seville – The New Apostolic Church USA, located north of 133rd Street and west of State Line Road. (PC Case 12-19) [ROLL CALL VOTE]

Mr. Dave Eskov, Klover Architects, Inc., 10955 Lowell, Overland Park, did not have a presentation on behalf of applicant.

Councilmember Harrison asked if the church was meeting at another location at this time. Mr. Eskov stated the church meets in Overland Park and Raytown, with a combined congregation of 120 members. The church would have a five-year lease at the proposed location.

Councilmember Cain stated there are only a few handicap parking spaces located nearby, creating a hardship at this time. The Breakfast Spot and Windy City Pub are close-by. She asked if the Special Use Permit [SUP] request would result in additional handicap parking spaces. Mr. Klein stated a total of 88 parking spaces are required for the development. He stated he would speak with the City's Building Official in regard to her concern.

Mr. Eskov confirmed to Councilmember Sipple the church anticipates using the location only for the renewable five-year lease term although the SUP term is 20 years. However, the church could be there longer than five years if a permanent location cannot be found.

Councilmember Harrison expressed parking concerns, stating that St. Luke's Micro-hospital likely has 20 staff members needing 20 parking spaces around-the-clock, the church might use 100 parking spaces, and the Breakfast Spot also needs parking and their staff would likely need 10 spaces. She did not want to see signs erected to mark dedicated parking spaces, or negative situation develop between neighbors. Mr. Klein stated the church would utilize parking in front of the church and on the west, leaving 10 spaces in the other area. Staff felt available parking would be satisfactory, especially since church parking would be needed on Sunday mornings, one Wednesday a month from 7:30 P.M. to 9:00 P.M., and on religious holidays such as Christmas and Easter. There is a cross-parking agreement for the Village of Seville development.

Mayor Dunn pointed out the Staff Report states the development is currently under parked, and the church expects one parking space for every three seats. Mr. Eskov stated approximately 40 cars maximum are expected for services.

Mayor Dunn stated there was no stipulation for evaluation of parking, and questioned if this needed to be added to address any future concerns. Mr. Klein stated Staff felt parking would not be a problem. The Religious Land Use and Institutionalized Persons Act of 2000, requires a religious institution to be treated as a business, therefore an SUP is required. It is hoped the church will drive business to the center; Mayor Dunn agreed. Mr. Klein stated at full build-out of the development, the site will need to conform to the LDO, and in the Village of Seville development there is to be no dedicated/marked parking. Mr. Coleman stated Staff is comfortable with 100 available parking spaces for three businesses.

Councilmember Azeltine stated very good attendance at a service is 20% to 30% of a congregation, unless the church is having a large function or special observance. He stated the church would likely be a beneficial "good problem" for restaurants.

Councilmember Cain stated Windy City Pub, Anytime Fitness and the Massage Parlor employees all park around back and use employee entrances. The Breakfast Place opens at 6:30 A.M. and Windy City Pub opens at 10:30 A.M. on Sunday. It is not safe to assume there will be adequate and non-designated parking, or church parking available in these areas.

Mr. Eskov confirmed to Councilmember Cain the church would not have a kitchen; only beverages such as coffee would be offered.

A motion to pass Agenda Item 13.B. was made by Councilmember Cain; seconded by Councilmember Sipple. The motion was approved with a unanimous roll call vote of 7-0.

C. **Ordinance No. 2931**, approving a Special Use Permit [SUP] for a before-and-after school program for Brookwood Elementary School, located south of 103rd Street and east of Mohawk Road. (PC Case 13-19) [ROLL CALL VOTE]

Ms. Kim Chappelow-Lee, Johnson County Park & Recreation District, 6501 Antioch, Merriam, provided history and status of the before-and-after school program. She stated the program is not new to the school, being in operation since 1983 and the first such program in Johnson County. The program continues to thrive, but had been displaced to Indian Creek Technology Center during construction at Brookwood. Students have now returned to Brookwood. There is strong community support of the program.

Councilmember Filla asked Staff why the City requires a Special Use Permit [SUP]. Mr. Klein stated the program is considered a daycare with paid fees for 60 school age and 24 preschool age children. A SUP is required for a daycare business per the Leawood Development Ordinance.

Councilmember Larson stated the program is wonderful and is glad it is offered. She asked Staff if the school was making progress on lighting and being a better neighbor. Mr. Coleman stated the City has discussed lighting with the school. All landscaping has been installed and once mature, this will help. Mayor Dunn stated the school has gone above and beyond what was required by ordinance.

Councilmember Filla stated she had received an e-mail from a resident stating parking lot lighting had decreased, but lighting on the flagpole and exterior still needed to be addressed. Mr. Coleman stated the flag is continually lit and its lighting had been misaligned. He will discuss lighting with the school.

Councilmember Sipple inquired if the SUP would cover Summer programs as well as programs during the traditional school year, and if the Shawnee Mission School District would notify residents if a Summer program was to be held at Brookwood. Ms. Chappelow-Lee stated locations of the five Summer programs rotate through all schools in the district, and locations are not assigned/announced until January. Summer programs will eventually be held at Brookwood, but not this year. Typically, residents are not provided notice there will be a Summer program held at a school. Many long-term residents did not realize the school has before-and-after care until they received notice of an Interact Meeting for the proposed SUP. Children are not allowed off school property and traffic patterns do not change. If required notification could be given, but the face of the program and interaction with neighbors does not change.

Councilmember Azeltine shared his past experience working with Ms. Chappelow-Lee as a member of the Parks & Recreation Advisory Board and becoming familiar with the daycare program. He stated the City is fortunate to have the program.

A motion to pass Agenda Item 13.C. was made by Councilmember Azeltine; seconded by Councilmember Larson. The motion was approved with a unanimous roll call vote of 7-0.

D. **Ordinance No. 2932**, amending § 16-2-7 of the Leawood Development Ordinance entitled "Table of Uses" and repealing existing Section 16-2-7 and other sections in conflict herewith. (PC Case 17-19) [ROLL CALL VOTE]

Mr. Klein stated the proposed amendment would allow the use "Recreation and Entertainment, Indoor" within planned Business Park [BP] zoning districts with a Special Use Permit [SUP]. The Leawood Development Ordinance [LDO] currently allows the use "Recreation and Entertainment, Outdoor" in these districts with SUP, though indoor use would likely be of less impact. In discussion between City Staff and Legal, it was recommended the parenthetical text "(excludes uses in retail Sales and Services)" be removed from the use "Recreation and Entertainment, Indoor" to allow retail sales in BP and SD-CR zoning districts. There would be a limitation of 20% of sales in the same building in BP, as the intent is not to have Business Park Districts become Retail Districts.

Mr. Klein confirmed to Councilmember Filla that property would quality for this with a SUP.

A motion to pass Agenda Item 13.D. was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion was approved with a unanimous roll call vote of 7-0.

E. Resolution approving the 2018 Update to the Comprehensive Plan of the City of Leawood, Johnson County, Kansas. (PC Case 144-18) – *[CONTINUED TO THE APRIL 1, 2019 GOVERNING BODY MEETING]*

Mayor Dunn agreed with Councilmember Filla's suggestion that Councilmembers retain and bring to the April 1, 2019 Governing Body meeting the Comprehensive Plan documentation that had been provided.

14. OLD BUSINESS – None

15. OTHER BUSINESS – None

16. NEW BUSINESS

A. **Ordinance No. 2933C**, amending Chapter 3, Article 1 of the Code of the City of Leawood, Kansas, 2000, entitled, 'Cereal Malt Beverages,' by amending § 3-101, 3-102, 3-103, 3-107, 3-109, 3-111, 3-114, 3-115, and 3-116, and repealing existing sections and other provisions in conflict herewith [ROLL CALL VOTE]

Ms. Bennett confirmed to Mayor Dunn that Cereal Malt Beverage and Liquor license holders would not need to come before the Governing Body to sell/serve beverages with up to 6% alcoholic content. The amendments proposed in Agenda Items 16.A. and 16.B. would be published and effective April 1, 2019. The proposed amendments would align City Code with State Statutes. Mayor Dunn stated the only way to identify alcoholic content would be to read the beverage label.

Councilmember Cain asked for the rationale for the proposed revision. Ms. Bennett stated over the years there has been concern about how small individually-owned stores in Kansas, as compared to Missouri, struggle to be competitive. They have good lobbyists and this legislation is a start to address concerns.

Councilmember Sipple inquired if there would be a difference in tax amount collected on different percentage sales. Ms. Bennett stated she would defer to the Finance Director for research. Mayor Dunn stated she thought tax would be based only on price paid.

A motion to pass Agenda Item 16.A. was made by Councilmember Rawlings; seconded by Councilmember Larson. The motion was approved with a unanimous roll call vote of 7-0.

B. **Ordinance No. 2934C**, amending § 3-201 and 3-217 of the Code of the City of Leawood, Kansas, 2000, respectively entitled, 'Definitions' and 'Revocation of Alcoholic Beverage Licenses' and repealing existing § 3-201 and 3-217 sections and other provisions in conflict herewith [ROLL CALL VOTE]

A motion to pass Agenda Item 16.B. was made by Councilmember Larson; seconded by Councilmember Azeltine. The motion was approved with a unanimous roll call vote of 7-0.

C. Schedule an Executive Session on Monday, April 1, 2019 for a Personnel Matter; City Administrator's 6-month review

Mayor Dunn stated start time of the proposed Executive Session would be 6:00 P.M. There is also a Governing Body meeting scheduled that evening. Ms. Bennett stated she would provide specific motion language to be used to recess from public Council meeting to Executive Session, which is not needed to schedule the Executive Session.

A motion to approve Agenda Item 16.C. was made by Councilmember Rawlings; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 7-0.

ADJOURN

There being no further business, the meeting was adjourned at 8:35 P.M.

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Debra Harper, CMC, City Clerk

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Cindy Jacobus, Assistant City Clerk

Return to Agenda

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7.C.

Executive Session

THE LEAWOOD CITY COUNCIL

March 18, 2019

Minutes

The City Council of the City of Leawood, Kansas, met in regular session in the Main Conference Room at City Hall, 4800 Town Center Drive, 6:30 P.M., on Monday, March 18, 2019. Mayor Peggy Dunn presided.

Councilmembers Present: Debra Filla, James Azeltine, Chuck Sipple, Mary Larson, Lisa Harrison, Julie Cain and Jim Rawlings

Councilmembers Absent: Andrew Osman

Staff Present: Patty Bennett, City Attorney

Staff Absent: Scott Lambers, City Administrator

Others Present: None

A motion that the Governing Body recess into executive session for 45 minutes to discuss the possible acquisition of real property pursuant to the preliminary discussion of the acquisition of real property exception under K.S.A. 75-4319(b)(6) with open meeting to resume at 7:20 P.M. in the Main Conference Room, was made at 6:35 P.M. by Councilmember Azeltine; seconded by Councilmember Sipple. The motion was approved with a unanimous vote of 7-0.

EXECUTIVE SESSION: ATTORNEY-CLIENT PRIVILEGE - DISCUSS MATTERS RELATING TO THE ACQUISITION OF REAL PROPERTY

The regular session reconvened and a motion to adjourn the regular session was made at 7:20 P.M. The motion was approved with a unanimous vote of 7-0.

ADJOURN

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Debra Harper, CMC, City Clerk

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Cindy Jacobus, Assistant City Clerk

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7.D.

LEAWOOD
Parks & Recreation

ADVISORY BOARD
Meeting Minutes – February 12th, 2019 - 5:30 p.m.
Leawood City Hall- Maple Room

Board members in attendance: Chair Karen Ward-Reimer, Kim Galbraith, Steve McGurren, Gary Swanson, Lorrie Hamilton, and Bob Wright

Board members absent: Amy Vlasic

Council liaisons present: Julie Cain and Chuck Sipple

Staff members present: Brian Anderson, April Bishop, Chris Claxton, Kim Curran, and Camille Sumrall

Chair Karen Ward- Reimer called the meeting to order at 5:30pm.

Chair Karen Ward- Reimer made a motion to approve the December 10th, 2018 meeting minutes.

Lorrie moved the motion. Steve seconded the motion. The minutes were approved unanimously.

I. Old Business

A. Update on RFP process for 96th and Lee

Chris informed the group that the 96th and Lee park task group, which is comprised of herself, Council Liaison Cain, Council Liaison Sipple, Chair Ward-Reimer, Brian Anderson, and Bruce Martin Chair of the Historic Commission will meet next week to discuss the RFP submittals. The last time the RFP went out in February 2018, there were eleven submittals. This year there were eight submittals. Four of the eight submitters were present at the KRPA conference last week. Chris visited with all of the submitters in person, but did not go too far in depth about the 96th and Lee proposals. She let them know the committee would be meeting soon and would get back with them after they discussed.

Council Liaison Cain asked if they had decided on a date for the committee meeting.

Chris replied the meeting will be Monday, February 18 at 3:00 PM.

Council Liaison Cain asked if the group would initially reduce the eight submittals to their top three choices or if they would reduce it down to their first choice only.

Chris responded that she will look at all the submittals before the meeting and can eliminate any that are completely out of the running. During the meeting, the group can decide on three or four top choices.

II. New Business

A. 2019 Projects

Chris informed the group that she met with Brian and Kim last month to discuss upcoming projects. These projects range from large, long term projects to smaller, short-term projects. She summarized the list of projects as of February 11, 2019 as follows:

- RFQ for Pool House renovation
- Pond restoration at City Park (FEMA Project)
- #9 Cart Path relocation at Ironhorse (FEMA Project)
- Fire Pit renovation at cabins/Ironwoods Park
- Kiosk Installation for North/South bicycle loops – City Park
- Design and install donor plaque for Gezer Park
- Plant trees in median along Town Center Drive (City Hall west to Nall)
- Design and plant landscape at west side of "Dancers" sculpture on Roe
- Complete installation of Michael Stutz art piece (woman) at south end of sculpture garden.
- Update HVAC at Lodge and Nature Center
- Update lighting at Lodge with LED's
- Install fence along south border (OP residential development) to east.
- Clear out creek bank east of Roe commercial development (behind Sunrise Senior Living)
- Complete survey for property lines from 119th north to College Blvd.
- Review and recommend consultant for 96th and Lee future park

Chris stated that she will email the list out to the committee prior to the next meeting.

B. Annual Review of Park Impact Fees

Chris stated the Parks and Recreation Advisory Board discussed the Park Impact fee in 2017 and the revised fee rate, as recommended, was implemented in September of 2018. Since the revised fee has been implemented, several projects that contribute to this fee revenue have started. Chris recalled that at a previous City Council work session, there was a recommendation from City Council to have the board consider a sliding scale for the Park Impact Fee moving forward. Currently there is $180,000.00 in the Park Impact Fee fund.

Kim G made a motion to recommend that no changes be made to the Park Impact Fee in 2019. Lorrie seconded the motion. The motion was approved unanimously.

Chair Karen Ward- Reimer suggested adding the sliding scale recommendation, as discussed, to the August meeting agenda.

C. Master Plan- Phase II

Chris stated she met with the City's Budget manager: Kathy Byard, to go over the list of upcoming projects within the next five years. With the addition of the trail connection from Roe to the greenway trail project in 2020, several projects had to be moved to the unfunded list or a later start date to stay within the yearly million-dollar budget. Chris distributed the Phase I Parks and Recreation Master Plan that was completed by Lose and Associates. Chris directed the group to review the projects list as follows:

(2-1) Pool Bath House Renovation- Incomplete
(4-6) Replace spray ground [Leawood Aquatic Center] - Incomplete
(4-5) Construct retaining wall, fix back- slope drainage, move pond, fix garden (Nature Center) – Incomplete

(4-4) Determine middle Pond leak [Tomahawk Creek Parkway] - Incomplete
(5-1) Poor condition access roads between Lodge and Nature Center – Complete
(5-2) Renovate the older trail sections- Complete
(5-3) Replace playground with an inclusive playground [City Park] - Complete
(4-1) Tennis court resurface/repair short fence [City Park] - Complete
(4-2) Overlay of roads and parking lots [Ironwoods Park] - In process/ Complete
(4-3) Remove and relocate smaller rocks along pond; add sod [Gezer Park] – Complete
(4-7) Restore trail shortcut area [I-Lan Park] - Complete
(4-8) Low water crossing replacement- Complete
(3-1) Cross-walk striping, signage, fire lane/no parking [City Park and Ironwoods Park] - Complete
(3-2) Improvements to Roe tunnel- Incomplete, scheduled for 2020
(3-3) Indian Creek bank stabilization [northeast corner of City Park] – Incomplete
(3-4) Playground surface replacement [City Park] – Complete
(0) Restrooms at North Lake- Incomplete

Chris reported that the Leawood Foundation would like to help financially with either adding higher quality tank-less restrooms to the fields at 119th and Tomahawk Creek Parkway or buying fitness station equipment; no location has been discussed. Chris visited bathroom and fitness equipment vendors at the KPRA conference to try to get baseline numbers and information to provide to the Leawood Foundation. Costs will depend on design and material selections.

Council Liaison Cain asked where the restrooms would be located.

Chris responded they could be located by the soccer fields at 119th and Tomahawk Creek Parkway, just north of 119th street, at the North Lake, or at Tomahawk Park. Placing the restrooms at Tomahawk Park may be a better option because of available area and because there is a playground at that location.

Council Liaison Cain asked if the Foundation had a specific location they preferred.

Chris responded that she did not believe so, it was suggested to them that this would be a good project to provide a bathroom, other than a portable one, along the trail system.

Council Liaison Cain asked if the fitness stations would be located all in one area or if they would be spread out with a walking distance between each station.

Chris responded that they are not that far along in the planning process however; she did pick up informational material on different types of fitness stations at the KRPA conference. The first step will be deciding on whom the main target audience is.

Chair Karen Ward- Reimer added that there used to be a fitness station at City Park.

Council Liaison Sipple stated that he would be interested in finding out how widely the fitness stations are used at others parks. He did not believe the fitness station at Roe Park were used very often, at least not when he has been there.

Lorrie added that she has seen people use the fitness stations at Roe Park.

Chris added that she would need to do more research on what type of fitness stations to use hydraulic or kinetic, if the project moves forward. She stated that any type of fitness station, hydraulic or kinetic, where the user's feet leave the ground, now require a soft resilient

surface under and around it, such as the poured-in-place under the new inclusive playground.

Chris summarized that the purpose of discussing the completed projects and incomplete projects is to consider moving forward with the second phase of the Parks and Recreation Master Plan in the next couple of years. Chris read from the minutes of the 2014 Revised Parks Master Plan:

"The city does own several undeveloped or partially developed parcels that would be suitable for park development. Before one or more of these parcels are developed, the city should determine their overall long range facility needs and then develop park master plans to see if any of the currently owned parcels are suitable for the desired development program"

Chris added that we are following this procedure for the 96th and Lee property; however, we are not following the procedure for Ironwoods Park. There is no property at City Park to expand under the current programming. There is no land at I-Lan Park unless we can utilize the three acres on the other side of Tomahawk Creek to the south. There has been trepidation from City Council members in the past in using the land, but maybe it is time to reconsider and look at its potential.

Council Liaison Sipple asked to clarify where the available property is.

Chris responded the property is on the other side of the creek, near the southwest corner of the park, backing up to Sherwood Estates.

Council Liaison Sipple asked if there is any property south of Leawoof Dog Park and between College Boulevard.

Brian stated the City owns a corridor west of Leawoof Dog Park and towards City Park however, the creek dominates most of the area.

Chris added that we do not have any room for growth at Gezer Park either. We need to start planning and revising the master plan because it will take a fair amount of time. We have finished many projects in the current master plan and need to start planning for the future. Having a new overall master plan will help City Council have an idea of where this fits with their long term goals.

Council Liaison Cain asked how the 3.5 million dollars of unfunded projects fit in to our budget.

Chris responded that we may need to reprioritize projects and move unfunded projects to the funded list and remove funded projects, temporarily or permanently, such as restrooms at the west end of City Park. Once the JOCO Waste Water expansion is complete, it can take a year or two to rehab the fields for soccer programming.

Brian added he would like to see a Parks Maintenance shop on the project list.

Council Liaison Sipple asked if the Parks Maintenance building would be part of the CIP, and not part of the Parks Master Plan.

Chris responded she believed the Parks Maintenance building would be part of the CIP but is not certain at this time.

Chris added that Ironhorse golf course will also have projects that will need to be incorporated into the master plan project list. The golf course staff has been asked to work on a ten year plan by the Ironhorse Advisory Committee.

Chris added that there are still many unfunded projects on the list such as the Ironwoods Amphitheatre storage building project, which may need to be removed.

April added that the storage building would be a great addition but would not be the first choice of projects for the Amphitheatre. The largest amount of money the Leawood Stage Company spends annually is for trussing that must be rented for each show. The trussing is very expensive and could be avoided if there was a permanent overhang installed over the amphitheater. The overhang would need to extend far enough back to be able to correctly hang lighting elements.

Chris stated that there should be a needs assessment done so that we can develop plans based on community needs. The last needs assessment was conducted in 2006, and was assessing the needs within a proposed future Community Center. Chris stated we could potentially use the money in the Park Impact Fee fund for a new master plan or a needs assessment survey, which would help us plan for the future wisely. Typically, the needs assessment would come first, followed by an updated master plan.

Council Liaison Sipple asked how much money is generated from the pay as you go fees for parks.

Chris responded she will need to get the information together for a future meeting.

III. Staff Reports

Brian reported the following:

- Working on a fence at Ironwoods Park. Several property owners that back up to Ironwoods Park have illegally cut down a large number of trees. Several property owners and landscapers have been cited, but we believe a fence will keep the problems from reoccurring and/or escalating in the future.
- Working on re-bidding the mowing contract. It has been several years since it has been bid.
- Working with other agencies in the metro area to unify trail regulations with regards to e-bikes. The goal is for e-bikes to be legal in all jurisdictions, the trails are becoming more and more connected and they should all have similar trail regulations. Brian clarified classes of e-bikes:

    1. Class one will only help you while pedaling up to 20 mph
    2. Class two will help you up to 20 mph without pedaling
    3. Class three has a top speed of 28 mph and you must be pedaling

  They are working on putting in parameters that would rule out fuel-powered vehicles on the trail. They would also like to have a better policy defining what qualifies as an ADA vehicle.

  Chris added that we would like as many people safely exercising on the trails, including e-bikers.

Steve asked if we are following the State of Kansas's ordinance and if there have been problems with motorized vehicles like ATV'S on the trail.

Brian replied that our ordinance is in line with Kansas Department of Transportation's policy on what a bicycle is. Brian added that the biggest problem on the trails today is poor etiquette from all bicycle riders.

Kim reported the following:

- 1,700 participants enrolled in Spring Soccer.
- Daddy Daughter Date Night is continuing to grow, 124 total participants this year.
- Camp counselor positions are open and staff will begin interviewing candidates soon.
- Recreation Staff is working on the 2020 budget.
- Working on LED light project at the Lodge at Ironwoods.

April reported the following:

- Leawood Stage Company will be opening "The Man Who Came to Dinner" on Thursday, February 14th at the Lodge at Ironwoods. There will be a romance themed art show in conjunction with the play. If you would like to see the art show without seeing the play, there will be an event on Saturday February 16th from 10 am – 2 pm.
- Auditions for "Kiss Me Kate" and "Nuncrackers" will be happening the first weekend in March.
- "Walking Woman" will likely be installed in March.

Chair Ward-Reimer asked about the status of the donated piece "Inspiration" by Rita Blitt.

April responded the piece is going through the City's acceptance process. The selection panel for the piece: Art in Public Places Initiative has accepted the piece. The piece will next be accepted by the Arts Council and then finally by City Council. It will next go to the Planning Department for engineering and installation. "Women of The World" by artist Kwan Woo has also been accepted by the Arts Council and Art in Public Places Committee, but still needs to be accepted by City Council. "Women of The World" will be moved to an undecided location.

IV. Miscellaneous

A. Veteran's Interview Project, Gary Swanson

Council Liaison Cain noted that Park and Recreation Advisory Board Member Gary Swanson was honored at the Mayor's 2019 Sate of The City Address for a project that he has been working on to honor veterans.

Gary explained that on a volunteer basis, he interviewed WWII veterans for the Library of Congress. He would go to veteran's home and video tape an hour long interview. He would then send one copy to the veteran and his or her family and another copy to the Library of Congress. Gary felt rewarded in honoring these veterans and preserving their memories. Gary collected over 1,000 interviews and is very proud that he contributed to the largest collection of WWII stories in the United States.

Chair Karen Ward- Reimer added that Gary interviewed her father before he passed recently and she is very grateful to have the footage available.

Chris added she would like to integrate honoring veterans into our Fourth of July celebration at City Park this year.

Gary said he would be more than happy to work with staff on coordinating this.

B. SAB HOA event at the Lodge at Ironwoods

Chris added that the annual SAB HOA Summit will be on Thursday, February 21st at the Lodge at Ironwoods. Everyone is welcome but please contact your HOA board if you are interested. This year the presentation will focus on sustainability regarding plastics.

C. Leawoof Dog Park Equipment

Chris reported that the Leawood Stage Company raised $1,000 from *Bark the Musical!* that they would like to use to purchase something for the Leawoof Dog Park. The funds will be used to purchase new and better agility course pieces for the dog park. The pieces that were originally installed have been highly used and have not held up well as a result.

We are very grateful to the Stage Company for the donation. Chris would also like to put a sign at the dog park to see if people would donate to the Leawood Foundation to help pay for the new agility course pieces.

Bob asked if a GoFundMe page would be a good option for accepting donations.

Chris stated she would rather have a sign posted at Leawoof with a link that directly takes people to the Leawood Foundation's home page, that way there will be pictures of what the proposed pieces will be. She will need to talk with the Foundation to see if they are amenable to this first.

Bob suggested using the Nextdoor app to promote the donation campaign. He is happy to post something regarding the campaign on the Nextdoor app.

Council Liaison Sipple asked how much the new agility apparatuses will cost in total.

Chris stated she expected the total to be approximately $10,000.00.

V. The next meeting will be held on Tuesday, March 12th at 5:30 p.m. at Leawood City Hall, Maple Room.

Lorrie made a motion to adjourn the meeting.

Steve seconded the motion. The motion was approved unanimously.

The meeting adjourned at 7:00 pm.

Respectfully submitted,

Chris Claxton

Chris Claxton, Parks and Recreation Director

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7.E.

LEAWOOD HISTORIC COMMISSION MEETING
January 15, 2019

Minutes

The Leawood Historic Commission met in the Planning and Development Conference Room at 4:30 PM., on Tuesday, January 15, 2019. Chair Bruce Martin presided.

Commissioners Present:
Alice Hawk
Charles Lusk
Barbara Holzmark
Dan Throckmorton
Mike Reed

Absent:
Councilmember Debra Filla
Janet O'Neal

Others Present:
Councilmember Lisa Harrison
April Bishop, Cultural Arts Coordinator
Deb Harper, Staff Liaison

1. **Call to Order**: Chair Martin called the meeting to order at 4:30 P.M.

2. **Approve November 13, 2018 Minutes**
A motion was made by Alice Hawk, seconded by Dan Throckmorton, to accept the November 13, 2018 minutes. The motion was approved following a unanimous vote.

3. **Opening Comments**
Personal thanks for Alice and Mel Hawk hosting the December Holiday Gathering

Chair Martin extended thanks to Alice for the wonderful gathering at her house again.

4. **Finance Report**
Payment of $50.00 for JCKHF Assessment Fee

Chair Martin advised this was a one-time fee that the City is assessed by the JCKHF.

5. **Old Business**
Discussion of RFP issued by the Parks & Recreation Advisory Board for the 'Park Site Plan,' consisting of three design options relating to the existing Fire Station No. 1 and Old City Hall Building

Chair Martin stated he is not in favor of the design options that eliminates the Old City Hall building. These options will be presented to the Governing Body at a scheduled February 4, 2019 Work Session.

6. New Business

A. Historical Recognition – Consideration of plaque for original CPA Building located at 8000 Lee Boulevard

April advised this would require some historical research before a plaque could be placed. Barbara advised she would reach out to a Kroh Brothers contact to ascertain some historical information. Kroh Brothers realty office was located at 8000 Lee Boulevard. It was also the location of Governing Body meetings for the City prior to the original City Hall building was built.

April further advised the dedication is scheduled for May 9, 2019, at 6:00 P.M., for the Somerset Shops. The plaque will be mounted on the exterior of the building.

B. Consideration for Museum/Park Items [as noted in 'Leawood: A Portrait in Time]

1. Possible acquisition and restoration of 1952 Police Car
2. Possible acquisition and restoration of vintage School Bus
3. Possible acquisition and conversion of a 1956 Ford panel truck into an ambulance

Dan advised he would contact a vintage car expert. He is still checking on a vintage vehicle. Councilmember Harrison suggested placing fiberglass replicas of a police vehicle, ambulance, etc., at the future park that kids could play on instead of acquiring vintage vehicles.

Janet and Charles recently conducted an interview with Mary [Swanson] Engel and Carol Engel Poppe. Mary will be 88 in April.

Bruce asked if the HC should use Facebook for public appeals for fundraising. Fund raising on Facebook is prohibited. April advised the City recently upgraded the webpage and is more user friendly and has all the HC information posted. Additionally, all donations are required to go through a 501(c)3 company; funds must go through the Foundation and not the Historic Commission. Dan suggested a fund raising idea of placing plaques on individual homes in the historical district. Barbara advised she would contact someone associated with Corinth School and ascertain what they would like to donate.

7. Upcoming Events

'History of Leawood,' presentation for residents of Homestead Assisted Living

April advised the City's 'A Guide to the Past' pamphlet should be completed sometime this spring. She will be making a presentation for residents of the Homestead Assisted Living Facility on the history of Leawood. The classic Broadway play, 'The Man Who Came to Dinner' will be at the Lodge, February 14-17th.

8. Open Discussion

9. Next HC Meeting

The next upcoming meetings will be held on Tuesday, March 12, 2019.

10. Adjourn

There being no further business, a motion was made by Charles, seconded by Dan to adjourn. The motion was approved following a unanimous vote. The meeting adjourned at 5:20 PM.

/s/ Deb Harper

Deb Harper, City Clerk/Staff Liaison

Return to Agenda

7.F.

Leawood, Kansas
Police Department

Memo

To: Mayor Dunn and City Council Members

CC: Scott Lambers, City Administrator

From: Chief Troy Rettig

Date: April 1, 2019

Re: Proposed Mobile Command Vehicle Purchase

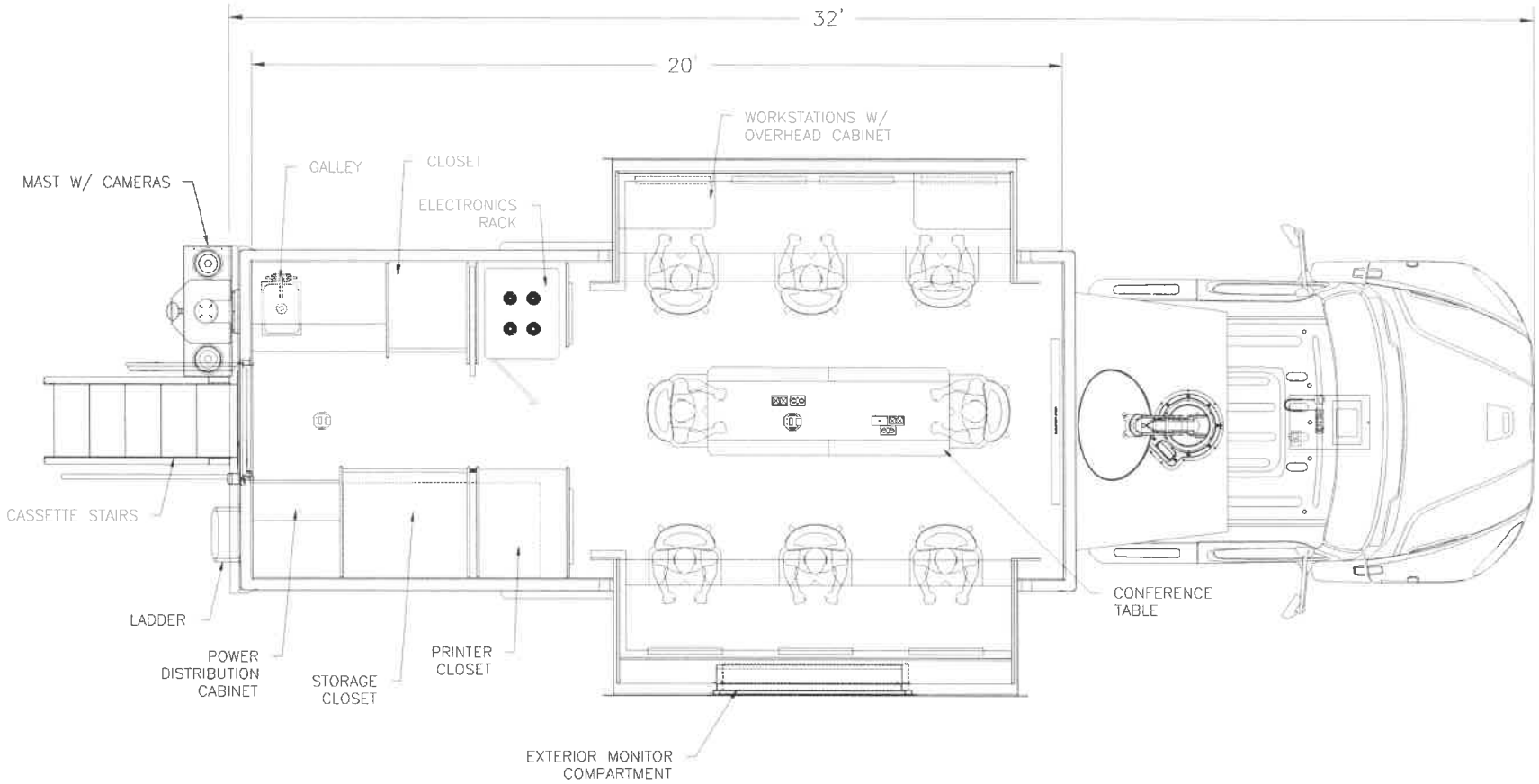
The Mobile Command Vehicle (MCV) operated by the police department is outdated and unreliable to the point of not being a consideration of being used in most situations. This request is for allowing the department to move forward with acquiring a new MCV which we have budgeted for this year.

During the past year a committee of police department employees has researched MCV's and have proposed a vehicle which fits the needs of the city and police department. We are recommending a model offered by LDV Custom Specialty Vehicles, a well-known manufacturer of MCV's. Working together with LDV we have finalized the specifications for the proposed replacement vehicle. The drawings of the proposed vehicle are attached and detailed specifications are available at your request.

Utilizing nationwide cooperative purchasing program of the Houston-Galveston Area Council (HGAC), the discounted price presented by LDV is $476,989 which includes the vehicle cost ($473,893), delivery charge ($2,096), and the HGAC contract administration fee ($1,000). In addition, the police department will need to purchase three mobile police radios and one scanner for installation at the factory ($15,000).

Total project cost: **$491,989.** The money for this would come from the Public Safety Fund (13220.22110)

Thank you for your consideration and let me know if you have any questions.



FLOOR PLAN

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- 120 VAC G.F.I.
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- 12 VDC
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- RJ-11 TELEPHONE JACK
- HDMI HDMI PORT
- VGA VGA PORT
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- TV ANTENNA
- SWITCH
- SURVEILLANCE CAMERA
- EXTERIOR 120 VAC G.F.I.
- CO/SMOKE DETECTOR
- SPEAKER
- POWER ROOF VENT

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REVISIONS

NO	DESCRIPTION	DATE	BY
1	COMPLY W/ HEIGHT RESTRICTION	02.01.19	PB
2	ADD DUCTING FOR A/C	02.07.19	PB
3	ADD TABLE STORAGE	03.07.19	PB
4			
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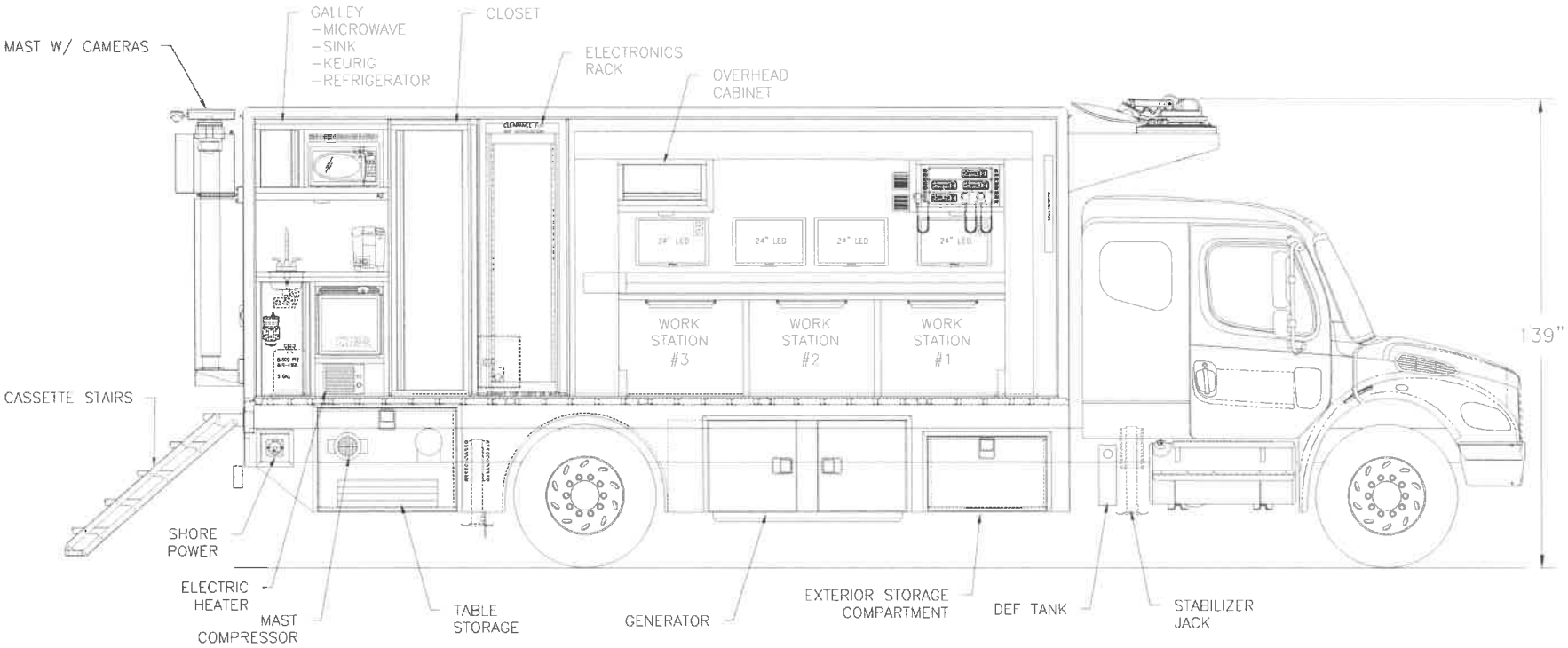
LDV

LEAWOOD PD (KS)
C30MCC-33985-18

DRAWN BY P. BROTHERTON	DATE 11.14.18	SCALE 1/4" = 1'-0"
PROJECT MGR.	DATE	DWG. TYPE: PROPOSAL
DRAWING REFERENCE SALES		



STREET SIDE

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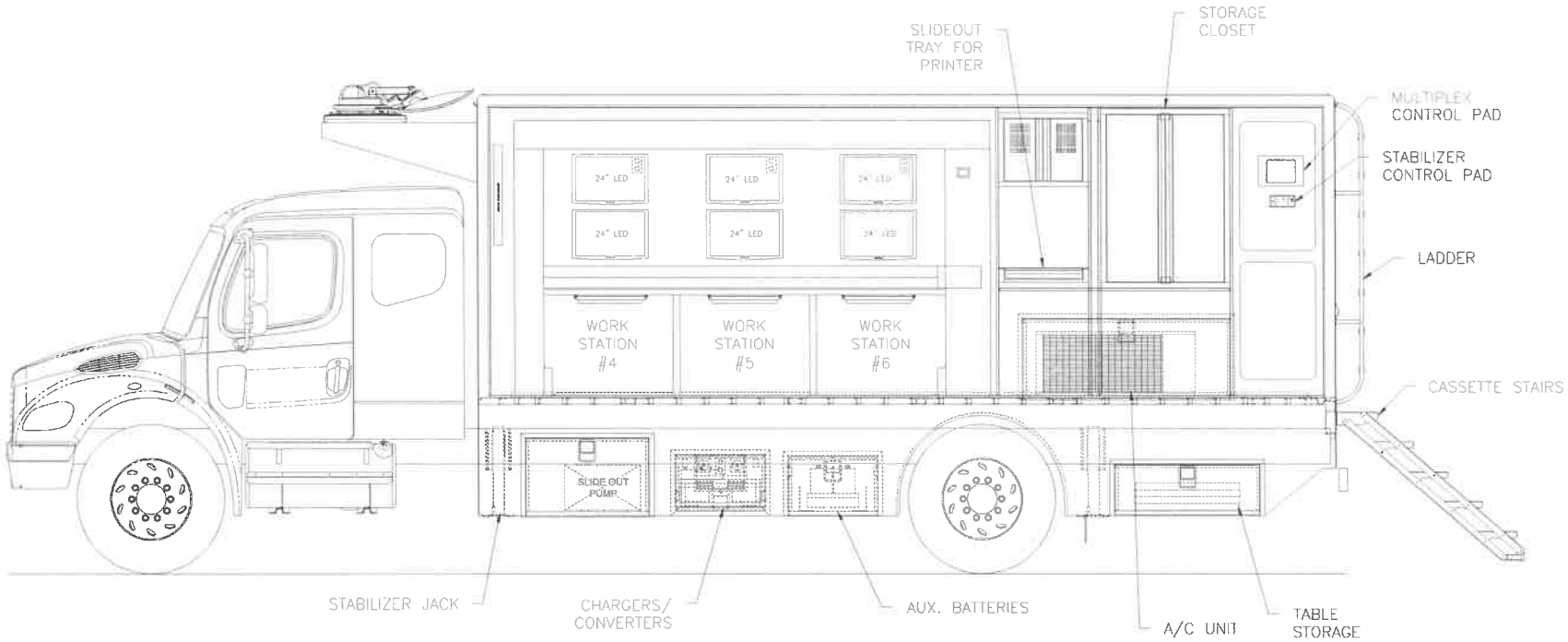

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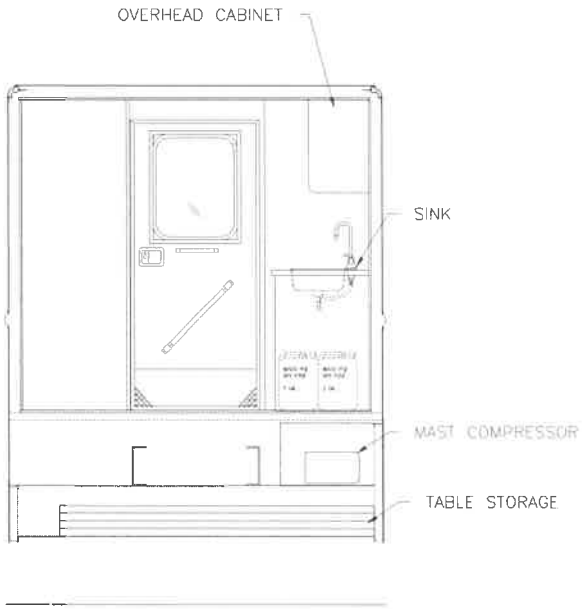
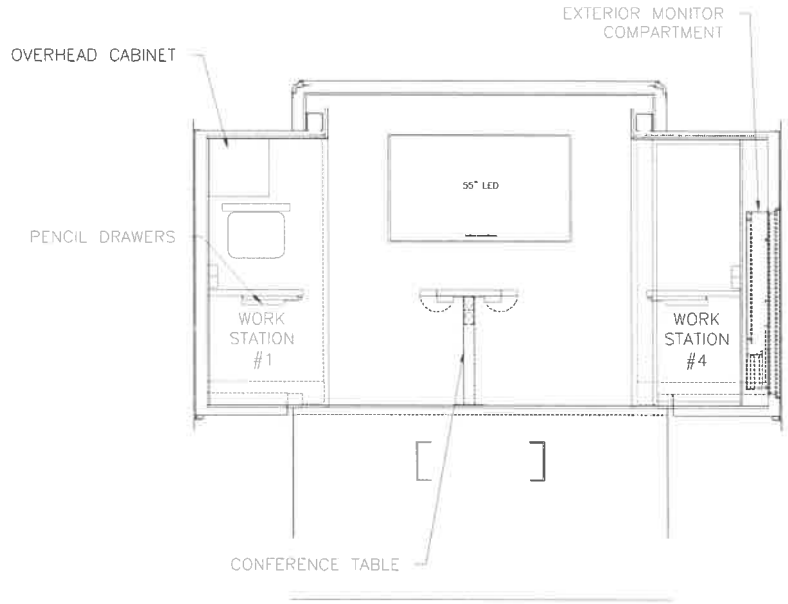


REAR



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Return to Agenda

Staff Review

7.G.

Fact Sheet

SUBJECT: **RESOLUTION TO EXECUTE A PROFESSIONAL ENGINEERING DESIGN AGREEMENT WITH GEORGE BUTLER ASSOCIATES FOR THE WATERFORD STORMWATER IMPROVEMENT PROJECT**

April 1, 2019

DISCUSSION

The Public Works Department requests the approval of the attached Resolution and Professional Engineering Agreement with George Butler Associates (GBA) for the design of stormwater improvements in the Waterford Subdivision.

The Stormwater Management Committee met on January 30, 2019, to review proposal packages submitted by five (5) Design firms for the design of the second phase of our Stormwater Project in the Waterford Subdivision and selected George Butler Associates (GBA) for the design.

The contract for design of the 2nd Phase Waterford Stormwater Project is $224,837.00 and qualifies for funding from the Johnson County Stormwater Management Advisory Council (SMAC). The Project #TM-04-007 is near 3504 W 129th Street. An anticipated schedule will have design begin in April, a public meeting after the field checks, two months for easement donations and begin relocation of utilities with construction starting in early 2020. Construction is expected to last five (5) months. Challenges include minimizing impacts to properties and a fast tracked design schedule to coordinate timing with the Country Club of Leawood and Johnson County Wastewater conflicts.

The Public Works Department requests Council approve the Resolution and Contract with GBA for a total amount of $224,837.00 and authorize the Mayor to sign same.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Resolution and Contract

STAFF RECOMMENDATION

☑ For
☐ Against
☐ No position

COMMITTEE RECOMMENDATION

☑ For
☐ Against
☐ No position ☐ No Assignment

POLICY OR PROGRAM CHANGE

☑ No
☐ Yes

OPERATIONAL IMPACT

COSTS

$224,837.00

FUND SOURCES

SMAC Project #TM-04-007

Leawood Project #77017

DRAFT

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL ENGINEERING DESIGN AGREEMENT IN THE AMOUNT OF $224,837.00, BETWEEN THE CITY AND GEORGE BUTLER ASSOCIATES [GBA], PERTAINING TO THE WATERFORD SUBDIVISION STORMWATER IMPROVEMENT PROJECT [SMAC PROJECT TM-04-007] [PROJECT # 77017]

WHEREAS, the City is in need of engineering design services pertaining to the Waterford Subdivision Stormwater Improvement Project;

WHEREAS, GBA provides such services; and

WHEREAS, the parties desire to execute a Professional Engineering Design Agreement to provide such services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby authorizes the Mayor to execute a Professional Engineering Design Agreement, in the amount of $224,837.00, between the City and GBA, attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

CITY OF LEAWOOD, KANSAS

ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT is made in Johnson County, Kansas, by and between the City of Leawood, Kansas, hereinafter "City," and **George Butler Associates (GBA, Inc.)**, hereinafter "Consulting Engineer". City intends to construct an improvement project (hereinafter called the Project) in Leawood, Kansas, described as follows:

WATERFORD STORM SEWER (SMP Project No TM-04-007)

Anticipated improvement located primarily within the Waterford subdivision and extending into the Leawood South subdivision. Project includes replacing CMP with RCP, increasing curb inlet capacity, increasing conveyance by increasing pipe sizes, adding additional parallel piping, and/or bypass pipe as possible options. Utilizing the original PES (January 2016) will be the starting point, however GBA, Inc. is to verify assumptions made in the PES and develop the proposed improvements utilizing Stormwater Management Program/SMP guidelines.

City hereby contracts with Consulting Engineer for the furnishing of professional engineering services in connection with the Project, for the furnishing of such engineering services more particularly described herein in consideration of these premises and of the mutual covenants herein set forth. By executing this Agreement, the Consulting Engineer represents to City that Consulting Engineer is professionally qualified to do this Project and is licensed to practice engineering by all public entities having jurisdiction over Consulting Engineer and the Project.

SECTION I - DEFINITIONS

As used in this Agreement, the following terms shall have the meanings ascribed herein unless otherwise stated or reasonably required by the Agreement, and other forms of any defined words shall have a meaning parallel thereto.

"City" means the City of Leawood, Kansas.

"Construction Cost" means and includes the total cost of the entire construction of the Project, including all overhead and profit, supervision, materials, supplies, labor, tools, equipment, transportation and/or other facilities furnished, used or consumed, without deduction on account of penalties, liquidated damages or other amounts withheld from payment to the contractor or contractors, but such cost shall not include the Consulting Engineer fee, special consultant's fee, or other payments to the Consulting Engineer and shall not include cost of land or rights-of-way and easement acquisition or financing costs.

"Consulting Engineer" means the individual or corporation identified on Page 1 to perform consulting engineering services, preparation of plans, specifications and contract documents. Consulting Engineer shall retain as necessary the services of engineers, architects, landscape architects, and surveyors licensed by the Kansas State Board of Technical Professions.

"Contract Documents" means those documents so identified in the Agreement for Construction of the Project, including all Engineering Documents. All terms defined in the General Conditions of the Agreement for Construction of the Project shall have the same meaning when used in this Agreement unless otherwise specifically stated or in the case of a conflict in which case the definition used in this Agreement shall prevail in the interpretation of this Agreement.

"Contract Time" means the completion of contract documents suitable for competitive construction bidding shall be as shown in Section II-1.

"Engineering Documents" means all documents required or reasonably implied by the nature of the Project, including, but not limited to, plans, specifications, drawings, tracings, designs, calculations, sketches, models, computer data and reports.

"Engineering Services" means the professional services, labor, materials, supplies, testing, surveying, title work, construction administration, if applicable, and all other acts, duties, and services required of Consulting Engineer under this Agreement together with such other services as City may require pursuant to the terms of this Agreement.

"Percent of Services Completed" means work completed in accordance with the completion of the scope of work as defined in Schedule A (SCOPE OF ENGINEERING SERVICES) attached hereto and incorporated herein.

"Program" means space needs study or other concept criteria to determine the total design scope of the Project.

"Project" is as above described.

"Project Manager" means the person employed by City and designated to act as the City's representative for the Project. The City's Project Manager is **Brian Scoville**

"Reimbursable Expenses" means expense of transportation beyond fifty (50) miles of location of Project, reproductions not including printing prior to final publication of documents, postage, handling of engineering and contract documents, renderings, models and make ups and other costs as authorized by City.

"Right-of-Way" and "Easements" means and includes street, highway, or road right-of-way and any other land dedicated to or otherwise subject to public use.

"Scope of Engineering Services" That work as defined and identified with a time schedule in Schedule "A" (SCOPE OF SERVICES) attached hereto and incorporated herein.

"Subsurface Borings and Testing" means borings, probings and subsurface explorations, laboratory tests and inspections of samples, materials and equipment and appropriate professional interpretations and reports and logs of all the foregoing.

"Traffic Control Plan" means a specific plan that includes but is not limited to signing; application and removal of pavement markings; construction sequencing and scheduling; methods and devices for delineation and channelization; placement and maintenance of devices; traffic regulation; and inspection.

SECTION II - COMPENSATION

1. Total Fee: City agrees to pay Consulting Engineer a fixed amount of **TWO HUNDRED THIRTEEN THOUSAND, THIRTY-FOUR DALLARS AND NO CENTS ($213,034.00).** The total fee is based on the performance of the scope of services specified in this Agreement, with submittal of final plans and specifications suitable for solicitation of competitive construction bid proposals on or before **Winter 2019**. In addition to this Total Fee is a maximum allowance of **ELEVEN THOUSAND, EIGHT HUNDRED THREE DOLLARS AND NO CENTS ($11,803.00)** for Reimbursable Expenses. Payment to Engineer shall be made monthly based upon the Percent of Services Completed.

2. Additional Services: Consulting Engineer shall provide, with City's concurrence, services in addition to those listed in Section III when such services are authorized in writing by City. Prior to commencing any additional services, Consulting Engineer must submit a proposal outlining the additional services to be provided and the fixed lump sum fee therefore. City shall pay Consulting Engineer for such services in accordance with the fees based on Schedule "B", (ADDITIONAL SERVICES FEE SCHEDULE) attached hereto and incorporated herein. Such services may include, but are not limited to, making computations and determinations of special assessments, making special trips requested by City other than those required by Section III, preparing changes in plans ordered by City, providing services necessitated in the

event the Engineering Services shall be suspended or abandoned, if such suspension or abandonment is not the result of a breach of this Agreement by the Consulting Engineer, and providing any other special services not otherwise covered by this Agreement which may be requested by City.

Reimbursable expenses incurred in conjunction with additional services shall be paid separately and those reimbursable expenses shall be paid at actual cost but not to exceed the stated allowance amount. Records of Reimbursable Expenses and expenses pertaining to additional services shall accompany request for payment. The Allowance Amount may be increased by written agreement to cover Reimbursable Expenses associated with Additional Services.

3. Special Services: Consulting Engineer may be called on to serve as a consultant or witness in any litigation, arbitration, legal or administrative proceeding arising out of this Project. Consulting Engineer shall not be compensated by City if its appearance is to defend its own professional Engineering Services. If Consulting Engineer is requested, in writing, by City, to appear as a witness for the City and is entitled to be compensated under the provisions of this paragraph, it will be paid based upon the fee schedule "B" (ADDITIONAL SERVICES FEE SCHEDULE) attached hereto and incorporated herein and subject to a separate agreement.

4. Billing: Consulting Engineer shall bill City monthly for all services performed to date and based on Percent of Services Completed as shown on project progress report submitted to City with such billing. City agrees to pay Consulting Engineer within thirty (30) days of approval by the Governing Body.

5. City's Right to Withhold Payment: In the event City becomes informed that any

representations of Consulting Engineer provided in its monthly billing, are wholly or partially inaccurate, City may withhold payment of sums then or in the future otherwise due to Consulting Engineer until the inaccuracy and the cause thereof, is corrected to City's reasonable satisfaction. In the event City questions some element of an invoice, that fact shall be made known to Consulting Engineer immediately. Consulting Engineer will help effect resolution and transmit a revised invoice, if necessary. Amounts not questioned by City shall be paid to Consulting Engineer in accordance with the contract payment procedures in Section II-4.

6. Progress Reports: A progress report must be submitted with each monthly pay request indicating the Percent of Services Completed to date. This report will serve as support for payment to Consulting Engineer and the basis for payment in the event project is suspended or abandoned. City's suspension of the Project for periods of less than one (1) year shall not be grounds for an increase in Total Fee.

7. Change in Scope: For substantial modifications in authorized Project scope, and/or substantial modifications of drawings and/or specifications previously accepted by City, when requested by City and through no fault of Consulting Engineer, the Consulting Engineer shall be compensated for time and expense based upon the fee schedule "B" (ADDITIONAL SERVICES FEE SCHEDULE) attached hereto and incorporated herein plus Reimbursable Expenses chargeable for this service; provided, however, that any increase in Total Fee or Contract Time must be approved through a written Supplemental Agreement. Consulting Engineer shall correct or revise any errors or deficiencies in its designs, drawings or specifications without additional compensation when due solely to Consulting Engineer's negligent acts, errors, or omissions. If not solely Consulting

Engineer's fault, then the parties will negotiate an equitable sharing of the fees associated with such changes and the fixed fee will be increased or decreased accordingly. This Agreement may be amended to provide for additions, deletions and revisions in the Engineering Services or to modify the terms and conditions thereof by written Supplemental Agreement.

The Total Fee and Contract Time may only be changed by a written Supplemental Agreement approved by City, unless it is the result of an emergency situation in which case the Project Manager may give written approval to be followed by a written and approved change in Scope of Services. If notice of any change affecting the general scope of the Engineering Services or provisions of this Agreement, including but not limited to, Total Fee or Contract Time, is a requirement of any insurance policy held by Consulting Engineer as a requirement of this Agreement, the giving of such notice shall be the Consulting Engineer's responsibility.

SECTION III - RESPONSIBILITIES OF CONSULTING ENGINEER

Consulting Engineer shall furnish and perform expeditiously the various professional duties and services in all phases of the Project to which this Agreement applies as herein provided and which are required for the construction of the Project which services shall include:

A. PRELIMINARY DESIGN PHASE

1. Services: The services to be provided during this phase and time of performance are set out in Schedule "A" (SCOPE OF ENGINEERING SERVICES) attached hereto and incorporated herein.

2. Preliminary Design Documents: Consulting Engineer shall furnish the City **THREE (3)** copies of the above preliminary design documents, unless otherwise noted in Exhibit "A".

(SCOPE OF ENGINEERING SERVICES) attached hereto and incorporated herein.

3. Preliminary Cost Estimate: Consulting Engineer shall furnish City a preliminary estimate of Construction Cost based on the preliminary design. Consulting Engineer's preliminary estimate of Construction Cost is to be made on the basis of Consulting Engineer's experience and qualifications and represent Consulting Engineer best judgment as an experienced and qualified design professional, familiar with the current construction industry's pricing structure. Consulting Engineer cannot and does not guarantee that the bids or proposals or the project construction costs will not vary from the cost estimates prepared by the Consulting Engineer.

4. Budget: Consulting Engineer shall promptly advise City if, in its opinion, the amount budgeted for design and construction is not sufficient to adequately design and construct the improvement as requested.

B. FINAL DESIGN PHASE

1. Services: The services to be provided during this phase and time of performance are set out in Schedule "A"(SCOPE OF ENGINEERING SERVICES) attached hereto and incorporated herein.

2. Final Design Documents: Consulting Engineer shall furnish City **THREE (3)** copies unless otherwise noted in Exhibit "A", (SCOPE OF ENGINEERING SERVICES) attached hereto and incorporated herein of the final design plans and shall also prepare the necessary plans and applications for permits for submission to and approval of local, county, state and federal authorities having proper jurisdiction as may be required for initiation, prosecution and construction of the Project. Such permits include permits for storm water runoff, building permits, demolition permits and similar permits.

C. CONTRACT DOCUMENTS PHASE

1. Contract Documents: Consulting Engineer shall prepare for City final design plans, construction contract documents, supplementary conditions, bid forms, invitations to bid and instructions to bidders and assist in the preparation of other related documents, unless such documents are provided by City. The City Attorney will review all such contract forms and conditions and provide Consulting Engineer with comment prior to release for bidding.

2. Final Cost Estimate: Consulting Engineer shall furnish City an estimate of Construction Cost based on final contract documents. This estimate is commonly known as the "Engineer's Estimate" and will be used as the basis for construction contract award. Consulting Engineer cannot and does not guarantee that the bids or proposals or the project construction costs will not vary from the cost estimates prepared by the Consulting Engineer.

3. Budget: Consulting Engineer shall advise City if, in its opinion, the amount budgeted for the Project is not sufficient to cover all Project costs, including but not limited to, design, construction, right-of-way and easement acquisition, inspection and testing.

D. BIDDING PHASE

1. Services: The services to be provided during this phase are set out in Schedule "A" (SCOPE OF ENGINEERING SERVICES) attached hereto and incorporated herein.

2. Bids Exceeding Cost Estimate: If all bids exceed Engineer's Estimate, Consulting Engineer, at the request of City and for no additional cost, will prepare a report for City identifying why all the bids exceed the estimate. The City has four (4) options if all bids exceed Engineer's Estimate. The City may: (1) give written approval of an increase in

the Project cost; (2) authorize rebidding of the Project; (3) terminate the Project and this Agreement; or (4) cooperate in revising the Project scope or specifications, or both, as necessary to reduce the construction cost. In the case of (4), Consulting Engineer, without additional charge to City, shall consult with City and shall revise and modify the drawings and specifications as necessary to achieve compliance with the "Engineer's Estimate".

E. CONSTRUCTION PHASE

1. In-house Administration and Inspection: It is understood that City will provide in-house administration and inspection of the construction project; however, Consulting Engineer shall consult with and advise City, when requested. In event that inspection services are made part of services set out in Schedule "A", (SCOPE OF ENGINEERING SERVICES) attached hereto and incorporated herein, a delay in construction shall not be grounds for an additional payment.

2. Services: The services provided during this phase are set out in Schedule "A" (SCOPE OF ENGINEERING SERVICES) attached hereto and incorporated herein.

3. Supplemental Drawings: If during construction, situations arise which require supplemental drawings or details, Consulting Engineer agrees to timely provide such supplemental drawings or details at no cost to City when the supplemental drawings or details, are required to correct Consulting Engineer's negligent errors or omissions or clarify Consulting Engineer's intent in the original design and preparation of Contract Documents.

4. Notice of Defects: If, based on Consulting Engineer's involvement during the construction phase, Consulting Engineer observes or otherwise becomes aware of any design or construction defect in the work, it shall give prompt written notice to City of such defects

and their approximate location on the Project. However, Consulting Engineer shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions, inspections by construction contractor and programs in connection with the construction work, since these are solely the Contractor's responsibility under the contract for construction. Consulting Engineer shall not be responsible for the Contractor's schedules or failure to carry out the work in accordance with the Contract Documents. Consulting Engineer shall not have control over or charge of acts or omissions of the Contractor, Contractor's subcontractors, or their agents or employees.

5. Shop Drawings: Consulting Engineer shall review and take appropriate action on Contractor's shop drawings and samples, and the results of tests and inspections and other data which each Contractor is required to submit for the purposes of checking for compliance with the design concept and conformance with the requirements of the Contract Documents. Such review shall not extend to means, methods, sequences, techniques or procedures of construction, or to safety precautions and programs incident thereto.

6. Record Documents: The Consulting Engineer shall prepare final revised Contract Documents which reflect change orders, minor design changes including changes made in the field and which are marked on the construction contractors plan set. The Contractor will provide the City a marked up set of record drawings. Because some of the data contained on the "Record Documents" may be based on unverified information provided by others, the Consulting Engineer does not warrant the accuracy of information provided by others.

F. GENERAL DUTIES AND RESPONSIBILITIES

1. Responsibilities under the General Conditions of the Contract for Construction ("General Conditions"): In addition to the responsibilities herein set forth, Consulting Engineer agrees to be responsible for those matters identified in the General Conditions as being responsibilities of the Consulting Engineer. The General Conditions shall be in a form mutually agreeable between the City and Consulting Engineer and shall be consistent with the intent and requirements of the Agreement.

2. Personnel: Consulting Engineer shall assign only qualified personnel to perform any service concerning the Project. At the time of execution of this Agreement, the parties agree that **Leslie G. Barnt** will perform as the principal on this Project. This person shall be the primary contact with the City's Project Manager and shall have authority to bind Consulting Engineer. So long as the individual named above remains actively employed or retained by Consulting Engineer, he/she shall perform the function of principal on this Project. Personnel changes shall be approved by the City.

3. Subsurface Borings & Material Testing: If tests, additional to those provided for in Schedule "A", (SCOPE OF ENGINEERING SERVICES) attached hereto and incorporated herein are required for design, Consulting Engineer shall prepare specifications for the taking of the additional borings. Such Subsurface Borings and Testing, as defined herein, shall be provided by Consulting Engineer or its subcontractors and compensated as an Additional Service. The City shall be named as an intended third-party beneficiary to the Consulting Engineer's subcontracts with the geotechnical engineer, the land surveyor and the testing laboratory. If so named, then the City agrees to pursue its claims directly against those subconsultants, and not against the Consulting Engineer, for damages caused solely by the negligence of those subconsultants.

4. Service By and Payment to Others: Any work authorized in writing by City and performed by anyone other than Consulting Engineer or its subcontractors in connection with the proposed Project shall be contracted for and paid for by City directly to the third party or parties. In addition to payments for professional services, this may also include necessary permits, licenses, ownership certifications, materials testing, advertising costs, and other special tests or other work required or requested by City or Consulting Engineer which is not defined within the scope of Engineering Services of Consulting Engineer. The payment for such additional services shall be subject to negotiation between City and the third party and shall be approved prior to the execution of any additional services. Although Consulting Engineer may assist City in procuring such services of third parties, Consulting Engineer shall in no way be liable to either City or such third parties in any manner whatsoever for such services or for payment thereof.

5. Subcontracting of Service: Consulting Engineer shall not subcontract or assign any of the Engineering Services to be performed under this Agreement without first obtaining the written approval of City regarding the Engineering Services to be subcontracted or assigned and the consulting firm or person proposed to accomplish the subcontracted/assigned portion of the Project. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement. Any person or firm proposed for subcontracting Engineering Services under this Agreement shall maintain throughout the duration of the Agreement, insurance as provided in Section V. D.(6) herein, and shall additionally maintain Professional Liability insurance in a minimum amount of $2,000,000 and provide the City with certification thereof unless waived by the City.

6. Endorsement: Consulting Engineer shall sign and affix licensing seal to all final plans, specifications, estimates and engineering data prepared by Consulting Engineer and shall cause all subconsultants to sign and seal their final documents where required by law. Any review or approval by City of any documents prepared by the Consulting Engineer and/or its consultants including but not limited to the plans and specifications, shall be solely for the purpose of determining whether such documents are consistent with City's construction program and intent and shall not be construed as approval of same by City. No review of such documents shall relieve Consulting Engineer of its responsibility for the accuracy, adequacy, fitness, suitability and coordination of its work product.

7. Inspection of Documents: Consulting Engineer shall maintain all project records for inspection by City during the contract term and for three (3) years from the date of final payment and shall notify the City prior to their disposal.

SECTION IV - CITY OF LEAWOOD'S RESPONSIBILITIES

1. Communication: City shall provide to Consulting Engineer applicable Program Criteria; examine and timely respond to Consulting Engineer submissions; and give written notice to Consulting Engineer, who shall respond promptly, whenever City observes or otherwise becomes aware of any defect in the Engineering Services.

2. Access: City will provide access for Consulting Engineer to enter public and private property necessary to the completion of the project.

3. Duties: City shall furnish and perform the various duties and services in all phases of the Project which are outlined and designated in Schedule "A" (SCOPE OF ENGINEERING SERVICES) attached hereto and incorporated herein, as City's responsibility.

4. Program Criteria: City shall provide full information, including a program which shall set

forth City's objectives, requirements, schedule, constraints, budget with reasonable contingencies, and other necessary design criteria.

5. Project Representative: City shall designate a Project Manager to represent City in coordinating this Project with Consulting Engineer, with authority to transmit instructions and define policies and decisions of City.

SECTION V - GENERAL PROVISIONS

A. TERMINATION

1. Notice: City reserves the right to terminate this Agreement either for cause or for its convenience and without cause or default on the part of Consulting Engineer, by providing ten (10) days' written notice of such termination to Consulting Engineer. Upon receipt of such notice from City, Consulting Engineer shall, at City's option as contained in the notice: (1) immediately cease all Engineering Services; or (2) meet with City and, subject to City's approval, determine what Engineering Services shall be required of Consulting Engineer in order to bring the Project to a reasonable termination in accordance with the request of City. Consulting Engineer shall also provide to City copies of all "Engineering Documents" completed or partially completed at the date of termination.

   If City defaults on its obligation under this Agreement, Consulting Engineer is entitled to terminate this Agreement by providing ten (10) days written notice.

2. Termination for Cause: If this Agreement is terminated for cause, after notice to Consulting Engineer and a period of ten (10) days for the Consulting Engineer to remedy the cause for termination, City may take over Consulting Engineering Services and prosecute same to completion, by contract or otherwise, for the amount and at the expense of the Consulting Engineer, and the Consulting Engineer shall be liable to the City for any

and all excess cost sustained by the City by reason of such prosecution and completion. When Consulting Engineer services have been so terminated, such termination shall not affect any rights or remedies of the City against Consulting Engineer then existing or which may later accrue. Similarly, any retention or payment of monies due Consulting Engineer shall not release Consulting Engineer from liability.

3. Compensation for Convenience Termination: If City shall terminate for its convenience as herein provided; City shall compensate Consulting Engineer for all Engineering Services completed to date of its receipt of the termination notice pursuant to Section II-4 and any additional Engineering Services requested by City to bring the Project to reasonable termination. Compensation shall not include anticipatory profit or consequential damages, neither of which will be allowed.

4. Compensation for Cause Termination: If City shall terminate for cause or default on the part of Consulting Engineer, City shall compensate Consulting Engineer for the reasonable cost of Engineering Services completed to date of its receipt of the termination notice pursuant to Section II-4. Compensation shall not include anticipatory profit or consequential damages, neither of which will be allowed. City also retains all its rights and remedies against Consulting Engineer including but not limited to its rights to sue for damages, interest and attorney fees.

5. Incomplete Documents: Neither Consulting Engineer nor its subcontractors shall be responsible for errors or omissions in documents which are incomplete as a result of an early termination under this Section; Consulting Engineer having been deprived of the opportunity to complete such documents and does not certify them as ready for construction.

B. DISPUTE RESOLUTION

City and Consulting Engineer agree that disputes relative to the project should first be addressed by negotiations between the parties. If direct negotiations fail to resolve the dispute, the party initiating the claim that is the basis for the dispute shall be free to take such steps as it deems necessary to protect its interests; provided, however, that notwithstanding any such dispute, Consulting Engineer shall proceed with the Engineering Services as per this Agreement as if no dispute existed, and the City shall continue to make payment for Consulting Engineer's completed services unless Consulting Engineer gives notice of termination as provided in paragraph A.1. above; and provided further that no dispute will be submitted to arbitration without both parties' express written consent.

C. OWNERSHIP OF ENGINEERING DOCUMENTS

All Engineering Documents prepared in connection with this Project shall be the property of the Consulting Engineer, whether the Project for which they are made is constructed or not. However, the Consulting Engineer will provide City a copy of all completed or partially completed documents in reproducible form, including but not limited to prints and reproductions. Reports, plans, specifications and related documents are Consulting Engineer's copyrighted instruments, and at the option of Consulting Engineer may so identify them by appropriate markings. Provided that Consulting Engineer is paid for its services, either by termination or completion of services, then City may subsequently use these documents without any additional compensation or agreement of Consulting Engineer, however, such use, without written verification or adaptation by Consulting Engineer for the specific purpose, intended by City shall be at City's sole risk and without liability or legal exposure to Consulting Engineer whatsoever. If City does reuse the Consulting Engineer's documents on another project, it shall retain Consulting Engineer or another

licensed and insured professional engineer to review, adapt and seal such documents. City does not take any responsibility for the use of documents by others. Submission of or distribution of documents to meet regulatory requirements is not to be considered as contrary to any of Consulting Engineer's right to the documents.

D. INSURANCE

The Consulting Engineer shall maintain throughout the term of this Agreement, insurance in, at a minimum, the amounts specified below. All commercial general and automobile liability insurance shall be written on an occurrence basis unless otherwise agreed to in writing by City. With the exception of professional liability and workers compensation, the Consulting Engineer shall name the City as an additional insured in the amount of $500,000 for all claims determined to be subject to the Kansas Tort Claims Act. With the exception of professional liability and worker compensation, the Consulting Engineer shall name the City as an additional insured for all other claims as set forth below:

1. Professional Liability: Consulting Engineer shall maintain insurance coverage for two (2) years beyond the term of this Agreement, Professional Liability Insurance for the services rendered under the terms of this Agreement, in an amount not less than One Million Dollars ($1,000,000), each claim/aggregate, and shall provide City with certification thereof.

2. Commercial General Liability:

Each Occurrence	$1,000,000
Personal & Advertising Injury	$1,000,000
Products/Completed Operations Aggregate	$2,000,000
General Aggregate	$2,000,000

3. Automobile Liability Insurance: Policy shall protect the Consulting Engineer against claims for bodily injury and/or property damage arising out of the ownership or use of

any owned, hired and/or non-owned vehicle and must include protection for either:

A) Any Auto
OR
B) All Owned Autos;
Hired Autos; and
Non-Owned Autos

Limits

Each Accident, Combined Single Limits, Bodily Injury and Property Damage:	$1,000,000

Policy shall insure the contractual liability assumed by Consulting Engineer under this Agreement.

4. Workers' Compensation and Employers' Liability: This insurance shall protect the Consulting Engineer against all claims under applicable state Workers' Compensation laws. The Consulting Engineer shall also be protected against claims for injury, disease or death of employees for which, for any reason, may not fall within the provisions of a Workers' Compensation law under an Employers Liability policy with the following limits:

Bodily Injury by Accident	$500,000 each accident
Bodily Injury by Disease	$500,000 policy limit
Bodily Injury by Disease	$500,000 each employee

5. Industry Ratings: City will only accept coverage from an insurance carrier which offers proof that the carrier:

A) Is authorized to do business in the State of Kansas;

B) Carries a Best's Policyholder rating of A-: VII or better or is otherwise approved by the City.

Certification of insurance coverage in Sections (2), (3) and (4) above shall be on the standard Certificate of Insurance Form. Certification of professional liability insurance shall be provided on a separate form provided by the Consulting Engineer's insurance carrier. This insurance shall be required only on City-funded projects where the state or

federal government does not establish separate guidelines.

6. Subcontractor's Insurance: If a part of this Agreement is to be sublet, Consulting Engineer shall either:

   a) Cover all subcontractors under its insurance policies;

   or

   b) Require each subcontractor not so covered to secure insurance which will protect against applicable hazards or risks of loss as and in the minimum amounts designated herein, unless waived by the City.

7. The Consulting Engineer shall promptly notify the City, upon receipt of notice of any claim in connection with the Contract providing full details of the claim, including an estimate of the loss or liability.

E. INDEMNITY

1. Indemnification for General Liability/Non-Professional Negligence. The Consulting Engineer shall defend, indemnify, and hold harmless the City and any of its, officials, officers, or employees from and against damages, liability, losses, costs, expenses, of any nature whatsoever, whether incurred as a judgment, settlement, penalty, fine or otherwise (including reasonable attorneys' fees and the cost of defense), in connection with any action, proceeding, demand or claim arising out of or resulting from the negligence, in whole or in part, of the Consulting Engineer, its employees, agents, or subconsultants, or others for whom the Consulting Engineer is legally liable, provided that such damage, liability, loss, cost, or expense is:

   a. Attributable to bodily injury, sickness, disease, or death or to damage to or

destruction of tangible property (other than the Project itself) of any person, firm or corporation including loss of use resulting therefrom; or

b. Not the result of professional negligence

2. Indemnification for Professional Negligence. The Consulting Engineer shall indemnify and hold harmless the City and any of its officials, officers, or employees from and against damages, losses, costs, and expenses, of any nature whatsoever, whether incurred as a judgment, settlement, penalty, fine or otherwise (including reasonable attorneys' fees and the cost of defense), in connection with any action, proceeding, demand or claim but only to the extent caused by the negligent acts, errors, or omissions of the Consulting Engineer, its employees, agents, or subconsultants, or others for whom the Consulting Engineer is legally liable, in the performance of professional services under this Agreement. The Consulting Engineer is not obligated under this subparagraph to indemnify the City for the negligent acts of the City or any of its agencies, officials, officers, or employees.

3. Additional provision regarding the indemnification provided under paragraph E.1. and E.2. of this agreement. It is agreed as a specific element of consideration of this Agreement that the indemnification provided by sections E.1. and E.2. of this Agreement shall apply notwithstanding the joint, concurring or contributory or comparative fault or negligence of the City or any third party and, further notwithstanding any theory of law including, but not limited to, a characterization of the City's or any third party's joint, concurring or contributory or comparative fault or negligence as either passive or active in nature; provided, however, that the Consulting Engineer's obligation hereunder shall not include amounts attributable to the fault or negligence of the City or any third party for whom the Consulting

Engineer is not responsible.

In the case of any claims against the City, its employees or agents indemnified under this Agreement, by an employee of the Consulting Engineer, its affiliates, subsidiaries, or subcontractor/assignees, the indemnification obligation contained in this Agreement shall not be limited by any limitation on amount or type of damages, compensation or benefits payable by or for the Consulting Engineer, its affiliates, subsidiaries, or subcontractor/assignees, under workers' compensation acts, disability benefit acts, or other employee benefit acts.

NON-DISCRIMINATION AND AFFIRMATIVE ACTION.

1. In the execution of this contract, no person shall on the grounds of race, color, religion, sex, disability, marital status, public assistance status, ex-offender, or national origin be excluded from full employment rights in, be denied the benefits of, or otherwise subjected to discrimination under any program, service or activity under the provisions of any and all applicable federal and state laws against discrimination. The Consulting Engineer shall furnish all information and reports required by the rules, regulations, and other of the Secretary of Labor for purposes of investigation to determine compliance with such laws. The City shall provide Consulting Engineer with its rules and regulations.
2. The Consulting Engineer shall observe the provisions of the Kansas Act Against Discrimination and shall not discriminate against any person in the performance of work under the present contract because of race, religion, color, sex, physical handicap unrelated to such person's ability to engage in particular work, national origin or ancestry.
3. In all solicitation or advertisements for employees, the Consulting Engineer shall include the phrase "equal opportunity employer," or similar phrase approved by the City.

4. If the Consulting Engineer fails to comply with the manner in which the Consulting Engineer reports to the City in accordance with the provisions of K.S.A. 44-1031, the Consulting Engineer shall be deemed to have breached the present contract and it may be canceled, terminated or suspended, in whole or in part, by the City.
5. If the Consulting Engineer is found guilty of a violation of the Kansas Act Against Discrimination under a decision or order of the City which has become final, the Consulting Engineer shall be deemed to have breached the present contract and it may be canceled, terminated, or suspended in whole or in part, by the City.
6. The Consulting Engineer shall include the provisions of paragraphs (1) through (6) above in every subcontract or purchase order so that such provisions will be binding upon all subcontractors and vendors.

G. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, whether oral or written, covering the same subject matter. This Agreement may not be modified or amended except in writing mutually agreed to and accepted by both parties to this Agreement.

H. APPLICABLE LAW, JURISDICTION AND VENUE.

This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Kansas. In the event that the parties hereto are unable to resolve any controversy or claim arising out of, or relating to, this agreement or the making, performance or interpretation of it without resort to the courts, the parties agree that exclusive jurisdiction and venue over such matter shall be in the District Court of Johnson County, Kansas.

I. ASSIGNMENT OF AGREEMENT

This Agreement shall not be assigned or transferred by Consulting Engineer without the written consent of the City.

J. NO THIRD PARTY BENEFICIARIES

Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any third party.

K. INDEPENDENT CONTRACTOR

The Consulting Engineer is an independent contractor and as such is not an agent or employee of the City.

L. WORK PRODUCT FORMAT

1. For documentation purposes, an original electronic media compatible with the City's own (CAD) System on specified disk type and paper hard copies of (24" X 36" and/or 11" X 17") shall be prepared for the City's use. The number of hard copies and sizes will be determined in Schedule A (SCOPE OF ENGINEERING SERVICES) attached hereto and incorporated herein. If the City provides such electronic media to others for any purpose, City shall require the electronic media to be returned to City upon completion of such use. City recognizes that such use of electronic media will be at the City's sole risk and without any liability risk or legal exposure by Consulting Engineer.

2. Project Documentation: All documentation provided the City other than project drawings shall be furnished on a microcomputer diskette, 3.5 inch, 1.44mb, in either Micro Soft Word file format or ASCII file format.

3. "Record" Drawings: Following construction, City and construction contractor will provide copies of changes and alterations made in the field during construction to Consulting

Engineer to provide Record drawings, unless Consulting Engineer has provided a diskette to City on which City can make changes. Consulting Engineer has the right to rely on the information provided by the City and construction contractor in preparing such documents, and shall have no independent duty to verify its accuracy.

M. FEDERAL LOBBYING ACTIVITIES

(Only applies to projects receiving federal funds via the City)

31 USCA Section 1352 requires all subgrantees, contractors, subcontractors and consultants who receive federal funds via City to certify that they will not use federal funds to pay any person for influencing or attempting to influence a federal agency or Congress in connection with the award of any federal contract, grant, loan or cooperative agreements. In addition, contract applicants, recipients and subrecipients must file a form disclosing any expenditures they make for lobbying out of non-federal funds during the contract period.

Necessary forms are available from the Project Manager and should be returned to City with other final contract documents. It is the responsibility of Consulting Engineer to obtain executed forms from any of its subcontractors who fall within the provision of the Code and to provide City with the same.

N. COVENANT AGAINST CONTINGENT FEES

Consulting Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working for Consulting Engineer, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this Agreement.

For breach or violation of this warranty, City may terminate this Agreement without liability or may, in its discretion, deduct from the Total Fee or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

O. COMPLIANCE WITH LAWS

Consulting Engineer shall abide by all applicable federal, state and local laws, ordinances and regulations applicable to the Engineering Services or the Project at the time services are rendered. Consulting Engineer shall secure all occupational and professional licenses necessary to implement the Project and permits from public and private sources necessary for the fulfillment of its obligations under this Agreement.

P. TITLES, SUBHEADS AND CAPITALIZATION

Title and subheadings as used herein are provided only as a matter of convenience and shall have no legal bearing on the interpretation of any provision of this Agreement. Some terms are capitalized throughout this Agreement but the use of or failure to use capitals shall have no legal bearing on the interpretation of such terms.

Q. SEVERABILITY CLAUSE

Should any provision of this Agreement be determined to be void, invalid, unenforceable or illegal for whatever reason, such provision(s) shall be null and void; provided, however, that the remaining provisions of this Agreement shall be unaffected thereby and shall continue to be valid and enforceable.

R. EVALUATION

It is understood and agreed that the Consulting Engineer services shall be evaluated in accordance with Resolution 1391 of the City of Leawood, Kansas, dated March 23, 1998.

S. TERM OF AGREEMENT

This Agreement shall have a duration until acceptance of the work performed or completion of the construction contract, whichever is longer.

T. EXECUTION OF CONTRACT

The parties hereto have caused this Agreement to be executed in triplicate this _____ day of _____ 20 ____.

CITY OF LEAWOOD, KANSAS

By: _____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

George Butler Associates (GBA, INC.)

By: _____
Authorized Signatory

Principal/Vice President
Title

9801 Renner Boulevard
Address

Lenexa KS 66219
City, State, Zip Code

913 577 8363
Telephone Number

_____
Facsimile Number

Schedule A

BASIC DESIGN DUTIES

The Consulting Engineer shall furnish and perform the various professional duties and services required for the construction of the Project improvements which services shall include:

Task I - Administration

George Butler Associates, Inc (GBA) is providing the following:

1. Internal Coordination with disciplines and Geotechnical Consultant, Quality Control/Peer Reviews through design.
2. One public meeting with residents and the business in the area, including production of one (1) exhibit showing the proposed alignment, grading limits, utilities, and proposed easements.
3. Monthly progress meetings w/ Leawood through the duration of the design and construction (16 Months) on a monthly basis.
4. Provide monthly invoices that include estimated percent completion of phase and overall project and each team member with hours itemized.

Task II – 30% Preliminary Design

After written authorization to proceed with the Preliminary Design Phase, the Consulting Engineer shall:

1. Contact the utilities to determine what facilities are in the area. Send all affected utilities copies of the preliminary plan area requiring written confirmation of their receipt. Electronic copies of the plan drawings for the Project in Drawing Exchange File (.DXF) format shall also be provided to any utilities, as needed, to assist them in their work related to this Project. Identify any conflict with utilities that may require relocation or adjustment. Determine budget relocation costs for the City, where applicable, and incorporate the relocation costs into the revised opinion of probable costs for the Project. Meet with City and utilities once during development the preliminary design.

2. Research existing right-of-way and easements, benchmarks, land corners, property pins and horizontal control and incorporate into plan drawings. Research existing utilities, which are within the Project area and show said utility locations on the plan bases.

3. Conduct a field survey in sufficient detail, supplementing previous work/survey provided by the City, to develop a plan drawing that will be used for the Preliminary and Final Design including topographic survey, boring and utility

GBA

locates. Field investigation of the existing storm sewer system with lamping to determine condition of pipes and development of flowlines.

4. Prepare basemapping for the project with title work included.

5. Review of PES, downstream tie-in, and related Models developed by McClure. Provide summary in email to City explaining GBA's proposed changes/variations to the PES analysis.

6. Re-evaluate the area by developing hydrology and hydraulics of the current and proposed systems based on methods determined for the project area in Item 5.

7. Prepare preliminary design documents consisting of final design criteria and preliminary drawings, 30% completion of design is expected for this submittal, including plan and profile of storm sewer and preliminary construction sequencing, traffic control plans, and detour plans. Furnish three (3) copies of the above preliminary design documents and present and review them with City and County staff. Utility approximate locations will be shown in this submittal.

8. Review structure types with survey, hydraulics, proposed traffic, and construction phasing. Provide 2 alternatives/options, if applicable, for the City to review.

9. Identify and analyze structure layout and locations where Project construction or Project right-of-way or easements may adversely affect utility relocations or may interfere with the operation and maintenance of a utility, coordinate necessary utility relocations, determine any easements required for relocation, and determine any impact of utility relocation on the proposed Project schedule. Modification of plan sheets using KDOT pdfs for standard RCB details. Structural assistance with RCB considerations for the alignment along Cherokee with respect to the bends, loading, and site conditions.

10. Based on the information contained in the preliminary design documents and utility relocation cost, submit an opinion of probable Total Project Cost (composed of Engineering, Surveying, Construction Observation, Construction and Utility Relocation) and develop preliminary (30%) specifications.

    10. Preliminary updates with the City and Internal QC on the plans developed for the preliminary submittal.

GBA

Task III – 60% Field Check Design

After written authorization to proceed with the Field Check Design Phase, the Consulting Engineer shall:

1. Continued contact with the utilities to determine what facilities are in the area. Additional identification of any conflict with utilities that may require relocation or adjustment based on updates to the design. Determine budget relocation costs for the City, where applicable, and incorporate the relocation costs into the revised opinion of probable costs for the Project. Meet with City and utilities once during development the field check design.

2. Updates to the hydrology and hydraulics on the proposed systems based on methods determined for the project area in 30% Submittal for any updates completed on the design.

3. Prepare field check design documents consisting of final design criteria and field check drawings, 60% completion of design is expected for this submittal, including plan and profile of storm sewer and preliminary construction sequencing, traffic control plans, and detour plans. Furnish three (3) copies of the above preliminary design documents and present and review them with City and County staff. Utility approximate locations will be shown in this submittal.

4. Identify and analyze structure layout and locations where Project construction or Project right-of-way or easements may adversely affect utility relocations or may interfere with the operation and maintenance of a utility, coordinate necessary utility relocations, determine any easements required for relocation, and determine any impact of utility relocation on the proposed Project schedule. Modification of plan sheets using KDOT pdfs for standard RCB details. Structural assistance with RCB considerations for the alignment along Cherokee with respect to the bends, loading, and site conditions.

5. Based on the information contained in the preliminary design documents and utility relocation cost, submit an opinion of probable Total Project Cost (composed of Engineering, Surveying, Construction Observation, Construction and Utility Relocation) and develop field check (60%) specifications.

6. Initiate the permitting for land disturbance including a SWPPP. City shall be responsible for paying required permitting fees upon submittal.

7. Develop the preliminary submittal for SMP including a memo discussing the project as related to the SMP requirements, limited to 2 pages. Per SMP requirements, memo will include summary of project changes since PES.

8. Preliminary updates with the City, County and Internal QC on the plans developed for the preliminary submittal.

Task IV – 95% Final Design

On the basis of the accepted field check design documents and opinion of probable Total Project Costs, proceeding with the Final Design Phase, the Consulting Engineer shall:

1. Provide the City with complete title reports, including current mortgage or lienholders, certificates of survey, and descriptions for all tracts of land which are subjected to easements (permanent or temporary) or right-of-way acquisition. However, the Consulting Engineer will not be required to appear on behalf of the City at any condemnation appeal hearings as part of the basic services of this Agreement. Furthermore, the Consulting Engineer will not be required to assist the City at any such condemnation hearings or meetings as part of the Basic Design Duties described in this Agreement. The Consulting Engineer shall preserve and provide to the City, at no additional cost, all Project survey and drawing data, including all its electronic forms. Furnish to the City one (1) set of reproducible copies of the Drawings and electronic copies of all Drawings in AutoCAD or MicroStation format. Electronic copies of the Drawings in AutoCAD or MicroStation format shall also be provided to any utilities, as needed, to assist them in their work related to this Project. A copy of all Project survey notes, including all Digital Point Files, shall also be furnished to the City. **The Project Drawings shall also be created and provided using the following: Coordinate System: State Plane Kansas North, Datum: NAD83, and the Units: Feet. The completed and signed plans shall also be provided in a large-format, high quality resolution PDF format.** The Consulting Engineer shall release the aforementioned survey and drawing data for use by the City to update the City's current and future databases and those databases kept by the County.

2. Prepare final drawings for incorporation in the Project Contract Documents for construction to show the character and extent of the Project (herein after called "Drawings") and Specifications. The Drawings shall include typical sections, plan and profile sheets, drainage system modifications, details, pavement markings, traffic control plan, construction sequencing and detour plans, construction phasing and signing, summary of quantities, easement and right-of-way, and property ownership plan and follow all requirements as described in Leawood's Specification and Design Criteria. The Consulting Engineer shall be responsible for all design phase services whether provided by the Consulting Engineer or subcontracted to subconsultants, laboratories, or other parties.

3. Finalize structure layout, develop phasing and horizontal bend details. Structural assistance with RCB considerations for the alignment along Cherokee with respect to the bends, loading, and site conditions.

4. Prepare for review and approval by the City, its legal counsel, the County, and other advisors, contract agreement forms, general conditions, and supplementary conditions, and, where appropriate, bid forms, invitations to bid, and instructions to bidders, and assist in the preparation of other related front-end documents. Standard Front End documents including the General Conditions and several Special Conditions provided by the City shall be used. Advise the City of any adjustments to the latest opinion of probable Construction Cost for the Project caused by changes in the extent or design requirements of the Project, including utility relocation cost, and furnish a revised opinion of probable Construction Cost for the Project based on the Drawings and Specifications. Furnish three (3) copies of the above documents and present and review them with City and County staff.

5. Develop the final submittal for SMP including a memo discussing the project as related to the SMP requirements, limited to 2 pages.

6. Send affected utilities copies of the final plan requiring written confirmation of their receipt, and obtain a schedule of relocations as planned by each utility. Determine the status of each utility's scheduled relocation and any required Relocation Agreements. Prepare a utility relocation schedule summary and, if necessary, conduct a pre-bid utility meeting so that the utilities are prepared to proceed with necessary relocations. Consulting Engineer shall coordinate utility relocation and shall provide current relocation schedules.

Task V – 100% Final Design

On the basis of the accepted final design documents and opinion of probable Total Project Costs, proceeding with the 100% Final Design Phase, the Consulting Engineer shall:

1. Prepare final drawings for incorporation in the Project Contract Documents for construction to show the character and extent of the Project (herein after called "Drawings") and Specifications. The Drawings shall include typical sections, plan and profile sheets, drainage system modifications, details, pavement markings, traffic control plan, construction sequencing and detour plans, construction phasing and signing, summary of quantities, easement and right-of-way, and property ownership plan and follow all requirements as described in Leawood's Specification and Design Criteria. The Consulting Engineer shall be responsible for all design phase services whether provided by the Consulting Engineer or subcontracted to subconsultants, laboratories, or other parties.

2. Finalize structure layout, develop phasing and horizontal bend details. Structural assistance with RCB considerations for the alignment along Cherokee with respect to the bends, loading, and site conditions.

3. Prepare for review and approval by the City, its legal counsel, the County, and other advisors, contract agreement forms, general conditions, and supplementary conditions, and, where appropriate, bid forms, invitations to bid, and instructions to bidders, and assist in the preparation of other related front-end documents. Standard Front End documents including the General Conditions and several Special Conditions provided by the City shall be used. Advise the City of any adjustments to the latest opinion of probable Construction Cost for the Project caused by changes in the extent or design requirements of the Project, including utility relocation cost, and furnish a revised opinion of probable Construction Cost for the Project based on the Drawings and Specifications. Furnish three (3) copies of the above documents and present and review them with City and County staff.

4. Send affected utilities copies of the final plan requiring written confirmation of their receipt, and obtain a schedule of relocations as planned by each utility. Determine the status of each utility's scheduled relocation and any required Relocation Agreements. Prepare a utility relocation schedule summary and, if necessary, conduct a pre-bid utility meeting so that the utilities are prepared to proceed with necessary relocations. Consulting Engineer shall coordinate utility relocation and shall provide current relocation schedules.

5. Finalize the permitting for land disturbance including a SWPPP. City shall be responsible for paying required permitting fees upon submittal.

Task VI – Expenses

After written authorization to proceed with the Preliminary Phase, the Consulting Engineer shall:

1. Incur expenses related to geotechnical borings, mileage, title work (up to 32 parcels), copying, printing, and appraisals (up to 6).

Task VII and VIII– Limited Bidding and Construction Phase

After written authorization to proceed with the Limited Bidding and Construction Phase, the Consulting Engineer shall:

1. Assist the City as needed by providing electronic copies of Bid documents to City for City's use in electronic bidding process.

2. Assist with developing addendums. All questions will go through the City and are distributed by Drexel.

GBA

4. Assist the City in tabulating and evaluating bids or proposals.

5. Review the Bid Summary provided by the City and submit a letter of recommendation to the City for award.

6. The Consulting Engineer shall attend a pre-construction conference prior to issuing a Notice to Proceed on the Project. The Consulting Engineer shall invite all parties involved with the Project, including county, city, utility, and Contractor's representatives.

7. Provide services in connection with shop drawing review, limited to 10 reviews with one iteration of back and forth comments per shop drawing, and evaluation of substitutions proposed by the Contractor. Consult with and advise the City as to the acceptability of substitute materials and equipment proposed by the Contractor(s) when substitution prior to the award of the Project construction contract(s) is allowed by the Bidding Documents.

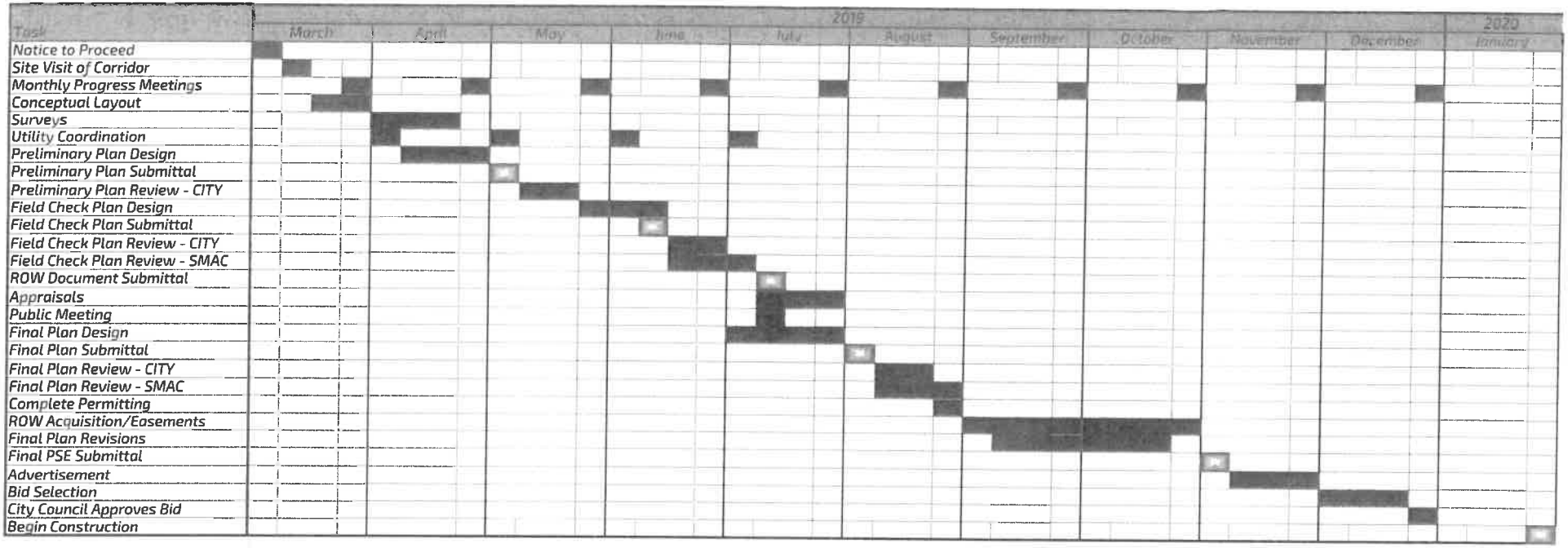
8. Visit site when requested to address conflicts or constructability issues.

9. The Consulting Engineer shall assist in the utility coordination as required for the Project.

10. Attend two progress meetings throughout the limited bidding and construction phase.

11. Provide consultation at the request and coordination of the City concerning replacement of Project Work damaged during construction, and furnish services required in connection with the replacement of such Project Work.

12. GBA will provide support in evaluating Construction Change Directives. Evaluate Contractor's proposals and assist with Change Orders.



Represents a submittal

Exhibit D - Professional Services Breakdown
GBA Estimated Scope Fee for Administrative Design Services for Waterford Storm Drainage Improvements - SMAC TM-04-007

2/21/2019

	CLASSIFICATION	PRIN	ASC	SRE	AES1	AES2	STEC	SRLS	DT	RLS	SP2	SFT	FT3	AA1	TOTAL	TOTAL
	HOURLY CHARGEOUT RATE	$275	$195	$160	$140	$120	$135	$136	$56	$125	$170	$115	$95	$72	HOURS	COST
A	Task 0001 (Administration Coordination, Meetings & QC)															
1	Internal & External Coordination (Leawood, McClure, Golf Course, & Geotechnical)	2.0		18.0			8.0								28.0	$4,192.00
2	Public Meeting with Residents	2.0		4.0			2.0								8.0	$1,462.00
3	Monthly Progress Meetings			12.0											12.0	$1,920.00
4	Invoicing Monthly for Design thru Construction Period services (12months)			12.0										6.0	18.0	$2,352.00
	SUB TOTAL	4.0	0.0	44.0	0.0	0.0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	6.0	64.0	$9,926.00
B	Task 0002 (30% Preliminary Design)															
1	Utility Contacts & Coordination															
2	Records Research/Control/Title Work	1.0		8.0			6.0	4.0		5.0					22.0	$3,215.00
3	Field Surveys/Property and Section Corners (assume 10 GPS units), Field investigation of Existing Storm Sewer, Boring and Utility Locates							1.0		1.0	4.0				6.0	$941.00
4	Prepare base mapping with title work								32.0	2.0	84.0	30.0	28.0		156.0	$18,982.00
5	Review of PES, downstream tie-in, and related Models	1.0		12.0					40.0	4.0					44.0	$3,940.00
6	Hydrology and Hydraulics of Current and Proposed System (including RCB along Cherokee)	1.0		60.0											13.0	$2,196.00
7	Preliminary (30%) Plan Development (Gen notes, grading, details & cross sections)(anticipate 22 sheets) with Preliminary Construction Sequencing / Traffic Control Plans & Detour Plans														81.0	$9,678.00
a	Review structure types with survey, proposed traffic and construction phasing	1.0	1.0	20.0	20.0		60.0								122.0	$17,271.00
9	Prepare Structure Layout & Utility Conflicts			8.0											8.0	$1,280.00
10	Preliminary Quantities& Engineer's Opinion of Probable Const. Costs	1.0	4.0	12.0			16.0								33.0	$5,136.00
11	Preliminary Updates w/City& Internal QC			16.0			8.0								24.0	$3,640.00
	SUB TOTAL	1.0		8.0			4.0								13.0	$2,096.00
		6.0	5.0	143.0	20.0	0.0	114.0	5.0	72.0	12.0	88.0	30.0	28.0	0.0	502.0	$69,583.00
C	Task 0003 (60% Field Check Design)															
1	Utility Contacts, Coordination, & One (1) Meeting with Utilities	1.0		12.0			12.0								25.0	$3,815.00
2	Hydrology and Hydraulics of Current and Proposed System (including RCB along Cherokee)	1.0		20.0											21.0	$3,476.00
3	Field Check (60%) Plan Development (Gen notes, grading, details & cross sections)(anticipate 22 sheets) with Preliminary Construction Sequencing / Traffic Control Plans & Detour Plans															
4	Prepare Structure Layout & Utility Conflicts	1.0	1.0	20.0	20.0		80.0								122.0	$17,271.00
5	Preliminary Specifications, Quantities& Engineer's Opinion of Probable Const. Costs	1.0	4.0	8.0			8.0								21.0	$3,416.00
6	Initiate Permitting of Land Disturbance (inc. SWPPP)			40.0			16.0								56.0	$8,560.00
7	Preliminary Summary and Submittal for SMP Review			16.0			16.0								32.0	$4,720.00
8	Preliminary Updates w/City, County & Internal QC			16.0			12.0								28.0	$4,180.00
	SUB TOTAL	1.0		12.0			8.0								21.0	$3,276.00
		5.0	5.0	144.0	20.0	0.0	152.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	326.0	$48,715.00
D	Task 0004 (95% Final Design)															
1	Easements															
1a	Easement Preparation (PDE, TCE and PRW on 12 parcels)						8	2	40	6					56.0	$5,542.00
1b	Address Revisions (Estimated 25%/4 Parcels)						2	1	10	2					15.0	$1,616.00
2	Final Design Development of Construction Plans with Final Construction Sequencing / Traffic Control Plans & Detour Plans		1.0	16.0	8.0		48.0								73.0	$10,355.00
3	Structural Layout, Phasing Details, and horizontal bend details		2.0	12.0		32.0	32.0								78.0	$10,470.00
4	Prepare General Notes, Final Quantities, Specifications & Engineer's Opinion of Probable Const. Costs, QC, and Comments	1.0		40.0			60.0								101.0	$14,776.00
5	Final Summary and Submittal for SMP Review			4.0			4.0								8.0	$1,180.00
6	Coordination and Scheduling			16.0			4.0								20.0	$3,100.00
	SUB TOTAL	1	3	88	8	32	158	3	50.0	8	0	0	0	0	351	$48,939.00
E	Task 0005 (100% Final PS&E Design)															
1	Final Design Development of Construction Plans with Final Construction Sequencing / Traffic Control Plans & Detour Plans		1.0	8.0	4.0		12.0								25.0	$3,655.00
2	Structural Layout, Phasing Details, and horizontal bend details		2.0	8.0		4.0	8.0								22.0	$3,230.00
3	Prepare 100% Final General Notes, Final Quantities, Specifications & Engineer's Opinion of Probable Const. Costs, QC, and Comments	1.0		8.0			20.0								29.0	$4,256.00
4	Coordination and Scheduling			20.0			4.0								24.0	$3,740.00
5	Finalize Permitting of Land Disturbance (inc. SWPPP)			8.0			8.0								16.0	$2,360.00
	SUB TOTAL	1	3	52	4	4	52	0	0.0	0	0	0	0	0	116	$17,241.00
E	Task 0006 (Expenses)															
1	Expenses (Geotech/mileage/Title Work (31parcels$200/parcel, 1 parcels400$/parce)/copying/reproductions, appraisals @ $1350/tract)															
	SUB TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$21,130.00
	TOTAL (Tasks 0001 - 0006 :Administration thru Final Design with Expenses)	17.0	16.0	470.0	52.0	36.0	486.0	8.0	122.0	20.0	88.0	30.0	28.0	6.0	1380.0	$213,534.00
F	Task 0007 & 0008 (LIMITED Bidding & Construction Phase Services)															
1	Construction Documents for Bidding Purposes															
2	Q&A Via phone for bidders along w/Addendum's & Distribution thereof			2											2	$320.00
3	Review Bid Summary provided by City			8											8	$1,280.00
4	Attend preconstruction conference	1		2			1								4	$731.00
5	Review shop drawings (10), and substitutions			4											4	$540.00
6	Coordinate Utility Relocations (City Inspector Providing)	1		30											31	$5,075.00
7	Contract Interpretations & Clarifications (City to coordinate and request our involvement)			4											4	$640.00
8	Attend Two (2) Progress meetings	2		2											4	$872.00
9	Evaluate Change Orders & Prepare Documentation (GBA to provide support only and as needed)	2		2											4	$872.00
	SUB TOTAL	2		2											4	$872.00
	TOTAL (Tasks 0007-0008; Limited Bidding & Construction Phase Services)	8	0	56	0	0	1	0	0	0	0	0	0	0	65	$11,303.00
		8	0	56	0	0	1	0	0	0	0	0	0	0	65	$11,303.00
	GRAND TOTAL (Tasks 0001-0008)															$224,837.00

Summary of Assumptions

1. Hydraulic model provided by City of Leawood which includes downstream Consultant's (McClure) hydraulic model for beginning tailwater conditions for downstream culvert tie-in.
2. We have assumed ICW will not need GBA to create a separate plan set for potential relocations.
3. Basements were assumed with 12, due to the potential for extending grading, toe protection, etc. upstream and downstream along with ingress/egress for future Leawood access for Maintenance.
4. Support to City for Condemnation has not been anticipated nor included in our scope and fee.
5. We have assumed traffic control will involve complete closures for all street crossings with detours provided, and that longitudinal storm sewer installation within the roadway will involve on street lane closures, with half the road open to either one-way with detours or two-way traffic with flaggers, depending on the city's wish. No permanent pavement marking or signing plans will be provided. Pedestrian detours may be provided if desired, where necessary and possible.
6. Construction Phase Services are limited for GBA and Construction is anticipated to take 6 to 7 months to complete.
7. Construction Staking and Resident Project Representative (RPR) are not included in the scope and/or Fee.

SCHEDULE B
GEORGE BUTLER ASSOCIATES, INC.
ENGINEERS / ARCHITECTS
STANDARD HOURLY RATES - EFFECTIVE JULY 1, 2018

Employment Classification	Hourly Rate
Principal	$276.00
Senior Associate	232.00
Director of AES	232.00
Associate	195.00
Senior Lead AES	195.00
Senior Specialist	180.00
Project Leader	170.00
Lead AES	170.00
Specialist	145.00
Senior AES	160.00
Senior Technician	135.00
Project AES	132.00
Project Technician	105.00
Design AES	120.00
Design Technician	86.00
Staff AES	108.00
Staff Technician	75.00
Senior Construction Inspector	135.00
Construction Inspector 4	108.00
Construction Inspector 3	104.00
Construction Inspector 2	95.00
Construction Inspector 1	85.00
Senior Field Technician	115.00
Field Technician 3	95.00
Field Technician 2	85.00
Field Technician 1	75.00
Senior Professional Land Surveyor	136.00
Professional Land Surveyor	125.00
Survey Technician 3	100.00
Survey Technician 2	70.00
Survey Technician 1	52.00
2-Man Survey Party	170.00
Training Coordinator	95.00
Senior Administrative Assistant	95.00
Administrative Assistant	72.00
General Office 2	78.00
General Office 1	58.00

Equipment

(CAD and Total Station Survey Equipment expenses are included in the above hourly rates unless otherwise stipulated by contract.)

Real Time Kinematic Global Positioning System Equipment (RTK)	60.00	per hour
Nuclear Density/Soil Testing Equipment	50.00	per day
Traffic Counters	20.00	per day

Expenses

Reimbursable expenses (travel, vehicle mileage, vehicle rental, printing and plotting, meals, etc.) incurred will be charged at cost plus 10% to cover administrative overhead.

The following items will be charged as shown (effective January 1, 2019):

Company Pick-up Truck	0.58	per mile
Personal and Company Cars	0.58	per mile

INSERT ORIGINAL CERTIFICATE OF LIABILITY INSURANCE FORM HERE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/06/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 1-866-574-6282
Holmes Murphy & Associates, LLC

1828 Walnut Sreet
Suite 700
Kansas City, MO 64108

CONTACT NAME: Monica Wilks
PHONE (A/C, No, Ext): 816 857-7820 FAX (A/C, No): 866 501-3940
E-MAIL ADDRESS: mwilks@holmesmurphy.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : XL SPECIALTY INS CO	37885
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
George Butler Associates, Inc.

9801 Renner Blvd.

Lenexa, KS 66219

COVERAGES

CERTIFICATE NUMBER: 55553764 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			DPR9931136	09/15/18	09/15/19	Each Claim	5,000,000
							Annl Aggr	10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Waterford Storm Sewer (SMP Project No. TM-04-007)

CERTIFICATE HOLDER

City of Leawood, KS

4800 Town Center Drive

Leawood, KS 66211 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joseph A. Watts

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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

9/15/2019

DATE (MM/DD/YYYY) 3/6/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Lockton Companies
444 W. 47th Street, Suite 900
Kansas City MO 64112-1906
(816) 960-9000

CONTACT NAME:
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Fire Insurance Company	19682
INSURER B : Hartford Casualty Insurance Company	29424
INSURER C : Navigators Insurance Company	42307
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
1402002
GEORGE BUTLER ASSOCIATES, INC.
ATTN: SHAUN KOTWITZ
9801 RENNER BLVD.
LENEXA KS 66219

COVERAGES * **CERTIFICATE NUMBER:** 15930962 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:	Y	N	37UEAQI0398	9/15/2018	9/15/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY [X] ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	37UEAQI0525	9/15/2018	9/15/2019	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
C	UMBRELLA LIAB [X] OCCUR X EXCESS LIAB CLAIMS-MADE DED [X] RETENTION $ 10,000	N	N	CH18EXC857230IV	9/15/2018	9/15/2019	EACH OCCURRENCE AGGREGATE	$ 9,000,000 $ 9,000,000 $ XXXXXXX
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	37WEAQI0524	9/15/2018	9/15/2019	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: WATERFORD STORM SEWER (SMP PROJECT NO. TM-04-007). CITY OF LEAWOOD, KS IS ADDITIONAL INSURED AS RESPECTS LIABILITY AND WHERE REQUIRED BY WRITTEN CONTRACT.

CERTIFICATE HOLDER

15930962
CITY OF LEAWOOD, KS
4800 TOWN CENTER DRIVE
LEAWOOD KS 6211

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Joseph M Agnello

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RESOLUTION NO. 1391

A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC WORKS TO ESTABLISH CRITERIA FOR EVALUATION OF PROFESSIONALS FOR THE PURPOSE OF DETERMINING RESPONSIBLE APPLICANTS FOR PROFESSIONAL SERVICES ASSOCIATED WITH PROJECTS OF THE CITY;

Whereas, the City of Leawood regularly enters into Professional Services Agreements for various City Projects within the City;

Whereas, it is the policy of the Governing Body to award City Professional Services Agreements to the most qualified applicant;

Whereas it is the desire of the Governing Body to see that Engineers and Architects performing work for the City provide a full measure of value in exchange for funds expended by the City and that in furtherance of this objective, Professional Services Agreements of the City are awarded to and performed by responsible Professionals;

Whereas, the Governing Body has determined that all Professionals performing Professional Services under contract with the City should be evaluated at the conclusion of their work;

Whereas the Governing Body has determined that a procedure should be established to evaluate Professional Services so as to assist the Director of Public Works in determination of responsible applicants for City projects;

Whereas the Governing Body has determined that it will consider evaluations of prior work of Professionals in determining responsible applicants for City Projects and that Requests for Proposals will be made only to responsible Professional Service Providers as determined by the Director of Public Works based on review of evaluations of prior work for the City;

NOW, THEREFORE, be it resolved by the Governing Body of the City of Leawood:

Section 1. Evaluation of Professional Services Applicants authorized. That the Governing Body of the City of Leawood does hereby authorize the Director of Public Works of the City to prepare and provide to the Governing Body evaluations of the work of all Professional services performing work under contract with the City.

Section 2. Criteria for evaluation established. In the evaluation of Professionals Services, the Director of Public Works shall consider the following criteria:

A. Completion of work within the allotted time and within Total Fee.
B. Consistency of work effort of the Professional.
C. Quality of work performed by the Professional.
D. Ability of the Professional to communicate and work with residents of the City.

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Standard Form as approved:
Revised 01/2003

E. Cooperation of the Professional with City Staff, including but not limited to, time period a Professional takes to respond to a request of the project manager, contract administrator, construction inspector or the Director of Public Works.

F. Responsiveness to correction of "punch list" items.

G. Responsiveness to a direct request from the Public Works Director in matters where the Professional is required to take action to insure the safety of the public.

H. Fairness and appropriate use of requests for change orders during the course of construction.

I. Thoroughness of Specifications and Drawings.

J. Construction Administration.

K. Budget Compliance.

Section 3. Notification of evaluation to be included in Professional Services Agreements. All Agreements prepared by the City for design professionals performing work for the City shall contain provisions notifying applicants that work performed by the Professional will be evaluated and that said evaluations will be considered by the City in determining responsible applicants for future City projects.

Section 4. Evaluation Procedure. During the course of performance of Professional Services, the Director of Public Works shall monitor the work and prepare interim evaluations of the Professional's compliance with this resolution. Interim evaluations shall be provided to the Professional. On completion of the Professional's work the Director of Public Works shall prepare a final evaluation of the Professional's compliance with this resolution. On completion of and prior to submitting the final evaluation to the Governing Body, the Director of Public Works shall provide a copy of the final evaluation to the Professional for review and comment. On receipt of the Professional's comments, the Director of Public Works may revise the final evaluation and shall provide a copy of the revised final evaluation to the Professional. Any Professional disputing the final evaluation may appeal the evaluation to the Governing Body within thirty (30) days of notification of the final evaluation. On review and after consideration of such information as the Governing Body shall determine to be necessary to a fair review of the final evaluation and consistent with the requirements of due process, the final evaluation may be modified in a manner consistent with the findings of the Governing Body.

Section 5. Final evaluations to be considered in connection with solicitation of applicants for Professional Services. It is hereby established as the policy of the City that the Director of Public Works, in soliciting applicants for Projects shall consider said evaluation of prior work performed by a Professional and shall not request applications from such Professional for a period of one (1) year from the date of such unsatisfactory evaluation.

Section 6. Director of Public Works authorized to prepare additional forms and written procedures. The Director of Public Works is authorized to prepare such additional written forms and procedures as in his or her judgment as is necessary to effectuate the intent of this resolution.

Section 7. Take effect. That this resolution shall take effect and be in force from the date of passage by the Governing Body and approved by the Mayor.

PASSED by the Council the 23rd day of March, 1998.

APPROVED by the Mayor the 23rd day of March, 1998.

(SEAL)

PEGGY J. DUNN, Mayor

ATTEST:

MARTHA HEIZER, City Clerk

APPROVED AS TO FORM:

RICHARD S. WETZLER, City Attorney

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Standard Form as approved:
Revised 01/2003

CITY OF LEAWOOD, KANSAS
PROFESSIONAL'S PERFORMANCE CHECKLIST

Consultant_____ **Project Number**_____

Report number _____ **Date**_____

1. **Complaints** _____
   Comments:

2. **Thoroughness of Specifications and Drawings**_____
   Comments:

3. **Responsiveness**_____
   Comments:

4. **Budget Compliance**_____
   Comments:

5. **Construction Administration**_____
   Comments:

6. **Quality of Product**_____
   Comments:

_____ City Project Engineer/Date

_____ Director of Public Works/Date

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Standard Form as approved:
Revised 01/2003

COMPLETING THE FORM

The numbered notes below correspond to the numbered sections of the first page.

The City's Project Engineer will complete the form and

1. Record the number and nature of any valid complaints.

2. List any instances of failure to meet the requirements of the contract requirements checklist.

3. Identify performance goals that have not been met during the reporting period.

4. Review any discrepancy reports and their final disposition.

5. Determine whether the consultant's performance is unacceptable, acceptable, or exceptional. A point value ranging from acceptable (5) to unacceptable (1) may be used instead of a descriptive term.

6. Summarize the consultant's performance for the period covered by the report and for the contract term to date either in a narrative or by assigning a point value.

7. Recommend actions to be taken by the consultant to improve performance or correct deficiencies and specify any liquidated damages that may be assessed for the performance period covered by the report. If the report shows acceptable performance, congratulate the consultant.

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Standard Form as approved:
Revised 01/2003

Return to Agenda

Staff Review

Fact Sheet

7.H.

SUBJECT: **APPROVE ADDENDUM NO. 2 TO INTER-LOCAL AGREEMENT WITH THE CITY OF OVERLAND PARK FOR THE MAINTENANCE OF STREETLIGHTS ALONG OUR COMMON BORDER**

April 1, 2019

DISCUSSION

Attached is Addendum No. 2 to the Inter-local Agreement with the City of Overland Park originally approved November 1, 2010, outlining the maintenance costs and electric cost for those streetlights that are located along our common border. There has been one Amendment in the past for rate increases since the original signing of the Agreement.

This Addendum No. 2 revises the rates identified for the streetlights common to both cities and the responsibilities for maintenance and the costs associated with maintenance in addition to the electric cost.

Currently there exists an inter-Local for the maintenance costs and electric cost for traffic signals common to both cities.

It is the recommendation of the Public Works Department that the City Council approves Addendum No. 2 to the Inter-local Agreement with the City of Overland Park for the maintenance of streetlights along our common borders and authorizes the Mayor to execute.

David Ley, P.E.
Director of Public Works

SPONSOR

Public Works Department

COUNCIL ACTION TO BE TAKEN

Approve Addendum to Inter-local with Overland Park

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

FUNDING SOURCE

GENERAL FUND BUDGET
Public Works/Street Division
Street Light Maintenance 11110.33200.625200
Street Light/Signal Electric 11110.33200.621301

DRAFT

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE ADDENDUM NO. 2 TO THAT CERTAIN AGREEMENT DATED NOVEMBER 1, 2010, BETWEEN THE CITY OF LEAWOOD AND THE CITY OF OVERLAND PARK, FOR MAINTENANCE OF STREET LIGHTING SYSTEMS ALONG COMMON BORDERS

WHEREAS, the Cities of Leawood and Overland Park entered an agreement on November 1, 2010, pertaining to maintenance of street lighting systems along common borders;

WHEREAS, Addendum No. 1 to such Agreement was executed on March 19, 2018; and

WHEREAS, the parties desire to execute Addendum No. 2 to such Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby authorizes the Mayor to execute Addendum No. 2 to the Agreement dated November 1, 2010, attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

ADDENDMUM NO. 2 TO AGREEMENT BETWEEN THE CITY OF OVERLAND PARK AND THE CITY OF LEAWOOD FOR STREETLIGHTING SYSTEMS

WHEREAS, on the 1st day of November, 2010, the City of Overland Park, Kansas and the City of Leawood, KS (which may be referred to collectively herein as the "Parties") entered into an agreement for Streetlighting Systems (hereinafter, the "Base Agreement"); and

WHEREAS, the Base Agreement contains and Appendix "A" which enumerates location of streetlighting systems, ownership, maintenance responsibility, maintenance and energy costs and monthly rates; and

WHEREAS, the Parties wish to revise Appendix "A" to update locations of exchanged controllers of the streetlighting systems and other information contained therein.

NOW, THEREFORE,

1. The Parties Agree that Appendix "A" of the Base Agreement shall be replaced with the updated Appendix "A" attached hereto and incorporated by reference as if fully set forth herein.

2. All other provisions of the Base Agreement shall remain in full force and effect.

CITY OF LEAWOOD

By:_____
Peggy J. Dunn, Mayor

Date:_____

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

CITY OF OVERLAND PARK

By:_____
Anthony J. Hofmann, PMP
Director of Public Works

Date:_____

ATTEST:

_____
Elizabeth Kelley, City Clerk

APPROVED AS TO FORM:

_____
Trevor L. Stiles, Assistant City Attorney II

APPENDIX A
STREET LIGHTING SYSTEMS
LOCATED PARTIALLY IN OVERLAND PARK AND
LEAWOOD, KANSAS

		MAINTENANCE				ELECTRICITY					
CONTROLLER ADDRESS	CONTROLLER OWNER	MAINTENANCE EXPENSES PAID BY	PERCENTAGE OF POLES LOCATED IN		MONTHLY MAINTENANCE CHARGE	AVERAGE MONTHLY POWER COST	POWER EXPENSES PAID BY	PERCENTAGE OF WATTAGE LOCATED IN		MONTHLY POWER CHARGE	TOTAL MONTHLY CHARGE
			OVERLAND PARK	LEAWOOD				OVERLAND PARK	LEAWOOD		
10302 LC Mission Rd	Overland Park	Overland Park	55%	45%	$0.00	$107.82	Overland Park	51%	49%	$0.00	$0.00
10499 LC Mission Rd	Leawood	Leawood	28%	72%	$0.00	-	Leawood	41%	59%	$0.00	$0.00
11496 LC Nall Ave	Overland Park	shared	68%	32%	$29.51	$463.16	shared	61%	39%	$179.65	$209.16
11901 LC Nall Ave	Overland Park	shared	69%	31%	$28.38	$564.25	shared	68%	32%	$181.47	$209.85
11907 LC Roe Ave	Overland Park	Overland Park	46%	54%	$0.00	$324.61	shared	47%	53%	$172.72	$172.72
12350 LC Nall Ave	Overland Park	shared	86%	14%	$12.58	$177.60	shared	86%	14%	$24.22	$36.80
12696 LC Nall Ave	Overland Park	shared	74%	26%	$24.41	$276.74	Overland Park	74%	26%	$0.00	$24.41
13050 LC Nall Ave	Overland Park	Overland Park	59%	41%	$0.00	$210.70	Overland Park	59%	41%	$0.00	$0.00
13493 LC Nall Ave	Overland Park	shared	86%	14%	$13.18	$312.73	shared	85%	15%	$46.33	$59.51
13707 LC Nall Ave	Overland Park	shared	73%	27%	$24.83	$343.80	shared	65%	35%	$120.33	$145.16
14021 LC Nall Ave	Overland Park	shared	75%	25%	$23.06	$253.11	shared	75%	25%	$63.28	$86.34
14090 LC Granada Rd	Leawood	Leawood	6%	94%	$0.00	-	Leawood	9%	91%	$0.00	$0.00
15299 LC Mission Rd	Leawood	Leawood	23%	77%	$0.00	-	Leawood	23%	77%	$0.00	$0.00
4698 LC College Blvd	Overland Park	shared	81%	19%	$17.93	$362.89	shared	73%	27%	$99.03	$116.97
5491 LC College Blvd	Overland Park	shared	60%	40%	$36.89	$441.83	shared	61%	39%	$173.53	$210.43
5502 LC 151st St	Overland Park	shared	40%	60%	$55.34	$382.48	shared	42%	58%	$220.41	$275.75
5503 LC 143rd St	Overland Park	shared	74%	26%	$24.27	$340.36	shared	74%	26%	$89.57	$113.84
5603 LC Edgewater Dr	Overland Park	shared	76%	24%	$22.36	$347.94	shared	62%	38%	$131.13	$153.49
5751 LC 155th St	Overland Park	shared	92%	8%	$7.34	$401.13	shared	83%	17%	$66.48	$73.81
9902 LC Mission Rd	Overland Park	shared	80%	20%	$18.45	$204.32	shared	80%	20%	$40.02	$58.47
9511 LC Mission Rd	Overland Park	shared	46%	30%	$27.67	$292.85	shared	46%	30%	$87.86	$115.52
										TOTAL†	$2,062.22

†MONTHLY RATES ARE PAID BY THE CITY OF LEAWOOD TO OVERLAND PARK ON A QUARTERLY BASIS PER THE AGREEMENT.
OVERLAND PARK PAYS JOHNSON COUNTY, KANSAS' SHARE OF THIS CONTROLLER.
THIS CONTROLLER IS ALSO SHARED WITH THE CITY OF PRAIRIE VILLAGE.

CITY	REVISION DATE
LEAWOOD	2/19/2019

SUPPLEMENT TO APPENDIX A
STREET LIGHTING SYSTEMS
LOCATED PARTIALLY IN OVERLAND PARK AND
LEAWOOD, KANSAS

	STREET LIGHT POLES				LIGHT WATTAGE			
CONTROLLER	LOCATED IN		MAINTAINENCE PAID BY		LOCATED IN		WATTAGE PAID BY	
ADDRESS	OVERLAND PARK	LEAWOOD	OVERLAND PARK	LEAWOOD	OVERLAND PARK	LEAWOOD	OVERLAND PARK	LEAWOOD
10302 LC Mission Rd	6	5	11	0	1456	1416	2872	0
10499 LC Mission Rd	10.5	26.5	0	37	3825	5425	0	9250
11496 LC Nall Ave	17	8	17	8	10100	6400	10100	6400
11901 LC Nall Ave	18	8	18	8	13500	6400	13500	6400
11907 LC Roe Ave	6.5	7.5	14	0	4200	4776	4200	4776
12350 LC Nall Ave	9.5	1.5	9.5	1.5	4750	750	4750	750
12696 LC Nall Ave	12.5	4.5	12.5	4.5	6250	2250	8500	0
13050 LC Nall Ave	6.5	4.5	11	0	3250	2250	5500	0
13493 LC Nall Ave	12	2	12	2	9200	1600	9200	1600
13707 LC Nall Ave	19	7	19	7	6500	3500	6500	3500
14021 LC Nall Ave	10.5	3.5	10.5	3.5	5250	1750	5250	1750
14090 LC Granada Rd	3	48	0	51	750	7500	0	8250
15299 LC Mission Rd	3.5	11.5	0	15	1400	4600	0	6000
4698 LC College Blvd	29	7	29	7	7588	2848	7588	2848
5491 LC College Blvd	12	8	12	8	9060	5860	9060	5860
5502 LC 151st St	10	15	10	15	5000	6800	5000	6800
5503 LC 143rd St	14	5	14	5	7000	2500	7000	2500
5603 LC Edgewater Dr	25	8	25	8	6200	3750	6200	3750
5751 LC 155th St	40.5	3.5	40.5	3.5	8810	1750	8810	1750
9902 LC Mission Rd	16	4	16	4	5275	1285	5275	1285
9511 LC Mission Rd	11.5	7.5	11.5	7.5	4600	3000	4600	3000
TOTALS	292.5	195.5	292.5	195.5	123964	76410	123905	76469

CITY OF OVERLAND PARK AVERAGE MONTHLY MAINTENANCE COST PER LIGHT CONTROLLER = $92.23

Last Revised 02/25/19

APPENDIX "A"
TRAFFIC SIGNAL SYSTEMS
LOCATED PARTIALLY IN OVERLAND PARK AND LEAWOOD, KANSAS

NUMBER	LOCATION	OWNERSHIP		MAINTENANCE RESPONSIBILITY		MAINTENANCE AND ENERGY COSTS		LEAWOOD'S MONTHLY RATES [4]
		% Overland Park	% Leawood	Overland Park	Leawood	% Overland Park	% Leawood	Effective Jan. 1, 2019
1	95th St & Mission Rd [1,3]	50%	25%	X		50%	25%	$ 104.75
2	95th St & Ranchmart Shp Ctr	50%	50%	X		50%	50%	$ 182.86
3	103rd St & Mission Rd	50%	50%	X		50%	50%	$ 182.86
4	College Blvd & Roe Ave	50%	50%	X		50%	50%	$ 182.86
5	College Blvd & Nall Ave	75%	25%	X		75%	25%	$ 91.43
6	112th St & Nall Ave	50%	50%	X		50%	50%	$ 182.86
7	115th St & Nall Ave	50%	50%	X		50%	50%	$ 182.86
8	117th St & Nall Ave	50%	50%	X		50%	50%	$ 182.86
9	119th St & Nall Ave [3]	75%	25%	X		75%	25%	$ 104.82
10	119th St & Rosewood	50%	50%	X		50%	50%	$ 182.86
11	119th St & Hawthorne Plaza	50%	50%	X		50%	50%	$ 182.86
12	119th St & Roe Ave	25%	75%	X		25%	75%	$ 274.29
13	Tomahawk Cr Pkwy & Roe Ave	50%	50%	X		50%	50%	$ 182.86
14	127th St & Nall Ave	50%	50%	X		50%	50%	$ 182.86
15	135th St & Nall Ave [3]	75%	25%	X		75%	25%	$ 105.21
16	143rd St & Nall Ave	50%	50%	X		50%	50%	$ 182.86
17	151st St & Nall Ave [2]	50%	50%	X		50%	50%	$ 182.86
18	137th St & Nall Ave	50%	50%	X		50%	50%	$ 182.86
19	Mission Rd & Indian Creek Pkwy	50%	50%	X		50%	50%	$ 182.86
							TOTAL	$ 3,240.54

[1] The remaining 25% is shared with the City of Prairie Village, Kansas

[2] Overland Park pays Johnson County, Kansas' 25% share

[3] Includes a percentage of the the monthly compressed natural gas (CNG) cost for backup power generator

[4] Monthly rates are paid by the City of Leawood to Overland Park on a quarterly basis per the original agreement

Return to Agenda

Parks & Recreation Department

7.I.

Memo

To: Mayor Peggy Dunn and City Council

From: Chris Claxton, Parks & Recreation Director Chris

CC: Scott Lambers, City Administrator

Date: April 1, 2019

RE: Request to Accept Deed of Gift of Public Art - "Women of the World"

The Governing Body approved the recommendation from the Leawood Arts Council and Art in Public Places Initiative to accept a sculpture by local artist, Kwan Wu, from owner 11350 Property, LLC at the February 18, 2019 Council meeting.

Attached, please find the Deed of Gift, transferring ownership to the City effective April 2, 2019.

As a reminder, the anticipated cost to repair the piece and deliver it back to the City, at a site to be determined, is $3,000.

Funding Source: Public Art Impact Fee
13060.44440.936000

DRAFT

RESOLUTION NO. _____

RESOLUTION ACCEPTING A DEED OF GIFT FOR A PUBLIC ART SCULPTURE, ENTITLED 'WOMEN OF THE WORLD,' FROM 11350 PROPERTY, LLC, BY LOCAL ARTIST KWAN WU

WHEREAS, the City desires to accept a gift from the Grantor 11350 Property, LLC of the sculpture titled "Women of the World" by artist Kwan Wu.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the gift of the sculpture titled "Women of the World" by Kwan Wu, from 11350 Property, LLC.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

DEED OF GIFT

The following donation is an unconditional gift to the **City of Leawood**.

Name of Donor 11350 PROPERTY, LLC

Address 11221 ROE AVE., STE 240 (BILLING/MAILING)

City LEAWOOD State KS Zip 66211

X Signature of Donor

Effective Date MARCH 12, 2019

Artwork Description

Title: *Women of the World*
Artist: Kwan Wu Chinese (lives and works in Kansas City, Missouri)
Origin/country: America
Date of Creation: ca. 1998
Medium: bronze and steel
Dimensions: approx. 70" h x 45" dia.
Subject matter: globe shaped armature of the earth (steel) held by two large hands, which form the base (bronze), profiles of famous female figures from around the world, and shapes of the continents cast in bronze are adhered to the armature of the globe

Condition of Artwork

The current condition of this work is good - fair; steel armature of globe is pitted in areas and areas of rust can be seen throughout. The bronze female profiles and shapes of continents show some cracking in areas and areas of oxidation are forming due to exposure to the elements for around 20 years. The City of Leawood will for restore the piece before installation in Leawood.

Appraised Value of Artwork

$15,000.00 in the work's current condition.

Return to Agenda

Parks & Recreation Department

7.J.

Memo

To: Mayor Peggy Dunn and City Council

From: Chris Claxton, Parks & Recreation Director

CC: Scott Lambers, City Administrator

Date: April 1, 2019

Re: Request to Accept Deed of Gift for Public Art – "Inspiration"

The Governing Body approved the recommendation from the Leawood Arts Council and Art in Public Places Initiative to accept the donation of a sculpture by Leawood resident, Rita Blitt at the February 18, 2019 Council meeting.

The sculpture titled "Inspiration" has been offered as a gift to the City from Pennway Associates VII LC owned by Leawood resident William Walker.

Attached, please find the Deed of Gift, transferring ownership to the City effective April 8 at which time Cox Air will remove the piece and transport it to their place of business for repair.

As a reminder, the cost to repair the piece and deliver it back to its future site is $42,150.

Funding source: Public Art Impact Fee
13060.44440.936000

DRAFT

RESOLUTION NO. _____

RESOLUTION ACCEPTING A DEED OF GIFT FOR A PUBLIC ART SCULPTURE, ENTITLED 'INSPIRATION,' FROM PENNWAY ASSOCIATES VII, LLC, BY LEAWOOD ARTIST RITA BLITT; TO BE LOCATED ON THE SOUTHEAST CORNER OF COLLEGE BOULEVARD & TOMAHAWK CREEK PARKWAY

WHEREAS, the City desires to accept a gift from the Grantor Pennway Associates VII, LLC of the sculpture titled "Inspiration" by artist Rita Blitt, effective April 8, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the gift of the sculpture titled "Inspiration" by Rita Blitt, from Pennway Associates VII, LLC, with such acceptance being effective on April 8, 2019.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

DEED OF GIFT

The following donation is an unconditional gift to the **City of Leawood**.

Name of Donor PENNWAY ASSOCIATES VII L.C.

Address 5800 EAST BANNISTER

City KANSAS CITY State MISSOURI Zip 64134

Signature of Donor

Effective Date APRIL 8. 2019, 2019

Artwork Description

Title: *Inspiration*
Artist: Rita Blitt (American, b. 1931)
Medium: Painted carbon steel
Dimensions: 26'-0" x 28'-0" x 18"
Date: 1987
Fabrication: Cox Air Systems, Belton, Missouri

Condition of Artwork

The current condition of this work is rusting at section welds with areas of corrosion and paint is beginning to lift. The piece needs sandblasting and repainting. The City of Leawood will for restore the piece before installation in Leawood. Cox Air Systems will be hired to make the necessary repairs.

Appraised Value of Artwork

$35,000.00 in the work's current condition.

Return to Agenda

Staff Review

7.K.

Fact Sheet

SUBJECT: **APPROVE INDEPENDEJT CONTRACTOR AGREEMENT FOR REMOVAL AND REPLACEMENT OF IRRIGATION LIFT INTAKE STRUCTURE AT IRONHORSE GOLF COURSE**

Beemer Construction Company, Inc.

April 1, 2019

DISCUSSION

Due to heavy rain events in 2017 and 2018, the Blue River intake pump that supplies water from the river to the irrigation pond at Ironhorse Golf Club has been damaged (see photos attached). The creek bank has experienced significant erosion encroaching toward the pump station and the intake pipe has been compromised. The golf course established water rights in 1994 allowing as much as 40 million gallons a year to be drawn from the river for turf irrigation. The water is free other than costs associated with power for the pumping system. This system has been in use for nearly 25 years and is critical to the turf management of the golf greens and fairways. Without this system, water would have to be purchased from WaterOne at significant costs.

With the necessity to engage the irrigation system very soon, it is imperative that the irrigation pump station intake structure be repaired.

Following a meeting onsite with Troon Staff, Brett Haugland of Continental Consulting Engineers and Beemer Construction, an interim solution to repair the intake structure was recommended to be able to get the system operational quickly. The interim solution requires installing a ramp to access the creek, removing damaged pipe and replacing the pipe and intake screen, installing a concrete straddle block to hold the pipe in place, installing riprap at the tow of the creek bank, repairing and reseeding all disturbed areas. The City is considering a complete irrigation pump replacement in the future pending further creek bank erosion.

Beemer is the on-call contractor for the KCMO water department and is available to do the job quickly with a completion period of approx. 10 working days.

Staff is recommending approval of the agreement so that the contractor can start immediately.

Chris Claxton

Chris Claxton, Director
Parks & Recreation Department

SPONSOR

Park & Recreation Department

COUNCIL ACTION TO BE TAKEN

Approve Independent Contractor Agreement with Beemer Construction Company, Inc.

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

$43,423.26

FUND SOURCES

Project #41939
Capital Improvement Fund: 13030.800.840140

DRAFT

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INDEPENDENT CONTRACTOR AGREEMENT IN THE AMOUNT OF $43,423.26, BETWEEN THE CITY AND BEEMER CONSTRUCTION, INC., PERTAINING TO REMOVAL AND REPLACEMENT OF THE IRRIGATION LIFT STATION AND INTAKE FOR IRONHORSE GOLF COURSE, LOCATED AT 15400 MISSION ROAD

WHEREAS, the City is in need of services pertaining to the removal and replacement of the irrigation lift station and intake for Ironhorse Golf Course;

WHEREAS, Beemer Construction, Inc. provides such services; and

WHEREAS, the parties desire to execute an Independent Contractor Agreement to provide such services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby authorizes the Mayor to execute an Independent Contractor Agreement between the City and Beemer Construction, Inc., in the amount of $43,423.26, attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

CITY OF LEAWOOD

Independent Contractor Agreement

AGREEMENT BETWEEN the City of Leawood, Kansas ("City"), a Kansas Municipal

Corporation located at 4800 Town Center Drive, Leawood, Kansas, and Beemer Construction Company, Inc.

("Independent Contractor"), dated April 1, 2019.

The Independent Contractor is a (n):
__Individual
__Sole proprietorship
__Partnership
X Corporation

The Independent Contractor is located at:

Address: _____606 S.E. Central Drive_____

City/State/ZIP: ___Blue Springs, Missouri 64014-3311

Phone: ____816-229-2266_____

Email: ____chads@beemerconstruction.com_____

The Independent Contractor's Social Security or Employer Identification Number is:

____43-1013633_____ or ON FILE

IN CONSIDERATION of the promises and mutual covenants and agreements contained herein, the parties agree as follows:

A. Work to Be Performed

City desires that the Independent Contractor perform, and the Independent Contractor agrees to perform, the following work:
Removal and replacement of the irrigation lift station intake structure. Work includes constructing a coffer dam out of soil for creek access, removing the existing intake screen for reuse, removing existing 8" HDPE intake pipe and replacing pipe with 8" ductile iron pipe, re-attach intake screen to ductile iron pipe, construct a concrete straddle block to anchor pipe and screen in place, install rip rap at creek bank around intake pipe, remove earthen coffer dam, place rip rap at creek bank along creek access point, clean up area, fine grade and seed and fertilize all disturbed areas.

B. Term of Agreement
The services called for under this Agreement shall commence on or no later than April 7, and shall be concluded on or before April 21.

C. Terms of Payment
City shall pay the Independent Contractor the following amounts, according to the following terms and conditions:

The City shall pay Independent Contractor, **Forty Three Thousand Four Hundred Twenty Three Dollars and Twenty Six Cents ($ 43,423.26)** City agrees to remit such payment to Independent Contractor within 30 days of receipt of invoice.

☐ Check if tax exemption is requested. Tax exemption is applicable in State of Kansas for goods only on this project.

D. Reimbursement of Expenses
City shall not be liable to the Independent Contractor for any expenses paid or incurred by the Independent Contractor unless otherwise agreed to in writing.

E. Federal, State, and Local Payroll Taxes
Federal, state, and local income tax and payroll tax of any kind shall not be withheld or paid by the City on behalf of the Independent Contractor or the employees of the Independent Contractor. The Independent Contractor is not an employee and shall not be treated as an employee with respect to the services performed hereunder for federal, state, or local tax purposes.

F. Responsibility for Workers' Compensation and other Insurance
The City will not obtain workers' compensation insurance covering the Independent Contractor or employees of the Independent Contractor. The Independent Contractor shall comply with the workers' compensation law concerning the Independent Contractor and the employees of the Independent Contractor. Independent Contractor shall also procure sufficient insurance to cover general liability, personal injury and property damage in the following types and amounts as approved by City:

Independent Contractor shall maintain throughout the duration of this Agreement, insurance in, at a minimum, the amounts specified below, unless waived in writing by the City. The City will only accept coverage from an insurance carrier offering proof that the carrier is authorized to do business in Kansas; carries a Best's Policyholder rating of A-:VII or better or is otherwise approved by the City. The Independent Contractor is required to carry insurance while performing the proposed work for the City. The Independent Contractor will furnish a Certificate of Insurance to the City as part of their proposal.

All general and automobile liability insurance shall be written on an occurrence basis unless otherwise agreed to in writing by the City. The Independent Contractor shall name the City as an

additional insured in the amount of $500,000 for all claims determined to be subject to the Kansas Tort Claims Act. The Contractor shall name the City as an additional insured for all other claims set forth below:

1. Commercial General Liability

(a) General Aggregate..... $2,000,000.00
(b) Products / Completed Operations Aggregate..... $2,000,000.00
(c) Personal and Advertising Injury (Each Person)..... $1,000,000.00
(d) Each Occurrence..... $1,000,000.00

2. Automobile Liability

Policy shall protect the Contractor against claims for bodily injury and/or property damage arising out of the ownership or use of any owned, hired and/or non-owned vehicle and must include protection for either (a) Any Auto; or (b) All Owned Autos, Hired Autos, and Non-Owned Autos.

(a) All autos Combined Single Limits (CSL).....$1,000,000.00
(b) Uninsured motorists..... $1,000,000.00

Umbrella policy may be used to meet coverage limits.

3. Workers Compensation (includes "all states" insurance)

(a) Workers Compensation.....Statutory
(b) Contractor shall also be protected against claims for disease, injury, or death of employees, which, for any reason, may not fall within the provisions of a Workers Compensation Law.
(c) Employer's Liability:

Bodily Injury by Accident	$500,000 each accident
Bodily Injury by Disease	$500,000 policy limit
Bodily Injury by Disease	$500,000 each employee

4. Subcontractor's Insurance.

If any part of this Agreement is to be sublet, the Contractor shall either:

(a) Cover all subcontractors under its insurance policies; or
(b) Require each subcontractor not so covered to secure insurance which will protect against applicable hazards or risks of loss as and in the minimum amounts designated herein, unless waived by the City.

5. Notice of Claim Reduction of Policy Limits

The Contractor, upon receipt of notice of any claim in connection with the Proposal, shall promptly notify the City, providing full details thereof, including an estimate of the amount of loss or liability.

The Contractor shall promptly notify the City of any reduction in limits of protection afforded under any policy listed in the Certificate in excess of $100,000.00, whether or not such impairment came about as a result of this Contract.

G. Bonds Required

☒ The Independent Contractor is providing a Performance Bond to the City in an amount equal to one hundred percent (100%) of the amount of the Contract so awarded in each case.

☒In addition, the Independent Contractor shall furnish also a Statutory Bond in an amount equal to one hundred percent (100%) of the Contract amount. [*Required on projects totaling more than $100,000]*

☒Upon completion and acceptance of the work, the Independent Contractor shall furnish the City of Leawood a 2-year Maintenance Bond, which shall remain in full force and effect for a period of two years, commencing on the date of final acceptance of the project, such date to be established by the City of Leawood.

Each bond shall be executed on the forms attached hereto, signed by a Surety Company authorized to do business in the State of Kansas, and acceptable as Surety to the City. With each bond there shall be filed with the City one copy of "Power of Attorney" certified to include the date of the bond.

H. Termination of Agreement

City may terminate this Agreement at any time. Independent Contractor may terminate this Agreement upon 30 days written notice to the City. Notice shall be sufficient either when served personally or when sent by first-class mail addressed to the City at the address set forth in this Agreement. City shall not be liable for, nor shall the Independent Contractor be liable to perform, any services or expenses incurred after the receipt of notice of termination.

I. Independent Contractor Status

The Independent Contractor expressly represents and warrants to City that (1) he/she/it is not and shall not be construed to be an employee of City and that his/her/its status shall be that of an independent contractor for which he/she/it is solely responsible for his/her/its actions and inactions; and (2) the Independent Contractor shall act solely as an Independent Contractor, not as an employee or agent of City; and (3) the Independent Contractor is not authorized to enter into contracts or agreements on behalf of City or to otherwise create obligations of City to third parties.

J. Equal Opportunity

Independent Contractor shall observe the provisions of the Kansas Act Against Discrimination and shall not discriminate against any person in the performance of work under this Agreement because of race, religion, color, sex, disability, national origin or ancestry; in all solicitations Independent Contractor shall include the phrase, "equal opportunity employer"; if Independent Contractor fails to comply with the manner in which Independent Contractor reports to the commission in accordance with the provisions of K.S.A. 44-1031 and amendments thereto, Independent Contractor shall be deemed to have breached this Agreement and it may be canceled, terminated or suspended, in whole or in part, by City; if Independent Contractor is found guilty of a violation of the Kansas Act Against Discrimination or any other act banning discrimination or retaliation, under a decision or order of the commission which has become

final, Independent Contractor shall be deemed to have breached this Agreement and it may be canceled, terminated or suspended, in whole or in part, by City; and Independent Contractor shall include the provisions of this paragraph in every subcontract or purchase order so that such provisions will be binding upon such subcontractor or vendor.

K. Assignability

This Agreement shall not be transferred or assigned, in whole or in part, by the Independent Contractor without the prior written consent of City.

L. Choice of Law

Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Kansas.

M. Agreement

This Agreement supersedes all prior oral or written agreements, if any, between the parties and constitutes the entire agreement between the parties. The Agreement cannot be changed or modified orally. This Agreement may be supplemented, amended, or revised only in writing by agreement of the parties.

N. Title to Works, Trademarks, and Inventions Produced.

Independent Contractor has acquired or shall acquire from each of his/her/its employees, consultants, and subcontractors, if any, the necessary rights to all works, trademarks, copyrights and inventions utilized in the performance of this Agreement.

O. Hold Harmless

Independent Contractor shall indemnify and hold the City harmless from and against any claims, allegations, charges, damages, costs, attorneys' fees or other expenses incurred due to the actions, inactions, fault or negligence, or the claimed actions, inactions, fault or negligence of Independent Contractor or its agents or employees.

P. Lien Waivers

The Independent Contractor will provide the City with a list of any subcontractors or others performing work on this project and the Independent Contractor will not use any other subcontractors or others on the project. The Independent Contractor will provide a lien waiver from any such subcontractor. Such waivers will hold the City free from any liens for work or materials and must be received by the city prior to final payment to the Independent Contractor.

CITY OF LEAWOOD, KANSAS

_____

Peggy J. Dunn, Mayor

Date: _____

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett
City Attorney

INDEPENDENT CONTRACTOR

Contractor:

BREEMER CONSTRUCTION CO. INC

Print Name: DAVID BREEMER, PRESIDENT

By: _____

Date: MARCH 25, 2019

Address: 606 S.E. CENTRAL DR
BLUE SPRINGS, MO 64014

Julie Stasi

From:	James Kennedy
Sent:	Thursday, February 15, 2018 9:42 AM
To:	Julie Stasi
Subject:	RE: more questions
Attachments:	Ironhorse River pump Location 2-15-18.png

I attached a map showing river pump location

James Kennedy • Golf Course Superintendent • Ironhorse Golf Club
o 913.696.7760 • m 913.238.3161 • jkennedy@Troon.com
Troon.com • Facebook • Twitter • Instagram • Blog

Return to Agenda

Staff Review

7.L.

Fact Sheet

SUBJECT: **DECLARE SURPLUS PROPERTY**
April 1, 2019

DISCUSSION

The Public Works Department requests the equipment listed below be declared as surplus property.

POLICE DEPARTMENT
One (1) 2010 Ford Explorer
City Asset No. 1492
VIN #1FMEU7D81AUA55680
MILEAGE: 87,492

PUBLIC WORKS DEPARTMENT
One (1) 2007 Ford Explorer
City Asset No. 1300
VIN #1FMEU73E87UB26972
MILEAGE: 48,213

The equipment will be sent through a future public auction process with Purple Wave Auctions.

It is the recommendation of the Public Works Department that the Council approve the above abov items as surplus and authorize the Mayor to approve same.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Declare Equipment as Surplus Property

STAFF RECOMMENDATION

☑ For
☐ Against
☐ No position

COMMITTEE RECOMMENDATION

☐ For
☐ Against
☐ No position ☑ No Assignment

POLICY OR PROGRAM CHANGE

☑ No
☐ Yes

OPERATIONAL IMPACT

COSTS

n/a

FUND SOURCES

n/a

Date:	3/8/2019	Ready to be Auctioned:	YES	Declared Surplus:	1-Apr-19
City ID:	Unit 9150	License Plate #:	n/a	Sale Date:	tbd
VIN#:	1FMEU7D81AUA55680	City Asset No. 1492		Sold For:	PURPLE WAVE
Department:	POLICE DEPARTMENT				
Description:	2010 Ford Explorer-Black in color *Condition Note: Rear differential howls; a common thing with this model from Ford, does not affect the drivability any.*				
Current Mileage:	**87,492**				
Decals to be removed?					
Equipment to be removed:					

Date: 3/18/2019

City ID: 9409

VIN#: 1FMEU73E87UB26972

Department: Public Works

Description: 2007 Ford Explorer

Current Mileage: 48,213.8

Decals to be removed?

Equipment to be removed:

Ready to be Auctioned:

License Plate #: n/a

Asset No. 1300

Condition: Good to Excellent

White in Color

Declared Surplus: 1-Apr-19

Sale Date: tbd

schedule for Purple Wave

Sold For:

Return to Agenda

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Faith Always Wins Foundation, 501c-3

(TUESDAY)

APR 9 LOVE

Love Thy Neighbor | 6:30 p.m.
Hindu Temple & Cultural Center Kansas City

Christian, Hindu and Jewish faith leaders discuss love in their faiths
Student competition winner recognition

(SATURDAY)

APR 13 YOU

Taking Care of You - Mind, Body & Soul | 8:00 a.m. - 4:00 p.m.
Hitch Fit Gym | Overland Park, Midtown, & Northland

Conference style event featuring local wellness experts, donating their time for you
Includes: chair massage, nutrition, fitness, yoga, and more

(WEDNESDAY)

APR 10 DISCOVER

Diversity Dinner | 6:30 p.m.
St. James United Methodist Church

Dinner and activities, engaging all to discover new friends

(SUNDAY)

APR 14 GO

Interfaith Workshops | 6:30 p.m.
Cleveland University

Can we hold our own faith and respect another?
Engaging youth and adults in conversation
surrounding interfaith understanding

(THURSDAY)

APR 11 OTHERS

Is Your Neighbor A White Supremacist? | 6:30 p.m.
Church of the Resurrection – Foundry

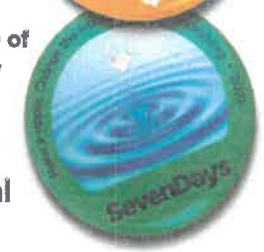
Featuring Mindy Corporon interviewing reformed white supremacists,
Christian Picciolini and Shannon Martinez

(MONDAY)

APR 15 ONWARD

Faith, Love, and Walk | 6:00 pre-walk, 6:30 walk
National WWI Museum and Memorial

Coming together and celebrating the ripples of kindness we achieve as a community. We encourage you to connect with one of our 14 charities...find your personal Onward! After the walk, stay for the music and food trucks to make it a party!



(FRIDAY)

APR 12 CONNECT

Is Your Neighbor A White Supremacist? – Business Luncheon | 11:30 a.m. | Grace & Holy Trinity Cathedral

Featuring Mindy Corporon interviewing reformed white supremacists, Christian Picciolini and Shannon Martinez

Connect With Your Community | ALL DAY | Various locations

Fourteen local charities will host events to connect with you
Check our website for each charity's details

For details or to register for any of these events, go to www.givesevendays.org

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Mission: We engage all people to discover commonalities and overcome evil with acts of kindness.

Vision: Make a Ripple to Change the World by Connecting Communities.

2019 EVENTS

DAY	DATE	THEME & EVENTS
	Tuesday, April 9, 2019	**LOVE Thy Neighbor** Hindu Temple & Cultural Center of Kansas City 6330 Lackman Road Shawnee, KS 66217 6:00pm Doors open 6:30pm Start
	Wednesday April 10, 2019	**DISCOVER - Diversity Dinner** St. James United Methodist Church 5540 Wayne Ave Kansas City, MO 64110 6:00pm Doors open 6:30pm Start
	Thursday, April 11, 2019	**OTHERS - Is Your Neighbor a White Supremacist?** Church of the Resurrection - Foundry 13720 Roe Ave, Leawood, KS 66224 6:00pm Doors open 6:30pm Start
	Friday, April 12, 2019	**CONNECT - With Your Community** Our 14 chosen local charities will host events to connect with you. See our website for details from each charity. www.givesevendays.org Is Your Neighbor a White Supremacist? Business Luncheon - See details on website
	Saturday, April 13, 2019	**YOU - Taking care of YOU - Mind, Body & Soul** Hitch Fit Gyms **Overland Park:** 7431 W. 91st St. OP, KS 66212 **Midtown:** 3036 Gillham Rd. KC, MO 64108 **Northland:** 6264 Lewis St. Parkville, MO 64152 8:00am-4:00pm
	Sunday, April 14, 2019	**GO - Interfaith Workshops** Cleveland University 10850 Lowell Ave Overland Park, KS 66210 6:00pm Doors open 6:30pm Start
	Monday, April 15, 2019	**ONWARD - Faith, Love, & Walk** National WWI Museum and Memorial 2 Memorial Drive Kansas City, MO 64108 6:00pm Pre-Walk Activities 6:30pm Walk! 7:00pm Charities, Food Trucks, & Music

WWW.GIVESEVENDAYS.ORG | **#BeTheRipple** **#GiveSevenDays**

Registration required or requested for all events.

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SevenDays® has partnered with Best Regards Bakery and Café to bring you **kindness cookies**! Introduce your employees, co-workers and clients to SevenDays® of Kindness activities with a special treat of delicious cookies. Kindness boosts morale! Cookies are the literal icing that get you started! **25% of the cookie sales will go to Faith Always Wins Foundation, the creator of SevenDays®.**

Want cookies delivered? Order anytime until April 3, for delivery. Our ambassadors will deliver cookies on weekdays, during business hours, between March 25 - April 5. You can also pre-order cookies for the week of SevenDays®! Pick them up on the day of your choice between April 9 - 15. Best Regards Bakery & Café is located in the La Paloma Shopping Center: 6759 W 119th St., Overland Park, KS 66209, (913) 912-7238 (orders taken via our SevenDays® website, exclusively).

What is included?

Large Office Pack: 1 dozen large theme cookies decorated in SevenDays® colors, SevenDays® informational packet, bumper stickers, and other promotional materials.

Mini Office Pack: 1 dozen mini dot cookies decorated in SevenDays® colors, SevenDays® informational packet, bumper stickers, and other promotional materials.

How to order

Go to www.givesevendays.org Make a purchase today! Our SevenDays® kindness cookies are available exclusively through our website. 25% of the cookie sales are for the benefit of the Faith Always Wins Foundation, the creator of SevenDays®.

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Best Regards
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goods

Consider making a purchase today! Our SevenDays® merchandise is available exclusively through our website or at our events. All the money raised goes back to our Faith Always Wins Foundation, which helps us fully support our SevenDays® mission. Check out our new items. This year's theme shirt is Connect! Laptop or water bottle stickers are new too!

Check out some of our products

Connect t-shirt *NEW!*
$25

Love t-shirt
$25

Discover t-shirt
$25

Others t-shirt
$25

SevenDays® t-shirt
$10
While supplies last!

kindness socks
$16

SevenDays® tumbler
$11

SevenDays® stickers
NEW!

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Return to Agenda

City of Leawood Governing Body Staff Report

MEETING DATE: April 1, 2019
REPORT WRITTEN: February 27, 2019

HILLS OF LEAWOOD SINGLE FAMILY RESIDENTIAL SUBDIVISION - REQUEST FOR APPROVAL OF A REVISED PRELIMINARY PLAN, REVISED PRELIMINARY PLAT, FINAL PLAN AND FINAL PLAT - Located north of 151st Street and east of Mission Road - Case 01-19

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval unanimously (6-0) of Case 01-19, Hills of Leawood Single Family Subdivision - request for approval of a Revised Preliminary Plan, Revised Preliminary Plat, Final Plan and Final Plat, with the following stipulations:

1. The project shall be limited to 70 lots and 8 tracts on 44.16 acres with a density of 1.59 dwelling units per acre for the overall development. The first plat of the development will include 40 single family residential lots and 7 Tracts on 25.90 acres of land for a density of 1.54 dwelling units per acre. Tract H within the first phase contains the area for the second phase of the development. The second plat of the development will include 30 single family residential lots and 1 tract on 18.20 acres of land, for a density of 1.65 dwelling units/acre.
2. The applicant shall be responsible for the following:
   a. The applicant shall be responsible for a Park Impact Fee in the amount of $300.00 per dwelling unit prior to the recording of the Phase 1 Final Plat, estimated currently at $12,000 ($300.00 x 40 dwelling units). This amount is subject to change by Ordinance.
   b. The applicant shall be responsible for a Park Impact Fee in the amount of $300.00 per dwelling unit prior to the recording of the Phase 2 Final Plat, estimated currently at $9,000 ($300.00 x 30 dwelling units). This amount is subject to change by Ordinance.
   c. The applicant shall be responsible for a South Leawood Transportation Impact Fee prior to the recording of the Final Plat, estimated currently at $69,000 ($625.00 x 44.16 acres x 2.5 miles from 135th Street). This amount is subject to change by Ordinance.
   d. The applicant/owner shall be responsible for a Street Fee of $311 per linear foot of frontage along 151st Street, estimated currently at $300,426 ($311.00 x 966 lineal feet). This amount is subject to change by Ordinance.
3. The project shall include the following deviations:
   a. An interior side yard setback of 12.75' for lots 23-40 and 57-70
   b. Up to a 15% reduction in rear yard setbacks for lots 1-3, 8, 10, 15-18, 21-22, 25-26, 39-40, 45-56, 58, 61 and 63-65.
4. Prior to Governing Body consideration, a permanent easement shall be granted to the City of Leawood and recorded at Johnson County for vehicular access, from the western terminus of 150th Street (within Hills of Leawood, Second Plat) to the existing public right-of-way extending from Mission Road.
5. Prior to Governing Body consideration the applicant shall provide updated plans showing a curbed cul-de-sac with sign stating there will be a future street connection located at the western terminus of 150th Street. This cul-de-sac shall be constructed with a curb meeting Public Works standards. An island is not required for this cul-de-sac being that the island would be removed when the road is to be extended to Mission Road. The right-of-way for the cul-de-sac shall be dedicated to the City of Leawood.

6. The amenity area within Tract I shall be submitted as a separate final plan to be approved by the Governing Body at a future date. No items within the amenity area are proposed with this application.
7. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed underground. This must be done prior to final occupancy of any building within the project. This does not include existing high voltage overhead power transmission lines on the western edge of the development.
8. Per the Leawood Development Ordinance, all above ground facilities shall be placed in the rear yard wherever practical. If locating these facilities in the rear yard is not practical or appropriate, as determined by the City Engineer, then such facilities shall be at least 25' behind the right-of-way.
9. All new utility boxes with a height of less than 55 inches, a footprint of equal to or less than the 15 square feet in area, or a pad footprint of equal or less than 15 square feet, may be installed only with the prior approval of the Director of Community Development as being in compliance with this Ordinance.
10. All new utility boxes with a height of 55 inches or greater, a footprint greater than 15 square feet in area, or a pad footprint greater than 15 square feet in area shall be authorized only by approval of a special use permit prior to construction.
11. Street trees within the development shall meet all standards of the Leawood Development Ordinance.
12. Per the Leawood Development Ordinance Section 16-4-7.3 (B)(1), street trees shall be provided at a rate of one tree per 35 feet of street frontage within the landscaped setback abutting said street frontage.
13. Sidewalks shall be minimum of 10' from the back of curb to allow sufficient width for street trees to be planted.
14. Per the Leawood City Code street trees shall be planted a minimum of 5' from the back of street curb and adjacent sidewalks.
15. All pedestrian connections, including sidewalks and trails, shall comply with the Americans with Disabilities Act.
16. The detention/retention areas within Tract D and Tract I shall be sloped to a maximum of 5:1 average on at least one side to allow easier egress from the pond.
17. Pedestrian paths within Tracts C and E of the Hills of Leawood shall be a minimum of 5' in width and shall be constructed of brick pavers. The pedestrian path within Tract I shall be an asphalt trail a minimum of 8' in width.
18. All trail connections constructed within Ironwoods Park shall be a minimum of 8' in width and constructed to city standards
19. The trees within the Tree Preservation Easement that are to be removed have been inventoried with a Tree Inventory Plan, and only the removal of dead or hazardous trees and/or stumps are to be removed with the approval of the Superintendent of Parks.
20. A 5' tall, black wrought iron style, fence shall be constructed along the south boundary of the Tree Preservation Easement along the north property line of the development.
21. All landscaped common areas including cul-de-sac medians shall be irrigated.
22. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo dated February 21, 2019 on file with the City of Leawood Planning and Development Department, prior to issuance of the Final Plat
23. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all common areas and common area improvements including, but not limited to, streets, walls, and storm water system improvements. The mechanism will include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such

maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.

24. All sidewalks shall be installed as per street construction standards.
25. All streets within the subdivision shall be public. The developer or Homes Association shall maintain any planting or statuary within the street right of way.
26. All monument signs shall be placed within a common area designated as a separate tract of land to be maintained by the homes association, shall be located outside of all sight triangles, and shall be a minimum of 5' from property lines and sidewalks.
27. The approved final landscape plan shall contain the following statements:
    a) All trees shall be callipered and undersized trees shall be rejected.
    b) All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.
    c) Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
    d) All landscaped open space shall consist of a minimum of 60% living materials.
28. A letter, signed and sealed by a Kansas Registered Landscape Architect, shall be submitted prior to final occupancy that states that all landscaping has been installed per the approved landscape plan and all plant material used is to the highest standards of the nursery industry.
29. Construction traffic shall only be allowed into the subdivision off of 151st Street.
30. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
31. A sign permit from the Planning Department shall be obtained prior to installation of any signs.
32. An erosion control plan for both temporary and permanent measures to be taken during and after construction shall be required at the time of application for building permit.
33. The conditions and stipulations of the preliminary plan approval remain in full force and effect except to the extent expressly modified herein.
34. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
35. In addition to the stipulation listed in the report, the developer/applicant agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted and to execute a statement acknowledging in writing that they agree to stipulations one through thirty-five.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None

APPLICANT:

- The applicant/property owner is Mark Simpson with Leawood Hills Development, LLC.
- The engineer is Tim Tucker with Phelps Engineering, Inc.
- The landscape architect is Jason Meier with Meier Landscape Architecture, LLC

REQUEST:

- The applicant is requesting approval of a Revised Preliminary Plan, Revised Preliminary Plat, Final Plan and Final Plat for the first and second phases of the Hills of Leawood single family subdivision.
- The Hills of Leawood subdivision will include a total of 70 single family residential lots and 8 tracts on 44.16 acres, for a density of 1.59 dwelling units/acre.

- The first phase of the development will include 40 single family residential lots and 7 Tracts on 25.90 acres of land for a density of 1.54 dwelling units per acres. Tract H is the location of the second phase of the project area. The second phase of the development will include 30 single family residential lots and 1 tract on 18.20 acres of land, for a density of 1.65 dwelling units/acre.
- The third phase of the development will include an amenity area along with a trail system that runs north towards Ironwoods Park and a dry detention basin.

LOCATION:

ZONING:

- The property is currently zoned R-1 (Planned Single Family Low Density Residential).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Low Density Residential.

SURROUNDING ZONING:

- North — To the north is Ironwoods Park owned by the City of Leawood, zoned REC (Planned Recreation).
- South — To the south is 151st Street and some single family lots, which have been developed along the north side of 151st Street as part of the Mission Heights subdivision. Further to south, across 151st Street, is the single family subdivision of The Reserve at Ironhorse, zoned RP-1 (Planned Single Family Residential District). Beyond is Ironhorse Golf Course, owned by the City of Leawood, zoned REC (Planned Recreation).
- East — Directly to the east is a single family residential subdivision of Villas of Ironwoods, currently under construction, within the City of Overland Park, Kansas.
- West — To the west is the remainder of the single family residential subdivision of Mission Heights, zoned R-1 (Planned Single Family Low Density Residential District). Beyond Mission Heights and across Mission Road, is the single family residential subdivision of Pavilions of Leawood, zoned RP-1 (Planned Single Family Residential District).

HISTORY:

- A preliminary plat and preliminary plan for the Hills of Leawood was approved by the Governing Body with case 129-17 (Ordinance #2880) on March 19, 2018.
- A final plat and final plan for the first phase of the Hills of Leawood was approved by the Governing Body with case 35-18 (Resolution #4944) on May 21, 2018.
- A revised preliminary plat, revised preliminary plan, final plat and final plan was submitted with this application to correct errors in the land survey that was submitted previously. The corrections include shifting the plan and associated lots to the south and west. It also added additional land area to the west to include the detention basin under the power lines on the west side of the project area.

SITE PLAN COMMENTS:

- The applicant is requesting approval of a Revised Preliminary Plan, Revised Preliminary Plat, Final Plan and Final Plat for the first and second phases of the Hills of Leawood single family subdivision.
- The Hills of Leawood subdivision will include a total of 70 single family residential lots and 8 tracts on 44.16 acres, for a density of 1.59 dwelling units/acre.
- The first phase of the development will include 40 single family residential lots and 7 Tracts on 25.90 acres of land for a density of 1.54 dwelling units per acres. Tract H is the location of the second phase of the project area. The second phase of the development will include 30 single family residential lots and 1 tract on 18.20 acres of land, for a density of 1.65 dwelling units/acre.
- The third phase of the development will include an amenity area along with a trail system that runs north towards Ironwoods Park and a dry detention basin.
- In compliance with the Leawood Development Ordinance, the streets within the development shall be public.
- Per City standards, public streets are required to have a right-of-way of 50' and pavement 26' back of curb to back of curb.
- Concrete sidewalks that are 5' in width are proposed to be located generally along one side of the streets, however, the two southernmost cul-de-sacs will have sidewalks on both sides. No sidewalk is shown to be constructed along the north side of 151st Street. The sidewalk along 151st Street will be constructed in the future with the widening of 151st Street.
- Adjacent to the north common property line with Ironwoods Park, the applicant is proposing a 10' Tree Preservation Easement. Along with the Tree Preservation easement, a 10' utility easement will be on the south side of the Tree Preservation easement.
- A black, wrought iron style, metal fence will be installed along the south side of the Tree Preservation easement, separating the Tree Preservation easement from the 10' utility easement and adjacent single family homes. The developer has stated that they have an agreement with KCP&L to only work on the most southern 5' of the Utility Easement.
- The main entrance into the residential subdivision is off of 151st Street and is divided by a landscaped median that varies in width from 4' to 40'.
- The main entrance into the development is flanked on each side with a large common area tract on each side (Tract A and Tract B).
- Two trail connections to Ironwoods Park are proposed along the northern property line of the project.
- The applicant is proposing Tract E, a long 10' wide tract between lots 27 and 28, which leads to Ironwoods Park to the north. The applicant is showing a 5' brick paver path connection between Ironwoods Park and the street within the proposed Hills of Leawood.
- An 8' asphalt path is proposed within Tract I to connect the proposed amenity area with the trail system within Ironwoods Park.

- The portion of these trail connections that are within Ironwoods Park shall be 8' asphalt trails.
- Access to the park will be controlled by electronic gates, which will be timed for park hours that change twice per year (April 1st - October 1st, 6:00 AM to 11:00 PM and October 2nd - March 31st, 7:00 AM to 9:00 PM). Theses hours are subject to change with changes to park hours.
- The applicant is proposing Tract C between Lots 29 and 30 along the eastern boundary of the subdivision. A 5' brick paver path connection is shown within this tract that provides a pedestrian connection between Lots 21 and 22 of the Villas of Ironwoods within Overland Park to the adjacent street within the proposed subdivision of the Hills of Leawood.
- An entry monument is proposed on each side of the main entrance off 151st Street along with monument walls on the east and west sides of the entrance. The east monument will contain signage with the development name and a logo. The western monument will not have signage.
- A singular monument column is proposed within the median of the entry drive off of 151st Street.
- Storm water retention is proposed on Tract D, at the northern terminus of the main entrance off of 151st Street and will include a pond with a waterfall to be a height of 7' 9" tall and constructed of natural limestone.
- Tracts G and F are small tracks located adjacent to the southwest boundary of Lot 9.
- Tract I is a tract located along the western boundary of the subdivision. Tract I will include a dry detention basin to the northwest of the subdivision. The dry detention basin will be constructed during the second phase of the project, along with the 8' wide asphalt path that extends from the terminus of the westernmost cul-de-sac to Ironwoods Park to the north. Tract I will also include an amenity area, located just southwest of lots 44 and 45 along with pedestrian connections connecting the amenity area to Ironwoods Park. The amenity area and connecting 8' wide asphalt path will be constructed in a future third phase of development that will require recommendation by the Planning Commission and Governing Body as part of a Revised Final Plan.
- Adjacent to the east common property line with the single family residential development within Overland Park, a 10' Tree Preservation Easement is proposed. A total of nine lots shall be adjacent to this 10' Tree Preservation Easement with the exception of Tract C. No fence is proposed on the east side of this Tree Preservation easement.

FINAL PLAT:

- The applicant has submitted two separate plats for the different phases of the development.
- The first plat includes 40 single family lots and eight (8) tracts with the first phase of the Hills of Leawood subdivision. The first plat includes the second phase of the development within Tract H.
- The second plat includes 30 single family lots and one (1) tract with the second phase of the Hills of Leawood subdivision.
- The residential lots have an average lot size of 19,625 sq. ft. for the entire subdivision. The smallest lot is 15,000 sq. ft. and the largest is 33,099 sq. ft.
- The applicant is proposing eight common area tracts for the entire development, which shall be maintained by the Homes Association. The tracts are as follows:

Lot	Sq.ft.	Acres	Area
Tract A (Phase 1)	26,683	0.61	Southeast corner of development, west of the proposed entrance off of 151st Street
Tract B (Phase 1)	47,217	1.08	Southeast corner of development, east of the entrance off of 151st Street.
Tract C (Phase 1)	7,483.08	0.17	Along the eastern boundary between lots 29 and 30.
Tract D (Phase 1)	63,642	1.46	Directly north of the main entrance off of 151st Street between Lots 22 and 23.
Tract E (Phase 1)	1,664	0.03	Directly south of Ironwoods Park between Lots 27 and 28.
Tract F (Phase 1)	1,311.35	0.03	Located to the southeast boundary of Lot 9.
Tract G (Phase 1)	1,191.43	0.03	Located to the southwest boundary of Lot 9.
Tract H (Phase 1)	792,710	18.20	Includes the second phase of the Hills of Leawood residential subdivision.
Tract I (Phase 2)	79,424.22	1.82	Western boundary of the subdivision.

- The development includes the following easements.

Easement	Location
10' Tree Preservation Easement	Adjacent to northern property line of the development, with the exception of Tract E.
10' Tree Preservation Easement	Adjacent to eastern property line of the development, with the exception of Tract C.
10' Utility Easement	Directly south of the Tree Preservation Easement along the north property line.
20' Drainage Easement	Located between lots 20 and 21, and lots 24 and 25
26' Sanitary Sewer Easement	North of 151st Street
4' Sidewalk Easement	Adjacent to the Public Right-of-Way where the sidewalk has been delineated.
100' KCP&L Easement	Located along the western boundary of the subdivision.
60' KCP&L Easement	Located east of the 100' KCP&L Easement on the western boundary of the subdivision.

BULK REGULATIONS:

- The following table outlines the required and provided regulations for the project:

Criteria	Required	Provided	Compliance
Front Setback	35'	35'	Complies
Side Setback	15'	12.75'	Deviation Requested As Shown on Plans
Corner Lot Street Side Setback	30'	30'	Complies
Rear Setback*	30' or required calculation if deeper than 150'	Min. 25.5'	Deviation Requested As Shown on Plans
Lot Size	15,000 sq. ft. or average of all lot sizes within 300' (38,000 sq. ft.)	Minimum of 15,000 sq.ft. Average = 19,625 sq. ft.	Complies Variance BZA Granted a Variance Not to Meet Average Lot Size within 300'
Lot Frontage	100'	100'	Complies
Minimum Lot Width	100'	100'	Complies
Minimum Lot Depth	120'	150'	Complies
Lot Depth to Width Ratio	3:1	3:1	Complies
Cul-de-sac Lot Width at Curb	45'	45'	Complies
Cul-de-sac Lot Width at Front Setback	100'	100'	Complies

* Leawood Development Ordinance 16-2-5.3 (D)

ELEVATIONS:

- The applicant has provided example elevations of the general types of houses that are proposed to be constructed within the development.

- The houses will be constructed primarily of stucco with stone, brick, lap siding, or shingles as an accent. The roofs of the homes are proposed to have either a concrete, clay or polymer roof.
- A mixture of three and four car garages are proposed for both the manors and estates. The roofing on the single family homes must meet the requirements of Section 16-2-10.3(D) of the Leawood Development Ordinance.

LANDSCAPING:

- The applicant is proposing a variety of shade trees to be placed along the entryway from 151st Street within tracts A and B which will include Blackgum, October Glory Maple, Red Oak, Riverbirch and White Oak shade trees. Along with the shade trees, a number of evergreen and ornamental trees are also proposed.
- Street trees are proposed along public streets at a rate of one tree per 35'. These trees will include Blackgum, October Glory Maple, Red Oak, Shademaster Honey Locust and Lacebark Elm.
- With the exception of Tract E, where a 5' wide brick path to be constructed between Lots 27 and 28 to provide access to Ironwoods Park, a 10' Tree Preservation Easement is placed along the northern boundary that is adjacent to the Ironwoods Park.
- With the exception of Tracts B and C a 10' Tree Preservation Easement is placed along the eastern boundary of the subdivision.
- The trees within the Tree Preservation Easement that are to be removed have been inventoried with a Tree Inventory Plan, and only the removal of dead or hazardous trees and/or stumps are to be removed with the supervision of the Superintendent of Parks and an expert consultant hired by the developer.
- The applicant has provided a detail that shows that sidewalks are proposed 10' from the back of curb. This will allow enough space for street trees to be planted between the back of curb and sidewalk. Per the City Code street trees should be planted a minimum of 5' from the back of curb and from adjacent sidewalks.
- The islands within the cul-de-sacs are shown to be planted with Riverbirch trees.

LIGHTING:

- The applicant is proposing to use the City's standard street light fixture, a 30' spun aluminum pole with 6-foot arm, Model number AELATBO-20BLEDE70 R2, 4000K Fixture.
- VISTA Model 3006 ground mounted landscape lights are proposed to be ground mounted in front of the monument sign located on the east side of the entrance from 151st Street to up-light the monument sign at night.

SIGNAGE:

- A single monument sign is proposed to be constructed at the entrance of the proposed development facing 151st Street on Tract B with a continuation of monument walls, constructed of the same natural stone veneer as the other monument walls, heading north into the subdivision. On the opposite side an additional curved wall is to be constructed without signage.
- The signs will be constructed of natural beige stone veneer and will be created of three connected wall sections that are connected front to back. The height of the most easterly wall is 4'. The middle wall that will contain the signage will be 11' 6" tall. The most westerly wall is 6'6" in height. The entire monument sign will be a length of 72'.

- The monument sign will have the subdivision name "THE HILLS OF LEAWOOD" in black poly sign letters attached to the face of the monument with a 3" gap. The monument wall will also contain a custom painted aluminum community logo.
- The applicant is also proposing a column in the middle of the main entrance median that will be 6' tall and 4' wide with a 12" tall stone cap. This column will be of the same construction type as the monuments on either side of the 151st Street entrance.

INTERACT:

- An Interact meeting was held on Thursday, February 7th, 2019. A meeting summary and sign-in sheet are attached.

BOARD OF ZONING APPEALS:

- On October 25, 2017, the Board of Zoning Appeals (BZA) granted the applicant a variance from Section 16-2-5.3(D) R-1 (Planned Single Family Low Density Residential District): Bulk Regulations, that provided that the development must maintain an average lot size for the overall development of 19,000 sq.ft., however, the minimum lot size of any given lot could not be less than 15,000 sq.ft. The variance allows the lots within the subdivision to not have to meet the requirement that all new lots must be a minimum of the average lot size (up to a maximum of 1 acre) of lots that are within 300' of any lot line.
- The proposed development meets the variance requirement approved by the Board of Zoning Appeals.

REQUESTED DEVIATIONS:

- The following deviations may only be granted when compensating common open space (not less than 1:1) ratio is provided elsewhere in the project and where there is ample evidence that the deviation will not adversely affect neighboring property. The area of the deviations requested by applicant totals 0.67 acres. The applicant has provided sufficient compensating open space required by the requested deviations within the common area tracts provided.
- The applicant is requesting the following deviations from the Leawood Development Ordinance:
  - **Interior Side Yard Setbacks:**
    - Section 16-2-5.3 (D) R-1 (Planned Single Family Low Density Residential): Bulk Regulations requires that side setbacks to be a minimum of 15'. The applicant is proposing a deviation to allow 12.75' side yard setbacks on 32 of the lots to allow for side entry garages. Section 16-3-9 (A)(5)(b) provides that a deviation to the setback of the buildings, excluding side and rear yard setbacks for uses in RP-2, RP-3, RP-4, from the property line other than a public street, may be reduced to 85% of the standard requirement.
    - The development meets the requirements of the deviation
  - **Rear Yard Setbacks:**
    - Section 16-2-5.3 (D) R-1 (Planned Single Family Low Density Residential): Bulk Regulations requires that rear yard setbacks to be a minimum of 30' for lots 150' in depth or less, and for lots greater than 150', the minimum rear yard setback shall be as calculated by the following formula, 70% X (Lot Depth -150) +30. The applicant is requesting this deviation for 37 lots within the development. Section 16-3-9(A)(5)(b) provides that a deviation to the setback of buildings, excluding side and rear yard setbacks for uses in RP-2, RP-3, RP-4, from a property line other than a public street, may be reduced to 85% of the standard requirement.
    - The development meets the requirements of the deviation

IMPACT FEES:

- **Park Impact Fee:**
  - Phase I: The applicant shall be responsible for a Park Impact Fee in the amount of $300.00 per dwelling unit prior to the recording of the Phase 1 Final Plat, estimated currently at $12,000 ($300.00 x 40 dwelling units). This amount is subject to change by Ordinance.
  - Phase II: The applicant shall be responsible for a Park Impact Fee in the amount of $300.00 per dwelling unit prior to the recording of the Phase 2 Final Plat, estimated currently at $9,000 ($300.00 x 30 dwelling units). This amount is subject to change by Ordinance.
- **South Leawood Transportation Impact Fee:**
  - The applicant shall be responsible for a South Leawood Transportation Impact Fee prior to the recording of the Final Plat, estimated currently at $69,000 ($625.00 x 44.16 acres x 2.5 miles from 135th Street). This amount is subject to change by Ordinance.
- **Street Fee:** The applicant/owner shall be responsible for a Street Fee of $311 per linear foot of frontage along 151st Street, estimated currently at $300,426 ($311.00 x 966 lineal feet). This amount is subject to change by Ordinance.

GOLDEN CRITERIA:

The character of the neighborhood:

The area is characterized by an arterial street (Mission Road) and a single-family residential neighborhood (Mission Heights) to the west; an arterial street (151st Street) and a single-family residential neighborhood (Mission Heights) on the south; a city park (Ironwoods Park) directly to the north, and a single-family residential neighborhood located in the City of Overland Park to the east.

The original plat for Mission Heights was recorded in 1961 prior to annexation by the City of Leawood. Since the plat was recorded, lots along the periphery have been constructed; however, interior lots remain vacant and roads interior to the subdivision have not been constructed.

The zoning and uses of properties nearby:

- North — To the north is Ironwoods Park owned by the City of Leawood, zoned REC (Planned Recreation).
- South — To the south is 151st Street and some single family lots which have been developed along the north side of 151st Street as part of the Mission Heights subdivision. Further to south, across 151st Street, is the single family subdivision of Reserve at Ironhorse, zoned RP-1 (Planned Single Family Residential District). Beyond is Ironhorse Golf Course, owned by the City of Leawood, zoned REC (Planned Recreation).
- East — Directly to the east is a single family residential subdivision of Villas of Ironwoods, currently under construction, within the City of Overland Park, Kansas.
- West — To the west is the single family residential subdivision of Mission Heights, zoned R-1 (Planned Single Family Low Density Residential District). Beyond Mission Heights and across Mission Road, is the single family residential subdivision of Pavilions of Leawood, zoned RP-1 (Planned Single Family Residential District).

The Suitability of the subject property for uses to which it has been restricted:

This property is suitable for the uses to which it has been restricted as it provides for low density residential on this site. The property has been platted for low density residential since 1961 and is surrounded by single family residential on the south, east, and west with a public park to the north.

The time for which the property has been vacant:
The plat for Mission Heights was recorded on the subject property in the 1961. Since that time, approximately 12 lots were developed along Mission Road and 151st Street, leaving all interior lots and roads undeveloped. Currently, the vacant land is heavy with areas of tall prairie grass and hardwood forest.

The extent to which removal of the restrictions will detrimentally affect nearby property:
Although this site is suitable for low density residential development, stipulations are necessary to ensure a high quality project that fits with the surrounding uses.

The relative gain to the public health, safety, and welfare due to the denial of the application as compared to the hardship imposed, if any, as a result of denial of the application:
Denial of the application will not result in a relative gain to the public health, safety, or welfare. The use proposed is appropriate for this site; therefore, denial of the application may place a hardship on the property owner.

The recommendation of the permanent staff:
City Staff recommends approval with the recommended stipulations.

Conformance of the requested change to the adopted master plan of the City of Leawood:
The Comprehensive Plan designates this site as Low Density Residential, which matches the proposed use of the property.

STAFF COMMENTS:

- A curbed cul-de-sac with sign stating there will be a future street connection shall be constructed at the western terminus of 150th Street for a vehicular turn-around. The cul-de-sac shall be curbed and constructed without an island, being that the island would have to be removed when the connecting street to Mission Road is to be constructed. The applicant will dedicate the right-of-way for the cul-de-sac to the City of Leawood. **(Stipulation 5) The applicant has provided a revised plan showing the curbed cul-de-sac at the western terminus of 150th Street, meeting Stipulation 5.**
- The amenity area located within Tract I will be submitted as a separate Final Plan. At that time, the applicant shall be required to provide all details of the amenities to be placed within the tract area. No items within the amenity area are proposed within this application. **(Stipulation 6)**
- The applicant has provided an inventory of the trees within the 10' tree preservation easement along the north property line. The Tree Inventory Plan has located a total of 17 trees within the tree preservation easement that are to be removed. Of the 17 trees noted in the Tree preservation easement, one was a stump, and seven others were either dead or partially dead. The remaining trees are to be removed to allow construction of the fence. The removal of trees will be done in coordination with the Superintendent of Parks and an expert consultant hired by the developer. **(Stipulation 19)**

City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax

MEMORANDUM

Date: February 21, 2019

To: Richard Coleman, Director of Community Services

From: Brian Scovill, P.E., City Engineer
Department of Public Works

Re: Hills of Leawood
Case Number: 01-19

The Department of Public Works has reviewed the aforementioned project and need the following information:

1) Plat:
   a) Provide sixty (60) feet of Right-of-Way along 151st Street as shown on the plat.
   b) Provide a four (4) foot wide Sidewalk Easement along the frontage of lots where the sidewalk is located as shown on the plans.
   c) Provide a minimum ten (10) foot Utility Easement abutting all Right-of-Way.
   d) Sanitary Sewer Easements, Storm Sewer Easements and Utility Easements will be reviewed on the final plat.
   e) Provide a statement on the plat "FUTURE STREET CONNECTION TO MISSION ROAD" near the cul-de-sac adjacent to Tract I.
   f) The City of Leawood will refuse dedication of Right-of-Way and Easements if the landowner grants rights to others without written permission by the City Engineer of the City of Leawood. The Surveyor shall provide a sealed letter stating there are no Blanket Easements and provide a map showing existing easements that are within the proposed Right-of-Way and Utility Easements prior to the City releasing the plat.
2) Storm Water Study:
   a) The developer submitted a stormwater study and is meeting the MARC BMP and American Public Works Association, KC Metro Standards for detention.

The BMP's are proposed to be installed during the associated phases of roadway/storm sewer construction.

b) The following is proposed:

i) Retention pond on Tract D.

ii) Detention pond on Tract I.

iii) Underground Infiltration chambers will be installed on Tracts A, B and D.

iv) The following improvements are proposed to be constructed on Ironwoods Park:

(1) Installation of a storm sewer line from Tract I to the north side of the existing trail and energy dissipation at the end of the storm sewer pipe.

(2) Installation of a grade control structure north of Lot 29 to stop the existing swale from continuing the head cut up the hill.

(3) Installation of rock downstream of the culvert at Location #7.

(4) Installation of stacked stone at Location #9. The existing swale in this location is scouring due to the steep hillside slope. The developer will install stacked stone to stair step this channel and direct the flow to the existing culvert.

c) The location, size, plant material list, etc of the BMP's will be verified on the engineering plan submittal.

3) The developer shall construct a curbed cul-de-sac on the property west of Tract I to allow vehicles to turnaround. This cul-de-sac shall not have an island constructed within it as it would be removed when the road is extended to Mission Road. Developer shall install a sign stating FUTURE STREET CONNECTION" at the end of the Cul-de-sac.

4) Sidewalks that are located within Tracts shall be constructed with the roadway improvements.

5) The developer shall provide as-built storm sewer information in accordance with our standards. This includes, but is not limited to, vertical and horizontal coordinates of all structures constructed or modified, flow line information at each structure, pipe size information, downstream structure numbers and type of structure. This information shall be provided to us on the Johnson County AIMS coordinate system. The spreadsheet for the data will be provided to the developer after the storm sewer improvements have been completed.

6) The Developer shall provide documentation by a licensed professional engineer certifying the BMPs have been constructed in accordance with City standards and the approved plans.

7) Construction vehicles, including vehicles of construction personnel, shall not be parked within the Right-of-Way. All staging and storage of equipment and/or materials for private improvements shall be contained on the proposed development unless a Right-of-Way Permit has been obtained by the Contractor.

8) The Developer shall repair any damaged areas between the back of curb and the Right-of-Way. This shall include street lighting equipment, traffic signal equipment, sidewalk, storm sewers, grass, etc.

9) All public improvements shall be designed and constructed in accordance with the City of Leawood Public Improvement Construction Standards as developed by the Department of Public Works (latest revision).

10) The developer shall obtain and submit to the Department of Public Works and the Building Official a copy of the NPDES Land Disturbance Permit issued by the Kansas Department of Health and Environment prior to any grading work at the site.

11) The permit fee for plan review and construction observation shall be five (5) percent of the construction cost for all improvements within the Right-of-Way or Public Easement(s) granted to the City of Leawood. The fee will be charged and collected from the Contractor prior to issuance of the permit from the Department of Public Works.

12) The developer shall pay the sign fee as stated in the Fee Schedule for each intersection or location of street name change to cover the costs of street signs to be installed by the Department of Public Works.

13) The plat will not be released for recording until all public improvement plans have been approved by the City Engineer.

14) Building Permits will not be issued until all public improvements, including the cul-de-sac west of Tract I, detention pond on Tract I, and offsite improvements on Ironwoods Park in locations where the improvements are within that watershed, have been constructed and approved by the Department of Public Works.

If you have any questions, please call me at (913) 663-9134.

Copy: Project File
PW Book

ORDINANCE NO._____

ORDINANCE APPROVING A REVISED PRELIMINARY PLAN, REVISED PRELIMINARY PLAT, FINAL PLAN AND FINAL PLAT FOR HILLS OF LEAWOOD SINGLE FAMILY RESIDENTIAL SUBDIVISION, LOCATED NORTH OF 151ST STREET AND EAST OF MISSION ROAD. (PC CASE 01-19)

WHEREAS, the applicant submitted a request for approval of a Revised Preliminary Plan, Revised Preliminary Plat, Final Plan and Final Plat;

WHEREAS, such request for approval was submitted to the Planning Commission on February 26, 2019;

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body on April 1, 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION 1. APPROVAL OF REVISED PRELIMINARY PLAN AND FINAL PLAN GRANTED. Pursuant to Sections 16-3-10 and 16-3-11 of the Leawood Development Ordinance, permission is hereby granted to use the following property, in the manner set forth in the Revised Preliminary Plan and Final Plan, on file with the Leawood Planning Department, 4800 Town Center Drive, Leawood, Kansas, 66211, and in accordance with Section 16-2-5.3 of the Leawood Development Ordinance, subject to the stipulations set forth in Section 3, and subject to all other laws and regulations:

Legal Description:

All of Lots 11 thru 19, and all of Lots 28 thru 57, and part of Lots 9, 10, 20, and all of the platted right-of-way of Falmouth Road, Canterbury Road and part of platted right-of-way of 150th Street, MISSION HEIGHTS, a platted subdivision of land in the Southwest Quarter of Section 3, Township 14 South, Range 25 East in the City of Leawood, Johnson County, Kansas, as recorded in plat book 23, at page 37 in the Office of Register of Deed, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of said Section 3, Township 14 South, Range 25 East, said point also being the Southeast plat corner of said MISSION HEIGHTS and also being the Southwest plat corner of VILLAS OF IRONWOODS, a platted subdivision of land in the City of Overland Park, Johnson County, Kansas; thence N 0° 02' 11" E, along the East line of the Southwest Quarter of said Section 3 and also along the East plat line of said MISSION HEIGHTS and along the West plat line of said VILLAS OF IRONWOODS, a distance of 40.00 feet to a point on the platted North right-of-way line of 151st Street, as now established, said point also being the Southeast corner of said Lot 57, said point also being the point of beginning; thence N 89°47'47" W, along the South line of

said Lots 57, 42, 41 and 28 and along the platted right-of-way line of said Falmouth Road and Canterbury Road and also along the platted North right-of-way line of said 151st Street, a distance of 966.00 feet to the Southwest corner of said Lot 28, said point also being the Southeast corner of Lot 27 of said MISSION HEIGHTS; thence N 0°13'00" E, along the West line of said Lots 28, 29 and 30, and also along the East line of Lot 27 of said MISSION HEIGHTS, a distance of 528.61 feet to the Southeast corner of said Lot 13, said point also being the Northeast corner of said Lot 27; thence S 73°12'50" W, along the South line of said Lots 13, 14, 15, 16 and 17 and also along the North line of said Lot 27 and along the North Line of Lots 26, 25 and 24 of said MISSION HEIGHTS, a distance of 679.70 feet to an angle point on the South line of said Lot 17, said point also being the Northwest corner of said Lot 24; thence N 89°47'47" W, along the South line of said Lots 17, 18, 19 and 20 and also along the North line of Lots 23, 22 and 21 of said MISSION HEIGHTS, a distance of 570.00 feet; thence N 0°13'00" E, a distance of 299.90 feet to a point on the North line of said Lot 20, said point also being on the South right-of-way line of said 150th Street; thence S 89°47'02" E, along the North line of Lot 20 and Lot 19 of said MISSION HEIGHTS, a distance of 225.03 feet; thence Easterly along the Southerly right-of-way line of said 150th Street and along the Northerly line of said Lots 19 and said Lot 18 and on a curve to the left, said curve being tangent to the last described course and having a radius of 636.60 feet, an arc distance of 166.22 feet to a point on the Easterly line of existing 100.00 foot Kansas City Power and Light Company easement as shown on the recorded plat of said MISSION HEIGHTS; thence N 23°37'18" E, along the Easterly line of said easement, a distance of 442.15 feet; thence N 50°00'53" W, a distance of 104.22 feet; thence N 23°37'18" E, a distance of 176.21 feet to a point on the North line of said lot 10, said point also being on the North plat line of said MISSION HEIGHTS; thence S 89°44'51" E, along the North line of said Lots 10, 11, 12, 33, 34, 49, 50 and along the platted right-of-way line of said Falmouth Road and Canterbury Road and also along the North Plat line of said MISSION HEIGHTS, a distance of 1627.07 feet to the Northeast corner of said Lot 50, said point also being the Northeast plat corner of said MISSION HEIGHTS and the Northwest plat corner of said VILLAS OF IRONWOODS and the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 3, Township 14 South, Range 25 East; thence S 0°02'11" W, along the East line of said Lots 50 thru 57 and also along the East plat line of said MISSION HEIGHTS and along the West plat line of said VILLAS OF IRONWOODS and along the East line of the Southwest Quarter of said Section 3, a distance of 1284.13 feet to the point of beginning, containing 46.3578 acres, more or less, of replatted land.

SECTION 2. APPROVAL OF REVISED PRELIMINARY PLAT AND FINAL PLAT GRANTED. Pursuant to Sections 16-8-2.2 and 16-8-2.4 of the Leawood Development Ordinance, approval of the Preliminary Plat and Final Plat is hereby granted, subject to all other laws and regulations, and subject to the stipulations set forth in Section 3.

SECTION 3. CONDITIONS AND STIPULATIONS. The Revised Preliminary Plan and Final Plan referenced in Section 1 and the Revised Preliminary Plat and Final Plat referenced in Section 2 above are hereby approved and adopted subject to the following stipulations:

1. The project shall be limited to 70 lots and 8 tracts on 44.16 acres with a density of 1.59 dwelling units per acre for the overall development. The first plat of the development will

include 40 single family residential lots and 7 Tracts on 25.90 acres of land for a density of 1.54 dwelling units per acre. Tract H within the first phase contains the area for the second phase of the development. The second plat of the development will include 30 single family residential lots and 1 tract on 18.20 acres of land, for a density of 1.65 dwelling units/acre.

2. The applicant shall be responsible for the following:
   a) The applicant shall be responsible for a Park Impact Fee in the amount of $300.00 per dwelling unit prior to the recording of the Phase 1 Final Plat, estimated currently at $12,000 ($300.00 x 40 dwelling units). This amount is subject to change by Ordinance.
   b) The applicant shall be responsible for a Park Impact Fee in the amount of $300.00 per dwelling unit prior to the recording of the Phase 2 Final Plat, estimated currently at $9,000 ($300.00 x 30 dwelling units). This amount is subject to change by Ordinance.
   c) The applicant shall be responsible for a South Leawood Transportation Impact Fee prior to the recording of the Final Plat, estimated currently at $69,000 ($625.00 x 44.16 acres x 2.5 miles from 135th Street). This amount is subject to change by Ordinance.
   d) The applicant/owner shall be responsible for a Street Fee of $311 per linear foot of frontage along 151st Street, estimated currently at $300,426 ($311.00 x 966 lineal feet). This amount is subject to change by Ordinance.
3. The project shall include the following deviations:
   a) An interior side yard setback of 12.75' for lots 23-40 and 57-70
   b) Up to a 15% reduction in rear yard setbacks for lots 1-3, 8, 10, 15-18, 21-22, 25-26, 39-40, 45-56, 58, 61 and 63-65.
4. Prior to Governing Body consideration, a permanent easement shall be granted to the City of Leawood and recorded at Johnson County for vehicular access, from the western terminus of 150th Street (within Hills of Leawood, Second Plat) to the existing public right-of-way extending from Mission Road.
5. Prior to Governing Body consideration the applicant shall provide updated plans showing a curbed cul-de-sac with sign stating there will be a future street connection located at the western terminus of 150th Street. This cul-de-sac shall be constructed with a curb meeting Public Works standards. An island is not required for this cul-de-sac being that the island would be removed when the road is to be extended to Mission Road. The right-of-way for the cul-de-sac shall be dedicated to the City of Leawood.
6. The amenity area within Tract I shall be submitted as a separate final plan to be approved by the Governing Body at a future date. No items within the amenity area are proposed with this application.
7. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed underground. This must be done prior to final occupancy of any building within the project. This does not include existing high voltage overhead power transmission lines on the western edge of the development.

8. Per the Leawood Development Ordinance, all above ground facilities shall be placed in the rear yard wherever practical. If locating these facilities in the rear yard is not practical or appropriate, as determined by the City Engineer, then such facilities shall be at least 25' behind the right-of-way.
9. All new utility boxes with a height of less than 55 inches, a footprint of equal to or less than the 15 square feet in area, or a pad footprint of equal or less than 15 square feet, may be installed only with the prior approval of the Director of Community Development as being in compliance with this Ordinance.
10. All new utility boxes with a height of 55 inches or greater, a footprint greater than 15 square feet in area, or a pad footprint greater than 15 square feet in area shall be authorized only by approval of a special use permit prior to construction.
11. Street trees within the development shall meet all standards of the Leawood Development Ordinance.
12. Per the Leawood Development Ordinance Section 16-4-7.3 (B)(1), street trees shall be provided at a rate of one tree per 35 feet of street frontage within the landscaped setback abutting said street frontage.
13. Sidewalks shall be minimum of 10' from the back of curb to allow sufficient width for street trees to be planted.
14. Per the Leawood City Code street trees shall be planted a minimum of 5' from the back of street curb and adjacent sidewalks.
15. All pedestrian connections, including sidewalks and trails, shall comply with the Americans with Disabilities Act.
16. The detention/retention areas within Tract D and Tract I shall be sloped to a maximum of 5:1 average on at least one side to allow easier egress from the pond.
17. Pedestrian paths within Tracts C and E of the Hills of Leawood shall be a minimum of 5' in width and shall be constructed of brick pavers. The pedestrian path within Tract I shall be an asphalt trail a minimum of 8' in width.
18. All trail connections constructed within Ironwoods Park shall be a minimum of 8' in width and constructed to city standards.
19. The trees within the Tree Preservation Easement that are to be removed have been inventoried with a Tree Inventory Plan, and only the removal of dead or hazardous trees and/or stumps are to be removed with the approval of the Superintendent of Parks.
20. A 5' tall, black wrought iron style, fence shall be constructed along the south boundary of the Tree Preservation Easement along the north property line of the development.
21. All landscaped common areas including cul-de-sac medians shall be irrigated.
22. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo dated February 21, 2019 on file with the City of Leawood Planning and Development Department, prior to issuance of the Final Plat.
23. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all common areas and common area improvements including, but not limited to, streets, walls, and storm water system improvements. The mechanism will include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or

replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.

24. All sidewalks shall be installed as per street construction standards.
25. All streets within the subdivision shall be public. The developer or Homes Association shall maintain any planting or statuary within the street right of way.
26. All monument signs shall be placed within a common area designated as a separate tract of land to be maintained by the homes association, shall be located outside of all sight triangles, and shall be a minimum of 5' from property lines and sidewalks.
27. The approved final landscape plan shall contain the following statements:
    a) All trees shall be callipered and undersized trees shall be rejected.
    b) All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.
    c) Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
    d) All landscaped open space shall consist of a minimum of 60% living materials.
28. A letter, signed and sealed by a Kansas Registered Landscape Architect, shall be submitted prior to final occupancy that states that all landscaping has been installed per the approved landscape plan and all plant material used is to the highest standards of the nursery industry.
29. Construction traffic shall only be allowed into the subdivision off of 151st Street.
30. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
31. A sign permit from the Planning Department shall be obtained prior to installation of any signs.
32. An erosion control plan for both temporary and permanent measures to be taken during and after construction shall be required at the time of application for building permit.
33. The conditions and stipulations of the preliminary plan approval remain in full force and effect except to the extent expressly modified herein.
34. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
35. In addition to the stipulation listed in the report, the developer/applicant agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted and to execute a statement acknowledging in writing that they agree to stipulations one through thirty-five.

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its publication as required by law.

PASSED by the Governing Body this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019.

(SEAL)

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Andrew K. Hall, Assistant City Attorney

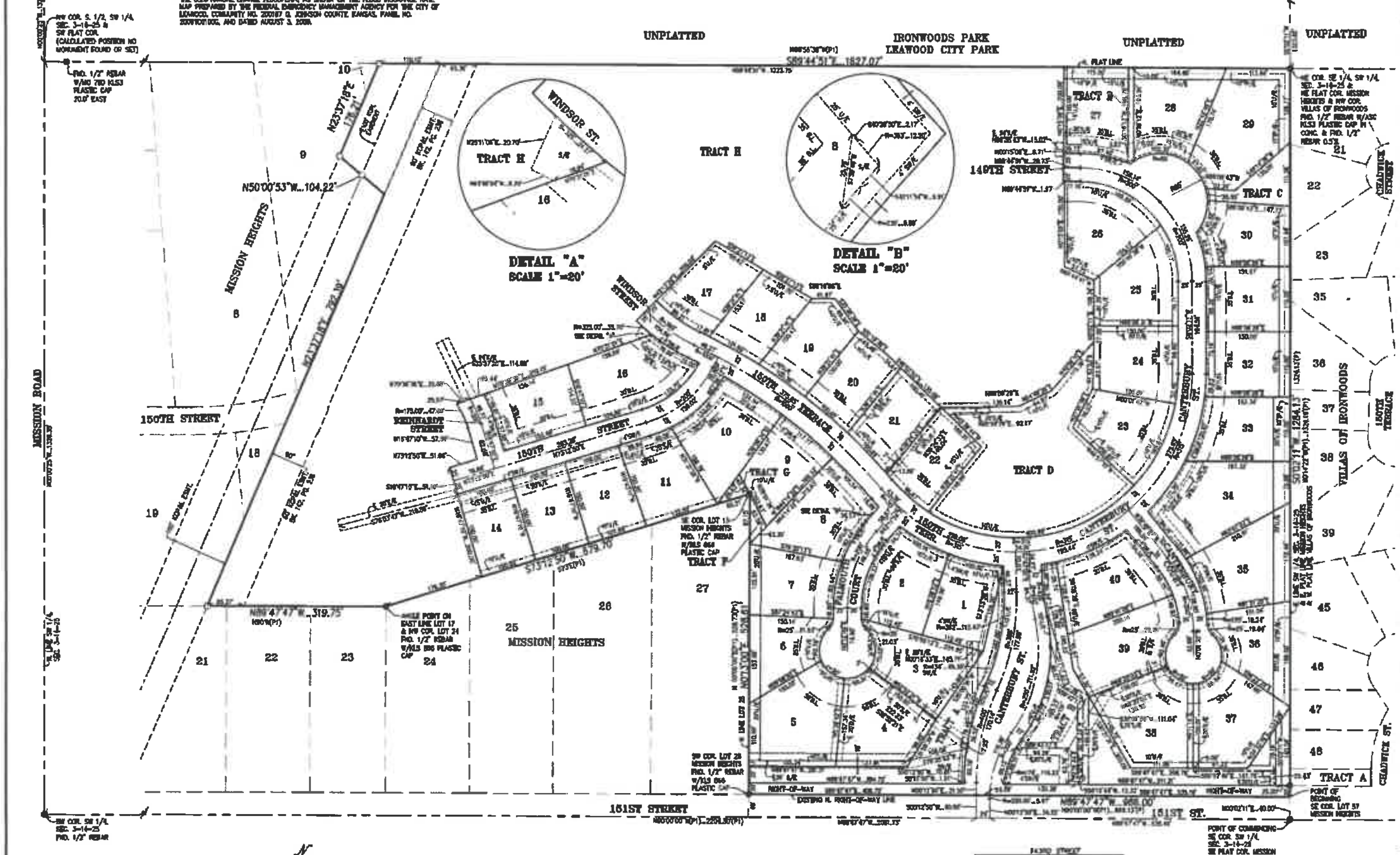
FINAL PLAT OF

HILLS OF LEAWOOD

A RESURVEY AND REPLAT OF ALL OF LOTS 11 THRU 17, AND ALL OF LOTS 28 THRU 57, AND PART OF LOTS 8, 9, 10, 18 AND 19, AND ALL OF THE PLATTED RIGHT-OF-WAY OF FALMOUTH ROAD AND CANTERBURY ROAD AND PART OF THE PLATTED RIGHT-OF-WAY OF 150TH STREET, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200187 G, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0100G, AND DATED AUGUST 3, 2009.



LEGEND

- ○ DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
- ● DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN, UNLESS OTHERWISE NOTED)
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- SW/E DENOTES SIDEWALK EASEMENT
- TP/E DENOTES TREE PRESERVATION EASEMENT
- (P1) DENOTES PLATTED MISSION HEIGHTS
- (P) DENOTES PLATTED

SCALE: 1"=100'

0' 100' 200'

BEARING BASIS: RECORDED PLAT OF "VILLAS OF IRONWOODS"

LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
ROW	219632.47	5.0490	1	[illegible]	0.3834	11	17540.36	0.4027	21	15058.36	0.3457	31	17302.50	0.3972
TRACT B	47317.43	1.0860	2	[illegible]	0.4417	12	15676.90	0.3599	22	15362.80	0.3527	32	17281.07	0.3967
TRACT H	792710.08	18.1981	3	19087.67	0.4382	13	15000.00	0.3444	23	18645.07	0.4280	33	19160.75	0.4399
PLAT 1	1923775.47	44.1638	4	21800.19	0.5005	14	15000.00	0.3444	24	18700.95	0.4293	34	28172.63	0.6468
TRACT C	7463.08	0.1713	5	24966.77	0.5732	15	17088.29	0.3922	25	20019.61	0.4596	35	23177.88	0.5321
TRACT E	1443.67	0.0332	6	[illegible]	0.3523	16	22432.80	0.5150	26	20104.86	0.4615	36	17849.08	0.4098
TRACT F	1311.35	0.0301	7	17276.84	0.3967	17	16200.93	0.3719	27	17715.47	0.4067	37	22320.03	0.5124
TRACT D	63843.31	1.4656	8	[illegible]	[illegible]	18	15084.36	0.3463	28	20473.00	0.4700	38	24077.15	0.5527
TRACT G	1191.63	0.0274	9	16191.28	0.3717	19	16107.88	0.3698	29	28135.50	0.6459	39	21344.01	0.4900
TRACT A	29052.81	[illegible]	10	21676.86	0.4977	20	15002.89	0.3444	30	17528.82	0.4024	40	21869.24	0.5020

VICINITY MAP
SEC. 3-14-25

LEGAL DESCRIPTION

A Resurvey and Replat of all of Lots 11 thru 17, and all of Lots 28 thru 57, and part of Lots 9, 10, 18 and 19, and all of the platted right-of-way of Falmouth Road and Canterbury Road and part of the platted right-of-way of 150th Street, MISSION HEIGHTS, a platted subdivision of land in the Southwest Quarter of Section 3, Township 14 South, Range 25 East in the City of Leawood, Johnson County, Kansas, as recorded in plat book 23, at page 37 in the Office of Register of Deed, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of said Section 3, Township 14 South, Range 25 East, said point also being the Southeast plat corner of said MISSION HEIGHTS and also being the Southwest plat corner of VILLAS OF IRONWOODS, a platted subdivision of land in the City of Overland Park, Johnson County, Kansas; thence N 0° 02' 11" E, along the East line of the Southwest Quarter of said Section 3 and also along the East plat line of said MISSION HEIGHTS and along the West plat line of said VILLAS OF IRONWOODS, a distance of 40.00 feet to a point on the platted North right-of-way line of 151st Street, as now established, said point also being the Southeast corner of said Lot 57, said point also being the point of beginning; thence N 89°47'47" W, along the South line of said Lots 57, 42, 41 and 28 and along the platted right-of-way line of said Falmouth Road and Canterbury Road and also along the platted North right-of-way line of said 151st Street, a distance of 968.00 feet to the Southwest corner of said Lot 28, said point also being the Southeast corner of Lot 27 of said MISSION HEIGHTS; thence N 0°13'00" E, along the West line of said Lots 28, 29 and 30, and also along the East line of Lot 27 of said MISSION HEIGHTS, a distance of 528.61 feet to the Southeast corner of said Lot 13, said point also being the Northeast corner of said Lot 27; thence S 73°12'50" W, along the South line of said Lots 13, 14, 15, 16 and 17 and also along the North line of said Lot 27 and along the North Line of Lots 26, 25 and 24 of said MISSION HEIGHTS, a distance of 879.70 feet to an angle point on the South line of said Lot 17, said point also being the Northwest corner of said Lot 24; thence N 89°47'47" W, along the South line of said Lots 17, 18 and 19 and also along the North line of Lots 23, 22 and 21 of said MISSION HEIGHTS, a distance of 319.75 feet to a point on the Easterly line of existing 100.00 foot Kansas City Power and Light Company easement as shown on the recorded plat of said MISSION HEIGHTS; thence N 23°37'18" E, along the Easterly line of said easement, a distance of 792.39 feet; thence N 50°00'53" W, a distance of 104.22 feet; thence N 23°37'18" E, a distance of 178.21 feet to a point on the North line of said lot 10, said point also being on the North plat line of said MISSION HEIGHTS; thence S 89°44'51" E, along the North line of said Lots 10, 11, 12, 33, 34, 49, 50 and along the platted right-of-way line of said Falmouth Road and Canterbury Road and also along the North Plat line of said MISSION HEIGHTS, a distance of 1627.07 feet to the Northeast corner of said Lot 50, said point also being the Northeast plat corner of said MISSION HEIGHTS and the Northwest plat corner of said VILLAS OF IRONWOODS and the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 3, Township 14 South, Range 25 East; thence S 0°02'11" W, along the East line of said Lots 50 thru 57 and also along the East plat line of said MISSION HEIGHTS and along the West plat line of said VILLAS OF IRONWOODS and along the East line of the Southwest Quarter of said Section 3, a distance of 1284.13 feet to the point of beginning, containing 44.1638 acres, more or less, of replatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HILLS OF LEAWOOD".

DEDICATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, avenues and alleys not heretofore dedicated.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sanitary sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Leawood, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement of license to enter upon, locate, construct and maintain amenity features, water feature facilities and a storm water collection system or authorize the same together with all rights of ingress and egress, over and through those area designated as "Amenity Easement", "Drainage Easement" or "D/E" is hereby granted to the City of Leawood, Kansas, subject nonetheless to such easement and maintenance agreement to be executed and authorized between the undersigned proprietor of said areas and the City of Leawood, Kansas which shall provide, along with other conditions, that the undersigned proprietor shall be fully and solely responsible for the operation and maintenance of any amenity features, water feature facilities and a storm water collection system, all at the sole cost and expense of the undersigned proprietor, their successors, heirs, assigns and the Association.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

An easement over and through those areas designated as "Tree Preservation Easement" or "TP/E" on this plat to be owned and maintained by the Homes Association. No trees shall be removed from said easement without City of Leawood prior approval.

The undersigned proprietor, for itself, and its successors and assigns, hereby agrees that the respective owner(s), of buildings on the above described tract of land shall be responsible for the maintenance and repair of all building plumbing and sanitary sewer service lines common to more than one unit, and service lines from the point of connection at the building to the point of connection at the main. Individual unit tenants shall allow access to the units by the property owner and associates as needed for proper maintenance, repair and/or replacement of plumbing lines that are common to more than one unit. In the event the property is replatted to allow the sale of individual units within the building(s), the undersigned proprietor, its successors and assigns shall establish an owners association and record a restrictive covenant obligating each association to repair and maintain all building plumbing common to more than one unit including the aforesaid service lines from such building(s) to the main prior to sale of an individual unit within such building(s).

Tracts "A", "B", "C", "D", "E", "F" and "G" are to be used and dedicated as private open space, common areas and may include landscaping, fencing, subdivision monuments, storm water detention and amenities and to be owned and maintained by the Homes Association.

Tract "H" is to be used as future development and to be owned and maintained by the undersigned proprietors.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Hills of Leawood", which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Leawood, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this ______________ day of ____________ 20___

LEAWOOD HILLS DEVELOPMENT, L.L.C.,

By: ______________________________

Mark Simpson, Manager

ACKNOWLEDGEMENT

STATE OF ____________)
) SS
COUNTY OF ___________)

BE IT REMEMBERED that on this ____________ day of ______________, 20________, before me, the undersigned, a Notary Public in and for said County and State, came Mark Simpson, Manager of LEAWOOD HILLS DEVELOPMENT, L.L.C., who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: ____________________

My Appointment Expires: ______________________ Print Name: ______________________

APPROVALS

Approved by the Planning Commission of the City of Leawood, Johnson County, Kansas, this____________ day of________________, 20________.

____

Marc E. Elkins, Chairman

Approved by the Governing Body of the City of Leawood, Kansas, this ________ day of________________, 20________

______________________________ Attest: ______________________________

Peggy Dunn, Mayor Debra Harper, City Clerk

CERTIFICATE OF AUTHORIZATION LAND SURVEYING — LS-82 ENGINEERING — E-391

CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007000000 ENGINEERING-2007000000

I, Thomas Dwayne Phelps, hereby certify that in March 2018, I or someone under my direct supervision have made a survey of the above described tract of land and the results of said survey are correctly represented on this plat.

THOMAS DWAYNE PHELPS LICENSED LS-1075 KANSAS LAND SURVEYOR

Thomas Dwayne Phelps, Kansas R.L.S. # 1075

PHELPS ENGINEERING, INC
PLANNING
ENGINEERING
IMPLEMENTATION
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

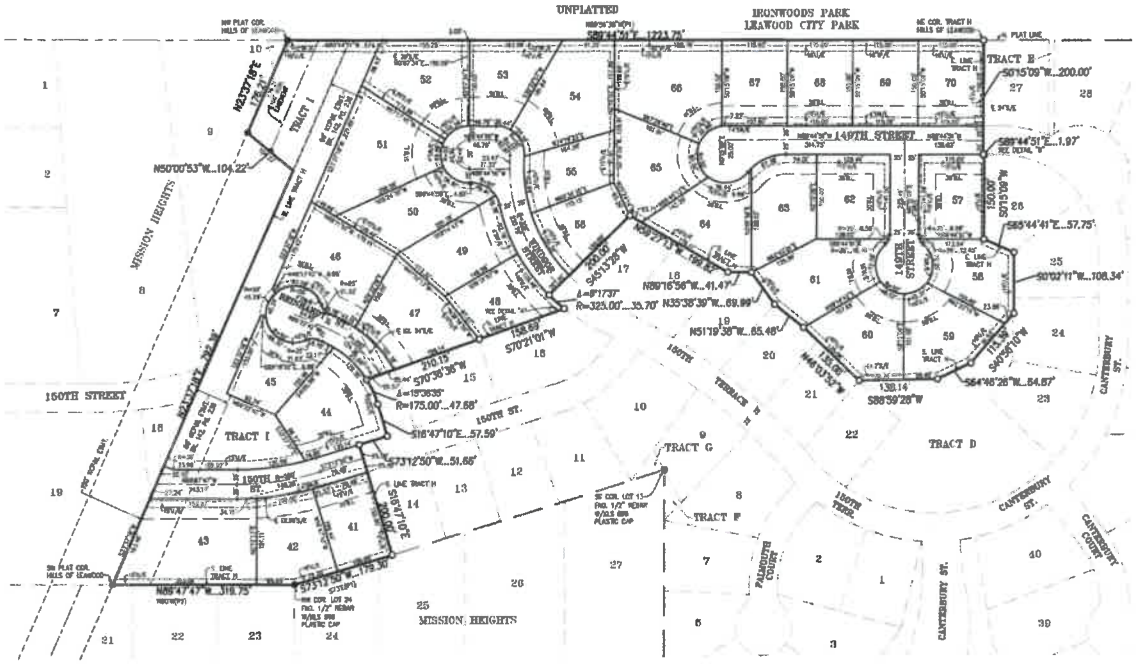
PEI# 180212 - 1-23-19

Error Closure 0.0005' North 0.00047' East 0.00013' Perimeter [illegible] Precision [illegible]

FINAL PLAT OF

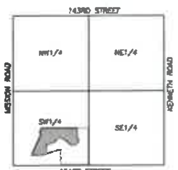
HILLS OF LEAWOOD, SECOND PLAT

A RESURVEY AND REPLAT OF TRACT H, HILLS OF LEAWOOD, A PLATTED SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



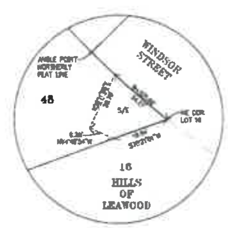
LEGEND

- DENOTES FOUND 1/2" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP RESET IN CONCRETE
- DENOTES FOUND 1/2" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE UNLESS OTHERWISE NOTED
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- SW/E DENOTES SIDEWALK EASEMENT
- (P) DENOTES PLATTED

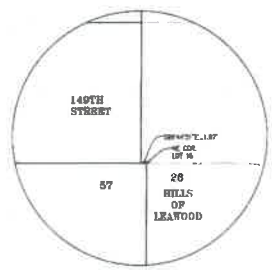


VICINITY MAP
SEC. 3-14-25

LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
[illegible]	[illegible]	0.5434	45	[illegible]	[illegible]	55	15057.97	0.3[illegible]	65	20582.38	0.4730
ROW WINDSOR	[illegible]	[illegible]	46	[illegible]	[illegible]	56	15126.76	0.3472	66	20770.30	0.[illegible]
PLAT 2	[illegible]	[illegible]	47	[illegible]	[illegible]	57	17248.98	0.3[illegible]	67	17220.25	[illegible]
ROW 149TH ST	[illegible]	1.0174	48	[illegible]	[illegible]	58	[illegible]	[illegible]	68	[illegible]	[illegible]
ROW 150TH ST	[illegible]	0.[illegible]	49	[illegible]	[illegible]	59	20[illegible]	0.4[illegible]	69	[illegible]	[illegible]
TRACT I	[illegible]	[illegible]	50	[illegible]	[illegible]	60	20043.77	0.4[illegible]	70	[illegible]	[illegible]
41	[illegible]	0.3444	51	[illegible]	[illegible]	61	[illegible]	0.5[illegible]			
42	[illegible]	[illegible]	52	[illegible]	[illegible]	62	19414.[illegible]	0.4457			
43	[illegible]	[illegible]	53	[illegible]	[illegible]	63	20[illegible]	0.4[illegible]			
44	22774.[illegible]	[illegible]	54	[illegible]	[illegible]	64	20[illegible]	0.4[illegible]			



DETAIL "A"
SCALE: 1"=20'



DETAIL "B"
SCALE: 1"=20'

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. [illegible], JOHNSON COUNTY, KANSAS, PANEL NO. [illegible], AND DATED AUGUST 3, 2009

LEGAL DESCRIPTION

Resurvey and replat of Tract H, HILLS OF LEAWOOD, a platted subdivision of land in the City of Leawood, Johnson County, Kansas, containing 18.1981 acres, more or less, of replatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HILLS OF LEAWOOD, SECOND PLAT".

DEDICATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, avenues and alleys not heretofore dedicated.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sanitary sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Leawood, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement of license to enter upon, locate, construct and maintain amenity features, water feature facilities and a storm water collection system or authorize the same together with all rights of ingress and egress, over and through these area designated as "Amenity Easement", "Drainage Easement" or "D/E" is hereby granted to the City of Leawood, Kansas, subject nonetheless to such easement and maintenance agreement to be executed and authorized between the undersigned proprietor of said areas and the City of Leawood, Kansas which shall provide, along with other conditions, that the undersigned proprietor shall be fully and solely responsible for the operation and maintenance of any amenity features, water feature facilities and a storm water collection system, all at the sole cost and expense of the undersigned proprietor, their successors, heirs, assigns and the Association.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

An easement over and through these areas designated as "Tree Preservation Easement" or "TP/E" on this plat to be owned and maintained by the Homes Association. No trees shall be removed from said easement without City of Leawood prior approval.

The undersigned proprietor, for itself, and its successors and assigns, hereby agrees that the respective owner(s), of buildings on the above described tract of land shall be responsible for the maintenance and repair of all building plumbing and sanitary sewer service lines common to more than one unit, and service lines from the point of connection of the building to the point of connection at the main.- Individual unit tenants shall allow access to the units by the property owner and associates as needed for proper maintenance, repair and/or replacement of plumbing lines that are common to more than one unit.- In the event the property is replatted to allow the sale of individual units within the building(s), the undersigned proprietor, its successors and assigns shall establish an owners association and record a restrictive covenant obligating such association to repair and maintain all building plumbing common to more than one unit including the aforesaid service lines from such building(s) to the main prior to sale of an individual unit within such building(s).

Tract "I" is to be used and dedicated as private open space, common areas and may include landscaping, fencing, subdivision monuments, storm water detention and amenities and to be owned and maintained by the Homes Association.

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Hills of Leawood", which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Leawood, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this ____________ day of ____________, 20___

Leawood Hills Development, L.L.C.

By: ______________________________
Mark Simpson, Manager

ACKNOWLEDGEMENT

STATE OF ____________)
) SS
COUNTY OF ____________)

BE IT REMEMBERED that on this ____________ day of ______________, 20________, before me, the undersigned, a Notary Public in and for said County and State, came Mark Simpson, Manager of Leawood Hills Development, L.L.C., who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: ______________________

My Appointment Expires: ______________________

Print Name: ______________________

APPROVALS

Approved by the Planning Commission of the City of Leawood, Johnson County, Kansas, this ____________ day of ______________, 20________.

____
Marc E. Elkins, Chairman

Approved by the Governing Body of the City of Leawood, Kansas, this ______ day of ______________, 20________.

______________________________ Attest: ______________________________
Peggy Dunn, Mayor — Debra Harper, City Clerk

I, Thomas Dwayne Phelps, hereby certify that in November 2018, I or someone under my direct supervision have made a survey of the above described tract of land and the results of said survey are correctly represented on this plat.

THOMAS DWAYNE PHELPS LICENSED LS-1075 KANSAS LAND SURVEYOR

Thomas Dwayne Phelps, Kansas R.L.S. # 1075

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING – LS-82
ENGINEERING – E-[illegible]

PEI
PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

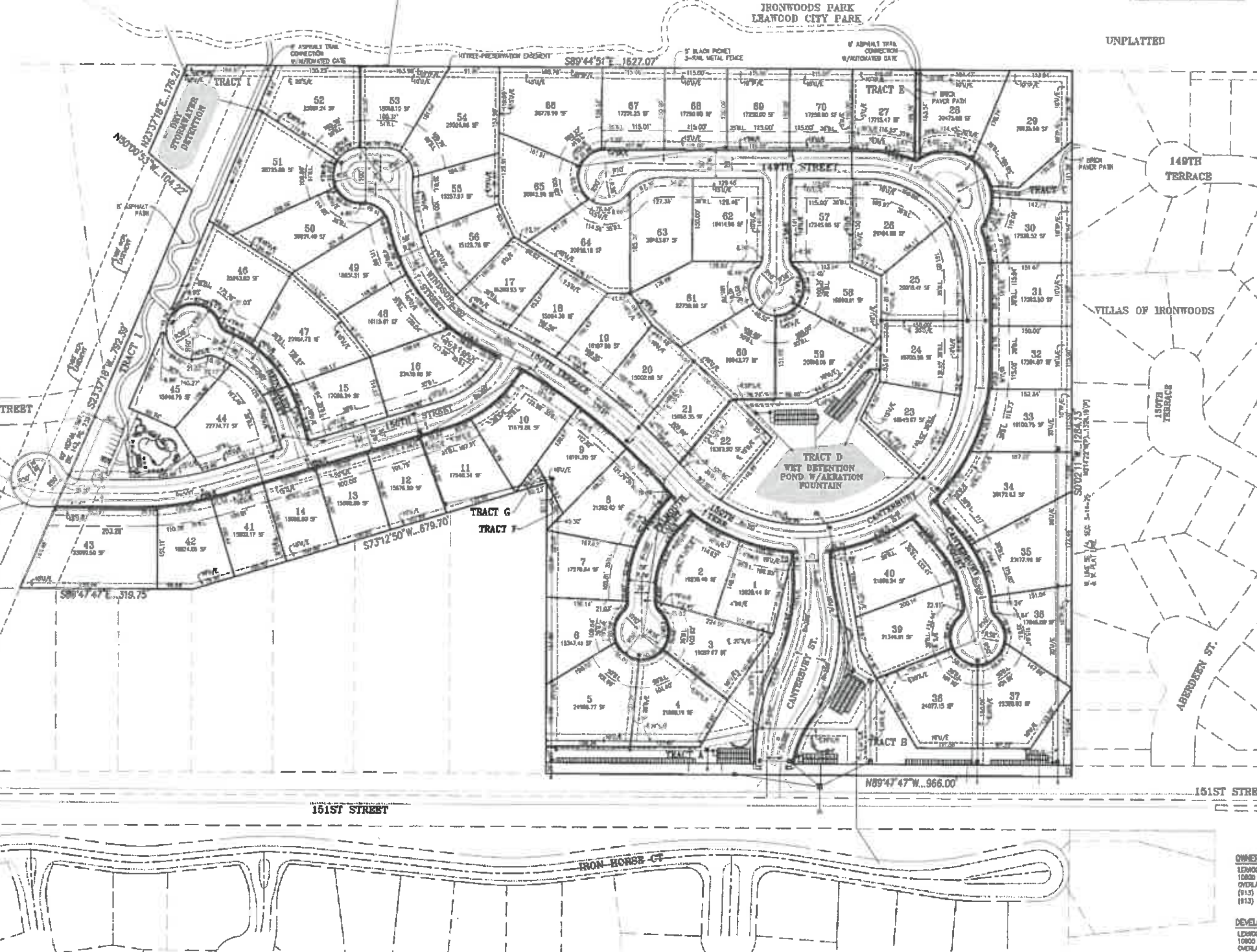
PEI# 181038 – 1-3-19

OVERALL PRELIMINARY PLAT OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

LOT AREAS			LOT AREAS			LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
TRACT I	79361.02	1.8219	19	16107.86	0.3698	46	25243.80	0.5795
TRACT A	26683.41	0.6126	20	15002.88	0.3444	47	22951.73	0.5269
TRACT G	1191.43	0.0274	21	15058.35	0.3457	48	16115.61	0.3700
TRACT F	1311.35	0.0301	22	15362.50	0.3527	49	18851.51	0.4328
TRACT E	1663.87	0.0382	23	18645.07	0.4280	50	20221.40	0.4642
TRACT C	7483.08	0.1718	24	18700.56	0.4293	51	26756.65	0.6861
TRACT B	47217.43	1.0840	25	20018.41	0.4596	52	23581.24	0.5482
TRACT D	63842.16	1.4810	26	20104.88	0.4615	53	18068.10	0.4148
ROW	321461.40	7.3797	27	17715.47	0.4067	54	25825.88	0.5860
1	15828.44	0.3634	28	20475.00	0.4700	55	15257.97	0.3503
2	19230.49	0.4417	29	28135.50	0.6459	56	15125.76	0.3472
3	19087.67	0.4382	30	17526.52	0.4024	57	17245.96	0.3959
4	21800.19	0.5005	31	17282.50	0.3963	58	16998.61	0.3901
5	24956.77	0.5737	32	17261.07	0.3967	59	20010.06	0.4594
6	15347.41	0.3523	33	19100.75	0.4385	60	20043.77	0.4601
7	17278.84	0.3967	34	28172.83	0.6468	61	22759.10	0.5225
8	21282.62	0.4886	35	23177.99	0.5321	62	19414.96	0.4457
9	16191.20	0.3717	36	17845.09	0.4097	63	20163.87	0.4629
10	21679.86	0.4977	37	22520.03	0.5124	64	20932.18	0.4810
11	17540.34	0.4027	38	24077.15	0.5527	65	20812.58	0.4778
12	15576.50	0.3576	39	21344.01	0.4900	66	28778.99	0.6607
13	15008.00	0.3444	40	21888.24	0.5020	67	17231.25	0.3960
14	15002.00	0.3444	41	15003.17	0.3444	68	17250.00	0.3960
15	17086.24	0.3922	42	18824.08	0.4321	69	17250.00	0.3960
16	22435.89	0.5151	43	33099.50	0.7599	70	17250.00	0.3960
17	16200.93	0.3719	44	22774.77	0.5228			
18	15094.39	0.3465	45	15046.25	0.3081			



LOCATION MAP
SECTION 03-14S-25E

SCALE : 1" = 2000'

SITE DATA TABLE:

GROSS AREA	44.1638 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	70	SINGLE FAMILY LOTS
DENSITY	1.59	LOTS PER ACRE
MINIMUM LOT SIZE	15,000 SF	
REQUIRED OPEN SPACE	30%	
FRONT SETBACK	35 FT	
SIDE SETBACK	15 FT	
CORNER LOT SETBACK	30 FT	
REAR YARD SETBACK	30 FT*	
LOT FRONTAGE	100 FT	
LOT WIDTH	100 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

*LOTS 150 FT IN DEPTH OR LESS, AND GREATER THAN 30 FT FOR LOTS GREATER THAN 150 FT IN DEPTH

SETBACK DEVIATIONS REQUESTED

	REQUIRED	PROPOSED	REDUCTION
FRONT YARD	35'	35'	N/A
SIDE YARD*	15'	12.25'	15%
REAR YARD*	30'(MIN)	VARIES*	15%

	UDL REQUIRED	PROPOSED
AVERAGE LOT SIZE	19,000 SF	18,825 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DEVIATION SETBACK AREA: 0.87 ACRES
OPEN SPACE PROVIDED: 4.46 ACRES

LEGAL DESCRIPTION:

A RESURVEY AND REPLAT OF ALL OF LOTS 11 THRU 17, AND ALL OF LOTS 28 THRU 57, AND PART OF LOTS 9, 10, 18 AND 19, AND ALL OF THE PLATTED RIGHT-OF-WAY OF FALMOUTH ROAD AND CANTERBURY ROAD AND PART OF THE PLATTED RIGHT-OF-WAY OF 150TH STREET, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 33, AT PAGE 37 IN THE OFFICE OF REGISTER OF DEED, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST, SAID POINT ALSO BEING THE SOUTHEAST PLAT CORNER OF SAID MISSION HEIGHTS AND ALSO BEING THE SOUTHWEST PLAT CORNER OF VILLAS OF IRONWOODS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS; THENCE N 0°02' 11" E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND ALSO ALONG THE EAST PLAT LINE OF SAID MISSION HEIGHTS AND ALONG THE WEST PLAT LINE OF SAID VILLAS OF IRONWOODS, A DISTANCE OF 40.00 FEET TO A POINT ON THE PLATTED NORTH RIGHT-OF-WAY LINE OF 151ST/ STREET, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 57; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOTS 57, 42, 41 AND 28 AND ALONG THE PLATTED RIGHT-OF-WAY LINE OF SAID FALMOUTH ROAD AND CANTERBURY ROAD AND ALSO ALONG THE PLATTED NORTH RIGHT-OF-WAY LINE OF SAID 151ST/ STREET, A DISTANCE OF 966.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 27 OF SAID MISSION HEIGHTS; THENCE N 0°13'00" E, ALONG THE WEST LINE OF SAID LOTS 28, 29 AND 30, AND ALSO ALONG THE EAST LINE OF LOT 37 OF SAID MISSION HEIGHTS, A DISTANCE OF 838.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 27; THENCE S 73°12'50" W, ALONG THE SOUTH LINE OF SAID LOTS 13, 14, 15, 16 AND 17 AND ALSO ALONG THE NORTH LINE OF SAID LOT 27 AND ALONG THE NORTH LINE OF LOTS 26, 25 AND 24 OF SAID MISSION HEIGHTS, A DISTANCE OF 679.70 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 17, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 24; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOTS 17, 18 AND 19 AND ALSO ALONG THE NORTH LINE OF LOTS 23, 22 AND 21 OF SAID MISSION HEIGHTS, A DISTANCE OF 319.75 FEET TO A POINT ON THE EASTERLY LINE OF EXISTING 100.00 FOOT KANSAS CITY POWER AND LIGHT COMPANY EASEMENT AS SHOWN ON THE RECORDED PLAT OF SAID MISSION HEIGHTS; THENCE N 23°37'18" E, ALONG THE EASTERLY LINE OF SAID EASEMENT, A DISTANCE OF 792.38 FEET; THENCE N 50°00'53" W, A DISTANCE OF 104.22 FEET; THENCE N 23°37'18" E, A DISTANCE OF 176.21 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10, SAID POINT ALSO BEING ON THE NORTH PLAT LINE OF SAID MISSION HEIGHTS; THENCE S 89°44'51" E, ALONG THE NORTH LINE OF SAID LOTS 10, 11, 12, 33, 34, 49, 50 AND ALONG THE PLATTED RIGHT-OF-WAY LINE OF SAID FALMOUTH ROAD AND CANTERBURY ROAD AND ALSO ALONG THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 1627.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 50, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF SAID MISSION HEIGHTS AND THE NORTHWEST PLAT CORNER OF SAID VILLAS OF IRONWOODS AND THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST; THENCE S 0°02'11" W, ALONG THE EAST LINE OF SAID LOTS 50 THRU 57 AND ALSO ALONG THE EAST PLAT LINE OF SAID MISSION HEIGHTS AND ALONG THE WEST PLAT LINE OF SAID VILLAS OF IRONWOODS AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1284.13 FEET TO THE POINT OF BEGINNING, CONTAINING 44.1638 ACRES, MORE OR LESS, OF REPLATTED LAND.

GROSS AREA	44.1638 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	70	SINGLE FAMILY LOTS
DENSITY	1.59	LOTS PER ACRE

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER BMP'S AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

FLOOD NOTE:

THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0100G, AND DATED AUGUST 3, 2009.

PROPOSED CONDITIONS SUMMARY:

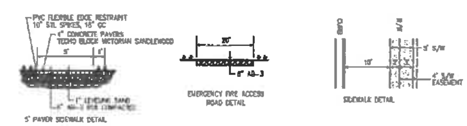
1. ALL STREETS ARE PUBLIC WITHIN THE BOUNDARY AND ARE CLASSIFIED AS LOCAL, NO MODIFICATIONS TO THE EXISTING STREET NETWORK.
2. LIQUID WASTE TO BE HANDLED IN THE EXISTING JOHNSON COUNTY WASTEWATER SYSTEM. A MAIN EXTENSION WILL BE REQUIRED TO SEWER LOTS.
3. NO PROPOSED RETAINING WALLS.
4. ALL SIDEWALK TO BE 5' WIDE SHALL BE LOCATED IN THE RIGHT-OF-WAY OR A SIDEWALK EASEMENT.
5. DISTURBED AREAS OF TRACT I WILL BE DRILL SEEDED AND MULCH.
6. ALL HOUSES WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED WITH BASEMENTS OR A FEMA COMPLIANT EMERGENCY SHELTER.

TRACT SUMMARY:

A, B	OPEN SPACE, MONUMENTATION, STORMWATER TREATMENT
C, E	OPEN SPACE FOR TRAILS
D	STORMWATER DETENTION AND AMENITIES
F, G	OPEN SPACE
I	AMENITY, STORMWATER DETENTION

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES PROPOSED FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (AELATOO-20BLEDE70 R2 4000K FIXTURE)
	DENOTES PROPOSED 5' CONCRETE SIDEWALK
	CURB & GUTTER



OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 498-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 498-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
11849 METCALF AVE.
OVERLAND PARK, KS 66213
(913) 787-2817

SHEET 1 OF 18

PEI
PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PEI #141053 - 2/8/19

HILLS OF LEAWOOD

REVISED PRELIMINARY PLAT OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

LOT AREAS			LOT AREAS			LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
TRACT I	79361.82	1.8219	19	16107.86	0.3698	46	25243.80	0.5795
TRACT A	20003.41	0.8128	20	15002.88	0.3444	47	22951.72	0.5269
TRACT G	1191.43	0.0274	21	15058.35	0.3457	48	16115.61	0.3700
TRACT F	1311.79	0.0301	22	15362.50	0.3527	49	18851.51	0.4328
TRACT E	1663.97	0.0382	23	18646.07	0.4280	50	20221.40	0.4642
TRACT C	7483.08	0.1718	24	18700.56	0.4293	51	28755.65	0.6601
TRACT B	47217.43	1.0840	25	20018.41	0.4596	52	23861.24	0.5478
TRACT D	63642.18	1.4610	26	20104.88	0.4615	53	18068.10	0.4148
ROW	321481.40	7.3797	27	17715.47	0.4067	54	25525.88	0.5860
1	15828.44	0.3634	28	20475.00	0.4700	55	15257.97	0.3503
2	19239.49	0.4417	29	28135.86	0.6459	56	15125.78	0.3472
3	19087.87	0.4382	30	17526.52	0.4024	57	17348.96	0.3983
4	21800.19	0.5005	31	17292.50	0.3970	58	16690.81	0.3831
5	24968.77	0.5732	32	17381.07	0.3990	59	20010.86	0.4594
6	15347.41	0.3523	33	19100.75	0.4385	60	20043.77	0.4601
7	17278.84	0.3967	34	28172.63	0.6468	61	22759.10	0.5225
8	21282.62	0.4886	35	23177.99	0.5321	62	19414.96	0.4457
9	16191.20	0.3717	36	17845.88	0.4097	63	20163.87	0.4629
10	21679.88	0.4977	37	22320.03	0.5124	64	20952.18	0.4810
11	17540.34	0.4027	38	24077.15	0.5527	65	20812.59	0.4778
12	15676.50	0.3599	39	21344.01	0.4900	66	28778.99	0.6607
13	15000.00	0.3444	40	21888.24	0.5025	67	17251.25	0.3960
14	15000.00	0.3444	41	15003.17	0.3444	68	17250.00	0.3960
15	17086.24	0.3922	42	18824.06	0.4321	69	17250.00	0.3960
16	22435.86	0.5151	43	33099.50	0.7599	70	17250.00	0.3960
17	16200.93	0.3719	44	22774.77	0.5228			
18	15094.39	0.3465	45	15946.75	0.3661			

SITE DATA TABLE:

GROSS AREA	44.1638 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	70	SINGLE FAMILY LOTS
DENSITY	1.58	LOTS PER ACRE
MINIMUM LOT SIZE	15,000 SF	
REQUIRED OPEN SPACE	20%	
FRONT SETBACK	35 FT	
SIDE SETBACK	15 FT	
CORNER LOT SETBACK	30 FT	
REAR YARD SETBACK	30 FT*	
LOT FRONTAGE	100 FT	
LOT WIDTH	100 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

*LOTS 150 FT IN DEPTH OR LESS, AND GREATER THAN 30 FT FOR LOTS GREATER THAN 150 FT IN DEPTH

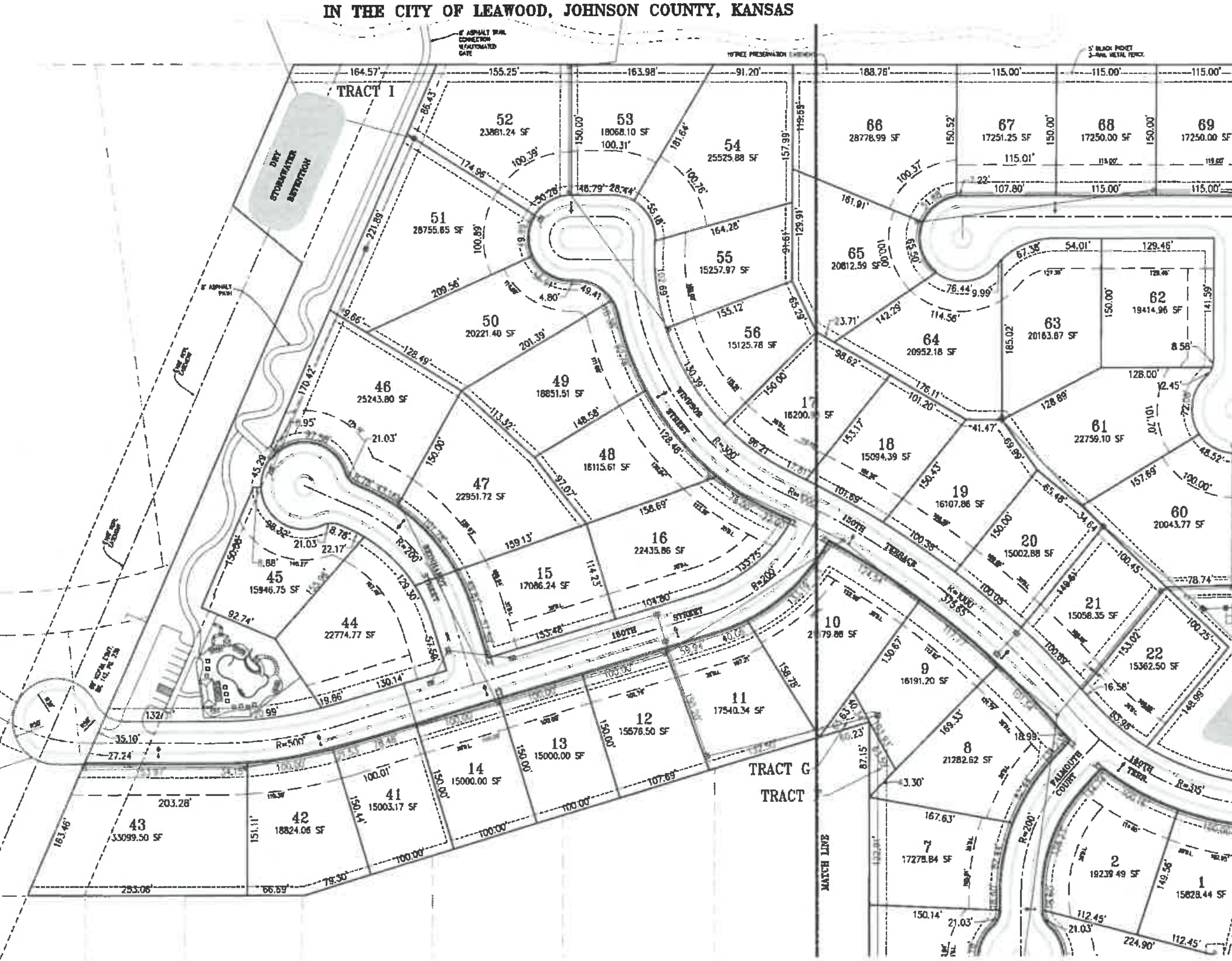
SETBACK DEVIATIONS REQUESTED*

	REQUIRED	PROPOSED	REDUCTION
FRONT YARD	35'	35'	N/A
SIDE YARD*	15'	12.75'	15%
REAR YARD*	30'(MIN)	VARIES*	15%

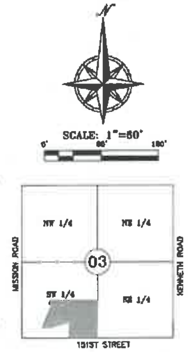
	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	18,000 SF	18,825 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DEVIATION SETBACK AREA: 0.67 ACRES
OPEN SPACE PROVIDED: 4.46 ACRES



SCALE: 1"=60'



LOCATION MAP
SECTION 03-14S-25E

SCALE : 1" = 2000'

LEGAL DESCRIPTION:

A RESURVEY AND REPLAT OF ALL OF LOTS 11 THRU 17, AND ALL OF LOTS 28 THRU 37, AND PART OF LOTS 8, 10, 18 AND 19, AND ALL OF THE PLATTED RIGHT-OF-WAY OF FALMOUTH ROAD AND CANTERBURY ROAD AND PART OF THE PLATTED RIGHT-OF-WAY OF 150TH STREET, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 23, AT PAGE 37 IN THE OFFICE OF REGISTER OF DEED, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST, SAID POINT ALSO BEING THE SOUTHEAST PLAT CORNER OF SAID MISSION HEIGHTS AND ALSO BEING THE SOUTHWEST PLAT CORNER OF VILLAS OF IRONWOODS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS; THENCE N 0° 02' 11" E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND ALSO ALONG THE EAST PLAT LINE OF SAID MISSION HEIGHTS AND ALONG THE WEST PLAT LINE OF SAID VILLAS OF IRONWOODS, A DISTANCE OF 40.00 FEET TO A POINT ON THE PLATTED NORTH RIGHT-OF-WAY LINE OF 151ST/ STREET, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 37; THENCE N 88°47'47" W, ALONG THE SOUTH LINE OF SAID LOTS 37, 42, 41 AND 28 AND ALONG THE PLATTED RIGHT-OF-WAY LINE OF SAID FALMOUTH ROAD AND CANTERBURY ROAD AND ALSO ALONG THE PLATTED NORTH RIGHT-OF-WAY LINE OF SAID 151ST/ STREET, A DISTANCE OF 900.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 27 OF SAID MISSION HEIGHTS; THENCE N 0°13'00" E, ALONG THE WEST LINE OF SAID LOTS 28, 29 AND 30, AND ALSO ALONG THE EAST LINE OF LOT 27 OF SAID MISSION HEIGHTS, A DISTANCE OF 828.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 27; THENCE S 73°13'58" W, ALONG THE SOUTH LINE OF SAID LOTS 13, 14, 15, 16 AND 17 AND ALSO ALONG THE NORTH LINE OF SAID LOT 27 AND ALONG THE NORTH LINE OF LOTS 26, 25 AND 24 OF SAID MISSION HEIGHTS, A DISTANCE OF 578.70 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 17, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 24; THENCE N 88°47'47" W, ALONG THE SOUTH LINE OF SAID LOTS 17, 18 AND 19 AND ALSO ALONG THE NORTH LINE OF LOTS 23, 22 AND 21 OF SAID MISSION HEIGHTS, A DISTANCE OF 319.75 FEET TO A POINT ON THE EASTERLY LINE OF EXISTING 100.00 FOOT KANSAS CITY POWER AND LIGHT COMPANY EASEMENT AS SHOWN ON THE RECORDED PLAT OF SAID MISSION HEIGHTS; THENCE N 23°37'18" E, ALONG THE EASTERLY LINE OF SAID EASEMENT, A DISTANCE OF 782.36 FEET; THENCE N 58°00'53" W, A DISTANCE OF 104.22 FEET; THENCE N 23°37'18" E, A DISTANCE OF 176.21 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10, SAID POINT ALSO BEING ON THE NORTH PLAT LINE OF SAID MISSION HEIGHTS; THENCE S 89°44'31" E, ALONG THE NORTH LINE OF SAID LOTS 10, 11, 12, 33, 34, 48, 50 AND ALONG THE PLATTED RIGHT-OF-WAY LINE OF SAID FALMOUTH ROAD AND CANTERBURY ROAD AND ALSO ALONG THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 1027.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 50, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF SAID MISSION HEIGHTS AND THE NORTHWEST PLAT CORNER OF SAID VILLAS OF IRONWOODS AND THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST; THENCE S 0°00'11" W, ALONG THE EAST LINE OF SAID LOTS 50 THRU 57 AND ALSO ALONG THE EAST PLAT LINE OF SAID MISSION HEIGHTS AND ALONG THE WEST PLAT LINE OF SAID VILLAS OF IRONWOODS AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1284.13 FEET TO THE POINT OF BEGINNING, CONTAINING 44.1638 ACRES, MORE OR LESS, OF REPLATTED LAND.

GROSS AREA	44.1638 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	70	SINGLE FAMILY LOTS
DENSITY	1.58	LOTS PER ACRE

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY AIMS (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER BMP'S AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION

FLOOD NOTE:

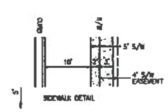
THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0100G, AND DATED AUGUST 3, 2009.

PROPOSED CONDITIONS SUMMARY:

1. ALL STREETS ARE PUBLIC WITHIN THE BOUNDARY AND ARE CLASSIFIED AS LOCAL. NO MODIFICATIONS TO THE EXISTING STREET NETWORK.
2. LIQUID WASTE TO BE HANDLED IN THE EXISTING JOHNSON COUNTY WASTEWATER SYSTEM. A MAIN EXTENSION WILL BE REQUIRED TO SEWER LOTS.
3. NO PROPOSED RETAINING WALLS.
4. ALL SIDEWALK TO BE 5' WIDE SHALL BE LOCATED IN THE RIGHT-OF-WAY OR A SIDEWALK EASEMENT.
5. DISTURBED AREAS OF TRACT I WILL BE DRILL SEEDED AND MULCH.
6. ALL HOUSES WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED WITH BASEMENTS OR A FEMA COMPLIANT EMERGENCY SHELTER.

TRACT SUMMARY:

A, B	OPEN SPACE, MONUMENTATION, STORMWATER TREATMENT
C, E	OPEN SPACE FOR TRAILS
D	STORMWATER DETENTION AND AMENITIES
F, G	OPEN SPACE
I	AMENITY, STORMWATER DETENTION



SIDEWALK DETAIL

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES EXISTING FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (KELATBO-2NBLEDE70 R3 400GR FIXTURE)
5' SW	DENOTES PROPOSED 5' CONCRETE SIDEWALK
CURB & GUTTER	

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 285
OVERLAND PARK, KS 66210
(913) 345-0300
(913) 489-1400 FAX

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DEVELOPER:
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PEI #141053 - 2/8/19
\\PEI-SERVER\Projects\141053\DWG\PRELIMINARY PLAT - REVISED 2-21-19.dwg Layout:PREPLAT 2 Feb 22, 2019 - 8:23am Jeff Betz
HILLS OF LEAWOOD

REVISED PRELIMINARY PLAT OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

LOT AREAS			LOT AREAS			LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
TRACT I	79361.63	1.8219	19	16107.86	0.3698	46	25243.80	0.5795
TRACT A	26683.41	0.6126	20	15002.88	0.3444	47	22951.72	0.5269
TRACT C	1191.43	0.0274	21	15058.35	0.3457	48	16115.61	0.3700
TRACT F	1313.35	0.0301	22	15362.50	0.3527	49	18851.51	0.4328
TRACT E	1663.07	0.0382	23	18645.07	0.4280	50	20221.40	0.4642
TRACT G	7483.08	0.1718	24	18700.55	0.4293	51	20756.85	0.4601
TRACT B	47217.43	1.0840	25	20018.41	0.4596	52	23881.24	0.5482
TRACT D	63642.16	1.4610	26	20104.88	0.4615	53	18058.15	0.4146
ROW	321461.40	7.3797	27	17715.47	0.4067	54	25625.88	0.5880
1	15828.44	0.3634	28	20475.00	0.4700	55	15257.97	0.3503
2	19239.49	0.4417	29	28135.50	0.6459	56	15125.78	0.3472
3	19087.67	0.4382	30	17526.52	0.4024	57	17245.98	0.3959
4	21800.19	0.5005	31	17262.50	0.3963	58	16990.81	0.3901
5	24966.77	0.5732	32	17281.07	0.3967	59	20010.06	0.4594
6	15347.41	0.3523	33	19100.75	0.4385	60	20043.77	0.4601
7	17278.84	0.3967	34	28172.63	0.6468	61	22759.10	0.5225
8	21282.62	0.4886	35	23177.99	0.5321	62	19414.98	0.4457
9	16191.20	0.3717	36	17845.09	0.4097	63	20163.87	0.4629
10	21679.86	0.4977	37	22320.03	0.5124	64	20952.18	0.4810
11	17540.34	0.4027	38	24077.15	0.5527	65	20812.59	0.4778
12	15578.50	0.3576	39	21344.01	0.4900	66	28778.99	0.6607
13	15000.00	0.3444	40	21868.24	0.5020	67	17251.25	0.3960
14	15000.00	0.3444	41	15003.17	0.3444	68	17250.00	0.3960
15	17088.24	0.3923	42	18824.08	0.4321	69	17250.00	0.3960
16	22435.86	0.5151	43	33089.50	0.7596	70	17250.00	0.3960
17	16200.93	0.3719	44	22774.77	0.5228			
18	15094.39	0.3465	45	15848.75	0.3641			

SITE DATA TABLE:

GROSS AREA	44.1638 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	70	SINGLE FAMILY LOTS
DENSITY	1.58	LOTS PER ACRE
MINIMUM LOT SIZE	15,000 SF	
REQUIRED OPEN SPACE	30%	
FRONT SETBACK	35 FT	
SIDE SETBACK	15 FT	
CORNER LOT SETBACK	30 FT	
REAR YARD SETBACK	30 FT*	
LOT FRONTAGE	100 FT	
LOT WIDTH	100 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

*LOTS 150 FT IN DEPTH OR LESS, AND GREATER THAN 30 FT FOR LOTS GREATER THAN 150 FT IN DEPTH

SETBACK DEVIATIONS REQUESTED

	REQUIRED	PROPOSED	REDUCTION
FRONT YARD	35'	35'	N/A
SIDE YARD*	15'	12.75'	15%
REAR YARD*	30'(MIN)	VARIES*	15%

	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	15,000 SF	19,625 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DEVIATION SETBACK AREA: 0.87 ACRES
OPEN SPACE PROVIDED: 4.18 ACRES

PROPOSED CONDITIONS SUMMARY:

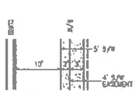
1. ALL STREETS ARE PUBLIC WITHIN THE BOUNDARY AND ARE CLASSIFIED AS LOCAL, NO MODIFICATIONS TO THE EXISTING STREET NETWORK.
2. LIQUID WASTE TO BE HANDLED IN THE EXISTING JOHNSON COUNTY WASTEWATER SYSTEM. A MAIN EXTENSION WILL BE REQUIRED TO SEWER LOTS.
3. NO PROPOSED RETAINING WALLS.
4. ALL SIDEWALK TO BE 5' WIDE SHALL BE LOCATED IN THE RIGHT-OF-WAY OR A SIDEWALK EASEMENT.
5. DISTURBED AREAS OF TRACT I WILL BE DRILL SEEDED AND MULCH.
6. ALL HOUSES WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED WITH BASEMENTS OR A FEMA COMPLIANT EMERGENCY SHELTER.

TRACT SUMMARY:

A, B	OPEN SPACE, MONUMENTATION, STORMWATER TREATMENT
C, E	OPEN SPACE FOR TRAILS
D	STORMWATER DETENTION AND AMENITIES
F, G	OPEN SPACE
I	AMENITY, STORMWATER DETENTION

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES EXISTING FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (AELATBO-2GBLED E70 R2 4000K FIXTURE)
	DENOTES PROPOSED 5' CONCRETE SIDEWALK
	CURB & GUTTER



SIDEWALK DETAIL

PROJECT NOTE:

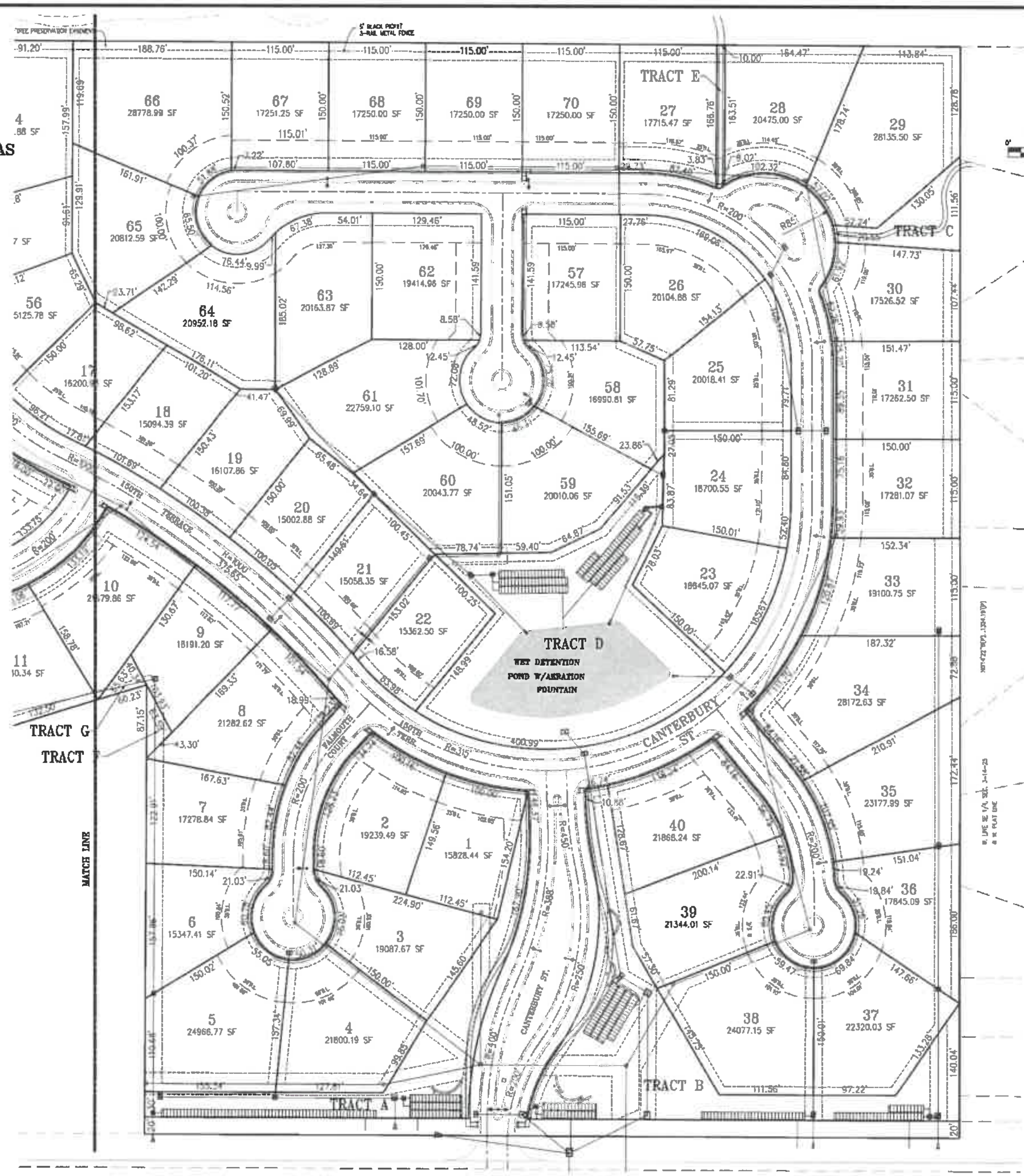
1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER BMP'S AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

FLOOD NOTE:

THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0100G, AND DATED AUGUST 3, 2009.

PEI #141053 - 2/8/19

\\PEI-SERVER\Projects\P\141053\DWG\PRELIMINARY PLAT - REVISED 2-21-18.dwg Layout:PREPLAT 3 Feb 22, 2018 - 8:25am Jeff Bartz



LOCATION MAP

SECTION 03-14S-25E

SCALE : 1" = 2000'

LEGAL DESCRIPTION:

A RESURVEY AND REPLAT OF ALL OF LOTS 11 THRU 17, AND ALL OF LOTS 35 THRU 57, AND PART OF LOTS 9, 10, 18 AND 19, AND ALL OF THE PLATTED RIGHT-OF-WAY OF FALMOUTH ROAD AND CANTERBURY ROAD AND PART OF THE PLATTED RIGHT-OF-WAY OF 150TH STREET, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 23, AT PAGE 37 IN THE OFFICE OF REGISTER OF DEED, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST, SAID POINT ALSO BEING THE SOUTHEAST PLAT CORNER OF SAID MISSION HEIGHTS AND ALSO BEING THE SOUTHWEST PLAT CORNER OF VILLAS OF IRONWOODS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS; THENCE N 0° 02' 11" E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND ALSO ALONG THE EAST PLAT LINE OF SAID MISSION HEIGHTS AND ALONG THE WEST PLAT LINE OF SAID VILLAS OF IRONWOODS, A DISTANCE OF 40.00 FEET TO A POINT ON THE PLATTED NORTH RIGHT-OF-WAY LINE OF 151ST/ STREET, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 57; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOTS 57, 47, 41 AND 28 AND ALONG THE PLATTED RIGHT-OF-WAY LINE OF SAID FALMOUTH ROAD AND CANTERBURY ROAD AND ALSO ALONG THE PLATTED NORTH RIGHT-OF-WAY LINE OF SAID 151ST/ STREET, A DISTANCE OF 988.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 27 OF SAID MISSION HEIGHTS; THENCE N 01°37'00" E, ALONG THE WEST LINE OF SAID LOTS 28, 29 AND 30, AND ALSO ALONG THE EAST LINE OF LOT 27 OF SAID MISSION HEIGHTS, A DISTANCE OF 528.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 27; THENCE S 73°12'50" W, ALONG THE SOUTH LINE OF SAID LOTS 13, 14, 15, 16 AND 17 AND ALSO ALONG THE NORTH LINE OF SAID LOT 27 AND ALONG THE NORTH LINE OF LOTS 26, 25 AND 24 OF SAID MISSION HEIGHTS, A DISTANCE OF 879.70 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 17, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 24; THENCE N 89°47'47" W, ALONG THE SOUTH LINE OF SAID LOTS 17, 18 AND 19 AND ALSO ALONG THE NORTH LINE OF LOTS 23, 22 AND 21 OF SAID MISSION HEIGHTS, A DISTANCE OF 319.75 FEET TO A POINT ON THE EASTERLY LINE OF EXISTING 100.00 FOOT KANSAS CITY POWER AND LIGHT COMPANY EASEMENT AS SHOWN ON THE RECORDED PLAT OF SAID MISSION HEIGHTS; THENCE N 23°37'18" E, ALONG THE EASTERLY LINE OF SAID EASEMENT, A DISTANCE OF 792.30 FEET; THENCE N 58°00'53" W, A DISTANCE OF 104.22 FEET; THENCE N 23°37'18" E, A DISTANCE OF 176.21 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10, SAID POINT ALSO BEING ON THE NORTH PLAT LINE OF SAID MISSION HEIGHTS; THENCE S 89°44'51" E, ALONG THE NORTH LINE OF SAID LOTS 10, 11, 12, 33, 34, 49, 50 AND ALONG THE PLATTED RIGHT-OF-WAY LINE OF SAID FALMOUTH ROAD AND CANTERBURY ROAD AND ALSO ALONG THE NORTH PLAT LINE OF SAID MISSION HEIGHTS, A DISTANCE OF 1637.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 50, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF SAID MISSION HEIGHTS AND THE NORTHWEST PLAT CORNER OF SAID VILLAS OF IRONWOODS AND THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST; THENCE S 0°02'11" W, ALONG THE EAST LINE OF SAID LOTS 50 THRU 57 AND ALSO ALONG THE EAST PLAT LINE OF SAID MISSION HEIGHTS AND ALONG THE WEST PLAT LINE OF SAID VILLAS OF IRONWOODS AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1284.13 FEET TO THE POINT OF BEGINNING, CONTAINING 44.1638 ACRES, MORE OR LESS, OF REPLATTED LAND.

GROSS AREA	44.1638 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	70	SINGLE FAMILY LOTS
DENSITY	1.58	LOTS PER ACRE

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-6300
(913) 489-1400 FAX

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PHELPS ENGINEERING, INC.
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DEVELOPER:
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SHEET 3 OF 18

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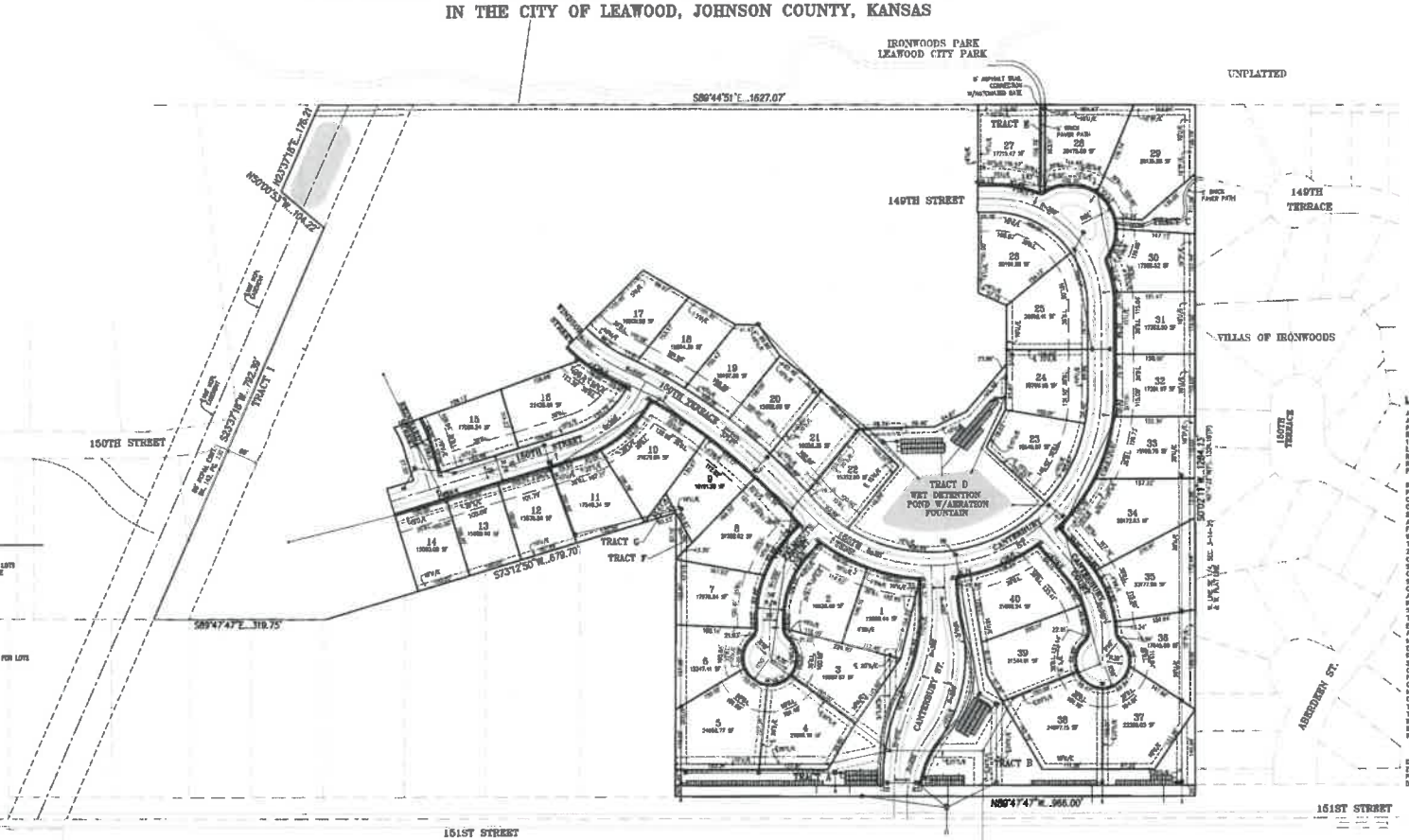
PHASE 1 FINAL DEVELOPMENT PLAN OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
TRACT H	755548.43	16.3636
TRACT A	20630.17	0.6118
ROW	262388.38	4.6023
TRACT E	1936.16	0.0281
PLAT 1	1909656.17	43.8380
TRACT G	1191.43	0.0274
TRACT B	60132.54	1.4057
TRACT C	7667.29	0.1760
TRACT F	1311.52	0.0301
TRACT D	67462.91	1.5896
1	15884.38	0.3649
2	19121.47	0.4391
3	19087.67	0.4382
4	21538.67	0.5089
5	24884.64	0.5736
6	15345.84	0.3523
7	17377.98	0.3990
8	21391.91	0.4886
9	18970.12	0.4717
10	21679.88	0.4977
11	17540.34	0.4027
12	15578.55	0.3576
13	15000.00	0.3444
14	15000.00	0.3444
15	17088.24	0.3922
16	22436.88	0.5151
17	16140.85	0.3706
18	15200.38	0.3490
19	16107.88	0.3698

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
20	15088.70	0.3464
21	16078.11	0.3691
22	15405.54	0.3537
23	18853.34	0.4327
24	18988.95	0.4359
25	19926.35	0.4574
26	29482.80	0.6768
27	17663.96	0.4055
28	28347.33	0.6507
29	28250.28	0.6485
30	17576.12	0.4035
31	17382.35	0.3990
32	17226.07	0.3956
33	19022.06	0.4367
34	27970.86	0.6421
35	23823.45	0.5469
36	18243.86	0.4188
37	22621.15	0.5193
38	24184.57	0.5553
39	21344.02	0.4900
40	20411.54	0.4685



LOCATION MAP
SECTION 03-14S-25E

SCALE : 1 " = 5000'

SITE DATA TABLE

GROSS AREA	43.7827 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	73	SINGLE FAMILY LOTS
DENSITY	1.67	LOTS PER ACRE
MINIMUM LOT SIZE	15,000 SF	
REQUIRED OPEN SPACE	20%	
FRONT SETBACK	35 FT	
SIDE SETBACK	15 FT	
CORNER LOT SETBACK	30 FT	
REAR YARD SETBACK	30 FT	
LOT FRONTAGE	100 FT	
LOT WIDTH	100 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

*LOTS 150 FT IN DEPTH OR LESS, AND GREATER THAN 30 FT FOR LOTS GREATER THAN 150 FT IN DEPTH

	SETBACK DEVIATIONS REQUESTED		
	REQUIRED	PROPOSED	REDUCTION
FRONT YARD	35'	35'	N/A
SIDE YARD*	15'	12.5'	13%
REAR YARD*	30'(MIN)	VARIES*	13%

	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	19,000 SF	19,087 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DETENTION SETBACK AREA: 0.34 ACRES
OPEN SPACE PROVIDED: 4.46 ACRES

LEGAL DESCRIPTION

ALL OF LOTS 11 THRU 17, AND ALL OF LOTS 28 THRU 37, AND ALL THAT PART OF LOTS 8, 10, 18 AND 19, AND ALL OF THE PLATTED RIGHT-OF-WAY OF FALMOUTH ROAD AND CANTERBURY ROAD AND ALL THAT PART OF THE PLATTED RIGHT-OF-WAY OF 149TH STREET, MISSION ROADS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 33, AT PAGE 37 IN THE OFFICE OF REGISTER OF DEED, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 37, SAID POINT ALSO BEING A POINT ON THE WEST PLAT LINE OF VILLAS OF IRONWOODS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS; THENCE N 89°47'37" W, ALONG THE SOUTH LINE OF SAID LOTS 37, 43, 41 AND 38 AND ALONG THE PLATTED RIGHT-OF-WAY LINE OF SAID FALMOUTH ROAD AND CANTERBURY ROAD, A DISTANCE OF 966.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE N 00°12'13" E, ALONG THE WEST LINE OF SAID LOTS 28, 29 AND 30, A DISTANCE OF 1294.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE S 73°12'13" W, ALONG THE SOUTH LINE OF SAID LOTS 13, 14, 15, 16 AND 17, A DISTANCE OF 679.70 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 17; THENCE N 89°47'37" W, ALONG THE SOUTH LINE OF SAID LOTS 17, 18 AND 19, A DISTANCE OF 319.57 FEET TO A POINT ON THE SOUTHEAST LINE OF EXISTING 100.00 FOOT KANSAS CITY POWER AND LIGHT COMPANY EASEMENT AS SHOWN ON THE RECORDED PLAT OF SAID MISSION HEIGHTS; THENCE N 32°47'38" E, ALONG SOUTHEASTERLY LINE OF SAID EASEMENT, A DISTANCE OF 794.33 FEET; THENCE N 49°56'22" W, A DISTANCE OF 104.22 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID EASEMENT; THENCE N 32°47'38" E, ALONG THE NORTHWESTERLY LINE OF SAID EASEMENT, A DISTANCE OF 179.56 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10; THENCE S 89°47'47" E, ALONG THE NORTH LINE OF SAID LOTS 10, 11, 12, 33, 34, 35, 50 AND ALONG THE PLATTED RIGHT-OF-WAY LINE OF SAID FALMOUTH ROAD AND CANTERBURY ROAD, A DISTANCE OF 1626.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 36, SAID POINT ALSO BEING ON THE WEST PLAT LINE OF SAID VILLAS OF IRONWOODS; THENCE S 00°12'13" W, ALONG THE EAST LINE OF SAID LOTS 36 THRU 37 AND ALONG THE WEST PLAT LINE OF SAID VILLAS OF IRONWOODS, A DISTANCE OF 1294.13 FEET TO THE POINT OF BEGINNING, CONTAINING 43.7827 ACRES, MORE OR LESS, OF REPLATTED LAND.

GROSS AREA	43.7827 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	48	SINGLE FAMILY LOTS
DENSITY	1.07	LOTS PER ACRE

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY KLIMS (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON RANGER DATA.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND WAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER BMP'S AND MEDIANS AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

FLOOD NOTE:

THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200174, JOHNSON COUNTY, KANSAS, PANEL NO. 0089H(CORRS), AND DATED AUGUST 3, 2009.

PROPOSED CONDITIONS SUMMARY:

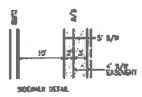
1. ALL STREETS ARE PUBLIC WITHIN THE BOUNDARY AND ARE CLASSIFIED AS LOCAL, NO MODIFICATIONS TO THE EXISTING STREET NETWORK.
2. LIQUID WASTE TO BE HANDLED IN THE EXISTING JOHNSON COUNTY WASTEWATER SYSTEM. A MAIN EXTENSION WILL BE REQUIRED TO SERVE LOTS.
3. NO PROPOSED RETAINING WALLS.
4. ALL SIDEWALK TO BE 5' WIDE SHALL BE LOCATED IN THE RIGHT-OF-WAY OR A SIDEWALK EASEMENT.
5. DISTURBED AREAS OF TRACT 1 WILL BE SHALL SEEDED AND MULCH.
6. ALL HOUSES WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED WITH BASEMENTS OR A FEMA COMPLIANT EMERGENCY SHELTER.

TRACT SUMMARY:

A, B	OPEN SPACE, MONUMENTATION, STORMWATER TREATMENT
C, E	OPEN SPACE FOR TRAILS
D	STORMWATER DETENTION AND AMENITIES

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES PROPOSED FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (ATLANTA-POLE#0070 RO #4004 FIXTURE)
	DENOTES PROPOSED 5' CONCRETE SIDEWALK
	CURB & GUTTER



SIDEWALK DETAIL

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 200
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 469-1400 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 200
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHILLIPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1188 FAX

LANDSCAPE ARCHITECT:
AARON MEIER, PLA, LEED AP
13245 NATIONAL AVE.
OVERLAND PARK, KS 66213
(913) 787-9917

SHEET 4 OF 18

PEI
PLANNING
ENGINEERING
IMPLEMENTATION
PHILLIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1188

PD #41053 - 2/8/19

PHASE 2 FINAL DEVELOPMENT PLAN OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

LOT AREAS			LOT AREAS			LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
TRACT I	29391.63	1.0219	19	14107.86	0.3498	46	25243.80	0.5795
TRACT A	26883.41	0.6170	20	15002.86	0.3444	47	22951.73	0.5269
TRACT G	1191.43	0.0274	21	16056.35	0.3457	48	16415.61	0.3700
TRACT F	1311.35	0.0301	22	15363.20	0.3527	49	18851.33	0.4328
TRACT E	1863.97	0.0382	23	18843.07	0.4280	50	20221.40	0.4643
TRACT C	7483.08	0.1718	24	18700.56	0.4293	51	38766.65	0.8901
TRACT B	47217.43	1.0840	25	20018.41	0.4596	52	23891.94	0.5482
TRACT D	63042.16	1.4610	26	20184.88	0.4915	53	18068.10	0.4146
ROW	321481.40	7.3797	27	17715.47	0.4067	54	25625.88	0.5884
1	15828.44	0.3634	28	20475.60	0.4700	55	15257.67	0.3503
2	19258.49	0.4421	29	20135.50	0.8455	56	15125.78	0.3472
3	16057.62	0.4382	30	17526.52	0.4024	57	17245.86	0.3958
4	21993.19	0.5050	31	17292.50	0.3970	58	16995.81	0.3901
5	24966.77	0.5732	32	17271.67	0.3967	59	20013.04	0.4594
6	13347.41	0.3063	33	19108.75	0.4385	60	20843.77	0.4801
7	17278.84	0.3967	34	28172.63	0.6468	61	22739.10	0.5220
8	21262.62	0.4882	35	23177.98	0.5321	62	19414.98	0.4457
9	19191.70	0.3717	36	17945.09	0.4097	63	20143.67	0.4629
10	21679.86	0.4977	37	22320.83	0.5124	64	20952.18	0.4810
11	17540.34	0.4027	38	24077.15	0.5527	65	20412.58	0.4728
12	15576.50	0.3576	39	21344.01	0.4900	66	29778.69	0.6837
13	15008.00	0.3444	40	21885.24	0.5025	67	17251.25	0.3960
14	15002.00	0.3444	41	15003.17	0.3444	68	17250.00	0.3960
15	17086.24	0.3922	42	16824.04	0.4231	69	17250.00	0.3960
16	22435.88	0.5151	43	33099.50	0.7599	70	17250.00	0.3960
17	16280.83	0.3719	44	22774.77	0.5229			
18	15094.39	0.3465	45	15846.75	0.3981			

SITE DATA TABLE:

GROSS AREA	44.1878 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	70	SINGLE FAMILY LOTS
DENSITY	1.58	LOTS PER ACRE
MINIMUM LOT SIZE	15,000 SF	
REQUIRED OPEN SPACE	20%	
FRONT SETBACK	30 FT	
SIDE SETBACK	15 FT	
CORNER LOT SETBACK	30 FT	
REAR YARD SETBACK	30 FT	
LOT FRONTAGE	100 FT	
LOT WIDTH	100 FT	
CUL-DE-SAC RADIUS	45 FT	
*MINIMUM BUILDING HEIGHT	25 FT	

*LOTS 150 FT IN DEPTH OR LESS, AND GREATER THAN 30 FT FOR LOTS GREATER THAN 150 FT IN DEPTH

SETBACK DEVIATIONS REQUESTED:	REQUIRED	PROPOSED	REDUCTION
FRONT YARD	35'	30'	5'
SIDE YARD*	15'	12.5'	2.5'
REAR YARD*	30'(MIN)	15'(REQ)	15'

	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	18,000 SF	19,825 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DEVIATION SETBACK AREA: 0.67 ACRES
OPEN SPACE PROVIDED: 8.46 ACRES

SCALE: 1"=100'

LOCATION MAP
SECTION 03-14S-25E

LEGAL DESCRIPTION:

A RESURVEY AND REPLAT OF TRACT H, HILLS OF LEAWOOD, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, CONTAINING 16.1981 ACRES, MORE OR LESS, OF PLATTED LAND.

GROSS AREA	16.1981 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	35	SINGLE FAMILY LOTS
DENSITY	1.85	LOTS PER ACRE

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 208
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 208
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
JASON MOEDL, PLA, ASLA
10245 WOODLAY AVE.
OVERLAND PARK, KS 66212
(913) 787-2817

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER BMP'S AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

FLOOD NOTE:

THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0255G, AND DATED AUGUST 3, 2009.

PROPOSED CONDITIONS SUMMARY:

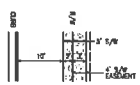
1. ALL STREETS ARE PUBLIC WITHIN THE BOUNDARY AND ARE CLASSIFIED AS LOCAL, NO MODIFICATIONS TO THE EXISTING STREET NETWORK.
2. LIQUID WASTE TO BE HANDLED IN THE EXISTING JOHNSON COUNTY WASTEWATER SYSTEM. A MAIN EXTENSION WILL BE REQUIRED TO SERVE LOTS.
3. NO PROPOSED RETAINING WALLS.
4. ALL SIDEWALK TO BE 5' WIDE SHALL BE LOCATED IN THE RIGHT-OF-WAY OR A SIDEWALK EASEMENT.
5. DISTURBED AREAS OF TRACT I WILL BE SHALL SEEDED AND MULCH.
6. ALL HOUSES WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED WITH BASEMENTS OR A FEMA COMPLIANT EMERGENCY SHELTER.

TRACT SUMMARY:

A, B	OPEN SPACE, MONUMENTATION, STORMWATER TREATMENT
C, E	OPEN SPACE FOR TRAILS
D	STORMWATER DETENTION AND AMENITIES
F, G	OPEN SPACE
I	AMENITY, STORMWATER DETENTION

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES PROPOSED FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6" ARM, (ATLATBO-3MILEDCTO R3 400OK FUTURE)
	DENOTES PROPOSED 5' CONCRETE SIDEWALK
	CURB & GUTTER



SIDEWALK DETAIL

SHEET 5 OF 18

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PLANNING
ENGINEERING
IMPLEMENTATION

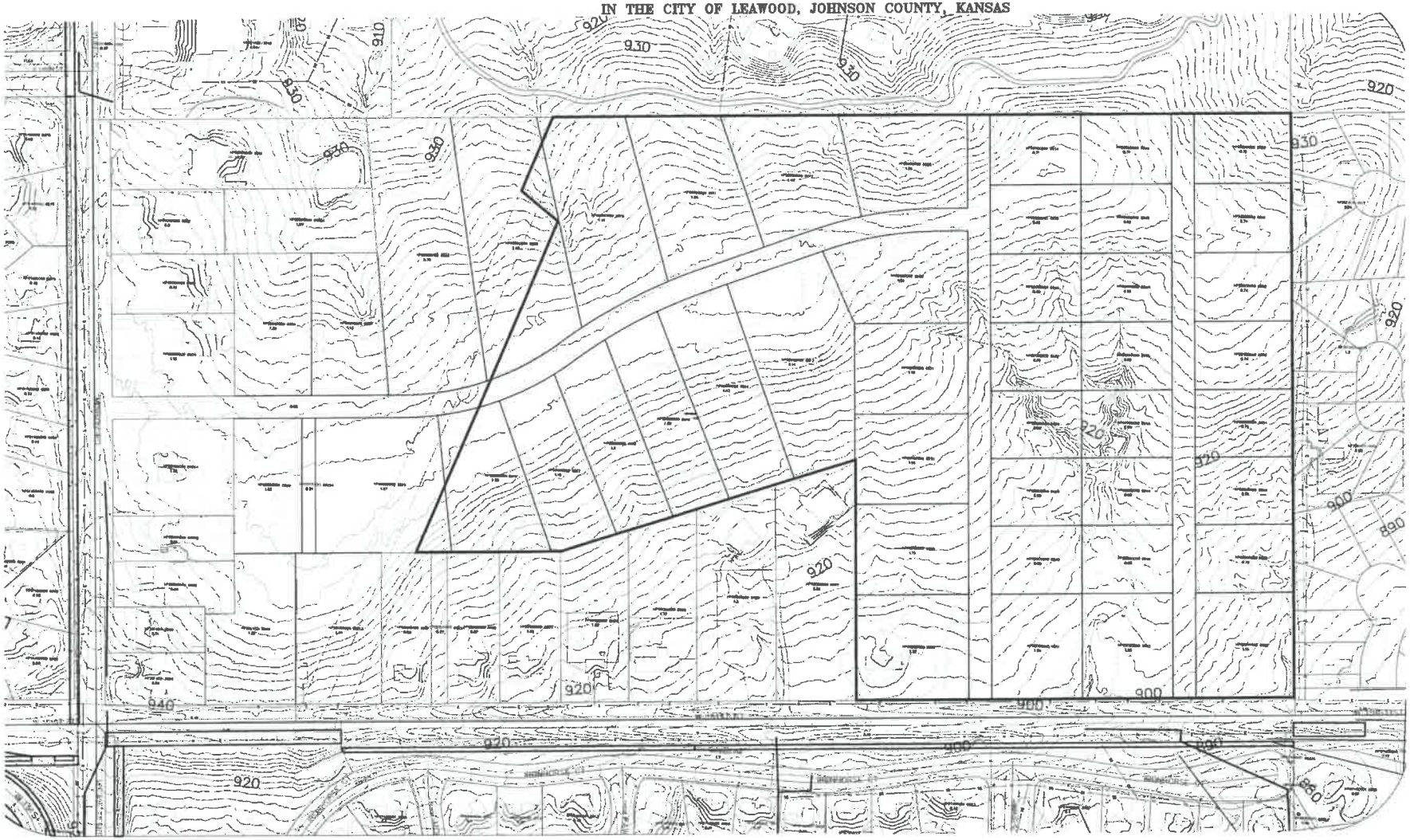
PEI #41263 – 2/11/19

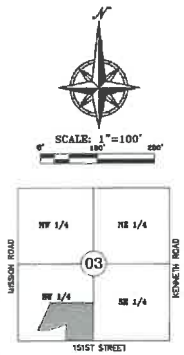
HILLS OF LEAWOOD

EXISTING CONDITION PLAN

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS





LOCATION MAP
SECTION 03-14S-25E

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES EXISTING FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30' POLE, 6' ARM, (AELAT80-26BLEDE70 R2 4000K FIXTURE)
	DENOTES PROPOSED 5' CONCRETE SIDEWALK
CURB & GUTTER	

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 205
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 498-1400 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 205
OVERLAND PARK, KS 66210
(913) 345-9300
(913) 498-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1155
(913) 393-1156 FAX

LANDSCAPE ARCHITECT:
AARON MEIER, PLA, LEED AP
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

SHEET 6 OF 18

PEI
PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156

PEI #41053 - 1/9/19

HILLS OF LEAWOOD

AERIAL PLAN

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

LOCATION MAP
SECTION 03-14S-25E

SCALE: 1"=100'

SHEET 7 OF 18

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 200
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 498-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 200
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 498-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
13245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 727-2817

PHELPS ENGINEERING, INC
PLANNING
ENGINEERING
IMPLEMENTATION
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

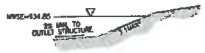
PEI #41283 - 10/24/17

HILLS OF LEAWOOD

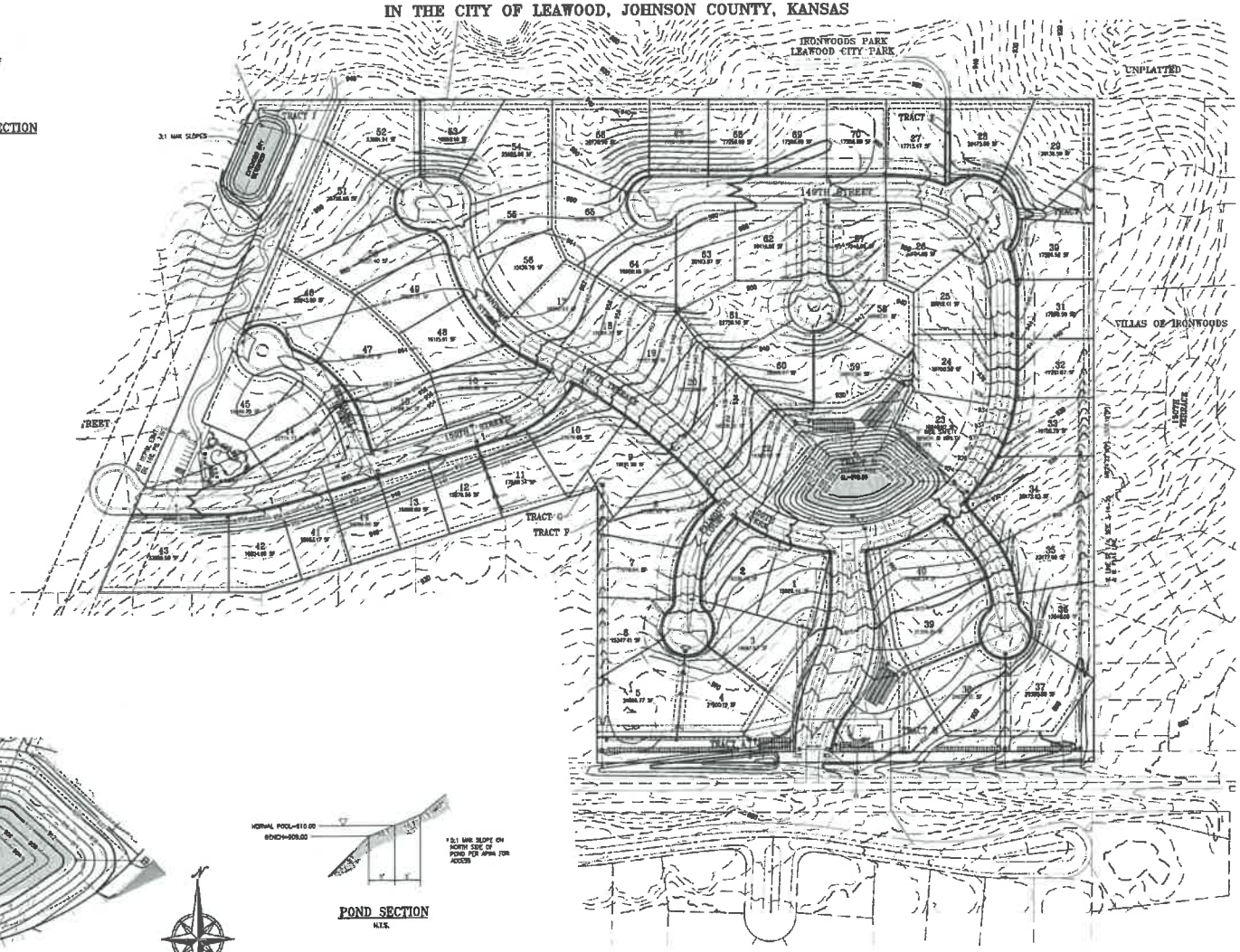
GRADING AND DRAINAGE PLAN OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

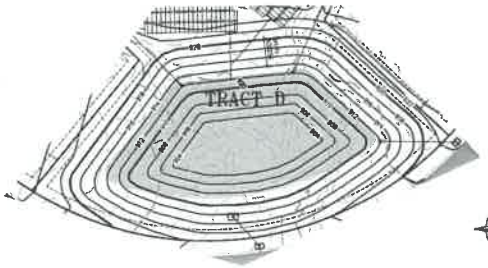


EXTENDED DRY DETENTION SECTION
N.T.S.



SCALE: 1"=100'

LOCATION MAP
SECTION 03-14S-25E



POND DETAIL

POND SECTION
N.T.S.

SCALE: 1"=50'

NOTE: NO RETAINING WALLS ARE PROPOSED WITH THIS DEVELOPMENT

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10869 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-8308
(913) 469-1406 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10869 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-8308
(913) 469-1406 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1155
(913) 393-1166 FAX

LANDSCAPE ARCHITECT:
JARON MEIER, PLA, LEED AP
15846 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2917

SHEET 8 OF 18

PEI PLANNING ENGINEERING IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
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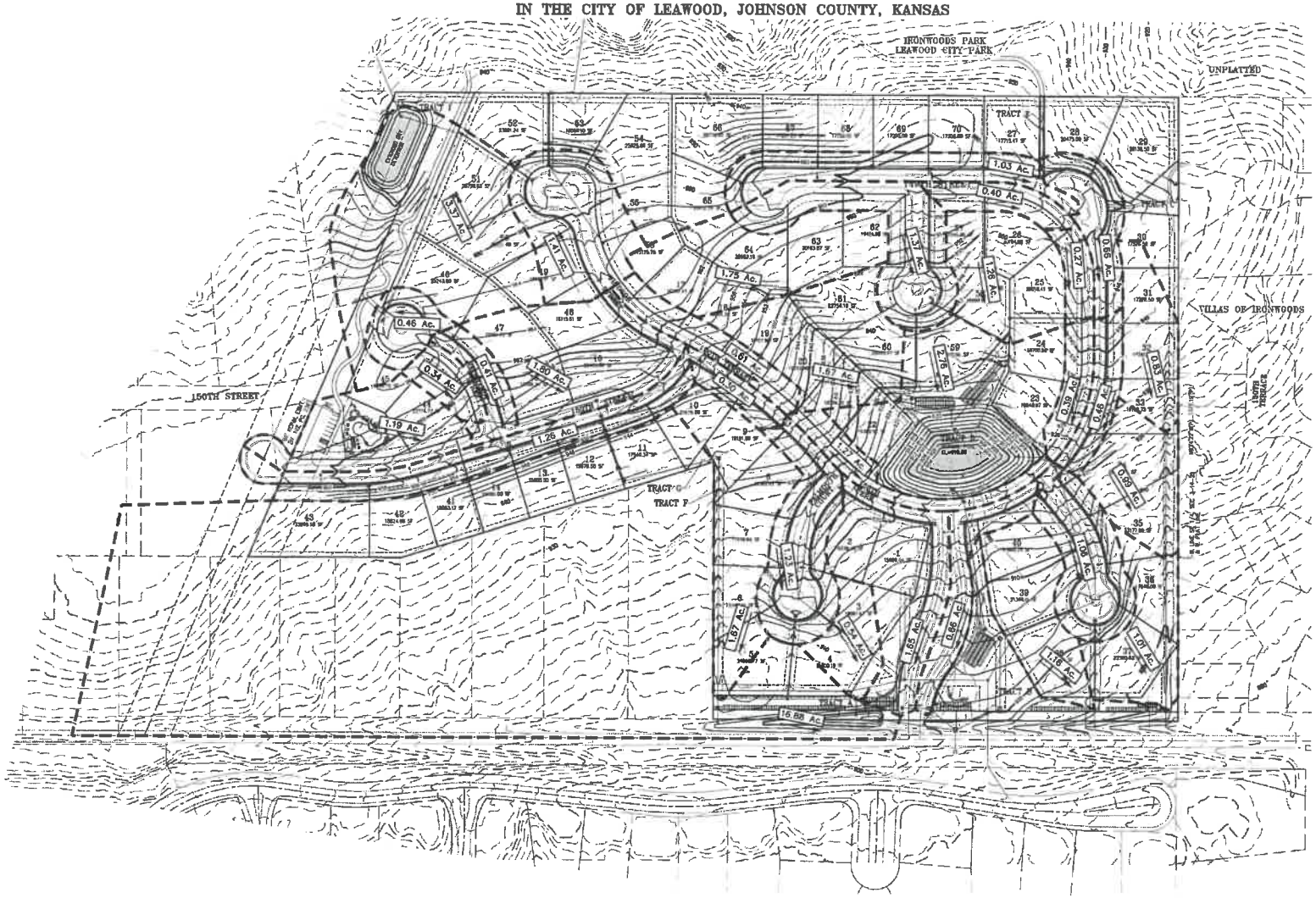
Fax (913) 393-1166

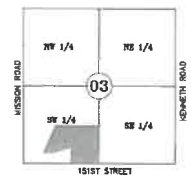
HILLS OF LEAWOOD

DRAINAGE MAP OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS





LOCATION MAP
SECTION 03-14S-25E

SCALE: 1"=100'

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-9300
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DEVELOPER:
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LANDSCAPE ARCHITECT:
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OVERLAND PARK, KS 66223
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SHEET 9 OF 18

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Olathe, Kansas 66061
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Fax (913) 393-1156

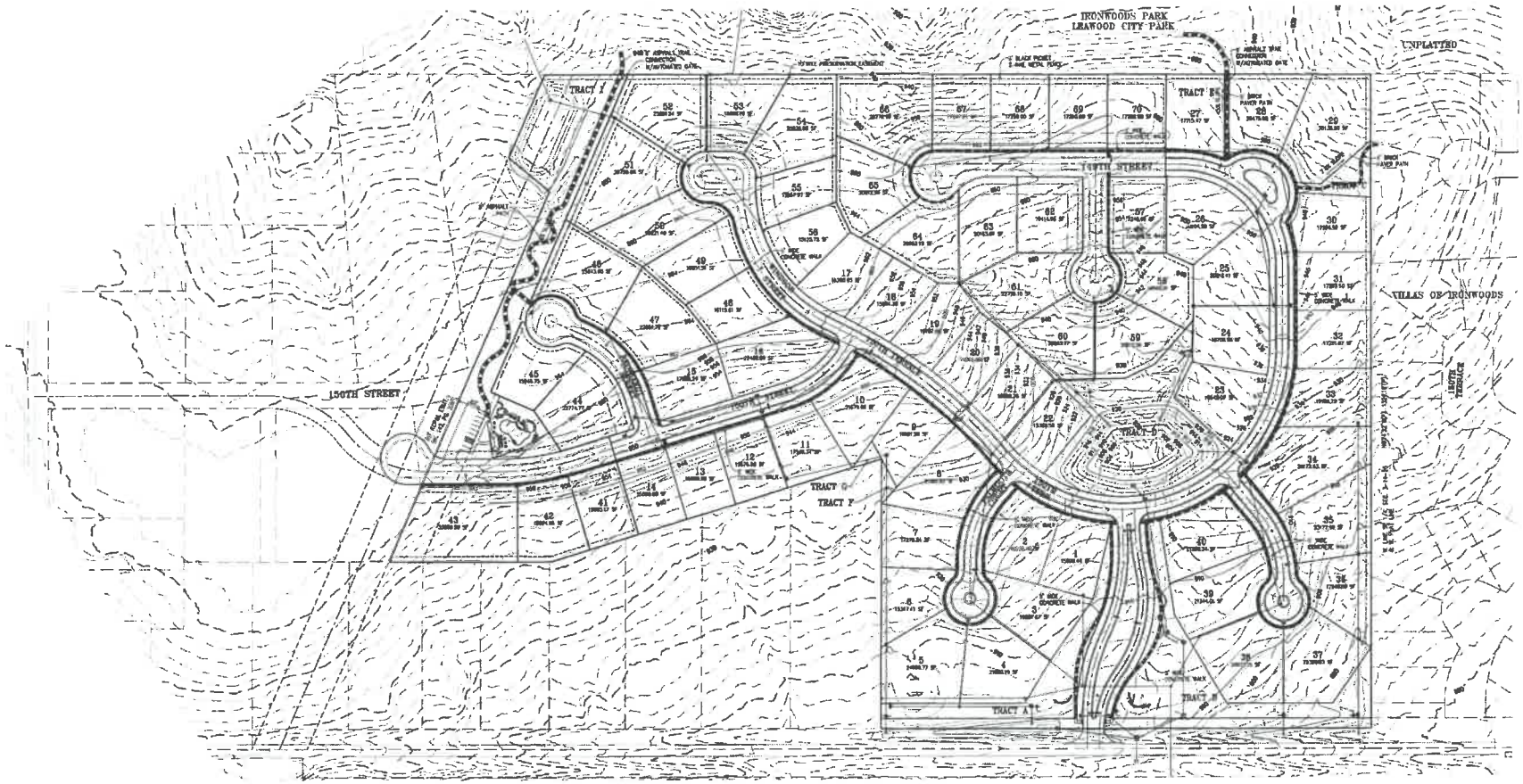
PLANNING
ENGINEERING
IMPLEMENTATION

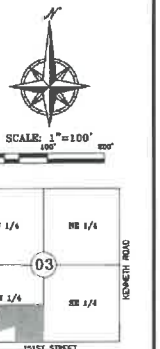
HILLS OF LEAWOOD

PEDESTRIAN CIRCULATION PLAN OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS





LOCATION MAP
SECTION 03-14S-25E

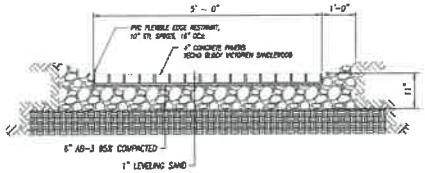
SCALE: 1"=100'

GROSS AREA	44.163± ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	70	SINGLE FAMILY LOTS
DENSITY	1.59	LOTS PER ACRE

IMPACT SUMMARY:
A, B — OPEN SPACE, MONUMENTATION, STORMWATER TREATMENT
C & D — OPEN SPACE FOR TRAILS
D — STORMWATER DETENTION AND AMENITIES
E, G — OPEN SPACE
F, G — AMENITY, STORMWATER DETENTION

SIDEWALK DETAIL

LEGEND:
- B.L. — DENOTES BUILDING LINE
- U/E — DENOTES UTILITY EASEMENT
- L/E — DENOTES LANDSCAPE EASEMENT
- T.P.E. — DENOTES TREE PRESERVATION EASEMENT
- DENOTES EXISTING FENCE
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES 30' POLE, 6' ARM
- DENOTES PROPOSED 5' CONCRETE SIDEWALK
- CURB & GUTTER
- DENOTES PROPOSED ADA ROUTES



5' PAVER SIDEWALK DETAIL
N.T.S.

OWNER:
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DEVELOPER:
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LANDSCAPE ARCHITECT:
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SHEET 10 OF 18

PEI
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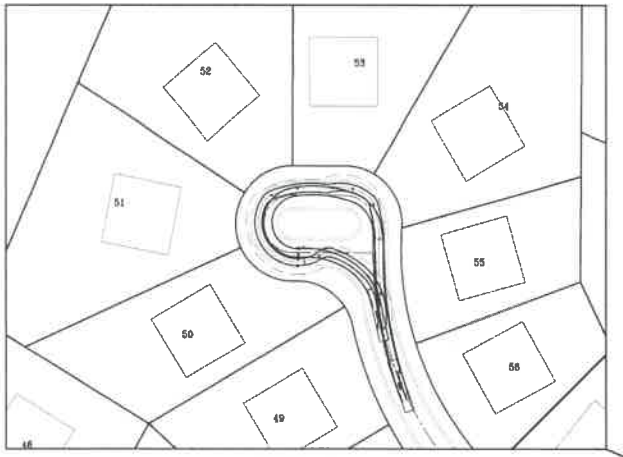
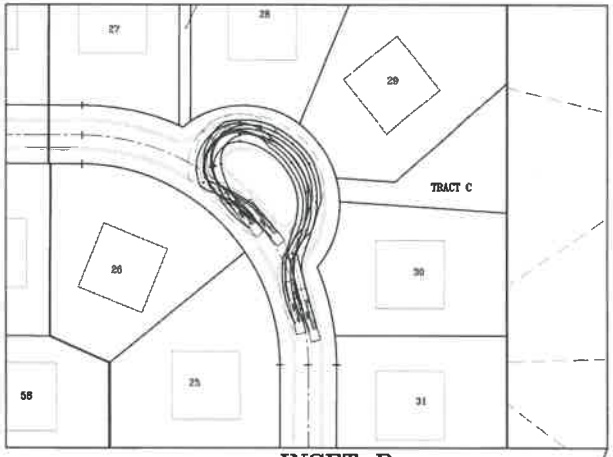
VEHICLE ACCESS PLAN OF

HILLS OF LEAWOOD

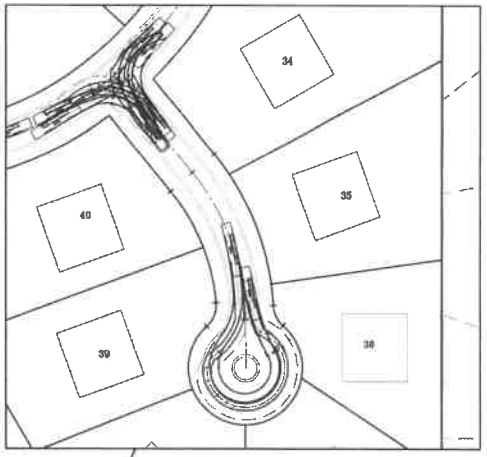
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



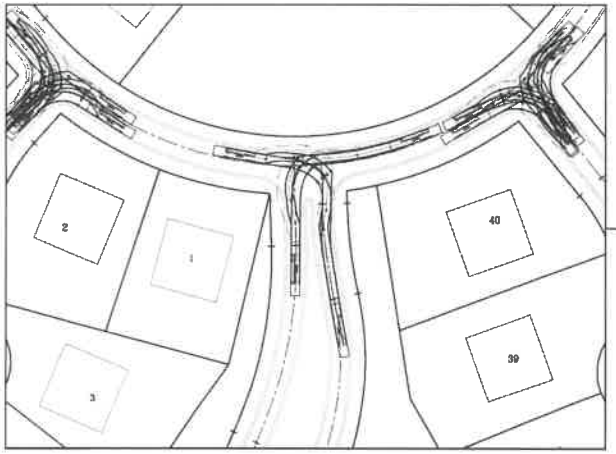
INSET A
SCALE 1"=50'



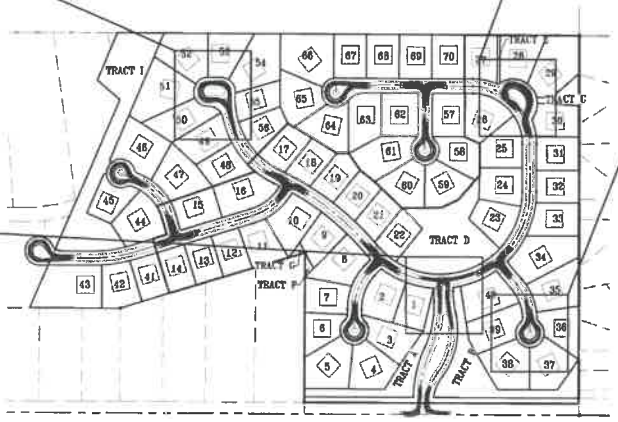
INSET B
SCALE 1"=50'

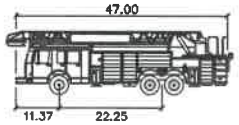


INSET C
SCALE 1"=50'



INSET D
SCALE 1"=50'





Firetruck—Leawood

	feet
Width	: 8.14
Track	: 7.61
Lock to Lock Time	: 10.0
Steering Angle	: 39.8

OWNER:
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DEVIATION AREA PLAN OF

HILLS OF LEAWOOD

A RESURVEY AND REPLAT OF ALL OF LOTS 11 THRU 17, AND ALL OF LOTS 28 THRU 57, AND PART OF LOTS 8, 9, 10, 18 AND 19, AND ALL OF THE PLATTED RIGHT-OF-WAY OF FALMOUTH ROAD AND CANTERBURY ROAD AND PART OF THE PLATTED RIGHT-OF-WAY OF 150TH STREET, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

			SETBACKS (FEET)								
			FRONT		SIDE			REAR			
LOTS	Area (ac.)	Area (sf)	LDO REQ. FRONT YARD	PROPOSED FRONT YARD	LDO REQ. SIDE YARD	LDO 15% DEVIATION	PROPOSED SIDE YARD	LDO REQ. REAR YARD	LDO 15% DEVIATION	PROPOSED REAR YARD	NOTES
1	0.3634	15828.44	35	35	15		15	31.3	26.6	30	1
2	0.4417	19239.49	35	35	15		15	40.9	34.8	35	1
3	0.4382	19087.67	35	35	15		15	50.2	42.7	43	1,2
4	0.5005	21800.19	35	50	15		15	37.6		30	
5	0.5732	24966.77	35	50	15		15	32.6		30	
6	0.3523	15347.41	35	35	15		15	30.1		30	
7	0.3967	17278.84	35	35	15		15	36.2		37	
8	0.4886	21282.62	35	35	15		15	40.3	34.2	35	1
9	0.3717	16191.2	35	35	15		15	30.0		30	
10	0.4977	21679.86	35	35	15		15	40.3	34.3	35	1
11	0.4027	17540.34	35	35	15		15	33.1		34	
12	0.3576	15576.5	35	35	15		15	30.1		31	
13	0.3444	15000	35	35	15		15	30.0		30	
14	0.3444	15000	35	35	15		15	30.0		30	
15	0.3922	17086.24	35	35	15		15	34.8	29.3	30	1
16	0.5151	22435.86	35	35	15		15	64.0	54.4	55	1
17	0.3719	16200.93	35	35	15		15	31.1	26.4	30	1
18	0.3465	15094.38	35	35	15		15	31.3	26.6	30	1
19	0.3698	16107.86	35	35	15		15	30.2		30	
20	0.3444	15002.88	35	35	15		15	29.9		30	
21	0.3457	15058.36	35	35	15		15	30.9	26.3	30	1
22	0.3525	15356.69	35	35	15		15	30.7	26.1	30	1
23	0.4280	18645.07	35	35	15	12.75	12.75	30.0		30	
24	0.4293	18700.55	35	35	15	12.75	12.75	30.0		30	
25	0.4596	20018.41	35	35	15	12.75	12.75	31.4	26.7	30	1
26	0.4615	20104.88	35	35	15	12.75	12.75	31.4	26.7	30	1
27	0.4067	17715.47	35	35	15	12.75	12.75	35.9		36	
28	0.4700	20479.08	35	35	15	12.75	12.75	44.8		45	
29	0.6473	28195.5	35	35	15	12.75	12.75	51.4		52	
30	0.4024	17526.52	35	35	15	12.75	12.75	29.7		30	
31	0.3963	17262.5	35	35	15	12.75	12.75	30.5		31	
32	0.3967	17281.07	35	35	15	12.75	12.75	30.8		31	
33	0.4385	19100.75	35	35	15	12.75	12.75	43.9		44	
34	0.6468	28172.63	35	35	15	12.75	12.75	64.8		65	
35	0.5321	23177.99	35	35	15	12.75	12.75	51.7		52	
36	0.4097	17845.09	35	35	15	12.75	12.75	29.5		30	
37	0.5124	22320.03	35	35	15	12.75	12.75	29.7		30	
38	0.5527	24077.15	35	35	15	12.75	12.75	30.0		30	
39	0.4900	21344.01	35	35	15	12.75	12.75	47.5	40.4	41	1
40	0.5020	21868.24	35	35	15	12.75	12.75	43.4	36.9	37	1
41	0.3444	15003.17	35	35	15		15	30.1		31	
42	0.4321	18824.06	35	35	15		15	30.5		31	
43	0.7599	33099.5	35	35	15		15	35.1		36	
44	0.5228	22774.77	35	35	15		15	34.0		34	
45	0.3881	19946.75	35	35	15		15	35.2	29.9	30	1
46	0.5795	25243.8	35	35	15		15	40.3	34.2	35	1
47	0.5269	22951.77	35	35	15		15	33.2	28.2	30	1
48	0.3700	16115.61	35	35	15		15	32.5	27.7	30	1
49	0.4328	18851.51	35	35	15		15	47.5	40.4	41	1
50	0.4642	20221.4	35	35	15		15	55.8	47.4	48	1,2
51	0.6601	28755.65	35	51	15		15	59.6	50.6	51	1
52	0.5482	23881.24	35	50	15		15	38.7	32.9	33	1
53	0.4148	18068.1	35	51	15		15	41.1	34.9	35	1
54	0.5860	25525.88	35	60	15		15	46.1	39.2	40	1
55	0.3605	15257.97	35	35	15		15	36.7	31.2	32	1
56	0.3472	15175.78	35	35	15		15	31.8	27.0	30	1
57	0.3959	17245.94	35	35	15	12.75	12.75	30.1		31	
58	0.3901	16990.81	35	35	15	12.75	12.75	39.4	33.5	34	1
59	0.4594	20010.06	35	50	15	12.75	12.75	32.4		33	
60	0.4601	20043.77	35	50	15	12.75	12.75	33.1		34	
61	0.5225	22758.1	35	40	15	12.75	12.75	69.5	59.1	45	1,2
62	0.4457	19414.96	35	35	15	12.75	12.75	30.1		31	
63	0.4629	20163.87	35	35	15	12.75	12.75	42.3	35.9	36	1
64	0.4810	20952.18	35	35	15	12.75	12.75	39.6	33.6	34	1
65	0.4778	20812.59	35	35	15	12.75	12.75	31.5	26.7	30	1
66	0.6607	28778.99	35	41	15	12.75	12.75	34.4		35	
67	0.3960	17251.25	35	35	15	12.75	12.75	30.2		31	
68	0.3960	17250	35	35	15	12.75	12.75	30.0		30	
69	0.3960	17250	35	35	15	12.75	12.75	30.0		30	
70	0.3960	17250	35	35	15	12.75	12.75	30.0		30	

SITE DATA TABLE

GROSS AREA	44.1838 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	70	SINGLE FAMILY LOTS
DENSITY	1.58	LOTS PER ACRE
MINIMUM LOT SIZE	15,000 SF	
REQUIRED OPEN SPACE	30%	
FRONT SETBACK	35 FT	
SIDE SETBACK	15 FT	
CORNER LOT SETBACK	30 FT	
REAR YARD SETBACK	30 FT*	
LOT FRONTAGE	100 FT	
LOT WIDTH	100 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

*LOTS 150 FT IN DEPTH OR LESS, AND GREATER THAN 30 FT FOR LOTS GREATER THAN 150 FT IN DEPTH

SETBACK DEVIATIONS REQUESTED

	REQUIRED	PROPOSED	REDUCTION
FRONT YARD	35'	35'	N/A
SIDE YARD*	15'	12.75'	15%
REAR YARD*	30'(MIN)	VARIES*	15%

	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	18,000 SF	19,825 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DEVIATION SETBACK AREA: 8.87 ACRES
OPEN SPACE PROVIDED: 4.46 ACRES

LEGEND

- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
- DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE, UNLESS OTHERWISE NOTED
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- SW/E DENOTES SIDEWALK EASEMENT
- TP/E DENOTES TREE PRESERVATION EASEMENT
- (P1) DENOTES PLATTED MISSION HEIGHTS
- (P) DENOTES PLATTED

SCALE: 1"=100'

0' 100' 200'

BEARING BASIS: RECORDED PLAT OF "VILLAS OF IRONWOODS"

VICINITY MAP
SEC. 3-14-25

SCALE: 1"=2000'

LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
TRACT I	[illegible]	[illegible]	6	15347.41	0.3523	19	16107.86	0.3698	32	17281.07	0.3967	45	[illegible]	0.3881	58	16990.81	0.3901
TRACT C	7463.08	0.1713	7	17278.84	0.3967	20	15002.88	0.3444	33	19100.75	0.4385	46	[illegible]	0.5795	59	20010.06	0.4594
TRACT E	1663.97	0.0382	8	21282.62	0.4886	21	15058.36	0.3457	34	28172.63	0.6468	47	[illegible]	[illegible]	60	20043.77	0.4601
TRACT F	1311.38	0.0301	9	16191.20	0.3717	22	15356.69	0.3525	35	23177.99	0.5321	48	[illegible]	0.3700	61	22758.10	0.5225
TRACT D	63842.16	1.4656	10	21679.86	0.4977	23	18645.07	0.4280	36	17845.09	0.4097	49	[illegible]	[illegible]	62	19414.96	0.4457
TRACT G	1191.43	0.0274	11	17540.34	0.4027	24	18700.55	0.4293	37	22320.03	0.5124	50	[illegible]	0.4642	63	20163.87	0.4629
TRACT A	20083.61	[illegible]	12	15576.50	0.3576	25	20018.41	0.4596	38	24077.15	[illegible]	51	[illegible]	0.6601	64	20952.18	0.4810
TRACT B	47217.43	1.0840	13	15000.00	0.3444	26	20104.88	0.4615	39	21344.01	0.4900	52	[illegible]	0.5482	65	20812.59	0.4778
1	15828.44	0.3634	14	15000.00	0.3444	27	17715.47	0.4067	40	21868.24	0.5020	53	[illegible]	0.4148	66	28778.99	0.6607
2	19239.49	0.4417	15	17086.24	0.3922	28	20479.08	0.4700	41	15003.17	0.3444	54	[illegible]	[illegible]	67	17251.25	0.3960
3	19087.67	0.4382	16	22435.86	0.5151	29	28195.50	[illegible]	42	18824.06	0.4321	55	[illegible]	[illegible]	68	17250.00	0.3960
4	21800.19	0.5005	17	16200.93	0.3719	30	17526.52	0.4024	43	33099.50	0.7599	56	[illegible]	0.3472	69	17250.00	0.3960
5	24966.77	0.5732	18	15094.38	0.3465	31	17262.50	0.3963	44	22774.77	[illegible]	57	[illegible]	[illegible]	70	17250.00	0.3960

OWNER:
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SHEET 12 OF 18

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DEVIATION AREA PLAN OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

			SETBACKS (FEET)								
			FRONT		SIDE			REAR			
LOTS	Area (ac.)	Area (sf)	LDO REQ. FRONT YARD	PROPOSED FRONT YARD	LDO REQ. SIDE YARD	LDO 15% DEVIATION	PROPOSED SIDE YARD	LDO REQ. REAR YARD	LDO 15% DEVIATION	PROPOSED REAR YARD	NOTES
1	0.3634	15828.44	35	35	15		15	31.3	26.6	30	1
2	0.4417	19239.49	35	35	15		15	40.9	34.8	35	1
3	0.4382	19087.67	35	35	15		15	50.3	42.7	43	1,2
4	0.5005	21800.19	35	35	15		15	32.6		30	
5	0.5732	24966.77	35	35	15		15	[illegible]		30	
6	0.3523	15347.41	35	35	15		15	30.1		30	
7	0.3967	17278.84	35	35	15		15	36.2		37	
8	0.4886	21282.62	35	35	15		15	40.3	34.2	35	1
9	0.3717	16191.2	35	35	15		15	30.0		30	
10	0.4977	21679.86	35	35	15		15	40.3	34.3	35	1
11	0.4027	17540.34	35	35	15		15	33.1		34	
12	0.3576	15576.5	35	35	15		15	30.1		31	
13	0.3444	15000	35	35	15		15	30.0		30	
14	0.3444	15000	35	35	15		15	30.0		30	
15	0.3922	17085.24	35	35	15		15	34.4	29.3	30	1
16	0.5151	22435.86	35	35	15		15	64.0	54.4	55	1
17	0.3719	16200.93	35	35	15		15	31.1	26.4	30	1
18	0.3465	15094.39	35	35	15		15	31.3	26.6	30	1
19	0.3698	16107.86	35	35	15		15	30.2		30	
20	0.3444	15002.88	35	35	15		15	29.9		30	
21	0.3457	15058.36	35	35	15		15	30.9	26.3	30	1
22	0.3525	15356.69	35	35	15		15	30.7	26.1	30	1
23	0.4280	18645.07	35	35	15	12.75	12.75	30.0		30	
24	0.4293	18700.55	35	35	15	12.75	12.75	30.0		30	
25	0.4596	20018.41	35	35	15	12.75	12.75	31.4	26.7	30	1
26	0.4615	20104.89	35	35	15	12.75	12.75	31.4	26.7	30	1
27	0.4067	17715.47	35	35	15	12.75	12.75	35.9		36	
28	0.4700	20475	35	35	15	12.75	12.75	44.8		45	
29	0.6459	28135.5	35	35	15	12.75	12.75	51.4		52	
30	0.4024	17526.57	35	35	15	12.75	12.75	29.7		30	
31	0.3963	17262.5	35	35	15	12.75	12.75	30.5		31	
32	0.3967	17281.07	35	35	15	12.75	12.75	30.6		31	
33	0.4385	19100.75	35	35	15	12.75	12.75	43.9		44	
34	[illegible]	28172.63	35	35	15	12.75	12.75	64.4		65	
35	0.5321	23177.99	35	35	15	12.75	12.75	51.7		52	
36	0.4097	17845.09	35	35	15	12.75	12.75	29.5		30	
37	0.5124	22320.03	35	35	15	12.75	12.75	29.2		30	
38	0.5527	24077.15	35	35	15	12.75	12.75	30.0		30	
39	0.4900	21344.01	35	35	15	12.75	12.75	47.5	40.4	41	1
40	0.5020	21868.24	35	35	15	12.75	12.75	43.4	36.9	37	1
41	0.3444	15003.17	35	35	15		15	30.2		31	
42	0.4321	18824.06	35	35	15		15	30.5		31	
43	0.7599	33099.5	35	35	15		15	35.1		36	
44	0.5228	22774.77	35	35	15		15	34.0		34	
45	0.3661	15946.75	35	35	15		15	35.2	29.9	30	1
46	0.5795	25243.8	35	35	15		15	40.3	34.2	35	1
47	0.5269	22951.73	35	35	15		15	33.2	28.7	30	1
48	0.3700	16115.61	35	35	15		15	32.5	27.7	30	1
49	0.4328	18851.51	35	35	15		15	47.5	40.4	41	1
50	0.4642	20221.4	35	35	15		15	55.8	47.4	48	1,2
51	0.6601	28755.65	35	51	15		15	59.6	50.6	51	1
52	0.5482	23881.24	35	50	15		15	38.7	32.9	33	1
53	0.4148	18068.1	35	51	15		15	41.1	34.9	35	1
54	[illegible]	25325.88	35	40	15		15	46.1	39.2	40	1
55	0.3503	15257.97	35	35	15		15	36.7	31.2	32	1
56	0.3472	15125.78	35	35	15		15	31.8	27.0	30	1
57	0.3959	17245.96	35	35	15	12.75	12.75	30.1		31	
58	0.3901	16990.81	35	35	15	12.75	12.75	39.4	33.5	34	1
59	0.4594	20010.06	35	55	15	12.75	12.75	32.4		33	
60	0.4601	20043.77	35	55	15	12.75	12.75	33.1		34	
61	0.5225	22759.1	35	45	15	12.75	12.75	68.5	58.1	65	1,2
62	0.4457	19414.96	35	35	15	12.75	12.75	30.1		31	
63	0.4629	20163.87	35	35	15	12.75	12.75	42.3	35.9	36	1
64	0.4810	20952.18	35	35	15	12.75	12.75	39.6	33.6	34	1
65	0.4778	20812.59	35	35	15	12.75	12.75	31.5	26.7	30	1
66	0.6607	28778.99	35	41	15	12.75	12.75	34.4		35	
67	0.3960	17251.25	35	35	15	12.75	12.75	30.2		31	
68	0.3960	17250	35	35	15	12.75	12.75	30.0		30	
69	0.3960	17250	35	35	15	12.75	12.75	30.0		30	
70	0.3960	17250	35	35	15	12.75	12.75	30.0		30	

LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
TRACT I	79361.62	1.8219	6	15347.41	0.3523	19	16107.86	0.3698	32	17281.07	0.3967	45	15946.75	0.3661	58	16990.81	0.3901
TRACT C	7463.08	0.1713	7	17278.84	0.3967	20	15002.88	0.3444	33	19100.75	0.4385	46	25243.88	0.5795	59	20010.06	0.4594
TRACT E	1663.97	0.0382	8	21282.62	0.4886	21	15058.36	0.3457	34	28172.63	[illegible]	47	22951.73	0.5269	60	20043.77	0.4601
TRACT F	1311.35	0.0301	9	16191.20	0.3717	22	15356.69	0.3525	35	23177.99	0.5321	48	16115.61	0.3700	61	22759.10	0.5225
TRACT D	63342.16	1.4630	10	21679.86	0.4977	23	18645.07	0.4280	36	17845.09	0.4097	49	18851.51	0.4328	62	19414.96	0.4457
TRACT G	1191.43	0.0274	11	17540.34	0.4027	24	18700.55	0.4293	37	22320.03	0.5124	50	20221.40	0.4642	63	20163.87	0.4629
TRACT A	39683.41	0.9110	12	15576.50	0.3576	25	20018.41	0.4596	38	24077.15	0.5527	51	28755.65	0.6601	64	20952.18	0.4810
TRACT B	47217.43	1.0840	13	15000.00	0.3444	26	20104.89	0.4615	39	21344.01	0.4900	52	23881.24	0.5482	65	20812.59	0.4778
1	15828.44	0.3634	14	15000.00	0.3444	27	17715.47	0.4067	40	21868.24	0.5020	53	18068.10	0.4148	66	28778.99	0.6607
2	19239.49	0.4417	15	17085.24	0.3922	28	20475.00	0.4700	41	15003.17	0.3444	54	25325.88	[illegible]	67	17251.25	0.3960
3	19087.67	0.4382	16	22435.86	0.5151	29	28135.50	0.6459	42	18824.06	0.4321	55	15257.97	0.3503	68	17250.00	0.3960
4	21800.19	0.5005	17	16200.93	0.3719	30	17526.57	0.4024	43	33099.50	0.7599	56	15125.78	0.3472	69	17250.00	0.3960
5	24966.77	0.5732	18	15094.39	0.3465	31	17262.50	0.3963	44	22774.77	0.5228	57	17245.96	0.3959	70	17250.00	0.3960

SITE DATA TABLE:

GROSS AREA	44.7838 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	70	SINGLE FAMILY LOTS
DENSITY	1.56	LOTS PER ACRE
MINIMUM LOT SIZE	15,000 SF	
REQUIRED OPEN SPACE	30%	
FRONT SETBACK	35 FT	
SIDE SETBACK	15 FT	
CORNER LOT SETBACK	30 FT	
REAR YARD SETBACK	30 FT*	
LOT FRONTAGE	100 FT	
LOT WIDTH	100 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

*LOTS 150 FT IN DEPTH OR LESS, AND GREATER THAN 30 FT FOR LOTS GREATER THAN 150 FT IN DEPTH

SETBACK DEVIATIONS REQUESTED:

	REQUIRED	PROPOSED	REDUCTION
FRONT YARD	35'	35'	N/A
SIDE YARD*	15'	12.75'	15%
REAR YARD*	30'(MIN)	VARIES*	15%

	MIN. REQUIRED	PROPOSED
AVERAGE LOT SIZE	15,000 SF	19,625 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DEVIATION SETBACK AREA: 0.87 ACRES
OPEN SPACE PROVIDED: 4.46 ACRES

OWNER:
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10800 FARLEY, SUITE 265
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OLATHE, KS 66061
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DEVELOPER:
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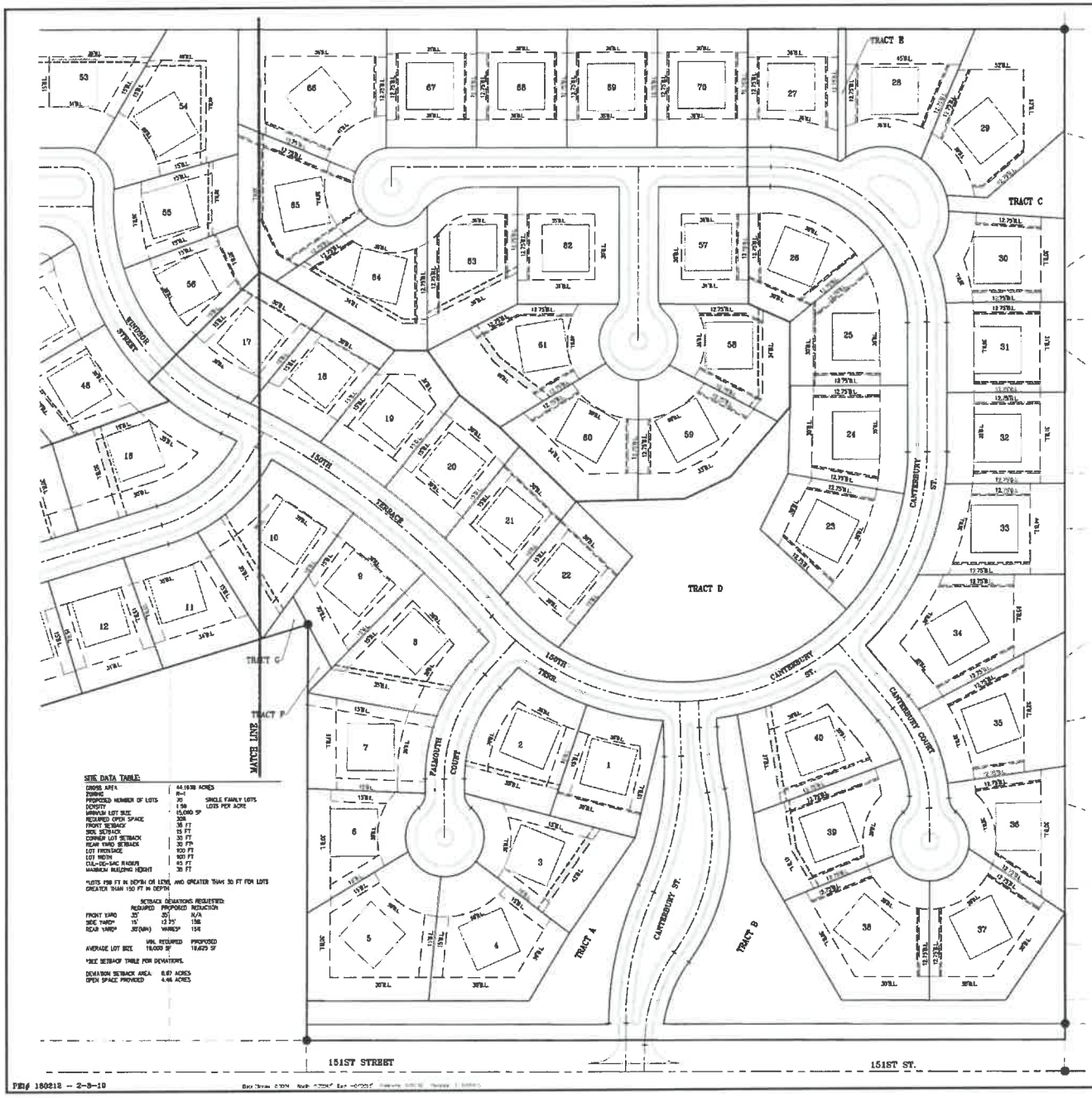
PEI# 180212 - 2-8-19

DEVIATION AREA PLAN OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 25 EAST IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



SITE DATA TABLE:		
GROSS AREA	44.1938 ACRES	
ZONING	R-1	
PROPOSED NUMBER OF LOTS	70	SINGLE FAMILY LOTS
DENSITY	1.58	LOTS PER ACRE
MINIMUM LOT SIZE	15,000 SF	
REQUIRED OPEN SPACE	30%	
FRONT SETBACK	35 FT	
SIDE SETBACK	15 FT	
CORNER LOT SETBACK	30 FT	
REAR YARD SETBACK	30 FT*	
LOT FRONTAGE	100 FT	
LOT WIDTH	100 FT	
CUL-DE-SAC RADIUS	45 FT	
MAXIMUM BUILDING HEIGHT	35 FT	

*LOTS 150 FT IN DEPTH OR LESS, AND GREATER THAN 30 FT FOR LOTS GREATER THAN 150 FT IN DEPTH

SETBACK DEVIATIONS REQUESTED:

	REQUIRED	PROPOSED	REDUCTION
FRONT YARD	35'	35'	N/A
SIDE YARD*	15'	12.75'	15%
REAR YARD*	30'(MIN)	VARIES*	15%

	VRL REQUIRED	PROPOSED
AVERAGE LOT SIZE	15,000 SF	18,625 SF

*SEE SETBACK TABLE FOR DEVIATIONS.

DEVIATION SETBACK AREA: 0.87 ACRES
OPEN SPACE PROVIDED: 4.46 ACRES

SETBACKS (FEET)

LOTS	Area (ac.)	Area (sf)	FRONT: LDO REQ. FRONT YARD	FRONT: PROPOSED FRONT YARD	SIDE: LDO REQ. SIDE YARD	SIDE: LDO 15% DEVIATION	SIDE: PROPOSED SIDE YARD	REAR: LDO REQ. REAR YARD	REAR: LDO 15% DEVIATION	REAR: PROPOSED REAR YARD	NOTES
1	0.3694	15828.44	35	[illegible]	15		15	31.9	26.6	30	3
2	0.442	19239.[illegible]	35	35	15		15	40.9	34.8	35	3
3	0.4382	19087.[illegible]	35	35	15		15	50.3	42.7	43	1,2
4	0.[illegible]	21800.19	35	50	15		15	32.8		30	
5	0.5[illegible]	34988.77	35	[illegible]	15		15	42.8		30	
6	0.[illegible]	15347.41	35	[illegible]	15		15	30.1		30	
7	0.3967	17278.[illegible]	35	35	15		15	36.2		37	
8	0.[illegible]	21287.62	35	35	15		15	40.3	34.2	35	3
9	0.371	16191.2	35	[illegible]	15		15	30.0		30	
10	0.4977	21679.[illegible]	35	[illegible]	15		15	40.3	34.3	30	3
11	0.[illegible]	17540.34	35	[illegible]	15		15	35.1		34	
12	0.35[illegible]	15576.[illegible]	35	[illegible]	15		15	30.1		31	
13	0.3444	1[illegible]	35	[illegible]	15		15	30.0		30	
14	0.3444	[illegible]	35	[illegible]	15		15	30.0		30	
15	0.[illegible]	17086.24	35	[illegible]	15		15	34.4	29.3	35	3
16	0.1251	[illegible]	35	[illegible]	15		15	64.0	54.4	55	3
17	0.3710	16200.[illegible]	35	[illegible]	15		15	31.1	26.4	30	3
18	0.[illegible]	15084.[illegible]	35	[illegible]	15		15	31.3	26.6	30	3
19	0.[illegible]	16307.[illegible]	35	[illegible]	15		15	30.2		30	
20	0.3444	15002.[illegible]	35	[illegible]	15		15	29.9		30	
21	0.345[illegible]	15058.35	35	[illegible]	15		15	30.9	26.3	30	3
22	0.3535	15356.[illegible]	35	[illegible]	15		15	30.7	26.1	30	3
23	0.4[illegible]	18645.[illegible]	35	[illegible]	15	12.75	12.75	30.0		30	
24	0.4292	18700.[illegible]	35	[illegible]	15	12.75	12.75	30.0		30	
25	0.4896	20018.41	35	[illegible]	15	12.75	12.75	31.4	26.7	30	3
26	0.4615	20104.[illegible]	35	[illegible]	15	12.75	12.75	31.4	26.7	30	3
27	0.4067	17715.4[illegible]	35	[illegible]	15	12.75	12.75	35.9		36	
28	0.4[illegible]	20475	35	[illegible]	15	12.75	12.75	44.8		45	
29	0.6450	28135.[illegible]	35	[illegible]	15	12.75	12.75	51.4		52	
30	0.4024	17526.[illegible]	35	[illegible]	15	12.75	12.75	29.7		30	
31	0.[illegible]	17062.5	35	[illegible]	15	12.75	12.75	30.5		31	
32	0.3867	17281.[illegible]	35	[illegible]	15	12.75	12.75	30.8		31	
33	0.4385	19100.75	35	[illegible]	15	12.75	12.75	43.3		44	
34	0.6488	28172.63	35	[illegible]	15	12.75	12.75	54.4		55	
35	0.5321	23177.99	35	[illegible]	15	12.75	12.75	51.7		52	
36	0.4097	17845.[illegible]	35	[illegible]	15	12.75	12.75	29.5		30	
37	0.5124	22330.05	35	[illegible]	15	12.75	12.75	29.2		30	
38	0.[illegible]	24077.15	35	[illegible]	15	12.75	12.75	30.0		30	
39	0.4[illegible]	21344.03	35	[illegible]	15	12.75	12.75	47.5	40.4	41	1
40	0.5[illegible]	25888.24	35	[illegible]	15	12.75	12.75	45.4	38.6	39	1
41	0.3444	15008.1[illegible]	35	[illegible]	15		15	30.2		31	
42	0.4321	18824.[illegible]	35	[illegible]	15		15	30.5		31	
43	0.7599	33099.[illegible]	35	[illegible]	15		15	35.3		36	
44	0.5[illegible]	22774.[illegible]	35	[illegible]	15		15	34.8		34	
45	0.3861	15946.[illegible]	35	[illegible]	15		15	35.2	29.9	30	1
46	0.5795	25243.[illegible]	35	[illegible]	15		15	40.3	34.2	35	3
47	0.[illegible]	22951.72	35	[illegible]	15		15	32.2	26.7	30	3
48	0.1[illegible]	16115.61	35	[illegible]	15		15	32.5	27.5	30	1
49	0.4[illegible]	18851.51	35	[illegible]	15		15	47.3	40.4	41	1
50	0.6642	20221.4	35	[illegible]	15		15	55.9	47.4	48	1,2
51	0.6801	29755.[illegible]	35	51	15		15	59.6	50.6	51	1
52	0.5[illegible]	23881.24	35	[illegible]	15		15	38.2	32.5	33	1
53	0.4168	18068.1	35	51	15		15	41.1	34.9	35	1
54	0.5[illegible]	25525.[illegible]	35	[illegible]	15		15	46.1	39.2	40	1
55	0.[illegible]	15257.[illegible]	35	[illegible]	15		15	36.7	31.2	32	1
56	0.3472	15125.[illegible]	35	[illegible]	15		15	33.8	27.6	30	1
57	0.[illegible]	17245.[illegible]	35	[illegible]	15	12.75	12.75	30.1		31	
58	0.3901	16990.81	35	[illegible]	15	12.75	12.75	39.4	33.5	34	1
59	0.4594	20010.[illegible]	35	[illegible]	15	12.75	12.75	33.4		33	
60	0.4801	20043.77	35	[illegible]	15	12.75	12.75	33.1		34	
61	0.5325	22758.1	35	[illegible]	15	12.75	12.75	48.5	38.1	45	1,2
62	0.4457	19414.[illegible]	35	[illegible]	15	12.75	12.75	30.1		31	
63	0.4[illegible]	20148.87	35	[illegible]	15	12.75	12.75	42.3	35.9	36	1
64	0.[illegible]	20952.18	[illegible]	[illegible]	15	12.75	12.75	39.6	33.6	34	1
65	0.4778	20812.[illegible]	[illegible]	[illegible]	15	12.75	12.75	31.5	26.7	30	1
66	0.[illegible]	28778.[illegible]	35	41	15	12.75	12.75	34.4		35	
67	0.[illegible]	17251.25	35	[illegible]	15	12.75	12.75	30.2		31	
68	0.[illegible]	17[illegible]	35	[illegible]	15	12.75	12.75	30.0		30	
69	0.[illegible]	17[illegible]	[illegible]	[illegible]	15	12.75	12.75	30.0		30	
70	0.[illegible]	17[illegible]	[illegible]	[illegible]	15	12.75	12.75	30.0		30	

SCALE: 1"=60'

BEARING BASIS: RECORDED PLAT OF "HILLS OF INDIANOLA"

OWNER:
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1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1155
(913) 393-1156 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15246 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-9517

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156

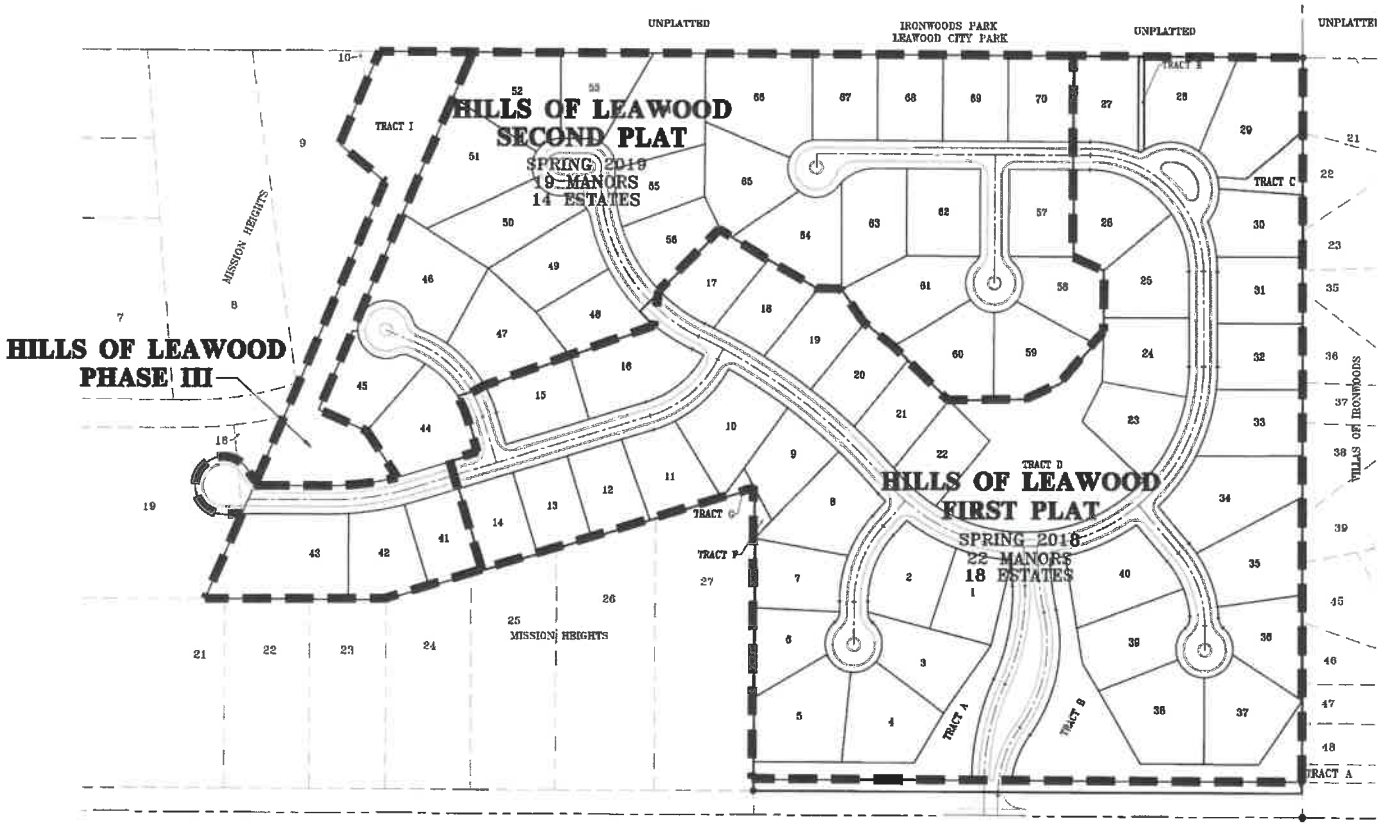
PLANNING
ENGINEERING
IMPLEMENTATION

PE# 180212 – 2-3-19

PHASING PLAN OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



SCALE: 1"=100'

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 285
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 469-1409 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1156 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 285
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 469-1409 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
13345 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2617

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156

SHEET 15 OF 18

VILLAGE OF LEAWOOD

NEIGHBORHOOD PLAN OF

HILLS OF LEAWOOD

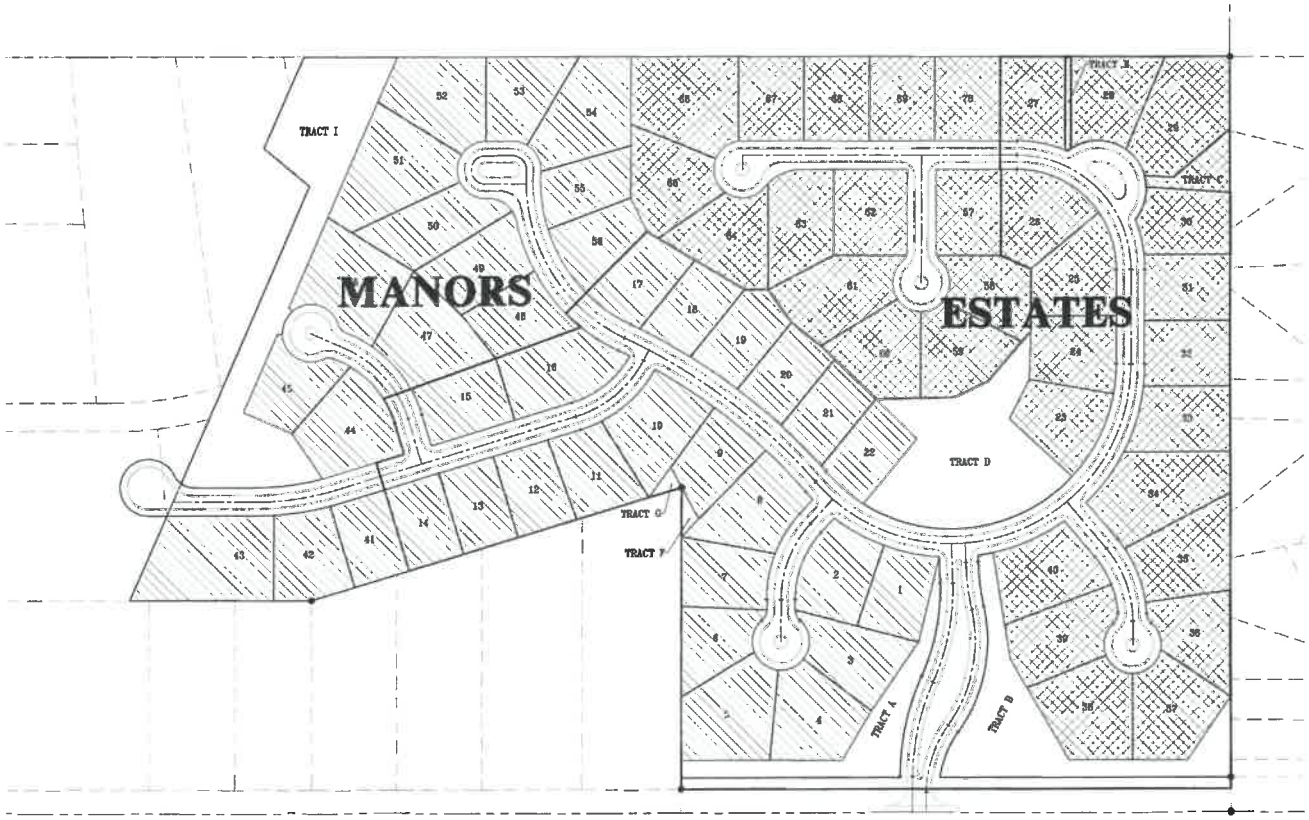
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

SCALE: 1"=100'

LEGEND:

DENOTES MANOR LOTS (LOTS 1-52)

DENOTES ESTATE LOTS (LOTS 53-40)



OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 PARK, SUITE 200
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 488-1408 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 PARK, SUITE 250
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 488-1408 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1155 FAX

LANDSCAPE ARCHITECT:
JASON NEER, PLA, LEED AP
13245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-0917

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

SHEET 16 OF 16

VILLAGE OF LEAWOOD

PEI #141053 – 1/8/10

FENCE PLAN OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

LOCATION MAP
SECTION 03-14S-25E

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES EXISTING FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 36" POLE, 4' ARM
	DENOTES PROPOSED 5' CONCRETE SIDEWALK
CURB & GUTTER	
	DENOTES PROPOSED FENCE

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 343-8300
(913) 469-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1155
(913) 393-1156 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 343-8300
(913) 469-1400 FAX

LANDSCAPE ARCHITECT:
[illegible] PLA, LEED AP
[illegible] METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

SHEET 17 OF 18

NOTE: NO RETAINING WALLS ARE PROPOSED WITH THIS DEVELOPMENT

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156

PLANNING
ENGINEERING
IMPLEMENTATION

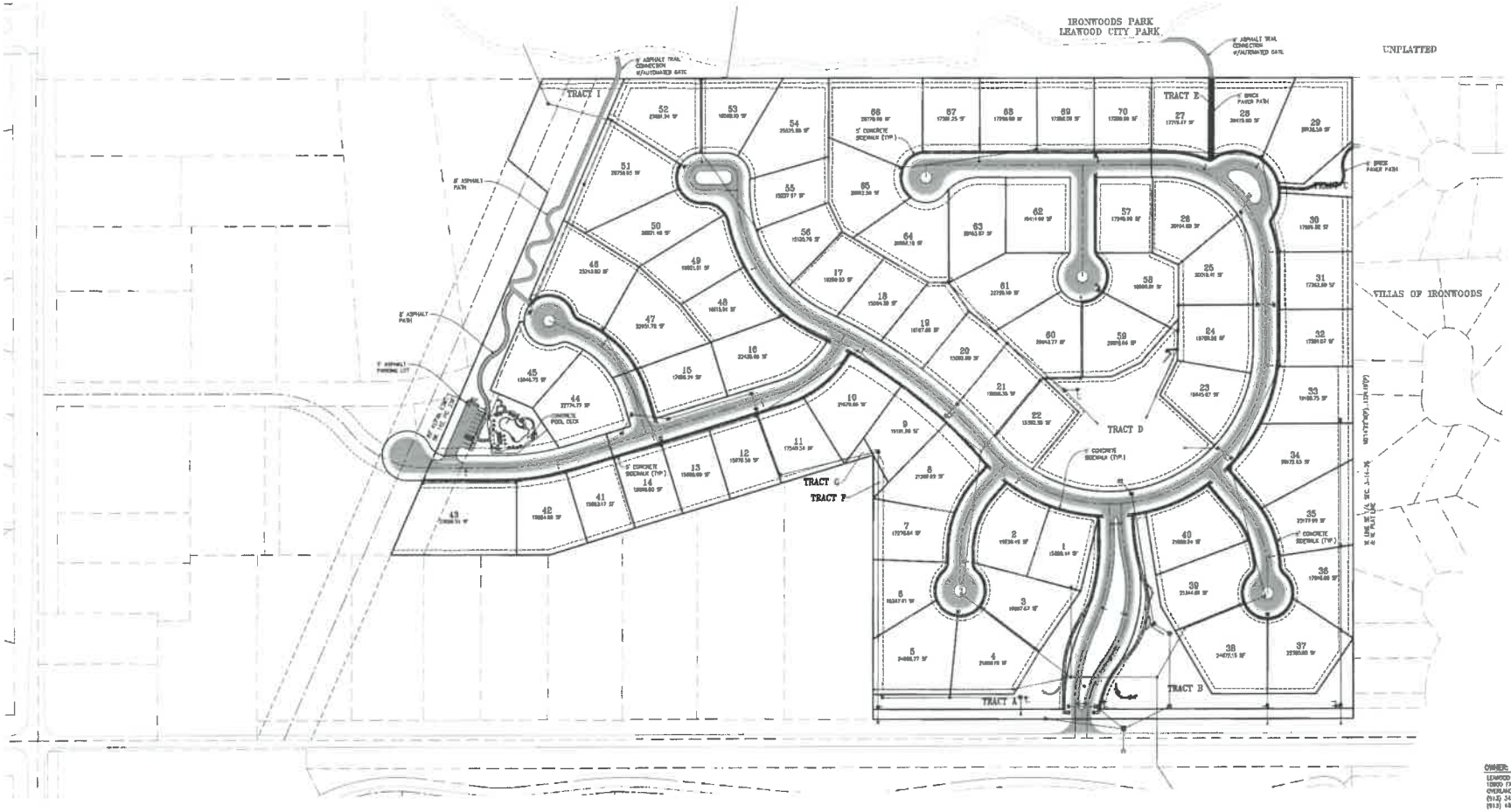
PEI #141253 - 2/8/10

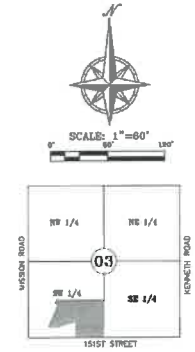
HILLS OF LEAWOOD

HARDSCAPE PLAN OF

HILLS OF LEAWOOD

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS





LOCATION MAP
SECTION 03-14S-25E

LEGEND:

B.L.	DENOTES BUILDING LINE
U/E	DENOTES UTILITY EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
T.P.E.	DENOTES TREE PRESERVATION EASEMENT
	DENOTES EXISTING FENCE
	DENOTES SANITARY SEWER
	DENOTES STORM SEWER
	DENOTES 30" POLE, 6' ARM
	DENOTES PROPOSED 5' CONCRETE SIDEWALK
CURB & GUTTER	
	DENOTES PROPOSED ASPHALT PAVEMENT
	DENOTES PROPOSED CONCRETE SIDEWALK
	DENOTES PROPOSED BRICK PAVER PATH

OWNER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 365
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 488-1400 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER:
LEAWOOD HILLS DEVELOPMENT, L.L.C.
10800 FARLEY, SUITE 365
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 488-1400 FAX

LANDSCAPE ARCHITECT:
JASON MEIER, PLA, LEED AP
15246 WITCHLY AVE.
OVERLAND PARK, KS 66223
(913) 787-2917

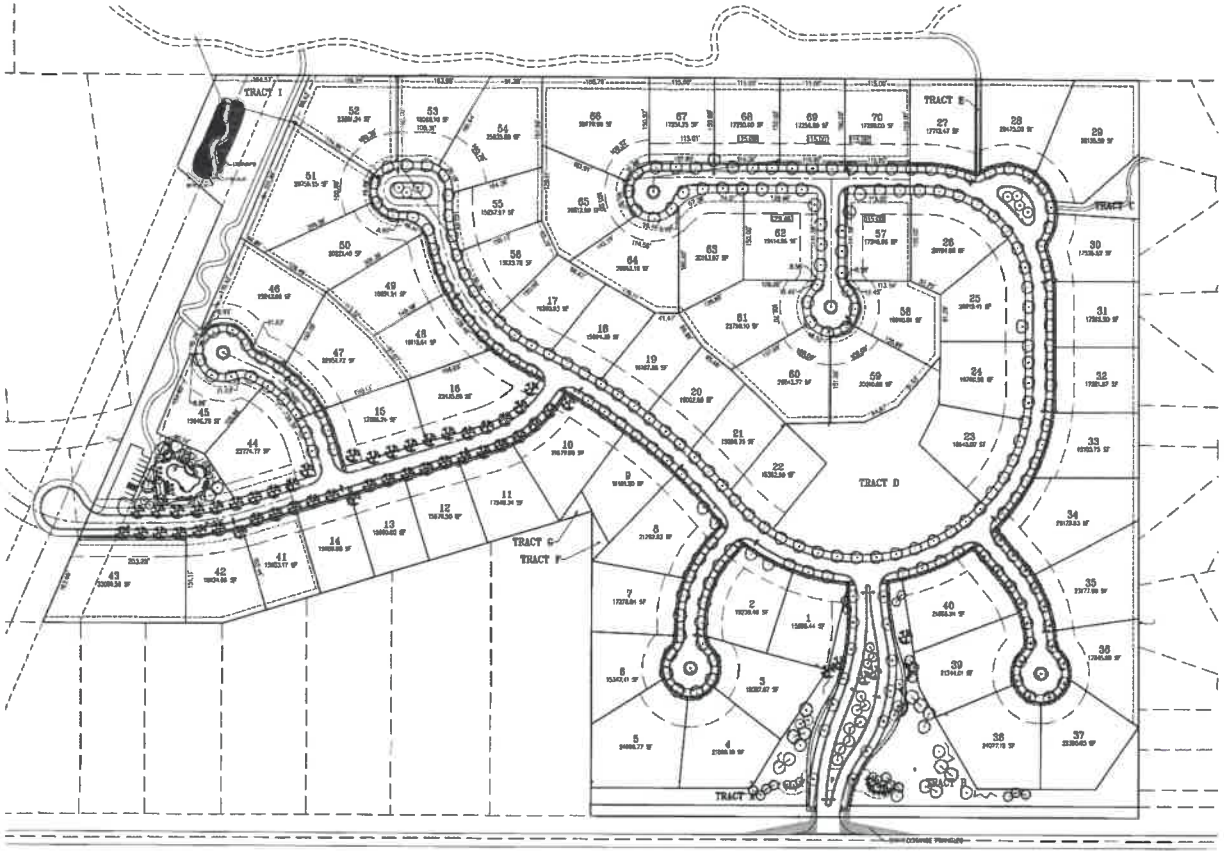
SHEET 18 OF 18

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PLANNING
ENGINEERING
IMPLEMENTATION

PEI #141253 - 2/8/19

HILLS OF LEAWOOD



1 OVERALL STREET TREE LANDSCAPE PLAN
SCALE: 1"=100'-0"

Planting Notes

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
a. Creeping groundcover shall be a minimum of 6" from paving edge.
b. All trees shall be a minimum of 3' from paving edge.
c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation thereof and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified
7. All trees shall be caliper red and undersized trees shall be rejected.
8. All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.
9. Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
10. All landscaped open space shall consist of a minimum of 60% living materials.

Materials:
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 12-12-12 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Calculations

One Street tree is required for every 35' of street frontage:

Requirements Met.

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Ht./Size	Ht. Size	Caliper	Remarks
DECIDUOUS TREES							
	26	Acer rubrum	Red Maple			2"-4"	8' min. clear, ground to canopy
	140	Acer saccharum 'Bonfire Sharp'	Bonfire Sharp Maple			2"-4"	8' min. clear, ground to canopy
	53	Quercus rubra	Red Oak			2"-4"	8' min. clear, ground to canopy
	5	Betula nigra	River Birch			2"-4"	8' min. clear, ground to canopy
	14	Quercus alba	White Oak			2"-4"	8' min. clear, ground to canopy
	19	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust			2"-4"	8' min. clear, ground to canopy
	34	Ulmus parvifolia	Lacebark Elm			2"-4"	8' min. clear, ground to canopy
EVERGREEN TREES							
	12	Picea 'Green Giant'	Green Giant Arborvitae	6' ht.			Specimen pyramidal form
	29	Juniperus chinensis 'Hetzii'	Hetzii Juniper	6' ht.			Specimen pyramidal form
	6	Picea abies	Norway Spruce	6' ht.			Specimen pyramidal form
ORNAMENTAL TREES							
	4	Prunus x cerasifera 'Crimson'	Crimson Prince Plum			2.5"	
	20	Cercis canadensis	Common Redbud			2.5"	
	2	Betula nigra	River Birch			2.5"	
	6	Magnolia virginiana	Sweetbay Magnolia			2.5"	
DECIDUOUS SHRUBS, VARIETIES							
	257	Liriope muscari 'Variegata'	Variegated Liriope	1 gal.			Plant @ 18" O.C.
	43	Spiraea x bumalda 'Goldflame'	Goldflame spirea	3 gal.			Plant @ 3' O.C.
	21	Stella x gemiflorus Sebdonsongo	Sebdonsongo Stella	3 gal.			Plant @ 4' O.C.
EVERGREEN SHRUBS							
	5	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	2	Juniperus chinensis 'Spartan'	Spartan Juniper		5' Ht.		Specimen pyramidal form
	115	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
GROUNDCOVERS AND GRASSES							
	33	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.			Plant @ 24" O.C.
	33	Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
SEEDED AREA NATIVE PLANTS							
	76	Liatris pycnostachya	Prairie Blazingstar	Seed			10lbs. PER 1,000 SF
	98	Ratibida pinnata	Pinnate Prairie Coneflower	Seed			10lbs. PER 1,000 SF
	87	Ma sesquiflora	Blue Flag Iris	Seed			10lbs. PER 1,000 SF

3 TRACT 'D' WATERFALL SKETCH
SCALE: 1"=10'-0"

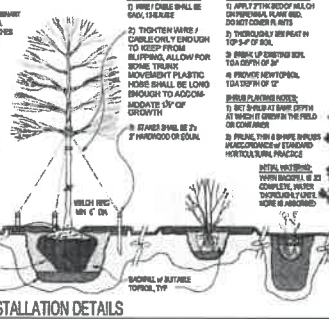
TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INFERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
4) APPLY 4" SHREDDED MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TREE TRUNK
5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL
6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/2 OF ROOT BALL (REMOVE WIRE BASKETS)
7) PLACE ALL ROOT BALLS ON UN-DISTURBED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:
1) WIRE / CABLE SHALL BE 12AU, 12-GAUGE
2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/3" OF GROWTH
3) STAKES SHALL BE 2'x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:
1) APPLY 2" THICK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS
2) THOROUGHLY MIX PEAT IN TO 3-4" OF SOIL
3) GRADE UP EXISTING SOIL TO A DEPTH OF 3"
4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AS WHICH IT GREW IN THE FIELD OR CONTAINER
2) PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL WORK IS ABANDONED



4 PLANTING INSTALLATION DETAILS
SCALE: NTS

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

JASON M. MEIER
LICENSED
LANDSCAPE ARCHITECT

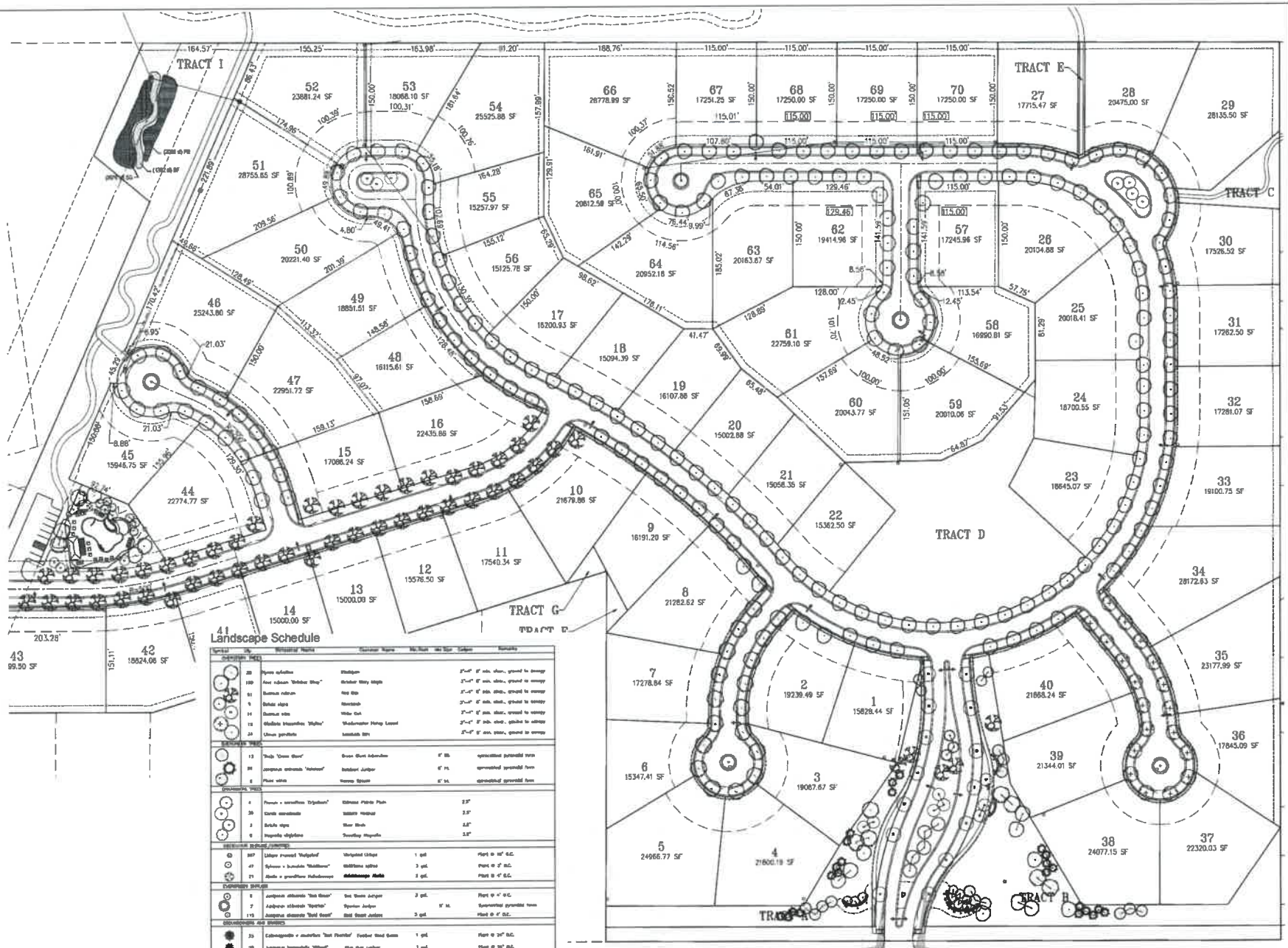
CLIENT
Hills of Leawood

PROJECT
Hills of Leawood
Leawood KS

SCALE: 1"=100'
NORTH
0 100 200 300

Date: 2.21.19
Project #: 488
Landscape Plan

L1



1 OVERALL STREET TREE LANDSCAPE PLAN (ENLARGEMENT PLAN)
SCALE: 1"=100'-0"

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 68223
913.787.2817

JASON M. MEIER LICENSED KANSAS LANDSCAPE ARCHITECT

CLIENT
Hills of Leawood

PROJECT
Hills of Leawood
Leawood KS

SCALE 1"=60'
NORTH
0 60 120 180

Date: 2.21.19
Project #: 488
Landscape Plan

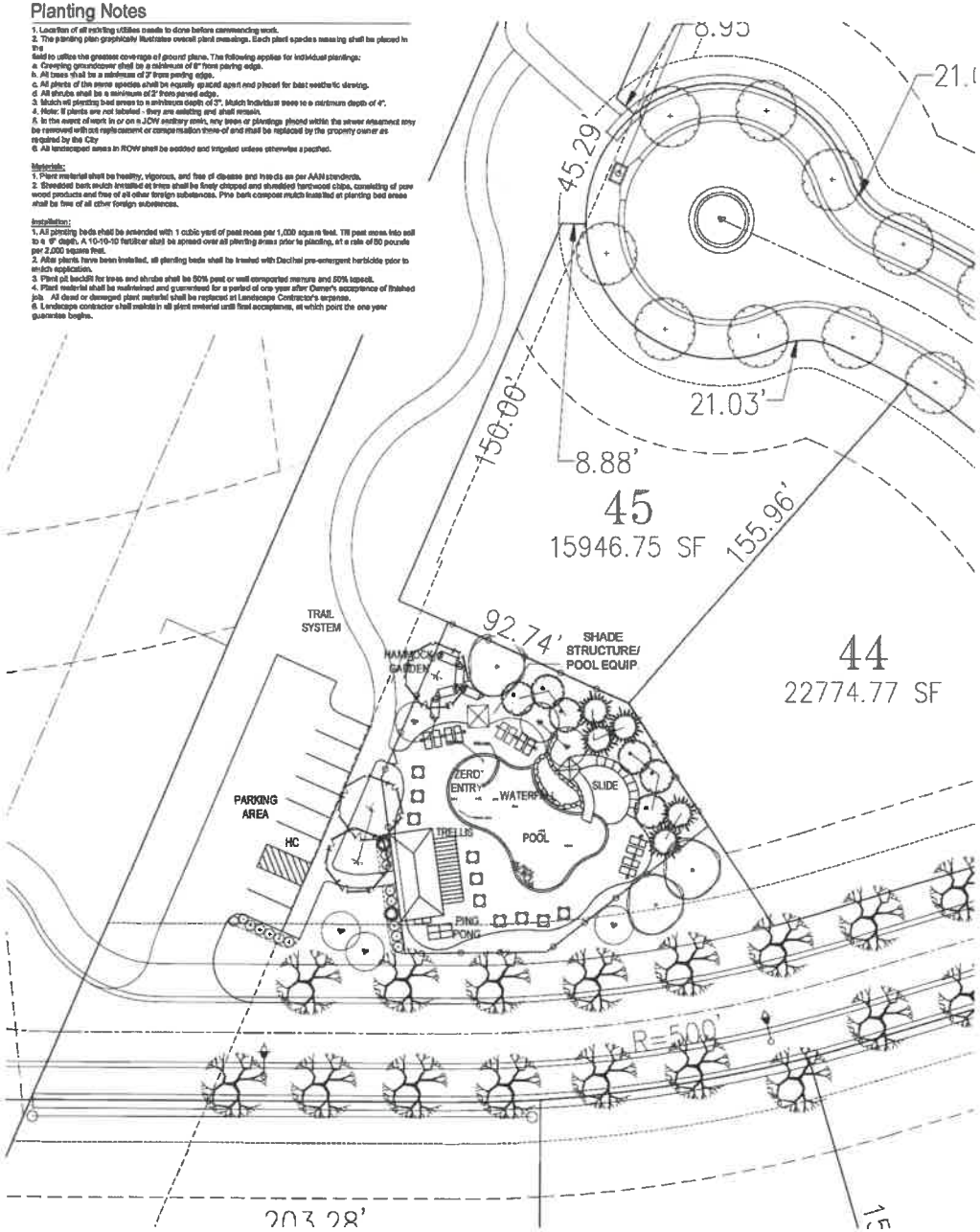
L2

Planting Notes

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
a. Creeping groundcover shall be a minimum of 6" from paving edge.
b. All trees shall be a minimum of 3' from paving edge.
c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary sewer, any trees or plantings placed within the sewer easement may be removed with no replacement or compensation there-of and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

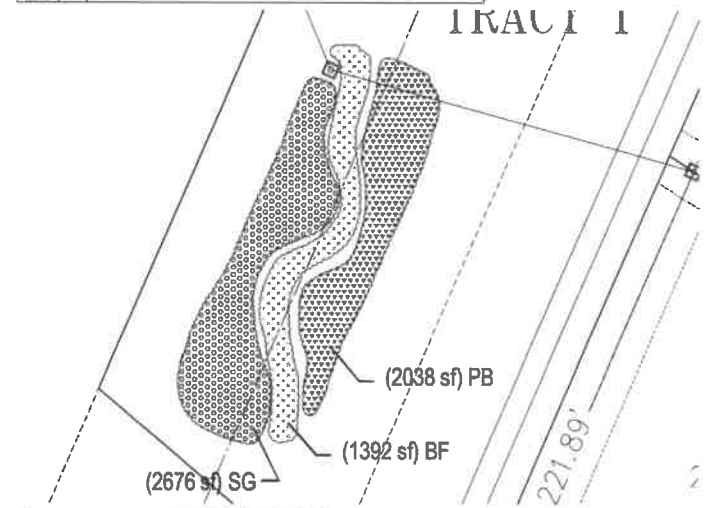


1 AMENITY AREA PRELIMINARY LANDSCAPE PLAN
SCALE: 1"=20'-0"

2 CHARACTER IMAGES OF PAVILION AND DECK FURNITURE
SCALE: NTS

Landscape Schedule

Symbol	Qty	Botanical Name	Common Name	Min. Size	Min. Size	Caliper	Remarks
EVERGREEN TREES							
	20	Pinus strobus	White pine			3'-4"	5' min. clear, ground to canopy
	100	Acer saccharum "Bonfire Glory"	Bonfire Glory Maple			3"-4"	5' min. clear, ground to canopy
	64	Quercus rubrum	Red Oak			3"-4"	5' min. clear, ground to canopy
	5	Betula nigra	River birch			3"-4"	5' min. clear, ground to canopy
	14	Quercus alba	White Oak			3"-4"	5' min. clear, ground to canopy
	10	Gleditsia triacanthos "Skyline"	Skyline Honey Locust			3"-4"	5' min. clear, ground to canopy
	24	Ulmus parvifolia	Lacebark Elm			3"-4"	5' min. clear, ground to canopy
EVERGREEN TREES							
	12	Picea "Green Giant"	Green Giant Arborvitae	6' Ht.			specimen/ pyramidal form
	39	Juniperus chinensis "Hetzii"	Hetzii Juniper	6' Ht.			specimen/ pyramidal form
	5	Picea abies	Norway Spruce	6' Ht.			specimen/ pyramidal form
ORNAMENTAL TREES							
	4	Prunus x cerasifera "Cripsii"	Crimson Pointe Plum			2.5"	
	26	Cercis canadensis	Eastern Redbud			2.5"	
	3	Betula nigra	River Birch			2.5"	
	9	Magnolia virginiana	Sweetbay Magnolia			2.5"	
DECIDUOUS SHRUBS/GRASSES							
	267	Liriope muscari "variegata"	variegated Lilyturf	1 gal.			Plant @ 18" O.C.
	47	Spiraea x bumalda "Goldflame"	Goldflame spirea	3 gal.			Plant @ 3' O.C.
	21	Rudbeckia x gerbrichtii fulgidissima	Fulgidissima Rudbeckia	3 gal.			Plant @ 4' O.C.
EVERGREEN SHRUBS							
	6	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	3	Juniperus chinensis "Spartan"	Spartan Juniper		8' Ht.		Specimen/ pyramidal form
	113	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
GROUNDCOVERS AND GRASSES							
	33	Calamagrostis x acutiflora "Karl Foerster"	Feather Reed Grass	1 gal.			Plant @ 24" O.C.
	29	Juniperus horizontalis "Wiltoni"	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
DETENTION AREA NATIVE PLANTS							
	75	Liatris pycnostachya	Prairie Blazing star	Seed			1Lbs. PLS/ 1,000 SF
	20	Panicum virgatum	Switchgrass	Seed			1Lbs. PLS/ 1,000 SF
	67	Sporobolus heterolepis	Blue Ray Sw	Seed			1Lbs. PLS/ 1,000 SF



2 DETENTION AREA PLANTINGS (ENLARGEMENT PLAN)
SCALE: 1"=20'-0"

MEIER LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

JASON M. MEIER LICENSED KANSAS LANDSCAPE ARCHITECT

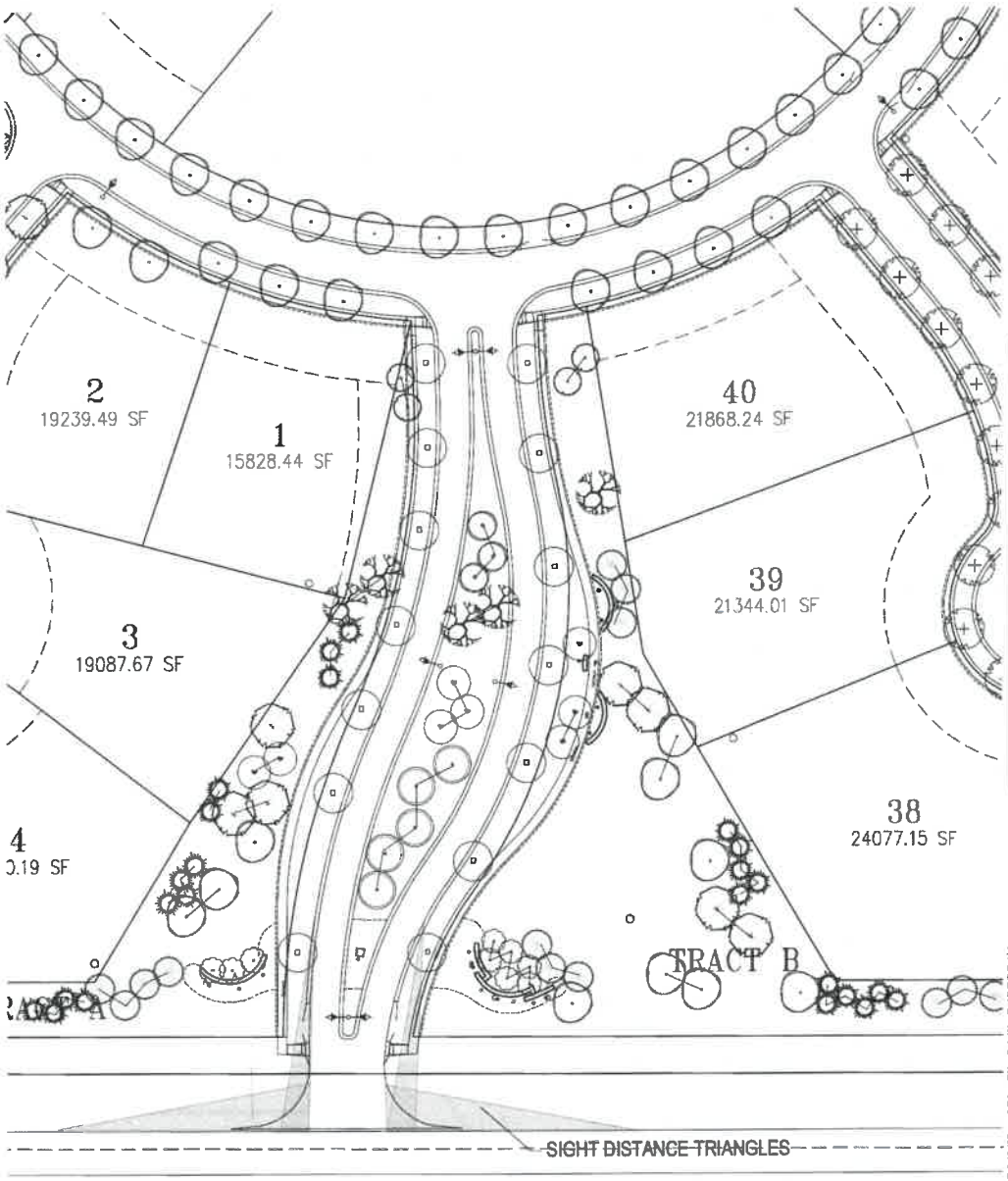
CLIENT
Hills of Leawood

PROJECT
Hills of Leawood
Leawood KS

SCALE: 1"=20'
NORTH
0 20 40 60

Date: 2.21.19
Project #: 488
Landscape Plan

L3



1 ENTRY AREA LANDSCAPE PLAN
SCALE: 1"=30'-0"

Planting Notes

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following spaces for individual plantings:
   a. Creeping groundcover shall be a minimum of 8" from paving edge.
   b. All trees shall be a minimum of 3' from paving edge.
   c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
   d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be seeded and irrigated unless otherwise specified.

Materials:
1. Plant material shall be healthy, vigorous, and free of diseases and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood strips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Calculations

Trees are required to be provided at not less than one per 10,000 square feet of site area. Existing trees count towards landscaping requirements.

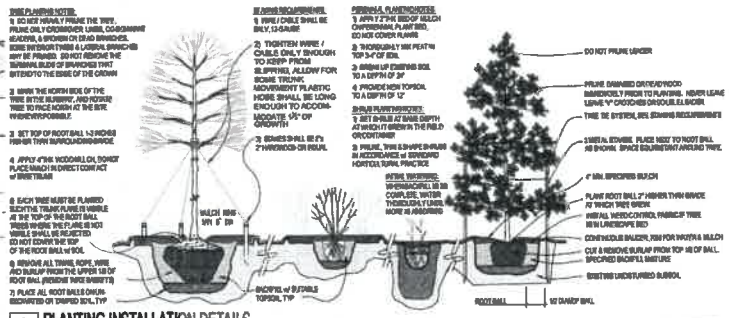
_ a1. total site area
76 trees required
120 trees provided
Requirements Met

2 CULTIVATED EDGE DETAIL
SCALE: NTS

Landscape Schedule

Symbol	Qty	Botanical Name	Common Name	Min Plant	Min Size	Caliper	Remarks
EVERGREEN TREES							
	65	Picea pungens	Blue spruce			2"-4"	6' min. clear, ground to canopy
	100	Acer rubrum 'Brandon'	Brandon Red Maple			2"-4"	6' min. clear, ground to canopy
	51	Quercus rubrum	Red Oak			2"-4"	6' min. clear, ground to canopy
	5	Betula nigra	Heritage			2"-4"	6' min. clear, ground to canopy
	14	Quercus alba	White Oak			2"-4"	6' min. clear, ground to canopy
	19	Gleditsia triacanthos 'Shademaster'	Shademaster Honey Locust			2"-4"	6' min. clear, ground to canopy
	34	Larix decidua	European Larch			2"-4"	6' min. clear, ground to canopy
EVERGREEN TREES							
	13	Thuja 'Green Giant'	Green Giant Arborvitae		6' Ht.		upswept pyramidal form
	26	Juniperus virginiana 'Hetzii'	Hetzii Juniper		6' Ht.		upswept pyramidal form
	6	Picea abies	Norway Spruce		6' Ht.		upswept pyramidal form
FLOWERING TREES							
	4	Prunus x cerasifera 'Krauter's'	Krauter Vesuvius Plum			2.5"	
	26	Cercis canadensis	Eastern Redbud			2.5"	
	3	Betula nigra	River Birch			3.5"	
	8	Magnolia stellata	Star Magnolia			2.5"	
DECIDUOUS SHRUBS/PERENNIALS							
	267	Liriope muscari 'Variegata'	Variegated Liriope	1 gal.			Plant @ 18" O.C.
	47	Spiraea x bumalda 'Goldflame'	Goldflame spirea	3 gal.			Plant @ 3' O.C.
	21	Aronia x prunifolia 'Autumn Magic'	Autumn Magic Aronia	3 gal.			Plant @ 4' O.C.
EVERGREEN SHRUBS							
	5	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 6' O.C.
	3	Juniperus chinensis 'Spartan'	Spartan Juniper		6' Ht.		Symmetrical pyramidal form
	110	Juniperus chinensis 'Gold Sheet'	Gold Sheet Juniper	3 gal.			Plant @ 4' O.C.
EVERGREEN SHRUB TRIANGLE							
	55	Euonymus x wintericanus 'Red Anderson'	Anderson Red Euonymus	1 gal.			Plant @ 24" O.C.
	33	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
NATURAL AREA NATIVE PLANTS							
	75	Liatris pycnostachya	Prairie Blazingstar	Sod			Min. PSI 1,000 SF
	50	Ratibida columnifera	Mexican Hat	Sod			Min. PSI 1,000 SF
	37	Sporobolus heterolepis	Prairie Dropseed	Sod			Min. PSI 1,000 SF

Landscape Schedule



3 PLANTING INSTALLATION DETAILS
SCALE: NTS

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

JASON M. MEIER
LICENSED
KANSAS
LANDSCAPE ARCHITECT

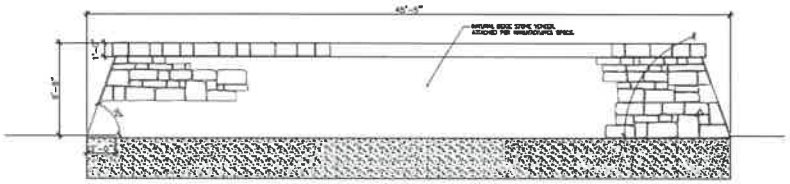
CLIENT
Hills of Leawood

PROJECT
Hills of Leawood
Leawood KS

SCALE: 1"=30'
NORTH
0 30 60 90

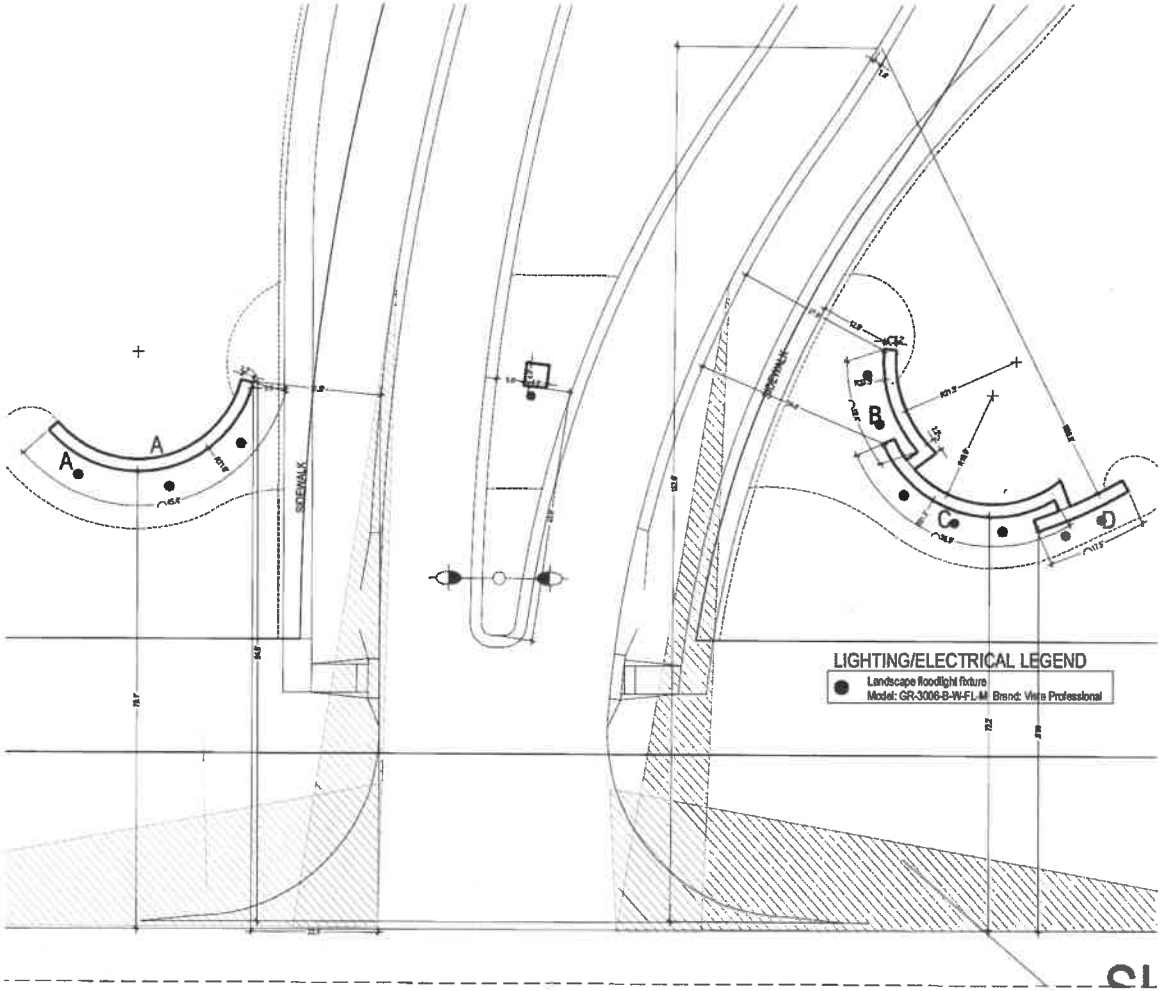
Date: 2.21.19
Project #: 488
Landscape Plan

L4

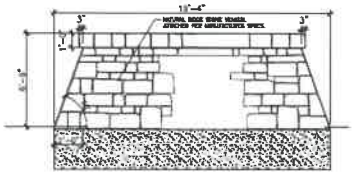


1 WALL A DETAIL
SCALE: NTS

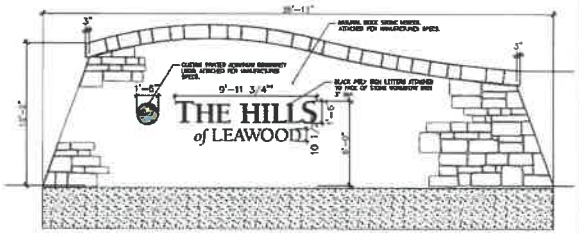
2 WALL ELEVATION
SCALE: NTS



3 ENTRY AREA MONUMENT LAYOUT PLAN ENLARGEMENT
SCALE: 1"=10'-0"



4 WALL 'B' DETAIL
SCALE: NTS



5 WALL 'C' DETAIL
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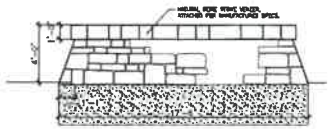
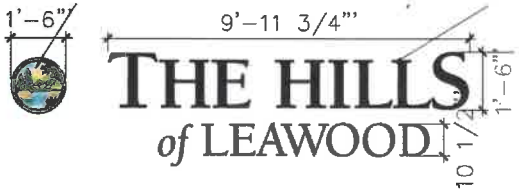


6 WALL 'D' DETAIL
SCALE: NTS



7 SIGN AND LOGO ENLARGEMENT
SCALE: NTS

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

JASON M. MEIER
LICENSED
KANSAS
LANDSCAPE ARCHITECT

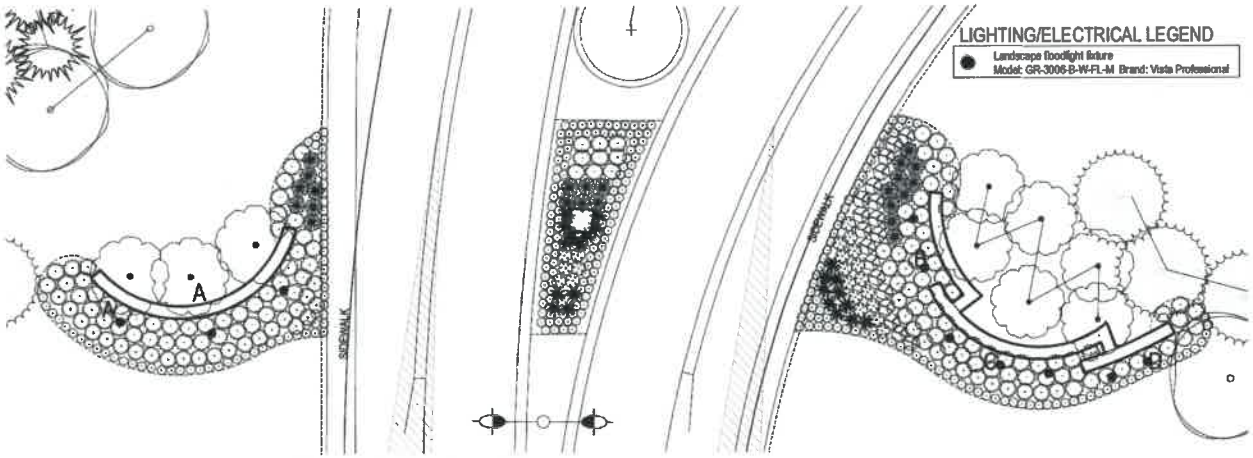
CLIENT
Hills of Leawood

PROJECT
Hills of Leawood
Leawood KS

SCALE: 1"=10'
NORTH
0 10 20 30

Date: 2.15.19
Project #: 488
Monument Plans

L5



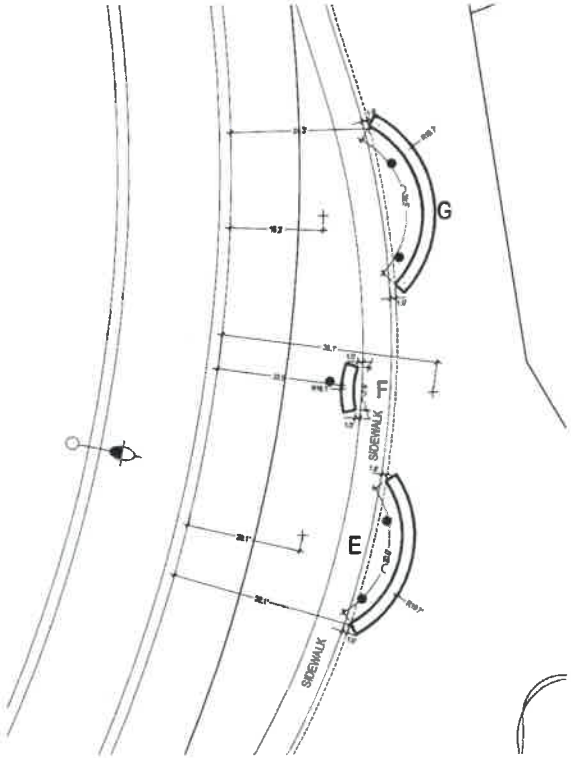
LIGHTING/ELECTRICAL LEGEND

Landscape floodlight fixture
Model: GR-3006-B-W-FL-M Brand: Vista Professional

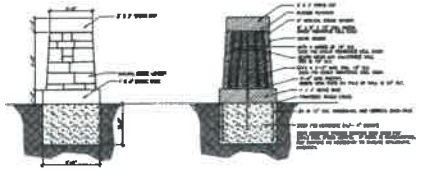
Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
DECIDUOUS TREES							
	22	Ulmus wilsoniana	Wilsonian				3"-4" 8' min. clear, ground to canopy
	169	Acer rubrum 'Bowhall Gold'	Bowhall Maple				3"-4" 8' min. clear, ground to canopy
	51	Quercus rubrum	Red Oak				3"-4" 8' min. clear, ground to canopy
	6	Betula nigra	Heritage				3"-4" 8' min. clear, ground to canopy
	14	Quercus alba	White Oak				3"-4" 8' min. clear, ground to canopy
	75	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust				3"-4" 8' min. clear, ground to canopy
	24	Ginkgo biloba	Lavalette Gin				3"-4" 8' min. clear, ground to canopy
EVERGREEN TREES							
	13	Picea 'Green Cone'	Green Cone Spruce	6' Ht.			symmetrical pyramidal form
	39	Juniperus chinensis 'Hetzii'	Hetzii Juniper	6' Ht.			symmetrical pyramidal form
	8	Picea pungens	Colorado Spruce	6' Ht.			symmetrical pyramidal form
ORNAMENTAL TREES							
	4	Prunus x cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Plum		2.5"		
	12	Cercis canadensis	Eastern Redbud		2.5"		
	3	Betula nigra	River Birch		2.5"		
	8	Magnolia virginiana	Sweetbay Magnolia		2.5"		
MEDIUM SHRUBS/GRASSES							
	207	Liriope muscari 'Aztecgold'	Variegated Lilyturf	1 gal.			Plant @ 18" O.C.
	47	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3 gal.			Plant @ 2' O.C.
	21	Abelia x grandiflora 'Edward Goucher'	Edward Goucher Abelia	3 gal.			Plant @ 4' O.C.
EVERGREEN SHRUBS							
	5	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	9	Juniperus chinensis 'Spartan'	Spartan Juniper		6' Ht.		symmetrical pyramidal form
	110	Juniperus x blemana 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
ORNAMENTAL GRASSES							
	23	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.			Plant @ 24" O.C.
	22	Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
DETENTION AREA NATIVE PLANTS							
	16	Liatris pycnostachya	Prairie Blazingstar	Seed			100lbs. PER 1,000 SF
	26	Pentstemon digitalis	Foxtongue	Seed			100lbs. PER 1,000 SF
	27	Zizia aurea	Golden Alex	Seed			100lbs. PER 1,000 SF

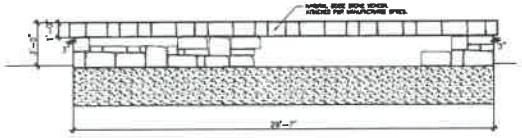
1 ENTRY MONUMENT AREA ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'-0"



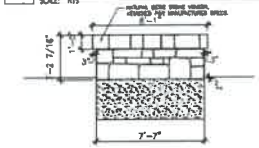
2 SECONDARY MONUMENT LAYOUT PLAN
SCALE: 1"=10'-0"



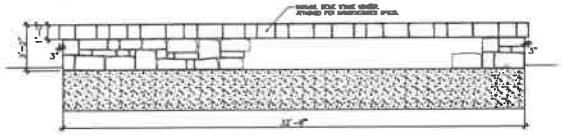
3 MAIN ENTRY MEDIAN COLUMN DETAIL
SCALE: NTS



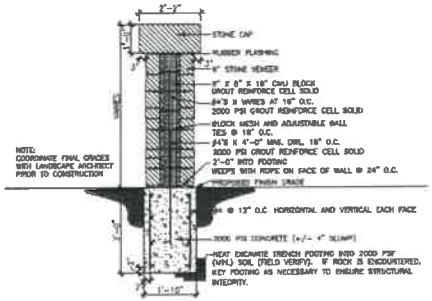
4 WALL 'G' ELEVATION
SCALE: NTS



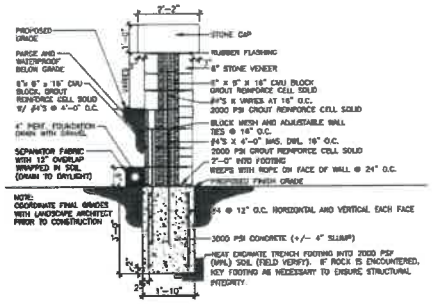
5 WALL 'F' ELEVATION
SCALE: NTS



6 WALL 'E' ELEVATION
SCALE: NTS



7 WALL DETAIL
SCALE: NTS



8 WALL DETAIL WITH GRADE
SCALE: NTS

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

JASON M. MEIER LICENSED LANDSCAPE ARCHITECT

CLIENT
Hills of Leawood

PROJECT
Hills of Leawood
Leawood KS

SCALE: 1"=30'
NORTH
0 30 60 90

Date: 2.21.19
Project #: 488
Monument Plans

L6

PROFESSIONAL
OUTDOOR LIGHTING

Type: _____

Model: _____

Project: _____

SPECIFICATION SHEET

MODEL 3006 Landscape Series • Up & Accent Lights

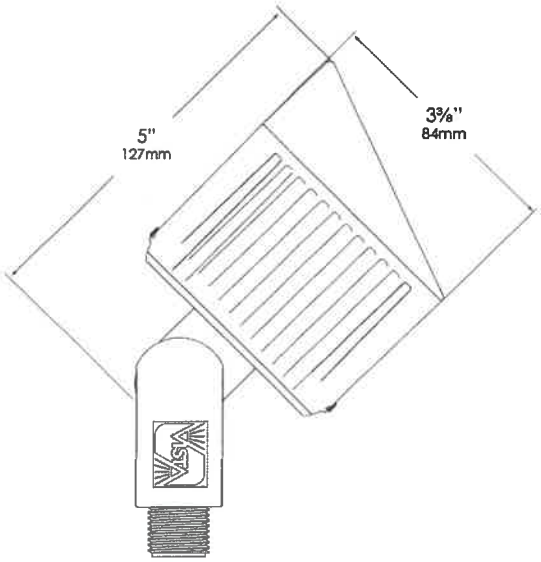
FIXTURE SPECIFICATIONS:

HOUSING:
Die-cast, copper free aluminum.
SHROUD:
Available with medium shroud (M) or no shroud (N).
FINISH:
Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.
LENS:
Clear soda lime glass.
LAMP TYPE:
Six (6) White High Output LED emitters, with Vista exclusive driver, powered to operate for 50,000 hours. Available in Warm (W) or Cool (C) color temperatures.
OPTICS:
Injection-molded optical grade acrylic available in Spot (SP), Flood (FL), and Wide Flood (WF) distributions.
ELECTRICAL:
12VAC input, constant current driver output, consuming 10 system watts.

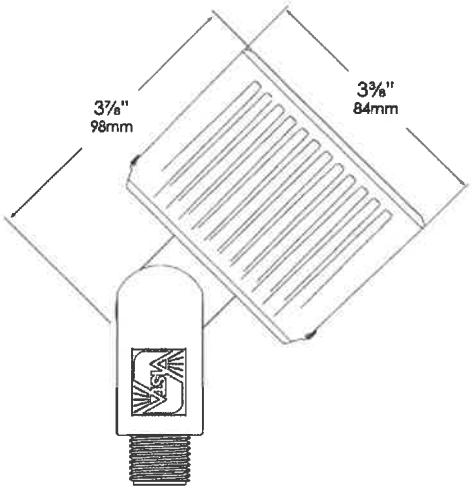
MOUNTING:
Injection-molded, Noryl® GTX adjustable knuckle with ½" NPS stem. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).
FASTENERS:
All fasteners are stainless steel.
WIRING:
Prewired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.
CERTIFICATION:
UL Listed to U.S. and Canadian safety standards for low voltage landscape luminaires (UL 8750). Maximum wattages allowed by Underwriters Laboratories (UL) for U.S. and Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standard. Please contact Vista for any questions about maximum wattages allowed by UL Canadian standards.

All Vista luminaires are MADE IN U.S.A.

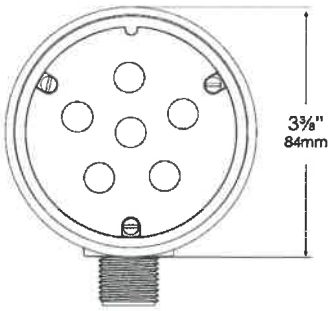
DIMENSIONS:



Medium Shroud (M)



No Shroud (N)



LISTED

Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 Surveyor Avenue • Simi Valley, CA 93063 • (805) 527-0987 • (800) 766-VISTA (8478)
FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

PROFESSIONAL
OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 3006 Landscape Series • Up & Accent Lights

FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

EXAMPLE: GR-3006-B-W-FL-M

MOUNTING	MODEL	FINISH	COLOR TEMP	DISTRIBUTION	SHROUD	ACCESSORIES
GR - ABS ground stake TR - Tree mount J-box WR - Wall-mount canopy	3006	B - Black G - Verde BR - Architectural Brick Z - Architectural Bronze LZ - Light Bronze DZ - Dark Bronze GT - Granite TC - Terracotta R - Rust HG - Hunter Green M - Mocha WB - Weathered Bronze WI - Weathered Iron W - White	W - Warm C - Cool	SP - Spot FL - Flood WF - Wide Flood	M - Medium N - No shroud	LS - Long Shroud

Fixtures shipped with standard lamp, unless otherwise specified.
Fixtures shipped with specified mounting hardware.

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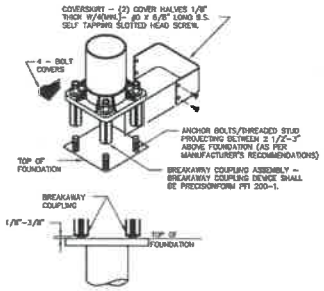
FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com



BREAKAWAY COUPLING INSTALLATION *

* SHALL BE AS PER MANUFACTURER'S RECOMMENDED PROCEDURES.

BREAKAWAY COUPLING ASSEMBLY & COVERSKIRT

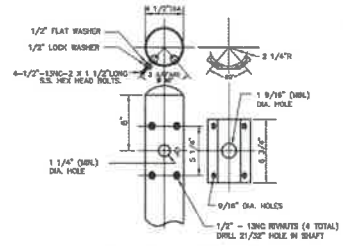
ALL 30' & 40' POLES SHALL BE FURNISHED WITH BREAKAWAY COUPLINGS OR BREAKAWAY BASE ASSEMBLIES.

MATERIAL DATA

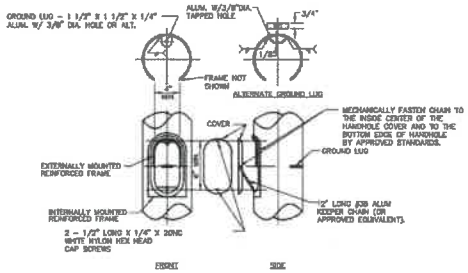
Component	Aluminum Alloy Designation	Specification
Shoe Base	356–T6, Cast	ASTM B26 or B108
Breakaway Couplings	6061–T6, Extruded	1060 ALUMINUM
SS1 (Breakaway Coupling Assembly)	6063–T6, Cast	ASTM B108
Bolt Covers	356 or 380, Cast	ASTM B26 or B108
Pole Shaft	6063–T6, Extruded	ASTM B221 or B241
Ground Lug	6061–T6 or 6063–T6, Plate	ASTM B211
Reinforced Handhole Frame	356–T6 or 6061–T6	ASTM B26, B108 or B221
Handhole Cover	6063–T6	ASTM B209, B221 or B241
Luminaire Arm & Tubing Plate *	6061–T6	ASTM B211, B241 or B429
Luminaire Arm Plate	6061–T6 or 6063–T6 Extruded	ASTM B221
Luminaire Arm Stud* & Arm Connector*	6061–T6 or 6063–T6 Extruded	ASTM B211, B241 or B429
Pole Cap	356, Cast	ASTM B26 or B108
Anchor Bolt	NA	ASTM A–576 Rpd. Galvanized per ASTM A–153

*TRUSS–TYPE LUMINAIRE ARMS (TYPE B) ONLY.

NOTES:
1) POLE SHAFT SHALL HAVE A SATIN GROUND FINISH.
2) ALL HARDWARE (BOLTS, NUTS, WASHERS BUT NOT INCLUDING ANCHOR BOLTS) NOT OTHERWISE SPECIFICALLY DESIGNATED IN THE SPECIFICATIONS OR DETAILS SHALL BE ALUMINUM OR 300–SERIES PASSIVATED STAINLESS STEEL.
3) ANCHOR BOLTS–GALV. STEEL ANCHOR BOLTS WITH 50,000 PSI MINIMUM YIELD; TOP 10" MIN. GALVANIZED; INC. ONE NUT EACH AND TWO FLAT WASHERS GALVANIZED TO ASTM A–153 STANDARDS (4 BOLTS, 4 NUTS, & 8 WASHERS TO BE PROVIDED WITH EACH POLE). ANCHOR BOLTS SHALL BE USED WITH CONCRETE FOUNDATIONS–THREADED STUD (SEE POLE FOUNDATION DETAIL SHEET) SHALL BE USED WITH SCREW–IN FOUNDATION ANCHOR.
4) ALL WELDING IS TO BE DONE WITH AWS WELD WIRE. ALL ARMS AND SHAFTS ARE TO BE HEAT–TREATED TO T6 TEMPER AFTER WELDING.



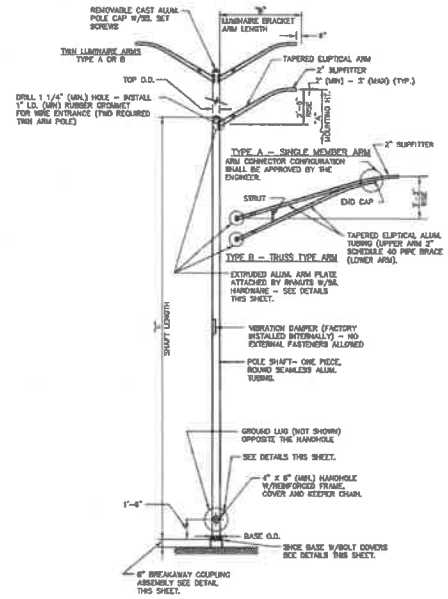
TYPE A – SINGLE MEMBER ARM



HANDHOLE

TABLE 1 – LUMINAIRE ARM, POLE, SHOE BASE & ANCHOR BOLT DATA

Designation	Mounting Height (A)	Luminaire Arm(s) Length (B) Arm 1	Luminaire Arm(s) Length (B) Arm 2	Luminaire Arm(s) Type	Pole Shaft Base O.D.	Pole Shaft Top O.D.	Pole Shaft Min. Wall Thickness	Pole Shaft Shaft Length (C)	Shoe Base Square (X)	Shoe Base Bolt Circle (BC)	Anchor Bolt Diameter	Anchor Bolt Length	Anchor Bolt Hook
30–A–6	30	6	–	A	7"	4.5"	0.188"	27'–6"	10.50"	11.00"	1.00" BNC	36"	4"
30–A–8	30	8	–	A	7"	4.5"	0.188"	27'–6"	10.50"	11.00"	1.00" BNC	36"	4"
30–B–10	30	10	–	B	8"	6.0"	0.188"	26'–8"	11.25"	11.00"	1.00" BNC	36"	4"
30–A–6–6	30	6	6	A	8"	4.5"	0.188"	27'–6"	11.25"	11.00"	1.00" BNC	36"	4"
30–A–8–8	30	8	8	A	8"	4.5"	0.188"	27'–6"	11.25"	11.00"	1.00" BNC	36"	4"
30–B–10–10	30	10	10	B	8"	6.0"	0.219"	26'–8"	11.25"	11.00"	1.00" BNC	36"	4"
40–A–6	40	6	–	A	8"	4.5"	0.219"	37'–6"	11.25"	11.00"	1.00" BNC	38"	4"
40–A–8	40	8	–	A	9"	4.5"	0.219"	37'–6"	11.25"	11.00"	1.00" BNC	38"	4"
40–B–10	40	10	–	B	8"	6.0"	0.219"	36'–8"	14.00"	11.00"	1.00" BNC	48"	4"
40–B–12	40	12	–	B	8"	6.0"	0.219"	36'–8"	14.00"	11.00"	1.00" BNC	48"	4"
40–B–15	40	15	–	B	9"	6.0"	0.219"	36'–8"	14.00"	11.00"	1.00" BNC	48"	4"
40–B–12–12	40	12	12	B	10"	6.0"	0.219"	36'–8"	14.00"	14.50"	1.00" BNC	48"	4"
40–B–12–13	40	12	13	B	10"	6.0"	0.219"	36'–8"	14.00"	14.50"	1.00" BNC	48"	4"
40–B–15–15	40	15	15	B	10"	6.0"	0.219"	36'–8"	14.00"	14.50"	1.00" BNC	48"	4"



30' & 40' POLE ELEVATION
(SEE TABLE 1 FOR DESIGNATIONS & DIMENSIONS)

GENERAL NOTES:
1) ALL POLES, ARMS, AND MISCELLANEOUS EQUIPMENT SHALL CONFORM TO THESE DETAILS AND AS SPECIFIED IN THE LATEST EDITION OF THE STREET LIGHTING SPECIFICATIONS. THE POLES AND ARMS SHALL BE DIMENSIONED TO ENABLE INTERCHANGEABILITY.
2) THE ALUMINUM LIGHTING STANDARD INCLUDING ANCHORAGE WITH LUMINAIRE PROPERLY INSTALLED SHALL BE IN ACCORDANCE WITH THE 1985 AMERICAN ASSOCIATION OF HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) FOR 80 MPH WIND AND A LUMINAIRE SIZE OF 1.3 SQ. FT. MIN. EFECTIVE PROJECTED AREA WEIGHING 55 LB. MIN.

NOTES:
1) THE INTENT OF THESE MATERIAL RESTRICTIONS IS TO PROVIDE INTERCHANGEABILITY OF BOTH TYPES OF LUMINAIRE ARMS FOR MOUNTING ON EITHER THE 30' OR 40' POLE.
2) ANCHOR BOLTS/THREADED STUDS SHALL PROJECT ABOVE THE FOUNDATION AS PER MANUFACTURER'S RECOMMENDED PRACTICES – 2.5" TO 3".

City of Leawood

ENGINEERING SERVICES DIVISION OF DESIGN
PUBLIC WORKS

ENGINEERING SERVICES DIVISION OF DESIGN
PUBLIC WORKS

DATE | BY | REVISIONS

PROJECT NO. 1802-2 | DRAWN: MJP | APPROVED BY: | DATE: 2/15/18

CITY OF LEAWOOD
CITY OF ALBUQUERQUE
CITY OF AURORA

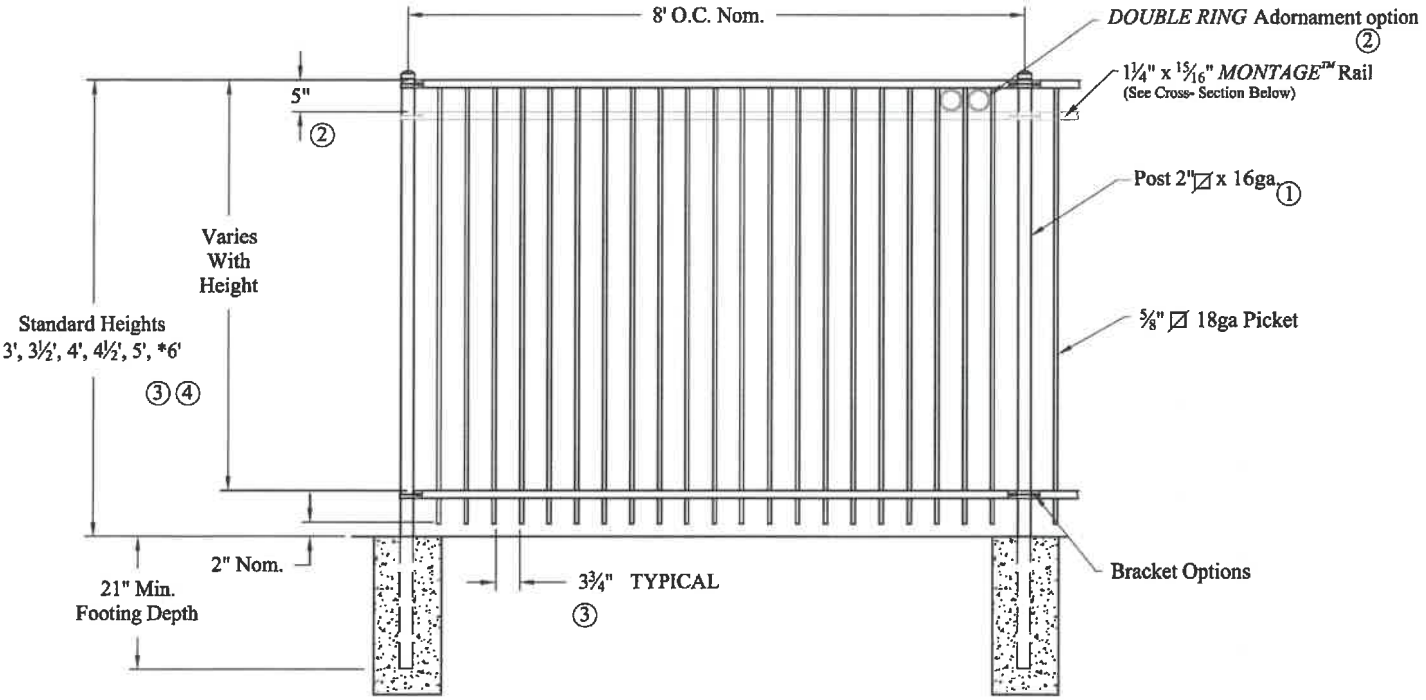
STREET LIGHT DETAILS
HILLS OF LEAWOOD
LEAWOOD, KANSAS

SUBDIVISION NAME
STREET LIGHT POLE DETAILS

SHEET 06 OF 07

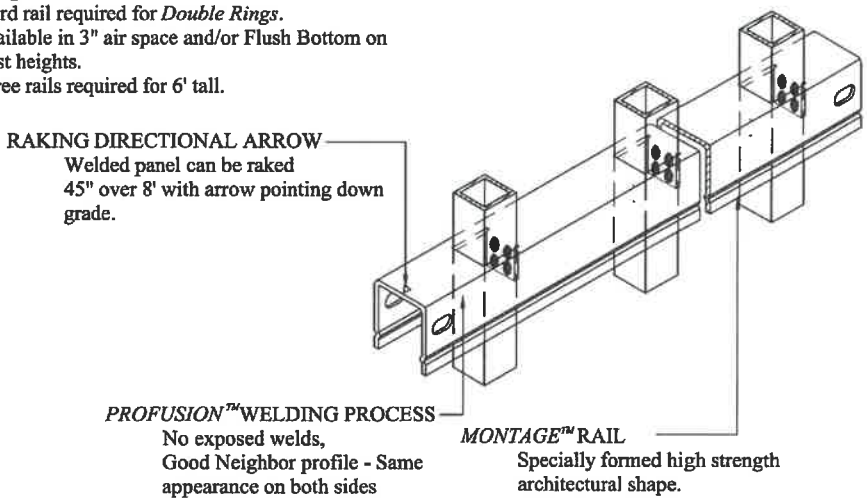
BURGE

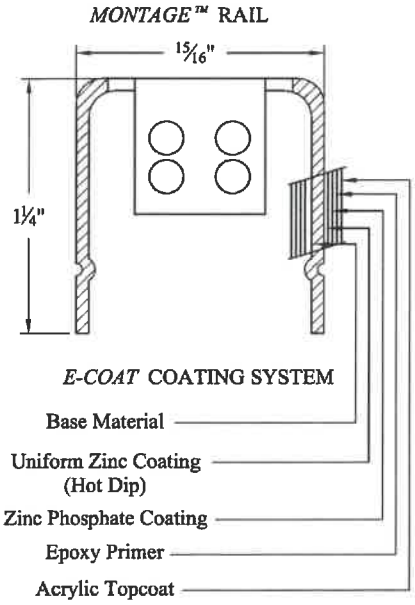
... shingle roof, native stone, and stucco facade is located in Mission Hills, Kansas

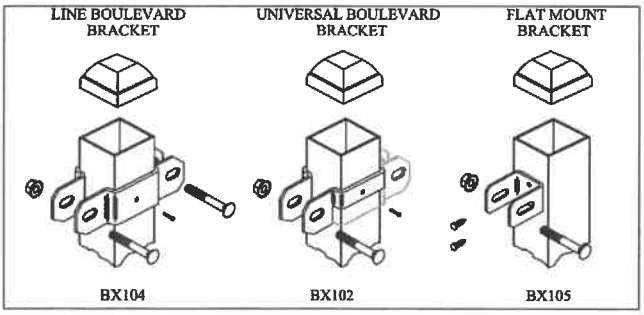


NOTES:

1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.
4.) Three rails required for 6' tall.







RESIDENTIAL WELDED STEEL PANEL

PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RMISO

Title: MONTAGE MAJESTIC 2/3-RAIL			
DR: CI	SH . 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 7-19-11		REV: c

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PLANNING
ENGINEERING
IMPLEMENTATION

January 8, 2019

Rickard Sanchez
City of Leawood
4800 Town Center Drive
Leawood, KS 66210

Re: Hills of Leawood
Deviation and Variance Request
PEI #141053

We are requesting two setback deviations and a variance with the preliminary plat application for the Leawood Hills as outlined below:

1. BZA granted a variance from the R-1 Zoning minimum lots size calculations to allow lots sizes for Leawood Hills to be no smaller than 15,000 sf with an average lots size of 19,000 sf within the development.

2. A 15% reduction in the side yard setbacks for lots 23-40, 57-70 in accordance with the Leawood LDO. The required 15-feet side yard will be reduced to 12.75 – feet. The deviation request will allow for additional room for side entry garages on the estate lots. The use of side entry driveways will create house separation in excess of the standard 30-feet separation.

3. A 15% reduction in the rear yard setback is being request in accordance with the Leawood LDO on the following interior rear lot lines to allow for a more suitable building envelope. Lots 1-3, 8, 10, 15-18, 21-22, 25-26, 39-40, 45-56, 58, 61, 63-65.

If you require additional information feel free to contact me.

Sincerely,

Phelps Engineering, Inc.

Tim Tucker, P.E.

Enclosures

PHELPS ENGINEERING, INC
1270 N. Winchester – Olathe, Kansas 66061 – (913) 393-1155 – Fax (913) 393-1166 – www.phelpsengineering.com

LEAWOOD HILLS
DEVELOPMENT
L.L.C.

Building 75,
Corporate Woods
10800 Farley, #265
Overland Park,
Kansas 66210-1418

Fax 469-1400
(913) 345-9300

February 8, 2019

Mr. Ricky Sanchez, Planner
Community Development
City of Leawood
4800 Town Center Drive
Leawood, KS 66211

Re: INTERACT Meeting 2/7/19

Dear Ricky;

An INTERACT meeting was held at 6PM at The Iron Horse Golf Club in regards to the 2nd Plat of The Hills of Leawood. The only attendee was Bob and Sue Newland who live in White Horse Villas. Their only question was about the widening of 151st Street. I told them I was unaware of the City's plans and suggested they call Leawood Public Works Department. I kept the meeting open until 6:30 and no one else appeared.

Sincerely,

Saul Ellis, Manager

City of Leawood
Planning Commission Meeting
February 26, 2019
Dinner Session – 5:30 p.m. – No Discussion of Items
Leawood City Hall – Main Conference Room
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: Hunter, Belzer, Pateidl, Elkins, Coleman, Block, and Stevens. Absent: Hoyt and Straus.

APPROVAL OF THE AGENDA

Chairman Elkins: I note there is a revised agenda. Do any commissioners have questions about the revised agenda? Does staff have any other comments?

Mr. Klein: No.

A motion to approve the revised agenda was made by Coleman; seconded by Stevens. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

APPROVAL OF MINUTES: Approval of the minutes from the January 29, 2019 Planning Commission meeting and the February 12, 2019 Planning Commission work session.

A motion to approve the minutes from the January 29, 2019 Planning Commission meeting was made by Stevens; seconded by Belzer. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

Comm. Coleman: On page 5, under my name, the sentence that begins, "I tend to agree…" should be Mr. Coleman as opposed to myself. Then, also the last sentence that begins, "People would plant trees…" should also be Mr. Coleman.

A motion to approve the minutes as amended from the February 12, 2019 Planning Commission work session was made by Coleman; seconded by Belzer. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

CONSENT AGENDA:
CASE 07-09 – SMITH ESTATE – Request for approval of a Revised Final Plan, located south of 143rd Street and west of Mission Road.

CASE 08-19 – PLAZA POINTE – REVISED SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located south of 135th Street and east of Briar Street.

CASE 09-19 – TOWN CENTER CROSSING – LOVESAC (RETAIL: FURNITURE) – Request for approval of a Final Plan for Changes to the Façade of a Tenant Space, located south of 119th Street and east of Roe Avenue.

Chairman Elkins: Do any commissioners wish to pull any case for discussion?

A motion to approve the Consent Agenda was made by Belzer; seconded by Stevens. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

NEW BUSINESS:

CASE 01-19 – HILLS OF LEAWOOD SINGLE FAMILY SUBDIVISION – Request for approval of a Revised Preliminary Plan, Revised Preliminary Plat, Final Plan, and Final Plat, located north of 151st Street and east of Mission Road. **PUBLIC HEARING**

Staff Presentation:
City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: Before we start, I want to make a change to the Staff Report. Under the second bullet in Staff Comments on Page 9, it shows Stipulation 16 and should read Stipulation 19.

Chairman Elkins: Please proceed.

Mr. Sanchez: This is Case 01-19 – Hills of Leawood Single Family Subdivision – request for approval of a Revised Preliminary Plan, Revised Preliminary Plat, Final Plan, and Final Plat, located north of 151st Street and east of Mission Road. Some of the commissioners may remember this project from last year. The original Preliminary Plat and Plan were approved and passed by the Governing Body with Case 129-17. The Final Plat and Final Plan were approved by Governing Body with Case 35-18. After construction began on the first phase, a land survey concluded that the boundaries originally approved were incorrect, along with an unknown 60' KCP&L easement on the western boundary of the project area. The project had also added an additional land area to include a detention basin under the power lines to the west of the project area. These changes created enough of a change in the Preliminary Plan to create a need for the development to resubmit a Preliminary Plan and Preliminary Plan. With this application, the applicant is proposing a new single family subdivision that will include 70 single family lots with eight tracts on 44.16 acres. The previous plan had requested 73 residential lots and ten tracts on 43.78 acres. This is a difference of three lots and .38 acres. The development is still proposed to be constructed in multiple phases. The first phase will include 40 single family residential lots on seven tracts. The second phase would include 30 single family lots and one tract. A third phase is a change from the

original proposal and would include an amenity area as well as a trail connection to Ironwoods Park and a dry detention basin located on the west side of the project area. The applicant is also re-requesting the deviations for the development, including a deviation to the interior side yard setback from a minimum of 15 feet to 12.75 feet for 32 lots and a rear yard setback that may be reduced to 85% of the standard requirement for 32 lots. The majority of the development has stayed the same, including a 10' tree preservation easement along the north and east boundaries with a 5' wrought iron fence along the north side of the development, two connections to Ironwoods Park, a detention pond that will feature a water fountain within Tract D near the main entrance, and a monument sign located within Tract B at the entrance with a variety of monument walls leading north into the development on both Tracts A and B. One of the largest changes is located at the southwest corner of the development. Previously, a temporary road was requested to be constructed for emergency access into the site from Mission Road. In this set of revised plans, the development is proposing a curved cul de sac that will be dedicated as a right-of-way to allow for emergency vehicular turnaround, along with additional emergency access easement, located west of the cul de sac that will serve as a future connection to Mission Road. The Preliminary Plat, Preliminary Plan, Final Plat, and Final Plan meet the regulations of the Leawood Development Ordinance (LDO) with the deviations requested and variance granted. Staff recommends approval of Case 01-19 with the stipulations listed in the Staff Report. I'd be happy to answer any questions.

Chairman Elkins: Does anyone have questions for Mr. Sanchez?

Comm. Block: At the top of Page 3, the first bullet says that it should have cul de sacs on each side, and it should be sidewalks.

Mr. Sanchez: Thank you.

Comm. Block: Are the amenities required, or is that just the developer's choice?

Mr. Sanchez: There are no amenities required within residential zoning. It was up to the developer; they just didn't have all the details needed to go forward with the amenity area with this application. They will come back with another application at a future time.

Comm. Block: Do you think the timing would be close to the other phases?

Mr. Sanchez: I think that would be a better question for the developer.

Chairman Elkins: Thank you. Other questions for Mr. Sanchez? I have two. When we saw this project before, was it presented as a Final Plan and Final Plat at that time?

Mr. Sanchez: The whole development came in as a Preliminary Plat and Preliminary Plan. The first phase of the development came through with 40 residential lots with so many tracts on it. The land survey showed errors in the platting of the development, which caused some lots to change and also including a 60' easement that was found. That was enough to send this back to the preliminary stages.

Chairman Elkins: What I'm getting at is when we saw it before, it was not for Final Plan and Final Plat, even for Phases 2 and 3?

Mr. Sanchez: No; just the first phase had gone through.

Chairman Elkins: Are we revising the Final Plan with respect to Phase 1, or are all changes with respect to Phases 2 and 3?

Mr. Klein: This will revise the entire development. We thought it would be cleaner if we went back to the beginning. We went back to Preliminary and will include Revised Final for the first phase and Final for the second and third phases.

Chairman Elkins: This is more housekeeping than anything else, but given that, shouldn't it also be a Revised Final Plan and Revised Final Plat?

Mr. Klein: We didn't do that because a new section is part of this. Instead of trying to break out Revised Final Plan - First Phase, Revised Final Plan - Second Phase, and Revised Final Plan – Third Phase, we just simply called it Revised Preliminary. Since a portion of it had never been in the final stages, we called it Final Plan and Final Plat for the overall development.

Chairman Elkins: The same question applies to the requested deviations. I assume we recommended these deviations for approval the last time.

Mr. Sanchez: That is correct. The only changes were the numbered lots, which were different at that time. The number of the lots changed, so the number of lots changed. The deviations haven't changed.

Chairman Elkins: Thank you. I would invite the applicant to step forward.

Applicant Presentation:
Mark Simpson, 15145 Windsor Circle, Leawood, appeared before the Planning Commission and made the following comments:

Mr. Simpson: I'm here with my partner Saul Ellis. Our engineer is Tim Tucker with Phelps Engineering, and he'll be happy to answer any questions you may have. This is a little bit of a housekeeping matter tonight. This land was platted by Kroh Brothers in 1973. It was discovered later during a comprehensive survey by Phelps that this 640-acre section actually has 639.8 acres in it. It is 2.5 feet short east and west and .3 feet short north and south. We figured out how to make it work and not change things greatly, but we got title work, and it turned out there was an original 100' easement for KCP&L in the '40s or '50s. In the '60s, there was a second 60' easement granted on the east side of the property to a different entity, but KCP&L got it. That caused us to have to go back to the long-time landowner, who bought it from Kansas Art Institute, to whom the Kroh brothers had donated. We had to change our plan and reduce it from 73 lots to 70. We are

just correcting the fact that it's not a 640-acre section. We always planned on a detention pond under the power lines. We planned to add that to the second phase, but it really needs to be in the Preliminary Plat in the legal description. We've had a neighborhood interact meeting. We've had a notice out to everybody with the revised legal and revised distances that the pond under the power lines would incorporate. We agree with all 33 of the stipulations, and we were out today in the muck and mess, putting in the first 40 lots. All the sanitary sewers are in. Storm sewers are about 65% complete, and we're hoping it will dry up pretty soon so we can grade. We've had very good market response. We've sold all 22 manor lots. We have non-refundable deposits for all of them. We have nonrefundable deposits for 12 of the 18 estate lots. We have a lot of experiences in Leawood. We've done about 600-700 lots, and we're planning a really grand development here. The entry is going to be very striking. From 151st, no driveways, streets, houses will be visible. The entry is a park-like setting that comes up to a large pond with several waterfalls at the back of it on a 5' tall, 100' wide wall. The planners are smart, and they let us know three are rough and two are smooth. This emphasizes the dramatic look of it. We think this will be a real landmark community. We'll be very proud of it. We are going to connect to the park, and we'll be a great partner for Ironwoods Park. We have agreed with the park to sponsor all their concerts this summer, and we are sponsoring their play this summer. We are the sole sponsor of all those events with them. We plan to do that for the next 4-5 years or however long it takes to work through this. We are going to have wrought iron gates with a wrought iron fence along the tree preservation easement. Those gates will be electronically controlled to the hours that the park is open to keep people from getting into the park when they shouldn't and frankly, to keep people in the park from coming into our neighborhood at 2:00 in the morning. We've had a very good working relationship with the park. We've had our arborists mark every single tree that is dead or diseased in that tree preservation easement. Taking out those trees will make it way better. Our arborist pointed out if we spend $40,000 fixing that tree line, it would greatly improve the stature and ability of the tree line to be a good barrier between our homes and the park. This will make us a better neighbor. We put in very strong restrictions in our homes association declarations that nobody can infringe on that easement. If anybody does, the homeowner will give the homes association a check for $1,000 to cover the damage of the trees. We want to be a good neighbor. We are here today to clear up all these things that have come up as we've gotten deeper into the development that was platted in 1973. We're happy to answer any questions you have. Saul is here to talk about any architecture issues you have. Tim Tucker is here to talk about engineering issues.

Chairman Elkins: Questions for Mr. Simpson?

Comm. Stevens: I have a minor clarification or question about the wrought iron fence along the north property line. There is information included in the packet, and the fence diagram shows it along the entire north property line; however, the phasing drawings indicate the fencing in the second phase but not so noted in the first phase. Is that the intent, or would there be a section of the fencing along the first phase?

Mr. Simpson: The first phase has only three sites that back up to the park. There is a brick walkway going to the park and a gated access. We would put in 345 feet of fencing along those three lots and a gate. We will leave the existing hogwire fence on the property line. We would take it out in the second phase and replace it with wrought iron.

Chairman Elkins: Thank you. Other questions for the applicant? Thank you for correcting those errors. It sounds like you're off to a great start. We appreciate the way you and your partners have gotten involved in the community. Because this is a Final Plan and Final Plat, it is appropriate for a Public Hearing.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Coleman; seconded by Stevens. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

Chairman Elkins: That takes us to a discussion of the case before us. Are there comments to make?

A motion to recommend approval of CASE 01-19 – HILLS OF LEAWOOD SINGLE FAMILY SUBDIVISION – Request for approval of a Revised Preliminary Plan, Revised Preliminary Plat, Final Plan, and Final Plat, located north of 151st Street and east of Mission Road – with 35 stipulations - was made by Coleman; seconded by Belzer. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

CASE 10-19 – HILLS OF LEAWOOD – SALES TRAILER – Request for approval of a Special Use Permit for a Temporary Sales Trailer, located east of Mission Road and north of 151st Street. **PUBLIC HEARING**

Staff Presentation:
City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: We have a change in the Staff Report. At the end of Page 3 in Staff Recommendations, it should read, "Case 10-19 – Hills of Leawood - Sales Trailer."

This is Case 10-19 – Hills of Leawood – Sales Trailer – Request for approval of a Special Use Permit for a Temporary Sales Trailer, to be located within Lot 40 of the previously proposed Hills of Leawood residential subdivision. It will be used as a temporary office for the new subdivision until a model home is constructed. The trailer will be approximately 56 feet long and 22 feet wide. It will be located along the northeast corner of the lot, along with a wooden deck on the northern side of the trailer. Three parking spaces are proposed fronting the trailer, one of which will be ADA accessible. The Special Use Permit (SUP) will be limited to a term of one year for the trailer. The SUP meets the regulations of the LDO with the stipulations listed in the Staff Report. Staff recommends approval of Case 10-19 with the stipulations listed.

Return to Agenda

City of Leawood Governing Body Staff Report

MEETING DATE: April 1, 2019
REPORT WRITTEN: February 27, 2019

HILLS OF LEAWOOD – SALES TRAILER – REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT FOR A TEMPORARY SALES TRAILER – Located north of 151st Street and east of Mission Road. Case 10-19

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission recommends approval unanimously (6-0) Case 10-19, Hills of Leawood – Sales Trailer, a request for approval of a Special Use Permit for a temporary sales trailer, with the following stipulations:

1. The Special Use Permit is limited to a term of sixteen (16) months from the date of Governing Body approval.
2. Per the Leawood Development Ordinance at the time of planting, shade trees shall be a minimum of 2 ½" caliper, ornamental trees shall be a minimum of 1 ½" caliper, evergreens shall be a minimum of 6' in height and shrubs shall be a minimum of 24" in height.
3. No exterior lighting is approved with this application.
4. No signage is approved with this application.
5. The trailer must meet building codes and all ADA requirements.
6. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through six.

PLANNING COMMISSION CHANGES TO STIPULATIONS:
Stipulation 1: The Planning Commission modified Stipulation 1 as follows.
From:
- The Special Use Permit is limited to a term of one year from the date of Governing Body approval.

To:
- The Special Use Permit is limited to a term of sixteen (16) months from the date of Governing Body approval.

APPLICANT:
- The applicant is Mark Simpson with Leawood Hills Development, LLC.
- The engineer is Tim Tucker with Phelps Engineering.
- The landscape architect is Jason Meier with Meier Landscape Architects.

REQUEST:
- The applicant is requesting approval of a Special Use Permit to allow the use of a temporary sales office for the Hills of Leawood residential subdivision.
- The Hills of Leawood is a 70 lot single family subdivision that currently has an application requesting approval from the Planning Commission and Governing Body for a Revised Preliminary Plan, Revised Preliminary Plat, Final Plan and Final Plat (Case 01-19). The Hills of Leawood is proposing to replat a portion of the existing subdivision of Mission Heights that was platted in the 1960s, but never fully developed.

ZONING:

- The property is currently zoned as R-1 (Planned Single Family Low Density Residential District).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Low Density Residential.

LOCATION:

SURROUNDING ZONING:

- North — To the north is vacant land that is proposed for the first phase of the Hills of Leawood. Further to the north is Ironwoods Park owned by the City of Leawood, zoned REC (Planned Recreation).
- South — To the south is vacant land that is proposed for the first phase of the Hills of Leawood. Further to the south is 151st Street and the single family subdivision of The Reserve of Ironhorse zoned RP-1 (Planned Single Family Residential District).
- East — Directly to the east is vacant land that is proposed for the first phase of the Hills of Leawood. Further to the east is the single family residential subdivision of Villas of Ironwoods, currently under construction, within the City of Overland Park, Kansas.
- West — To the west is vacant land that is proposed for the second phase of the Hills of Leawood. Further to the west is the remainder of the single family residential subdivision of Mission Heights, zoned R-1 (Planned Single Family Low Density Residential District). Beyond Mission Heights and across Mission Road, is the single family residential subdivision of Pavilions of Leawood, zoned RP-1 (Planned Single Family Residential District).

SITE PLAN:

- The applicant is proposing a temporary sales trailer on Lot 40 within the first phase of the Hills of Leawood residential subdivision.
- The trailer is approximately 56' long X 22' wide and 12' tall with an attached 20' X 20' wood deck.
- The trailer is approximately 30' from the north property line and 38' from the east property line. All required setbacks have been met.
- Two entrances are proposed into the trailer, both located on the eastern facade. The northern-most entrance will be accessible by an ADA ramp.

- Three parking spaces are proposed along the east property line of the proposed Lot 40, one of which will be ADA accessible.
- A 7' sidewalk will be located in front of the parking stalls located along the eastern boundary of the lot.
- Two 5' sidewalks will connect the parking to the sales trailer. One sidewalk will lead directly to the trailer, the other leads to an ADA ramp to access the trailer.
- The hours of operation for the sales office will be 12 PM to 6 PM – 7 days a week.

BULK REGULATIONS:

Criteria	***Required***	***Provided***	***Compliance***
Front Setback	35'	38'	Complies
Side Setback (Corner Lot)	30'	30'	Complies
Rear Setback	30'	102'	Complies
Height Limit	35'	14'	Complies

PARKING:

- Three parking spaces are proposed on the site, one of which will be an ADA space.
- The parking area will be constructed of asphalt with yellow striping and rubber parking bumpers.

SIGNAGE:

- The logo of the development will be placed onto the awnings proposed over a portion of the exterior wooden deck and the awnings on top of each entrance into the trailer.
- No additional signage is proposed with this application.

LIGHTING:

- No lighting is proposed with this application.

ELEVATIONS:

- The trailer is proposed to be covered with a light beige wood siding along with a light beige vinyl skirt around the base of the trailer.
- All stairs and ramps are to be constructed of rough cedar wood ramps.
- Two awnings are proposed over both entrances into the sales trailer. An additional awning is proposed over a large portion of the wooden deck. The awning is proposed to be green in color with the development's logo.

LANDSCAPING:

- The applicant has provided a landscape plan to enhance the eastern facade of the proposed trailer. The landscape plan includes the following plants located at the main entrance and the northern and southern corners:
    - 7 Little Quick Fire Hydrangeas
    - 4 Bloomerang Purple Lilacs
    - 10 Sea Green Junipers

INTERACT:

- An Interact meeting was held on February 7, 2019. A sign-in sheet and summary of the meeting is attached.

GOLDEN CRITERIA:

The character of the neighborhood:

The area is characterized by an arterial street (Mission Road) and a single-family residential neighborhood (Mission Heights) to the west; an arterial street (151st Street) and a single-family residential neighborhood (Mission Heights) on the south; a city park (Ironwoods Park) directly to the north, and a single-family residential neighborhood located in the City of Overland Park to the east.

The original plat for Mission Heights was recorded in 1961 prior to annexation by the City of Leawood. Since the plat was recorded, lots along the periphery have been constructed; however, interior lots remain vacant and roads interior to the subdivision have not been constructed.

The zoning and uses of properties nearby:

- North — To the north is vacant land that is proposed for the first phase of the Hills of Leawood. Further to the north is Ironwoods Park owned by the City of Leawood, zoned REC (Planned Recreation).
- South — To the south is vacant land that is proposed for the first phase of the Hills of Leawood. Further to the south is 151st Street and the single family subdivision of The Reserve of Ironhorse zoned RP-1 (Planned Single Family Residential District).
- East — Directly to the east is vacant land that is proposed for the first phase of the Hills of Leawood. Further to the east is the single family residential subdivision of Villas of Ironwoods, currently under construction, within the City of Overland Park, Kansas.
- West — To the west is vacant land that is proposed for the second phase of the Hills of Leawood. Further to the west is the remainder of the single family residential subdivision of Mission Heights, zoned R-1 (Planned Single Family Low Density Residential District). Beyond Mission Heights and across Mission Road, is the single family residential subdivision of Pavilions of Leawood, zoned RP-1 (Planned Single Family Residential District).

The Suitability of the subject property for uses to which it has been restricted:

This property is suitable for the uses to which it has been restricted as it provides for a temporary use of a sales trailer for the single family residential subdivision, Hills of Leawood, which is proposed for the area with Case 01-19, and recommended by staff. The property has been platted for low density residential since 1961 and is surrounded by single family residential on the south, east, and west with a public park to the north.

The time for which the property has been vacant:

The plat for Mission Heights was recorded on the subject property in the 1961. Since that time, approximately 12 lots were developed along Mission Road and 151st Street, leaving all interior lots and roads undeveloped. Currently, the vacant land is heavy with areas of tall prairie grass and hardwood forest.

The extent to which removal of the restrictions will detrimentally affect nearby property:

Although this site is suitable for low density residential development, stipulations are necessary to ensure a high quality project that fits with the surrounding uses.

The relative gain to the public health, safety, and welfare due to the denial of the application as compared to the hardship imposed, if any, as a result of denial of the application:
Denial of the application will not result in a relative gain to the public health, safety, or welfare. The use proposed is appropriate for this site; therefore, denial of the application may place a hardship on the property owner.

The recommendation of the permanent staff:
City Staff recommends approval with the recommended stipulations.

Conformance of the requested change to the adopted master plan of the City of Leawood:
The Comprehensive Plan designates this site as Low Density Residential, which will match the proposed use with a special use permit.

ORDINANCE NO. _____

ORDINANCE APPROVING A SPECIAL USE PERMIT [SUP] FOR A TEMPORARY SALES TRAILER FOR HILLS OF LEAWOOD – SALES TRAILER, LOCATED NORTH OF 151ST STREET AND EAST OF MISSION ROAD. (PC CASE 10-19)

WHEREAS, the applicant submitted a request for approval of a Special Use Permit for a real estate sales trailer;

WHEREAS, such request for approval was presented to the Planning Commission on February 26, 2019;

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body on April 1, 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION 1. APPROVAL OF SPECIAL USE PERMIT. Pursuant to Section 16-4-3 of the Leawood Development Ordinance, permission is hereby granted to use the following property, in the manner set forth in the Special Use Permit on file with the Leawood Planning Department, 4800 Town Center Drive, Leawood, Kansas 66211, and in accordance with Section 16-2-5.3 of the Leawood Development Ordinance, and subject to the conditions and stipulations listed in Section 2 below, and all other laws and regulations:

Legal Description:

All that part of Lots 43, 44, 55, 56 and platted right-of-way of Canterbury Road, MISSION HEIGHTS, a platted subdivision of land in the Southwest Quarter of said Section 3, Township 14 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 3; thence S 89°47'47" W, along the South line of the Southwest Quarter of said Section 3, a distance of 397.79 feet; thence N 0°12'13" E, a distance of 325.70 feet to the point of beginning; thence N 9°06'26" W, a distance of 128.67 feet; thence Northeasterly on a curve to the left said curve having an initial tangent bearing of N 77°41'15" E and a radius of 340.00 feet, an arc distance of 163.26 feet; thence S 39°49'07" E, a distance of 83.24 feet; thence Southeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 200.00 feet, an arc distance of 65.26 feet; thence S 69°41'00" W, a distance of 225.14 feet to the point of beginning, containing 25,482 square feet or 0.5850 acres, more or less, of replatted land.

SECTION 2. CONDITIONS AND STIPULATIONS. The Special Use Permit referenced in Section 1 above is hereby approved and adopted subject to the following conditions and stipulations:

1. The Special Use Permit is limited to a term of sixteen (16) months from the date of Governing Body approval.
2. Per the Leawood Development Ordinance at the time of planting, shade trees shall be a minimum of 2 ½" caliper, ornamental trees shall be a minimum of 1 ½" caliper, evergreens shall be a minimum of 6' in height and shrubs shall be a minimum of 24" in height.
3. No exterior lighting is approved with this application.
4. No signage is approved with this application.
5. The trailer must meet building codes and all ADA requirements.
6. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through six.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its publication as required by law.

PASSED by the Governing Body this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019.

(SEAL)

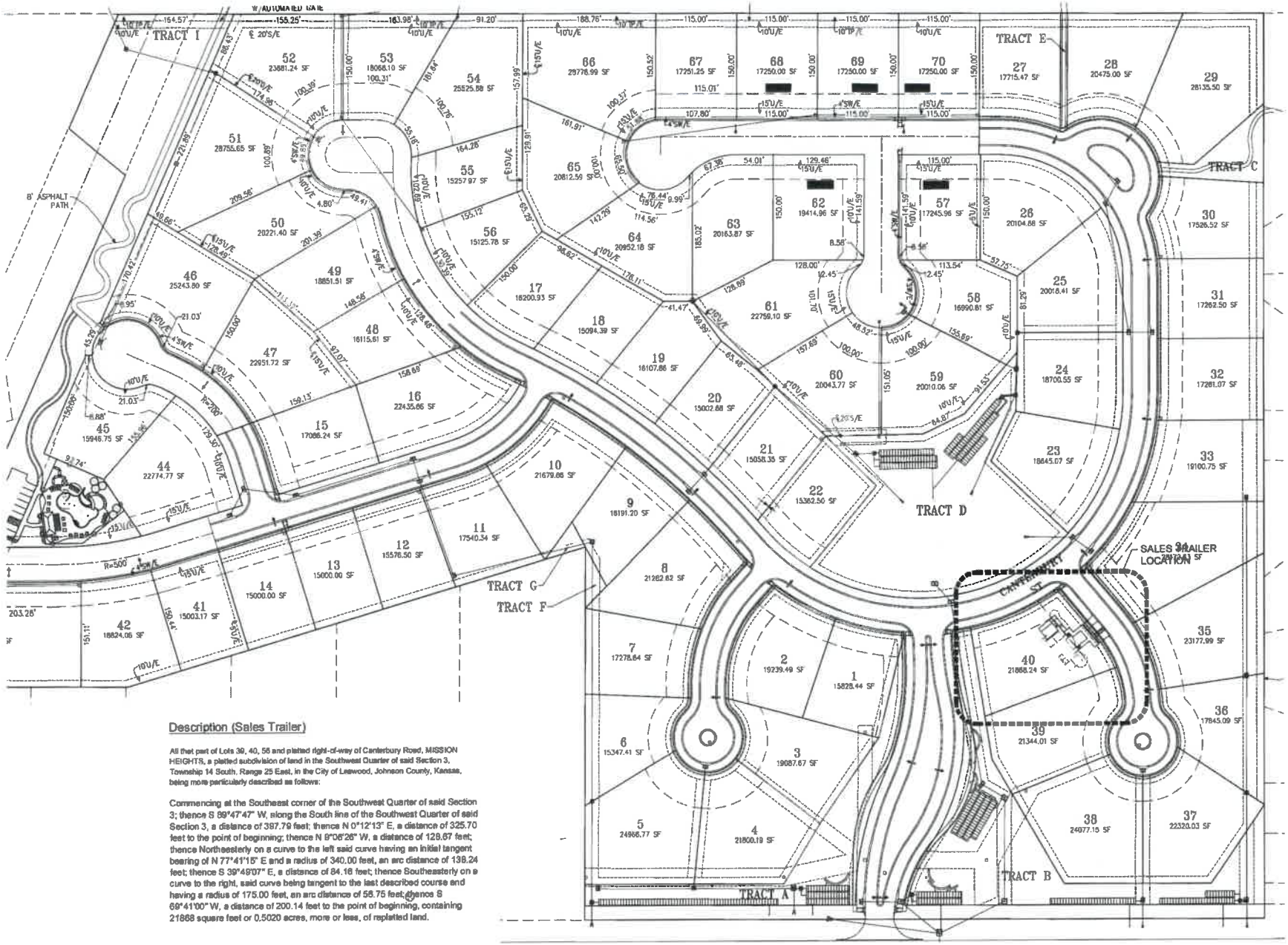
_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Andrew K. Hall, Assistant City Attorney



Description (Sales Trailer)

All that part of Lots 39, 40, 55 and platted right-of-way of Canterbury Road, MISSION HEIGHTS, a platted subdivision of land in the Southwest Quarter of said Section 3, Township 14 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 3; thence S 89°47'47" W, along the South line of the Southwest Quarter of said Section 3, a distance of 397.79 feet; thence N 0°12'13" E, a distance of 325.70 feet to the point of beginning; thence N 9°06'26" W, a distance of 128.67 feet; thence Northeasterly on a curve to the left said curve having an initial tangent bearing of N 77°41'15" E and a radius of 340.00 feet, an arc distance of 138.24 feet; thence S 39°49'07" E, a distance of 84.16 feet; thence Southeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 175.00 feet, an arc distance of 58.75 feet; thence S 69°41'00" W, a distance of 200.14 feet to the point of beginning, containing 21868 square feet or 0.5020 acres, more or less, of replatted land.

1 OVERALL LOCATION OF SALES TRAILER PLAN

SCALE: 1"=60'

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

JASON M. MEIER LICENSED KANSAS LANDSCAPE ARCHITECT

CLIENT
Hills of Leawood

PROJECT
Hills of Leawood
Leawood KS

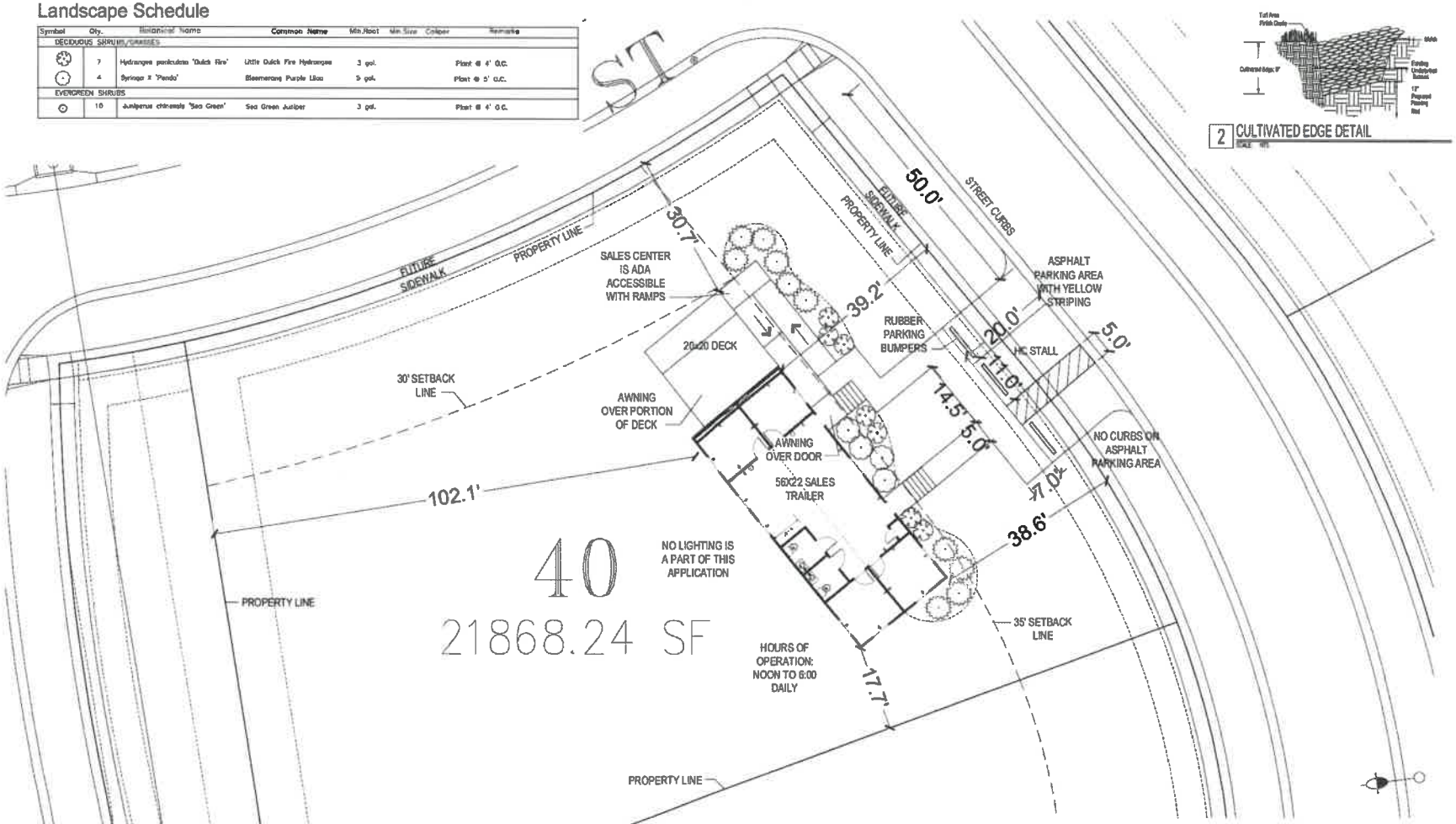
SCALE: 1"=60' NORTH
0 60 120 180

Date: 2.15.19
Project #: 488
Sales Center Plan

L1

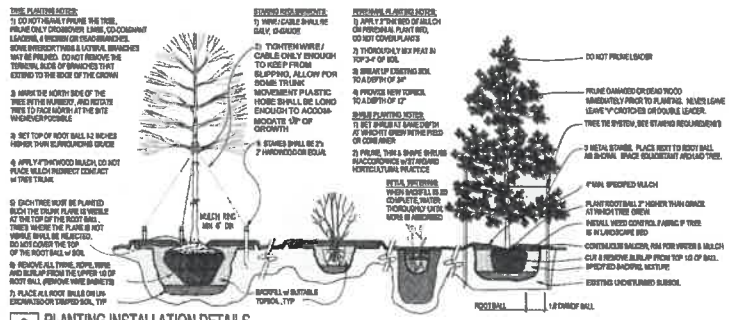
Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size Caliper	Remarks
DECIDUOUS SHRUBS/GRASSES						
	7	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal.		Plant @ 4' O.C.
	4	Syringa X 'Penda'	Bloomerang Purple Lilac	5 gal.		Plant @ 5' O.C.
EVERGREEN SHRUBS						
	10	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.		Plant @ 4' O.C.



1 SALES TRAILER LAYOUT PLAN
SCALE: 1"=20'-0"

2 CULTIVATED EDGE DETAIL
SCALE: NTS



3 PLANTING INSTALLATION DETAILS
SCALE: NTS

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

JASON M. MEIER LICENSED KANSAS LANDSCAPE ARCHITECT

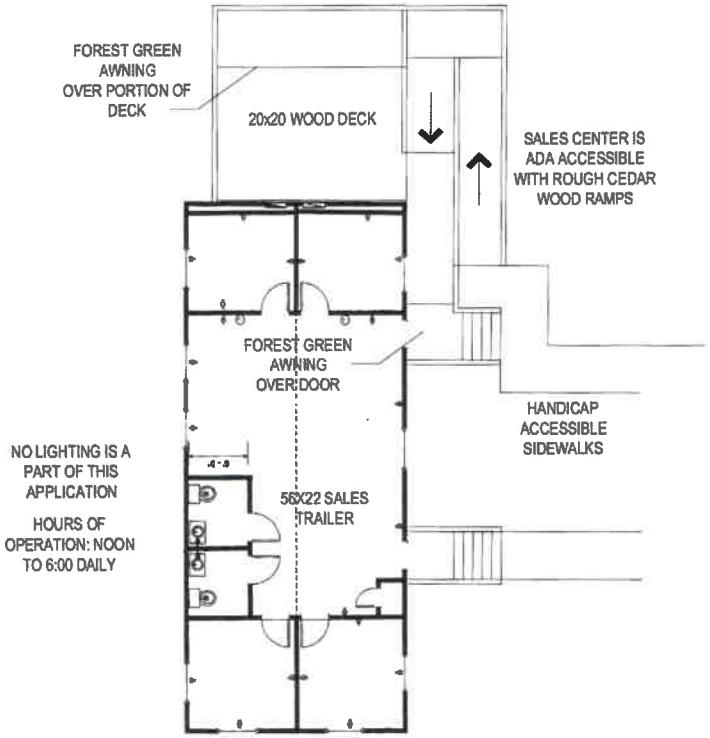
CLIENT
Hills of Leawood

PROJECT
Hills of Leawood
Leawood KS

SCALE: 1"=20'
NORTH
0 20 40 60

Date: 2.15.19
Project #: 488
Sales Center Plan

L2



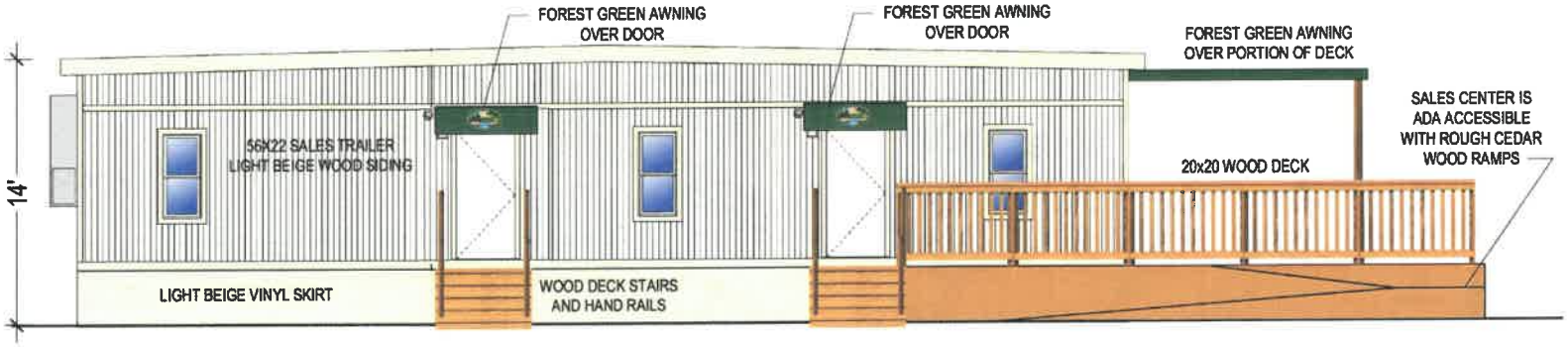
1 SALES TRAILER LAYOUT PLAN ENLARGEMENT
SCALE: 1"=6'-0"

Planting Notes

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
a. Creeping groundcover shall be a minimum of 6" from paving edge.
b. All trees shall be a minimum of 2' from paving edge.
c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation thereof and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.
7. All trees shall be calipered and undercaped trees shall be rejected.
8. All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.
9. Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
10. All landscaped open space shall consist of a minimum of 80% living materials.

Materials:
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dreshal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 80% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.



2 ELEVATION VIEW OF TRAILER
SCALE: 1"=3'-0"

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

JASON M. MEIER LICENSED KANSAS LANDSCAPE ARCHITECT

CLIENT
Hills of Leawood

PROJECT
Hills of Leawood
Leawood KS

SCALE: 1"=6'
0 6 12 18

Date: 2.15.19
Project #: 488
Sales Center Plan

L3

LEAWOOD HILLS
DEVELOPMENT
L.L.C.

Building 75
Corporate Woods
10800 Farley, #265
Overland Park,
Kansas 66210-1418

Fax 469-1400
(913) 345-9300

February 8, 2019

Mr. Ricky Sanchez, Planner
Community Development
City of Leawood
4800 Town Center Drive
Leawood, KS 66211

Re: INTERACT Meeting 2/7/19

Dear Ricky;

An INTERACT meeting was held at 6:30PM at The Iron Horse Golf Club in regards to the Permit for a Sales Trailer at The Hills of Leawood. There were no attendees by 6:45PM and I left the meeting.

Sincerely,

Saul Ellis, Manager

City of Leawood
Planning Commission Meeting
February 26, 2019
Dinner Session – 5:30 p.m. – No Discussion of Items
Leawood City Hall – Main Conference Room
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: Hunter, Belzer, Pateidl, Elkins, Coleman, Block, and Stevens. Absent: Hoyt and Straus.

APPROVAL OF THE AGENDA

Chairman Elkins: I note there is a revised agenda. Do any commissioners have questions about the revised agenda? Does staff have any other comments?

Mr. Klein: No.

A motion to approve the revised agenda was made by Coleman; seconded by Stevens. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

APPROVAL OF MINUTES: Approval of the minutes from the January 29, 2019 Planning Commission meeting and the February 12, 2019 Planning Commission work session.

A motion to approve the minutes from the January 29, 2019 Planning Commission meeting was made by Stevens; seconded by Belzer. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

Comm. Coleman: On page 5, under my name, the sentence that begins, "I tend to agree…" should be Mr. Coleman as opposed to myself. Then, also the last sentence that begins, "People would plant trees…" should also be Mr. Coleman.

A motion to approve the minutes as amended from the February 12, 2019 Planning Commission work session was made by Coleman; seconded by Belzer. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

CONSENT AGENDA:
CASE 07-09 – SMITH ESTATE – Request for approval of a Revised Final Plan, located south of 143rd Street and west of Mission Road.

Mr. Simpson: The first phase has only three sites that back up to the park. There is a brick walkway going to the park and a gated access. We would put in 345 feet of fencing along those three lots and a gate. We will leave the existing hogwire fence on the property line. We would take it out in the second phase and replace it with wrought iron.

Chairman Elkins: Thank you. Other questions for the applicant? Thank you for correcting those errors. It sounds like you're off to a great start. We appreciate the way you and your partners have gotten involved in the community. Because this is a Final Plan and Final Plat, it is appropriate for a Public Hearing.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Coleman; seconded by Stevens. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

Chairman Elkins: That takes us to a discussion of the case before us. Are there comments to make?

A motion to recommend approval of CASE 01-19 – HILLS OF LEAWOOD SINGLE FAMILY SUBDIVISION – Request for approval of a Revised Preliminary Plan, Revised Preliminary Plat, Final Plan, and Final Plat, located north of 151st Street and east of Mission Road – with 35 stipulations - was made by Coleman; seconded by Belzer. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

CASE 10-19 – HILLS OF LEAWOOD – SALES TRAILER – Request for approval of a Special Use Permit for a Temporary Sales Trailer, located east of Mission Road and north of 151st Street. **PUBLIC HEARING**

Staff Presentation:
City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: We have a change in the Staff Report. At the end of Page 3 in Staff Recommendations, it should read, "Case 10-19 – Hills of Leawood - Sales Trailer."

This is Case 10-19 – Hills of Leawood – Sales Trailer – Request for approval of a Special Use Permit for a Temporary Sales Trailer, to be located within Lot 40 of the previously proposed Hills of Leawood residential subdivision. It will be used as a temporary office for the new subdivision until a model home is constructed. The trailer will be approximately 56 feet long and 22 feet wide. It will be located along the northeast corner of the lot, along with a wooden deck on the northern side of the trailer. Three parking spaces are proposed fronting the trailer, one of which will be ADA accessible. The Special Use Permit (SUP) will be limited to a term of one year for the trailer. The SUP meets the regulations of the LDO with the stipulations listed in the Staff Report. Staff recommends approval of Case 10-19 with the stipulations listed.

Chairman Elkins: Questions for staff?

Comm. Coleman: Is there any mechanism to make sure it's removed in a timely manner? It looks like the permit just lasts for a year. What happens after a year? I'm assuming they're going to want to get it out of the way, but what if that didn't happen?

Mr. Klein: It's limited to a year, so they would have to come back before this body and Governing Body for approval to extend that. That is part of the reason we have the limitation of one year. I believe the applicant intends to construct a model house and use it.

Comm. Coleman: If the permit expired and the trailer was still there and they said they would get around to moving it later, is there any mechanism the city has to enforce that?

Mr. Klein: The city has the ability to have codes enforcement have them remove it.

Chairman Elkins: Other questions for staff?

Applicant Presentation:
Mark Simpson, 15145 Windsor Circle, Leawood, appeared before the Planning Commission and made the following comments:

Mr. Simpson: We have a lot of custom buyers right now. We have probably a dozen homes that will be spec homes, and we need a place to represent the builders. My partner went up to three companies that do sales trailers. All of them are way up north. I have no idea why. We found a company that let us customize a new sales trailer with an office, a conference room, and a topographic table. It will have a wooden deck on one side that overlooks the waterfall feature and the lake. When we built Lionsgate 15 years ago, we did an identical-sized trailer where the tennis courts are now. It worked really well. We presold a lot of houses out of it and gave the realtor a place to have a presence and serve the community. We want to landscape it and sod it. We want paved parking with striped parking spaced. We want to operate it noon-6:00 probably six days a week. I would ask for a little longer period of time of 14 months only because we are going to have an artisan charity show home that opens in July 2020 as part of a fundraiser for juvenile diabetes. It will be one of 8.3 million houses that will be on tour. That is the model we'll move to on Lot 25. Then we have another model by Willis on Lot 8 in The Manor. I can't guarantee in 12 months that we'll have the artisan show house done. If we have a dry spring, we'll have it done in May; if we have a wet spring, we'll have it done in late June. I'd like to have 14 months instead of 12 so I don't have to shut it down and have no sales presence for six weeks while we finish up the artisan show home and the model home on Lot 8. We'd like to get it out as soon as possible. The trailer is not very expensive to rent at $1,200 a month, but to set it up is $20,000-$25,000. We'd like to get the maximum use out of that, and we definitely don't want to have to come back through the whole process for six weeks. It might not be done, but there is a very hard, fast date of a large advertising campaign for the artisan tour, which is a bi-annual tour. We had one in the Village of Leawood last year in May. It was very well accepted. That house sold during

the tour for $1.35 million. Participants pay $20 to tour, and of that, $15 goes to charity; $5 goes to the cost of operating the event. I apologize that I did not get a chance to ask staff if they had a strong feeling about 14 versus 12 months.

Chairman Elkins: Thank you. Questions for Mr. Simpson? Staff, do we have the discretion to amend the stipulation to 14 months?

Mr. Klein: Yes, I believe you can set it for up to 20 years.

Chairman Elkins: Does staff have any opposition to that?

Mr. Klein: No.

Chairman Elkins: Mr. Simpson, are you sure 14 months is enough?

Mr. Simpson: I know because the artisan home tour is a hard date, so the house has to be ready. When we did it at Village of Leawood, we had decorators there 24 hours a day for six days. They finished 15 minutes before it opened. This is one of those things that has to be ready. The manor house is a smaller house. The artisan house is probably 6,500 square feet. It may be done sooner. The trailer is a good stop-gap, but we're not anxious to have it there any longer than necessary. We're anxious not to have a break where agents are sitting in their car.

Chairman Elkins: Thank you. Because this is an application for a Special Use Permit, a Public Hearing is required.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Stevens; seconded by Pateidl. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

Chairman Elkins: Is there any discussion with respect to Case 10-19?

Comm. Coleman: When will this show up on the Governing Body agenda?

Mr. Klein: It will be the third Monday in March.

Comm. Coleman: If we set it at 14 months, that would make it May 14th. Is that enough time?

Mr. Simpson: *Inaudible comments*

Mr. Klein: It is upon Governing Body approval.

Comm. Coleman: It states in the stipulations that the Special Use Permit is limited to a term of 14 months from the date of Governing Body approval.

Mr. Simpson: *Inaudible comments*

Comm. Coleman: We could do 16 months.

Chairman Elkins: Do you care to make a motion, then?

A motion to recommend approval of CASE 10-19 – HILLS OF LEAWOOD – SALES TRAILER – Request for approval of a Special Use Permit for a Temporary Sales Trailer, located east of Mission Road and north of 151st Street – including six staff stipulations and including an edit to No. 1 to limit the term of the Special Use Permit to 16 months from the date of Governing Body approval – was made by Coleman; seconded by Pateidl. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

CASE 11-19 – TOWN CENTER PLAZA – CHASE BANK – Request for approval of a Revised Final Plan, located north of 119th Street and west of Roe Avenue.

Staff Presentation:
City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: This is Case 11-19 – Town Center Plaza – Chase Bank – request for approval of a Revised Final Plan, located north of 119th Street and west of Roe Avenue. The site for this project is located at a former Dean & DeLuca restaurant north of 119th Street and west of Roe Avenue. The applicant is proposing to convert the existing building into a multi-tenant space containing two tenants: Chase Bank and a future tenant, along with a drive-through ATM. The applicant is proposing modifications to the parking lot, façade updates to the east and south sides of the building, and pedestrian connections into the site long the north property line and in from Roe. The ATM drive-through is proposed on the southeast corner of the site and will require a removal of 12 existing parking spaces on the site. A median and canopy are proposed to be constructed for the ATM drive-through. The canopy will be 15'4" tall and will be constructed of materials that match the existing façade of the building. With the removal of the 12 existing parking spaces due to the ATM drive-through, the applicant has proposed a land bank with 11 parking spaced, six to be located at the northern entrance of the site and five to be located at the western side of the building. If it is determined by the applicant that the spaces are needed at a later date, the spaces may be installed with city approval through a Revised Final Plan. The eastern entrance into the building has moved from the southeast corner of the building to be centered along the façade. A new entry is proposed along the south side of the building for a main entrance for the secondary tenant space. The Revised Final Plan meets the regulations for the LDO with the stipulations listed in the Staff Report. Staff recommends approval of Case 11-19 with the stipulations listed, and I would be happy to answer any questions.

Return to Agenda

City of Leawood
Planning Services

12 C

Memo

To:	Mayor and City Council
From:	Jessica Schuller, Planner II
CC:	Scott Lambers, City Administrator Richard Coleman, Director of Community Development Mark Klein, Planning Official
Date of Meeting:	April 1, 2019
Date of Memo:	February 27, 2019
Re:	The Planning Commission recommends approval unanimously (6-0) Case 144-18, 2018 Annual Update of the City of Leawood Comprehensive Plan

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Attached is the 2018 annual update of the City of Leawood Comprehensive Plan. The updates to the Comprehensive Plan include the following:

- Update to Tables and Figures within the plan reflecting the most recent demographic information from the U.S. Census American Communities Survey for Leawood.
- Revised layout, formatting and photos depicting developments within Leawood.
- Amendments to the Comprehensive Plan Land Use Map, including:
  - Additions and changes to the Points of Interest symbolization.
  - Inclusion of the existing, future and private trails within Leawood, which are shown in greater detail within the Self Propelled Leawood: A Pedestrian and Bicycle Master Plan trail maps.
  - Inclusion of the National Historic Trails, which are shown in greater detail on page 54 of the 2018 City of Leawood Comprehensive Plan.
  - Changed the northern half of the fire station property at 9609 Lee Boulevard to Public Open Space.
  - Updated the boundary of the Johnson County Wastewater Treatment Facility.
  - Changed the future land use of the property located south of College Boulevard and west of State Line Road from Mixed Use to Office.
  - Added a hospital icon to the property located at 133rd and State Line Road, representing St. Luke's Community Hospital.
  - Updated the alignment of 137th Street at Kenneth Road for better graphic representation.
  - Changed the future land use of the property in the northern portion of the public maintenance facilitiy, located at 143rd Street and Kenneth Road, from Business Park to Public.
  - Updated the future local street network at 151st and Mission Road, to represent the Hills of Leawood.
- Update of information regarding developments within Leawood.
- Update of the names of the Governing Body, Planning Commission, and staff.
- Update the year from 2017 to 2018.

PLANNING COMMISSION MODIFICATIONS:

- None.

ORDINANCE NO. _____

ORDINANCE APPROVING THE 2018 UPDATE TO THE COMPREHENSIVE PLAN OF THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS (PC CASE 144-18)

WHEREAS, the preparation of a comprehensive plan is necessary in order to successfully guide the growth of a community;

WHEREAS, the City of Leawood (the "City") has determined a need to update the Comprehensive Plan Text and Map (the "Comprehensive Plan") of the City;

WHEREAS, in accordance with K.S.A. 12-747(d), at least once per year, the City shall review or reconsider the Comprehensive Plan or any part thereof and may propose amendments or additions thereto;

WHEREAS, a public hearing concerning these elements of the Comprehensive Plan was held on February 26, 2019 by the Planning Commission in accordance with K.S.A. 12-747;

WHEREAS, following the public hearing on February 26, 2019 the Planning Commission voted to recommend approval of the Comprehensive Plan; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body on April 1, 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: The Governing Body hereby approves the Planning Commission's recommendation of approval for said Comprehensive Plan Text and Map.

SECTION TWO: This ordinance shall take effect and be in force from and after its publication once in the official newspaper for the City of Leawood in accordance with law.

ADOPTED by the Governing Body this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019.

_____

Peggy J. Dunn, Mayor

[SEAL]

ATTEST:

_____

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____

Andrew K. Hall, Assistant City Attorney

City of Leawood
Planning Commission Meeting
February 26, 2019
Dinner Session – 5:30 p.m. – No Discussion of Items
Leawood City Hall – Main Conference Room
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: Hunter, Belzer, Pateidl, Elkins, Coleman, Block, and Stevens. Absent: Hoyt and Straus.

APPROVAL OF THE AGENDA

Chairman Elkins: I note there is a revised agenda. Do any commissioners have questions about the revised agenda? Does staff have any other comments?

Mr. Klein: No.

A motion to approve the revised agenda was made by Coleman; seconded by Stevens. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

APPROVAL OF MINUTES: Approval of the minutes from the January 29, 2019 Planning Commission meeting and the February 12, 2019 Planning Commission work session.

A motion to approve the minutes from the January 29, 2019 Planning Commission meeting was made by Stevens; seconded by Belzer. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

Comm. Coleman: On page 5, under my name, the sentence that begins, "I tend to agree…" should be Mr. Coleman as opposed to myself. Then, also the last sentence that begins, "People would plant trees…" should also be Mr. Coleman.

A motion to approve the minutes as amended from the February 12, 2019 Planning Commission work session was made by Coleman; seconded by Belzer. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

CONSENT AGENDA:
CASE 07-09 – SMITH ESTATE – Request for approval of a Revised Final Plan, located south of 143rd Street and west of Mission Road.

Chairman Elkins: Thank you. Are there questions for Mr. Klein? If not, I note that because this is an amendment to the LDO, a Public Hearing is required.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Coleman; seconded by Pateidl. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

Chairman Elkins: That brings us to a discussion. If not, is there a motion?

A motion to recommend approval of CASE 17-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-7, TABLE OF USES – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to Recreation and Entertainment – Indoor – was made by Belzer; seconded by Stevens. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

CASE 144-18 – 2018 ANNUAL UPDATE TO THE CITY OF LEAWOOD COMPREHENSIVE PLAN – Request for approval of the 2018 Comprehensive Plan. **PUBLIC HEARING**

Staff Presentation:
Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 144-18 – Annual Update to the City of Leawood Comprehensive Plan for 2018. Within this change of the LDO amendment, we have done a lot of formatting, as discussed in previous work sessions. We have changed the look of the document, trying to add more graphics and make it a little easier to read. In addition to that, we added changes to the Points of Interest to make the symbols a little clearer. We also included the historic trails (Oregon, Santa Fe, and California) reflected in the Comprehensive Plan. We have also included a map that shows Self-Propelled Leawood. It is carried out in more detail in the document itself. Additionally, we have updated a number of uses in the Comprehensive Plan (*shows them on the monitor)*. There are seven changes made to the Comprehensive Plan map:

1. The first had to do with 9617 Lee Boulevard, which is the proposed site of the new Fire Station. The Police Station will be removed, and the city would like to turn the northern portion into a public park. Currently, this is shown as all Public. The revision has the northern park as Public Open Space.
2. The second change has to do with boundaries of Johnson County Wastewater. This amendment outlines the new boundaries to reflect it more accurately.
3. The third change has to do with property that is currently shown as Mixed-Use Development south of College Boulevard along State Line Road. There is actually an existing office building, and it seemed more appropriate to designate the area as Office.

4. The fourth change has to do with a micro-hospital that was approved for Village of Seville. It's located at the northwest corner of the intersection of 133rd Street and State Line Road. It has been constructed and exists there currently. Staff is proposing to add a hospital symbol to designate it as a hospital.
5. The fifth change was to add a graphical representation for the alignment of 137th Street, particularly as it extends from Kenneth Road to the west. Currently, the graphics show it more jagged.
6. The sixth change deals with property at the southeast corner of 143rd Street and Kenneth Road. This is the location of the Public Works facility. The city is interested in these properties to the north that would actually be utilized for future Parks Department facilities. It has been changed from Planned Business District to Public.
7. The last change has to do with the platting that was done in the '60s to what has recently been proposed with Hills of Leawood, which you saw tonight. Currently, on the plan, they show the street extending from Mission Road and a northwest street going down to 151st Street. The change reflects the alignment that Hills of Leawood is proposing, and it also reflects the city's expectation that there will be a connection over to Mission Road.

Staff is recommending approval of the changes to the LDO, and I would be happy to answer any questions.

Chairman Elkins: Thank you. Are there questions for Mr. Klein?

Comm. Pateidl: On the piece of property located at 143rd and Kenneth Road next to the existing Public Works maintenance facility, you've indicated that the city has put an interest in doing something with that piece of property to the south and west. Does the city own that property?

Mr. Klein: I believe that it has been purchased.

Comm. Block: I think these are nice improvements. It does look much nicer. Thanks to staff for doing that and for adding the 135th Street Community Plan.

Chairman Elkins: If there are no other questions, this case requires a Public Hearing.

Comm. Pateidl: If we're looking at Case 17-19, it is related to some changes to the Table of Uses. Case 144-18 is the update. Are we taking both at the same time?

Chairman Elkins: We're already done with Case 17-19.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Pateidl; seconded by Belzer. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

Chairman Elkins: That brings us to discussion of the Comprehensive Plan. Are there any other comments?

Comm. Coleman: Because this is Commissioner Pateidl's last meeting, I would like nothing better than for him to close out his ten years of service by making one additional motion.

A motion to recommend approval of CASE 144-18 – 2018 ANNUAL UPDATE TO THE CITY OF LEAWOOD COMPREHENSIVE PLAN – Request for approval of the 2018 Comprehensive Plan – was made by Pateidl; seconded by Stevens. Motion carried with a unanimous vote of 6-0. For: Hunter, Belzer, Pateidl, Coleman, Block, and Stevens.

Chairman Elkins: The chair notes that, on the dais with the plan, there are two memoranda that are part of the original. They constitute the required annual reports for two of our impact fees. Chair would note that the first memorandum is dated February 21, 2019, the subject of which is 2018 135th Street Corridor Impact Fee Report. I would note for the record that the balance in that fund as of December 31, 2018 was $143,363.10. Does anyone on the commission have questions or concerns about this memorandum?

Mr. Klein: Those were pulled from the agenda.

Chairman Elkins: Very good. Since it has been quite a night, I will rise to a point of personal privilege with mixed feelings. As Commissioner Coleman has already noted, tonight marks the end of ten years of service by Commissioner Pateidl, a number of which, he has served as Vice-Chairman of the Planning Commission in a very able way. I just want to express my appreciation at a personal level as well as a representative of the city for all the great work that Jim has done over the last ten years. He has always been willing to express his concerns about the best interests of the citizens of the City of Leawood. For that, the commission, the staff, and the City of Leawood are very grateful. I would also note that we have a small token of both the commission and the city's appreciation for the good, hard work that Commissioner Pateidl has done over the last ten years. In addition, this is a bit of an unusual night, and unfortunately, he was not able to join us tonight, but this also marks the end of Kip Strauss's service on the Leawood Planning Commission. He, too, has provided great value as a design professional, particularly in the space of transportation, which is his area of expertise. He has always been very generous in lending his expertise to the commission, to the staff, and to the City of Leawood. I would be remiss if I didn't note the work that he did over the years of study for the 135th Street Corridor Plan that we currently operate under. Again, he brought all of his expertise and enthusiasm for the City of Leawood to that project. For that, both the city and the staff are extremely grateful. I would open the floor to any other commissioners who wish to comment on the departure of our two colleagues.

Comm. Coleman: I did a little homework today in familiarizing myself on how long both Kip and Jim have been on the commission. I'll take Kip first. He has been on for eight

2018 UPDATE

CITY OF LEAWOOD
COMPREHENSIVE PLAN

Acknowledgements

Mayor
Peggy J. Dunn

Governing Body
Debra Filla
Andrew Osman
Mary Larson
Jim Rawlings
Lisa Harrison
Chuck Sipple
James Azeltine
Julie Cain

Chair
Marc Elkins

Planning Commission
James Pateidl - Vice Chair
Stacey Belzer
Matt Block
David Coleman
Liz Hoyt
Mandi Hunter
Doug Stevens
Kip Strauss

City Administrator
Scott Lambers

Community Development
Richard Coleman - Community Development Director
Mark Klein - Planning Official
Jessica Schuller - Planner
Ricky Sanchez - Planner
Debbie Brenner - Planning Administrative Assistant

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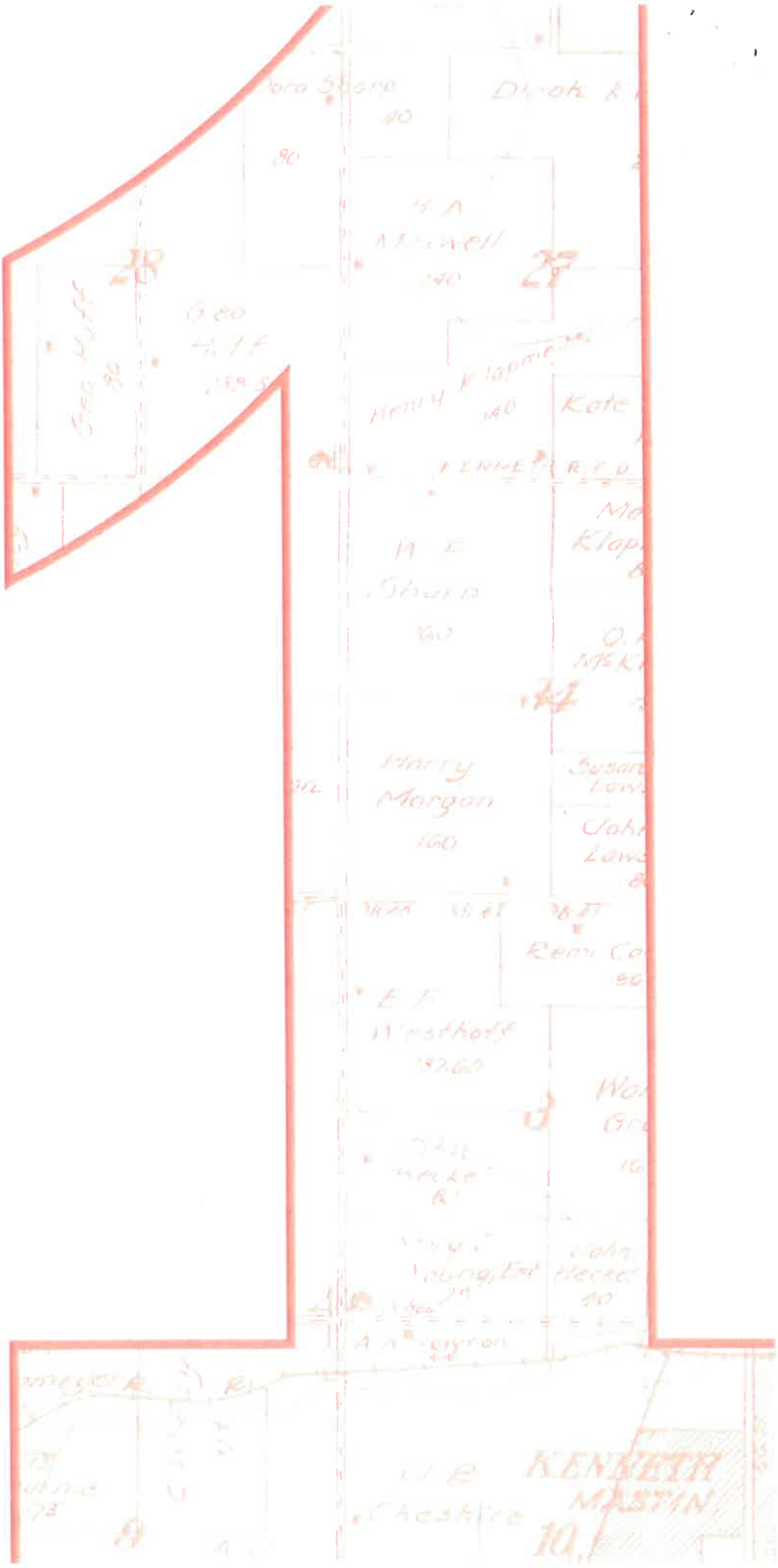
Harry
Morgan
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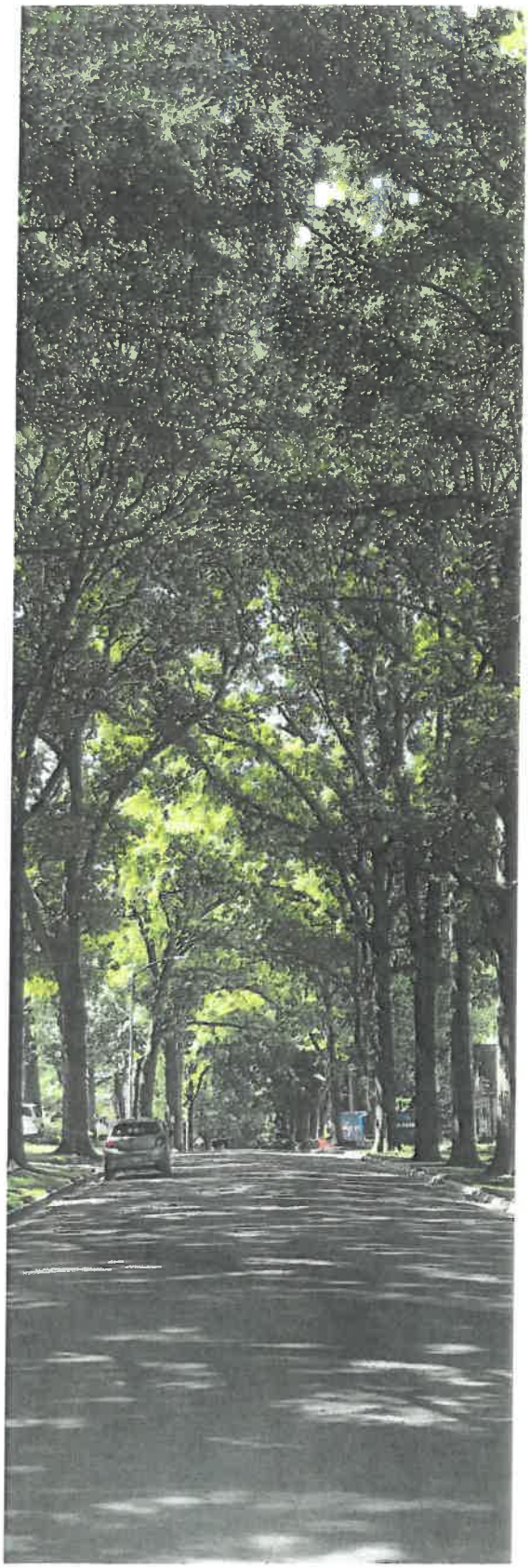
KENNETH
MARTIN



1. INTRODUCTION

From its incorporation in 1948, Leawood has sought to emphasize high quality development, which offers a unique sense of place. The first 500 homes built in Leawood were custom designed by professional architects to reflect the owner's individuality and to avoid stereotypical designs. As a result, Leawood is widely recognized as a premier residential area and a desirable place to live and work.

The Plan

In order to successfully guide the community's growth, the Leawood Comprehensive Plan and the accompanying maps have been prepared. The purpose of the Comprehensive Plan is to guide the growth and development of the community. It includes analyses, recommendations and proposals for the community's population, economy, housing, transportation, community facilities, and land use. The 135th Street Community Plan was approved in 2014 by Resolution 4258. Self Propelled Leawood was also approved in 2014 by Resolution 4346, and both documents are ~~is~~ incorporated by reference into this document.

Analysis of Leawood

Section 2 chronicles the development of Leawood, providing a narrative history of the community, a description of its natural environment and land area (including a record of annexations) and a documentation of past demographic statistics. A preview of the City's development and economic trends completes this section.

Evaluation Area Analysis

Information contained in Section 3 forms the foundation of the Comprehensive Plan. Each distinct district within the community, the North, the Central, and the South, is examined in detail. ~~Additionally, specific studies of various development concerns within Leawood are included.~~ Tables are included to provide information regarding existing buildings, buildings which have been approved but not constructed, and the total square footage planned for a development.

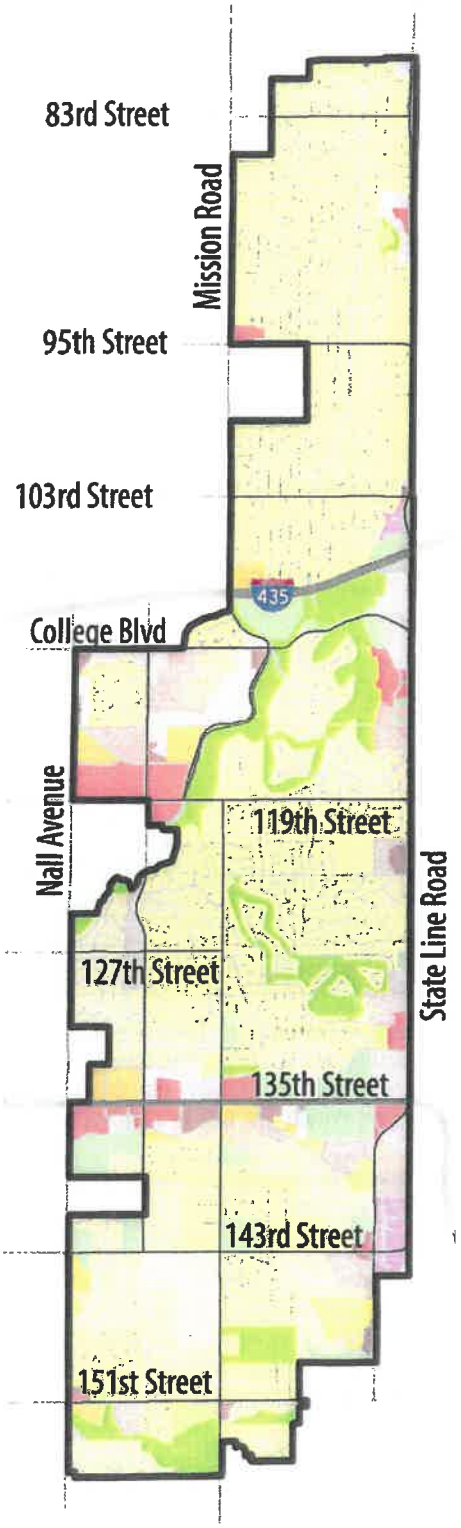
Guide to Future Development

Developed in ~~this final~~ Section 4 of the Comprehensive Plan is a framework for the future of the Leawood community. The goals and objectives of the City's development process are outlined and their implementation is addressed through planning policies and long-range plans.

The common thread throughout all sections of the Comprehensive Plan is the City's vision of distinctive development. The future Leawood will be a sophisticated mix of prestigious residential and vibrant commercial areas accentuated by the special qualities, identified within this Plan, that make Leawood unique among area cities.

Figure 1.1 Map of the City of Leawood

Figure 1.2 Zoning Map



Comprehensive Plan Land Use Categories

The Comprehensive Plan, in its role as a policy guide for future development, applies the following land use categories. In Table 1.1, the land use classification is shown in bold letters followed by the current zoning district(s) applicable to each specific land use classification. Proposed development is required to pursue one of the applicable zoning districts associated with the particular land use designation or to request a new land use classification.

Table 1.1 Land Use Designation and Corresponding Zoning Districts

Low Density Residential	
AG	Agricultural
RP-A5	Planned Rural Density Single Family Residential
R-1	Planned Single Family Low-Density Residential
RP-1	Planned Single Family Residential
Medium Density Residential	
RP-2	Planned Cluster Detached Residential
RP-3	Planned Cluster Attached Residential
High Density Residential	
RP-4	Planned Apartment Residential
Retail	
SD-NCR	Planned Neighborhood Retail
SD-NCR2	Planned Neighborhood Retail 2
SD-CR	Planned General Retail
Office	
SD-O	Planned Office
Mixed Use	
MXD	Mixed Use
Business Park	
BP	Planned Business Park
Open Space	
REC	Planned Recreational
FL	Flood Hazard Overlay

The Process

Kansas statute authorizes municipal Planning Commissions "to make or cause to be made a comprehensive plan" (K.S.A 12-747 et seq.) that will constitute the basis for coordinated and harmonious development in the community, K.S.A. 12-741 et seq. also authorizes cities to enact planning and zoning laws and regulations "for the protection of the public health, safety and welfare".

The plan document itself may be developed by staff, public committees, and the Planning Commission, or any combination thereof; the importance of community input is evident by the requirement of a public hearing as part of the process.

The Planning Commission, however, is ultimately responsible for providing final development recommendations to the Governing Body for final decision. Such recommendations should incorporate:

The general location, extent and relationship of land uses both public and private,

Population and building intensity standards and restrictions,

Public facilities, including systems for the transportation of persons and goods,

Public improvements programming, related fiscal information, including long-term financing plans for improvements associated with development,

Natural resource use and conservation measures, or any other element deemed necessary for the proper development or redevelopment of the City.

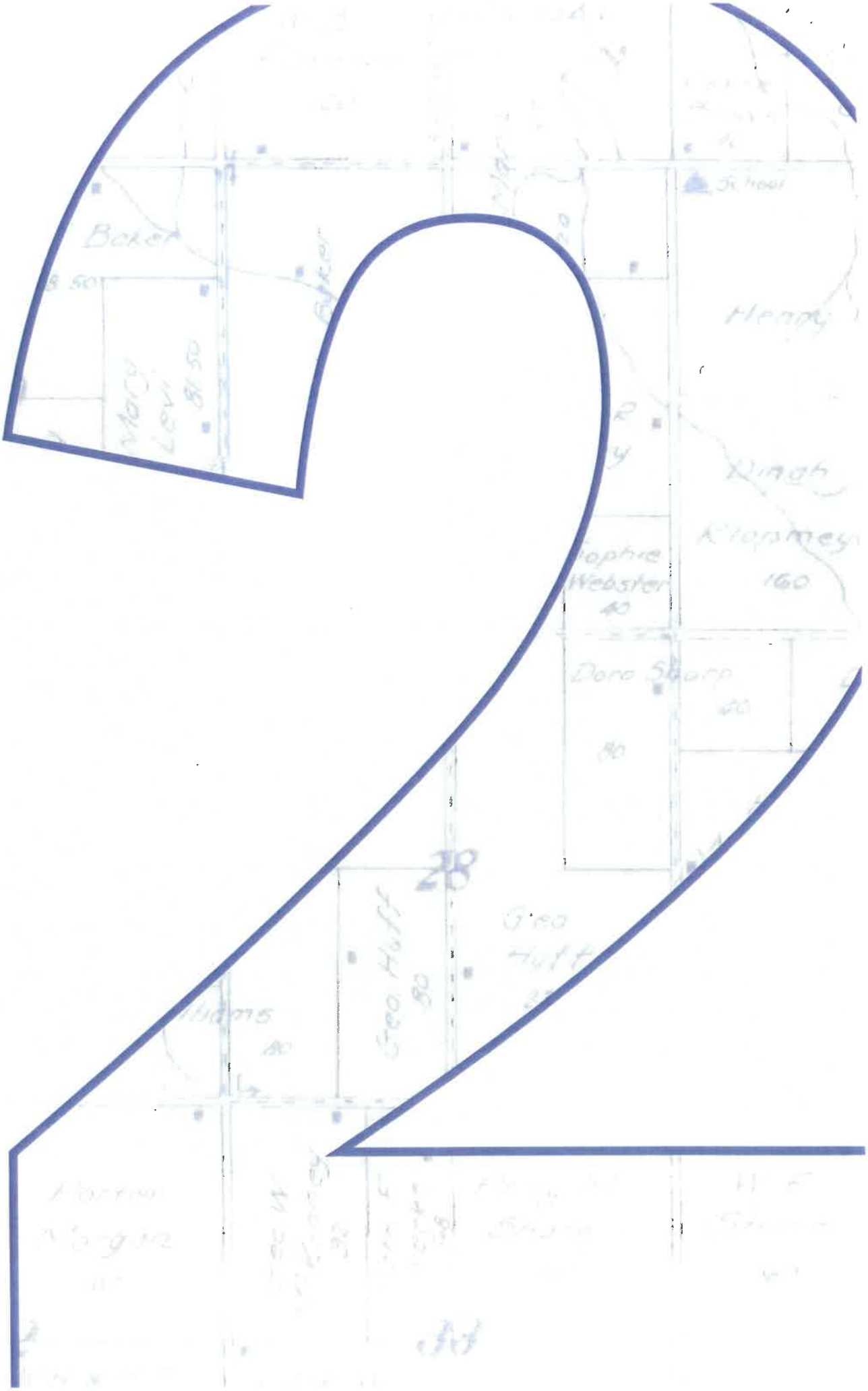
KANSAS OFFICE *of*
REVISOR *of* STATUTES

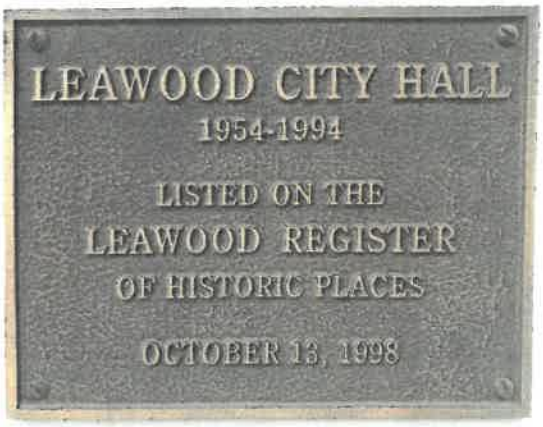
12-741. Planning and zoning in cities and counties; authorization. (a) This act is enabling legislation for the enactment of planning and zoning laws and regulations by cities and counties for the protection of the public health, safety and welfare, and is not intended to prevent the enactment or enforcement of additional laws and regulations on the same subject which are not in conflict with the provisions of this act.

(b) The provisions of this section shall become effective on and after January 1, 1992.

History: L. 1991, ch. 56, § 1; July 1.

Leawood City Hall





2. ANALYSIS OF LEAWOOD

History

Although Leawood is a young city, it has a rich and vibrant history dating back to the Native American peoples that first lived in this area. In fact, the state name "Kansas" is derived from the Kanza tribe, the original inhabitants of the area that would become Leawood.

An influx of French and American traders in the 1700s, including the legendary Daniel Boone, explored this land. After the Louisiana Purchase in 1803, the area directly east of what would become State Line Road opened for settlement. The Santa Fe Trail, Oregon Trail, and California Trail, which crossed into the territory at 123rd and State Line, also hastened early development in the Leawood area.

The Border Ruffian War, 1855-1857, had a brief negative impact on the local economy - bands of men, on political pretext, robbed settlers and traders, leading to a curtailment of activities along the Santa Fe Trail. However, early in 1857, economic conditions rebounded as the town of Oxford, Kansas, was founded. Leawood's predecessor by a little less than a century, Oxford became a trade center for a large part of the surrounding area. Unfortunately, Oxford was one of the casualties of the Civil War -- after 1865, little remained but the boundaries of the township.

The seeds of modern Leawood were planted during the Roaring 20's, when Oscar G. Lee, a retired police officer from Oklahoma, moved to Johnson County. Mr. Lee, the namesake of Leawood, built his home just north of where the original Leawood City Hall now stands. Offering to provide a road through his property, Mr. Lee first dedicated for public use Lee Boulevard, from 83rd Street to 103rd Street.

By 1948, the housing development started by the Kroh brothers provided the impetus for incorporation as a city. Accordingly, on November 30, 1948, with a population less than 2,000, Leawood became a city of the third class. Leawood, the first of the suburban cities of northeast Johnson County to incorporate, continued its rapid development and in 1959 became a city of the second class.

From 1959 to the present Leawood has developed at a rapid pace. The City's boundaries now stretch from Somerset on the north to 155th Street on the south and State Line Road on the east to Mission Road (north of I-435) and Nall Avenue (south of I-435) on the west. As of 2015, Leawood, a city of the first class with approximately 33,339 residents, is a city proud of what it has accomplished in such a short time and proud of the rich heritage that has driven those accomplishments.

Natural Features

Leawood is considered a beautiful community in northeastern Kansas because of the City's natural resources. The Map of Natural Features (Figure 2.1) indicates the location of environmental elements that will affect urban development.

Land Characteristics

Leawood's land is characterized by flat valleys rising to gently rolling hills. The land generally slopes 2-8 percent. A very small percentage of the City's total land area slopes 12 percent or more, primarily in areas along the Indian, Tomahawk and Negro creeks. Land elevations range from 850 to 1000 feet above sea level.

Soils

Three general types of soil exist in Leawood:

Kennebec-Chase soils can be found in the Tomahawk Creek and Blue River floodplains. These soils are deep and moderately well drained except in lowland areas. Certain development limitations, including ground water problems, must be taken into account with this type of soil.

Polo-Oska is the predominate soil type found in Leawood. Polo-Oska, a well-drained, deep to moderately deep soil with loam or clay subsoil, is generally located on uplands. Development limitations of this soil include bedrock depth (20-48 inches) and shrink/swell potential.

Sharpsburg-Oska soils, deep to moderately deep and well drained to moderately well drained with loam or clay subsoil, appear in the uplands south of Interstate-435 adjacent to State Line Road. The permeability of this soil is a development limitation; depth problems are also possible with this soil type.

Figure 2.1 Map of Natural Features

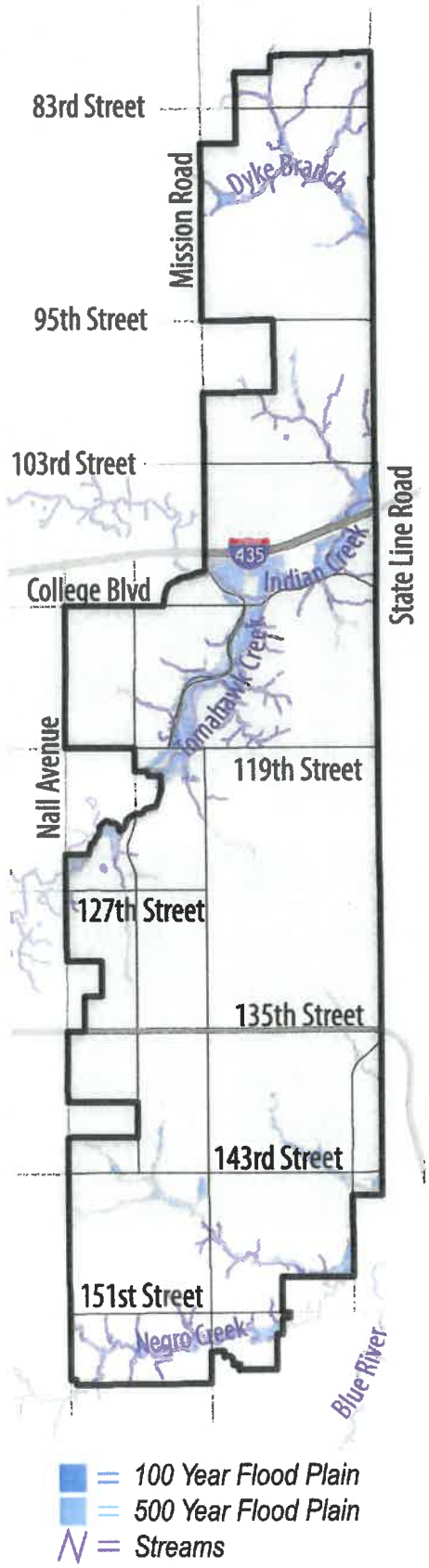
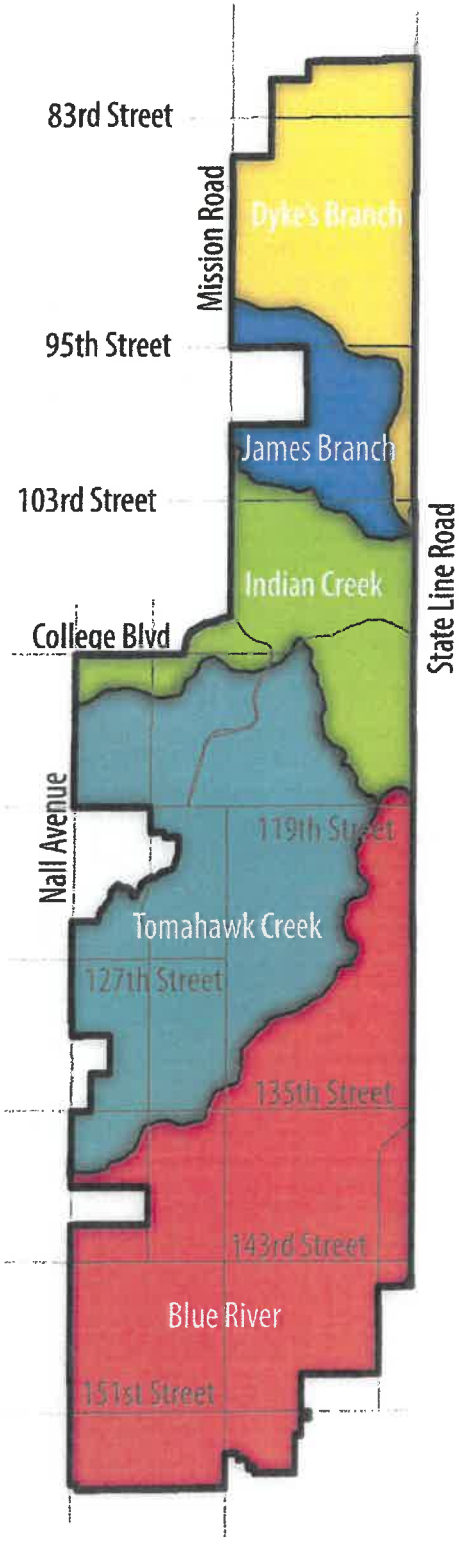


Figure 2.2 Map of Watersheds



Watersheds

Within the city limits of Leawood, there are five major watersheds that provide a natural system of surface water drainage. The natural system is enhanced where practical by engineered drainage systems. In developed northern Leawood, storm sewer systems are already in place; the few locations where these systems are considered inadequate are addressed in the City's Capital Improvements Program and/or the 1/8th Cent Sales Tax (Expires June 30, 2021).

Appropriate drainage system design remains an important element of runoff management in the developing portion of the City, as well – every new development and all redevelopment is required by ordinance to address and make provisions for drainage in accordance with the City's recommended storm water management criteria. Figure 2.2 displays the watersheds in Leawood, and Table 2.1 provides the total acreage of each watershed.

Table 2.1: Watersheds and Acreage

Watershed	≈ Acreage	Flows Into
Dykes Branch	1,318	Indian Creek
James Branch	624	Indian Creek
Indian Creek	1,257	Blue River
Tomahawk Creek	2,808	Indian Creek
Blue River	3,713	Missouri River
TOTAL	**9,720**	

Source: Leawood Community Development Department

Land Area

Leawood encompasses ~~14.7~~ 15.2 square miles and resembles an elongated rectangle running north/south. Leawood is bordered on the west and south by Overland Park, Kansas; on the north by Prairie Village, Kansas; and on the east by Kansas City, Missouri.

There have been sixty-one (61) annexations to Leawood since incorporation in 1948. The individual annexations ranged in size from 1.5 to over 1,000 acres, as shown in Table 2.2.

Table 2.2: Annexation History and Acreage

Annexation History	≈ Acreage
1950 – 1960	1,003.19
1961 – 1970	7,161.26
1971 – 1980	483.60
1981 – 1990	124.75
1991 – Present	41.00
TOTAL	**8,813.80**

Source: Leawood Community Development Department

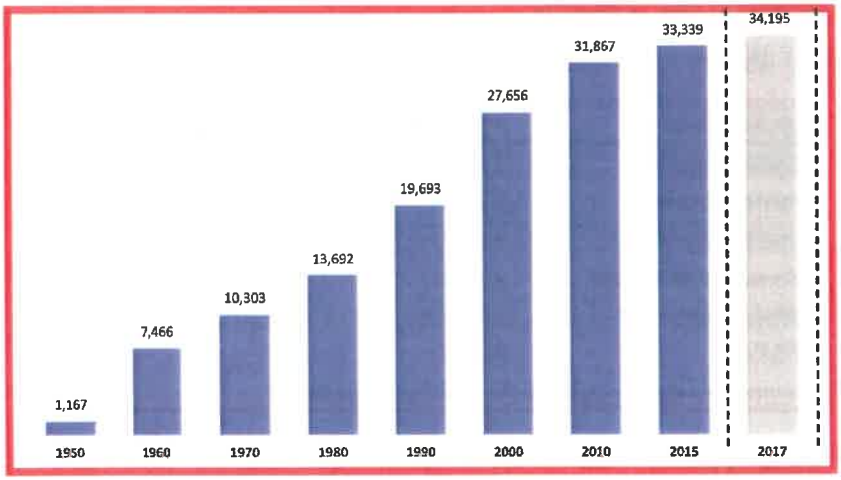
Demographics

Population

Growth Patterns

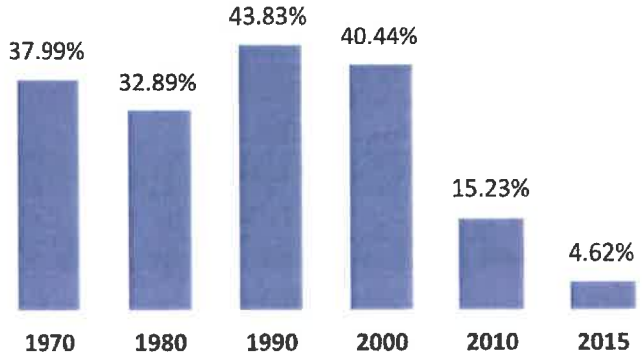
The first census taken following incorporation in 1950 established the young community's population at 1,167 residents. Over sixty years after incorporation, Leawood's population has grown to ~~33,339~~ 34,195 (2017 5-year ACS estimates). The 2020 Decennial Census will provide a concrete count of Leawood's population and provide a foundation for future estimates. Figure 2.3 shows a chart of total population in Leawood from 1950 to 2015.

Figure 2.3: Total Population



In the City's first decade, the population increased 639%. In each subsequent decade, from 1970 through 2000, the City's population increased at least 30%. However, since 2000 the rate of growth has declined. The 2010 decennial census revealed that the City's population grew 15.23%, while from 2010 through 2015 the rate of growth has been 4.62%. Although the City is still growing, the rate of growth has decreased from previous decades as shown on Figure 2.4.

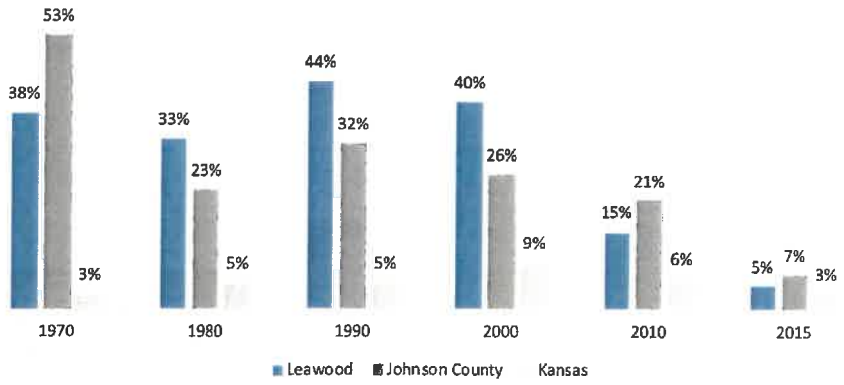
Figure 2.4: Rate of Population Growth ~~(in preceding decade)~~



~~Despite the decreasing rate of growth, the City's rate of growth exceeds that of the State and the City remains one of the fastest growing in Kansas. According to the 2010 US Census, of the twenty five largest cities in Kansas, Leawood had the 8th highest rate of growth between 2000 and 2010.~~

From 1980 through 2000, the City's rate of growth exceeded the rate exhibited by Johnson County as a whole. Due to the City's decreasing growth rate from 2000 to 2015, the City is now growing at a slower rate than the County, as illustrated in Figure 2.5. This shift results from a combination of factors at play, most notably, the prevailing development patterns combined with Leawood's inability to expand through annexation. This result has played out in other communities such as Prairie Village, Mission, Roeland Park and Merriam as the development tide pushed farther south and west outside the boundaries of each landlocked city.

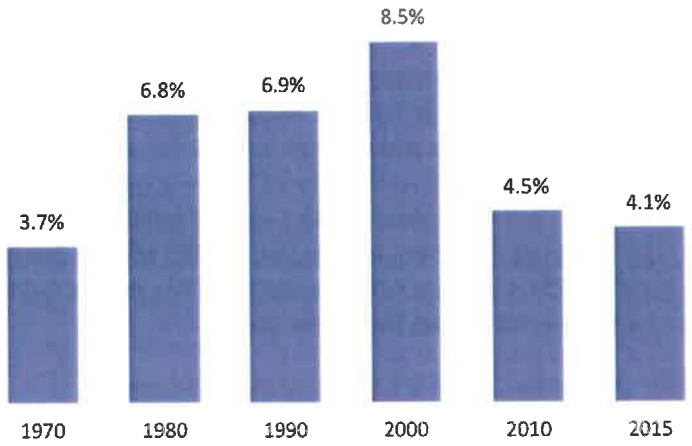
Figure 2.5: Rate of Population Growth in City, County and State Levels



This result is further demonstrated in Figure 2.6. Between 1990 and 2000 the City absorbed 8.5% of the total increase in County population in the same time period. However, between 2000 and 2010, the City absorbed 4.5% of the County's increase in population.

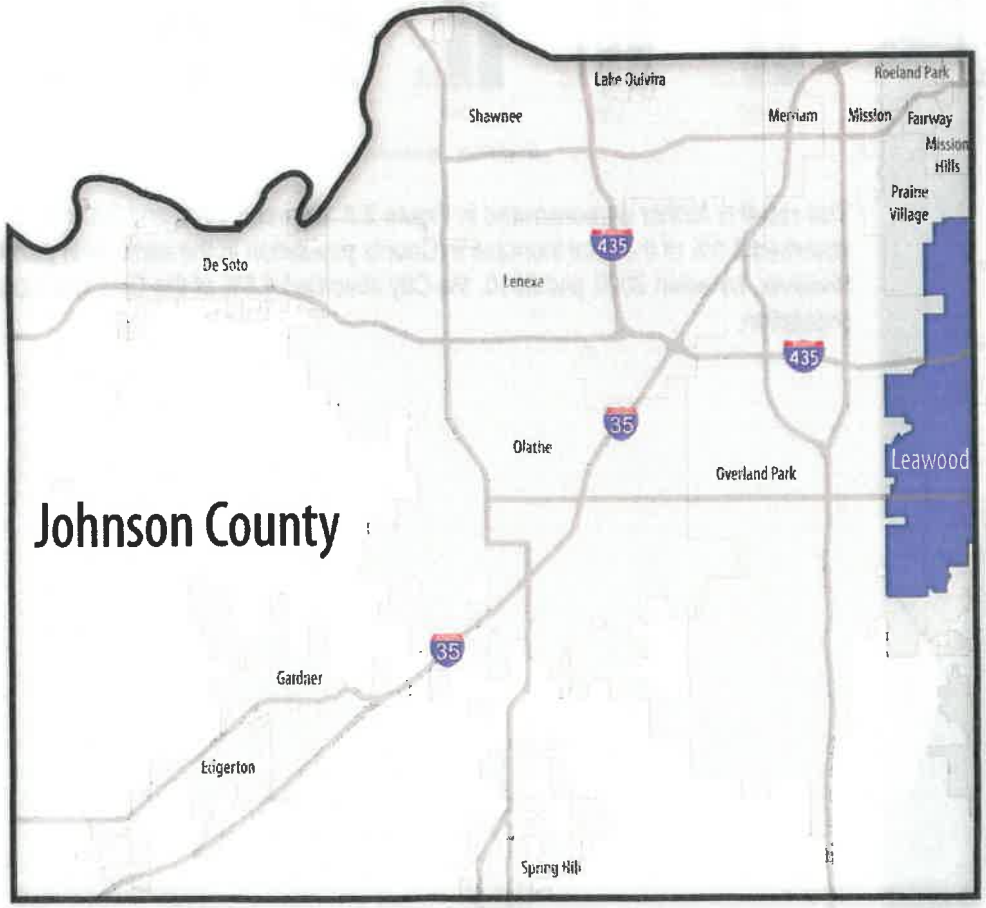
Figure 2.6 shows Leawood's rate of absorption of Johnson County population growth.

Figure 2.6: Rate of Absorption of Johnson County Population Growth



Given the prevailing pattern of development and Leawood's inability to expand through annexation, the City's rate of absorption is likely to continue to decline.

Figure 2.7: Map of Johnson County, Kansas



Population Composition

Race and Ethnicity

As of 2017, the majority population group in Leawood is the population of residents who identify themselves as white alone, at ~~92.5%~~ 91.2% of the total population. The remaining ~~7.5%~~ 8.8% of the population identifies themselves as non-white or not white alone. Those identifying as non-white or not white alone are composed of a several racial and ethnic population groups (hereinafter referred to as minority population or minority groups).

The largest minority group is those residents of Leawood identifying themselves as Asian at ~~3.9%~~ 4.0% of the total population. The Asian population is Leawood's only minority group which exceeds the State's percentage (~~2.6%~~ 2.8%), but is less than Johnson County's (~~4.5%~~ 4.7) percentage. The smallest minority group is those residents who identify themselves as ~~Native Hawaiian or Other Pacific Islander~~ Black or African American at ~~0.1%~~ 1.1% ~~(approximately 33 individuals identify themselves within this race category)~~. In summary, at ~~7.5%~~ 8.8% of the total population, Leawood's total minority group population is less than Johnson County (~~13.1%~~ 19.5%) and the State of Kansas (~~14.8%~~ 23.5%).

Table 2.3: Race and Ethnicity Composition (2015)

Race/Ethnicity	Population		
	Leawood	Johnson County	Kansas
American Indian or Alaskan Native	0.0%	0.2%	0.7%
Asian	4.0%	4.7%	2.8%
Black or African-American	1.1%	4.5%	5.6%
Hispanic or Latino (of any race)	2.1%	7.4%	11.5%
Native Hawaiian and Other Pacific Islander	0.0%	0.0%	0.1%
White	91.2%	80.5%	76.5%
Some Other Race	0.0%	0.1%	0.1%
Two or more races	1.5%	2.5%	2.8%

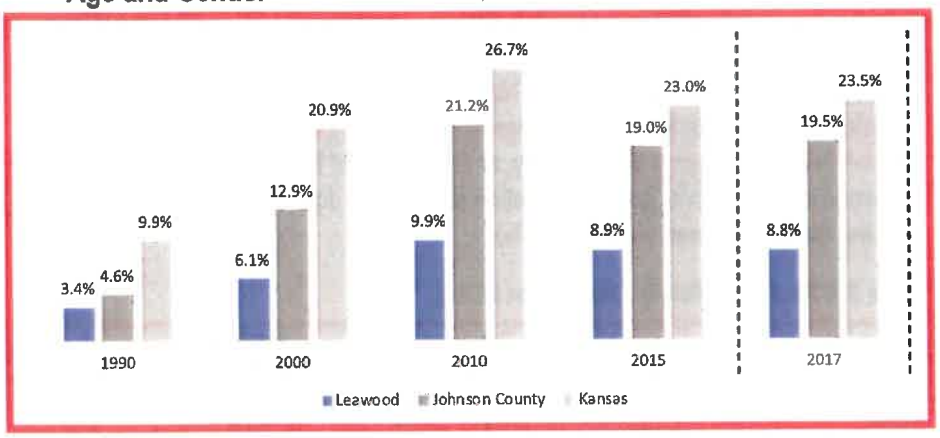
Source: 2017 5 Year Estimates American Community Survey, US Census Bureau

The historic trend in Johnson County and the State has been an increasing minority population, although fluctuations are seen in recent years. Since 1990, as a percentage of the population, Leawood's minority population has increased from 3.4% of the total population to ~~7.5%~~ 8.8% in 2017, while that of Johnson County's has more than quadrupled. Despite these increases, the percentage of minority populations of Leawood and Johnson County, ~~and the State~~ are significantly less than that of the nation. As of 2017, the minority population of the United States stands at ~~26.4%~~ 26.7% in 2017. Figure 2.8 shows minority population trends of Leawood compared to Johnson County and the state of Kansas from 1990 to 2017.

Picture by City of Leawood Parks & Rec Facebook

Figure 2.8: Minority Population Trends

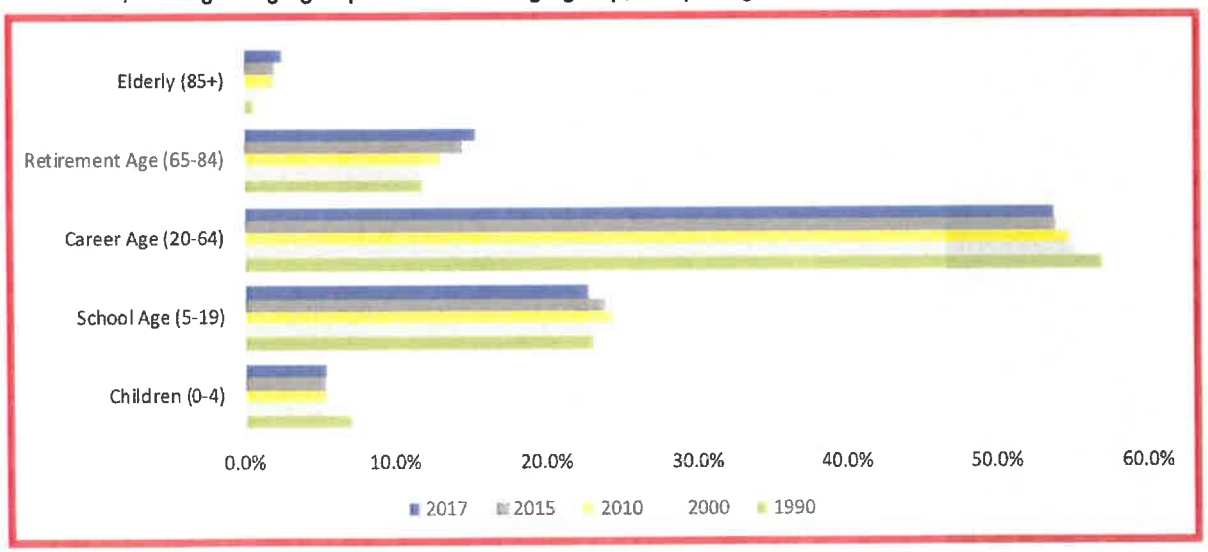
Age and Gender



The age distribution graph in Figure 2.9 illustrates the distribution of age groups in Leawood's population from 1990 to 2017. For the purposes of age distribution, the population is divided into five groups: Children (ages 0-4), School Age (ages 5-19), Career Age (ages 20-64), Retirement Age (ages 65-84) and Elderly (age 85+).

Figure 2.9: Age Distribution

As of 2017, the largest age group is the Career Age group, composing ~~54.0%~~ 53.8%



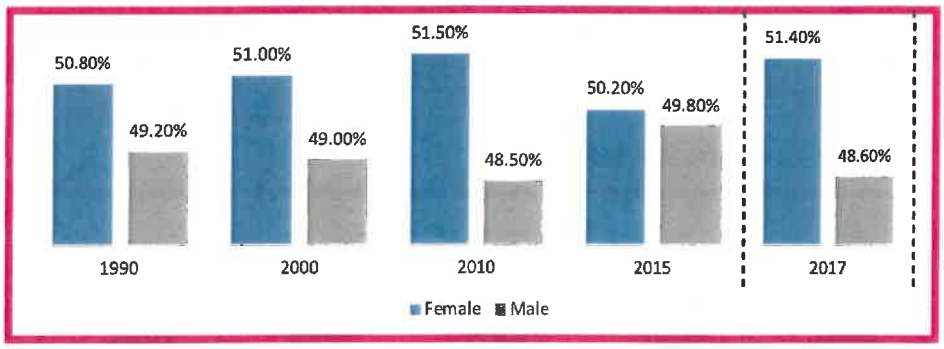
Picture by City of Leawood Parks & Rec Facebook

Picture by City of Leawood Parks & Rec Facebook

of the total population of Leawood. ~~From 1990 to 2015, most age groups, with the exception of the Career Age group, have increased in total population.~~ From 2000 to 2017, the population of the Elderly and Retirement age groups has trended upward, whereas the Career and School Age groups decreased as a percentage of the population.

The age distribution of Leawood residents is generally consistent with statewide and national trends which indicate an aging population. This is demonstrated by the increased Elderly and Retirement Age groups in Leawood. Statistical differences between decades in certain age groups that aren't correlated with a population trend tend to be associated with specific generations or spikes in population of a certain age. For instance, the relatively high population of Children (ages 0-4) in the 1990 Census is reflected as a relatively high School Age population in the 2000 Census. This corresponds to "Generation Y", also known as the "~~Echo Boom~~ Millennials" or the children of "Baby Boomers". As of the 2010 Census, this generation is entering Career Age which explains the relative decrease in School Age population in 2010. Though this generation is beginning to enter the Career Age, the rate at which they are entering is not off-setting the rate at which the "Baby Boom" generation is entering retirement. The median age of all residents of Leawood has increased from 41.3 years in 2000 to ~~45~~ 45.5 in 2017.

Figure 2.10: Gender Distribution



As of 2017, females composed ~~50.2%~~ 51.3% of the population of Leawood, while males composed ~~49.8%~~ 48.7%. Figure 2.10 shows this gender gap from 1990 – 2015 and how it has increased each decade between 1990 and 2010. Between 2010 and 2015, the trend has shifted ~~and gender distribution is nearly equal.~~ to nearly equal gender distribution; however, 2017 estimates show the gender gap widening by approximately 2% since 2015.

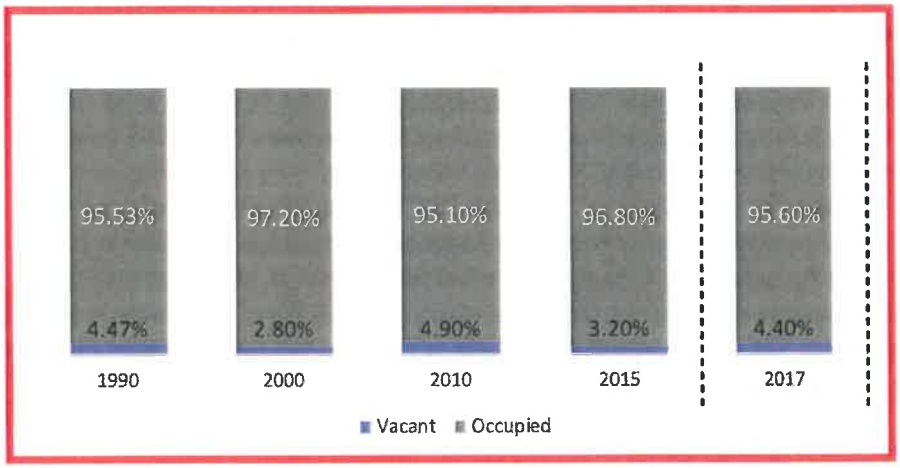
The median age for women remains higher, at ~~45.6~~ 45.8 years, than the median age for men, which is ~~44~~ 45 years. This illustrates that in Leawood, as in the remainder of the United States, on average, females have a higher life expectancy than males and consequently, as the population of Leawood ages, the gap between the genders increases.

Household Statistics

Occupancy Status

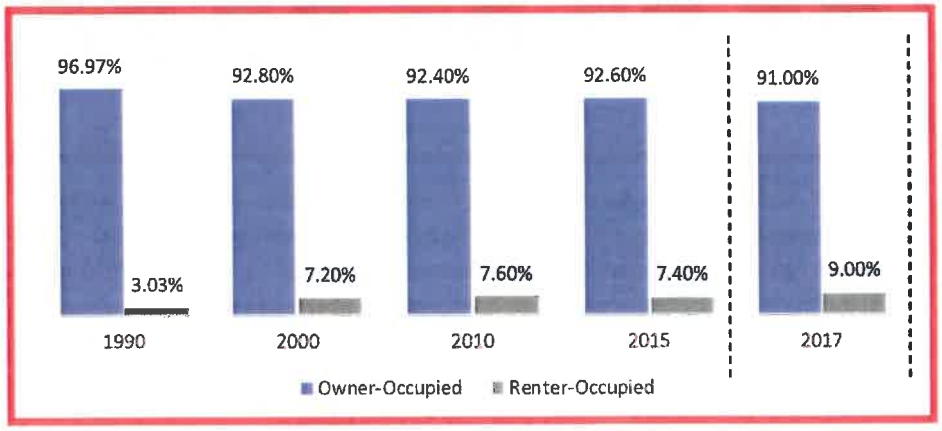
In 2017, a total of ~~12,848~~ 13,268 housing units were in the City. Of this amount, ~~12,433~~12,680 were occupied and ~~415~~ 588 were vacant. This translates to an occupancy rate of ~~96.8%~~ 95.6% and a vacancy rate of ~~3.2%~~ 4.4%.

Figure 2.11: Housing Occupancy



The graph above shows that the ~~3.2%~~ 4.4% vacancy rate in 2017 is lower than in 2010. For approximately 25 years, housing vacancy for Leawood has remained under 5%, which is lower than the state of Kansas, which had a 2017 housing vacancy rate of ~~12.3%~~ 10.9%.

Figure 2.12: Housing Occupancy by Status



The graph shown in Figure 2.12 provides occupancy by status of owner versus renter. ~~In 2015, of the 12,433 occupied housing units, 92.6% were owner-occupied and 7.4% were renter-occupied. The percentage of owner-occupied housing units has increased slightly since 2010.~~ In 2017, of the 12,680 occupied housing units, 91.0% were owner-occupied and 9% were renter-occupied.

Household Composition

As of 2017, there were ~~33,339~~ 34,195 persons in Leawood, living in ~~12,433~~ 13,268 households, for an average of ~~2.68~~ 2.58 persons per household. Leawood is continuing to grow both in population and households, as shown in Table 2.4.

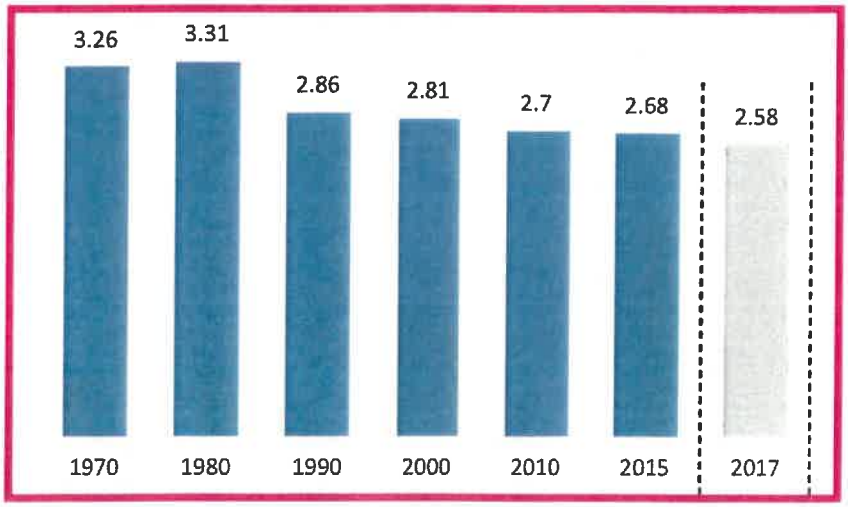
Table 2.4: Household Composition

Year	Population	Households	Average Persons per Household
1970	10,303	3,165	3.26
1980	13,692	4,132	3.31
1990	19,693	6,888	2.86
2000	27,656	9,841	2.81
2010	31,867	11,781	2.7
2015	33,339	12,433	2.68
2017	34,195	13,268	2.58

Source: U.S. Census Bureau, Decennial Census, 1970-2010; 2015 American Community Survey; 2017 5-Year Estimates

From 2010 to 2017, the number of households and total population in Leawood increased ~~5%~~ 11.2%. The average household size has trended downward from 3.31 in 1980 to ~~2.68~~ 2.75% in ~~2015~~ 2017. The decline in average household size in Leawood is generally consistent with declines nationally.~~; however a small increase in household size was seen between 2014 and 2015.~~ Overall decline is primarily due to fewer households with children and fewer children in family households. Figure 2.13 shows the average household size in Leawood.

Figure 2.13: Average Household Size



Picture by City of Leawood Parks & Rec Facebook

Housing Value

Leawood's owner occupied average home values continued a steady climb from 1990 through 2017. The average home value saw an ~~small~~ increase of approximately ~~3.6%~~ 12.1% from $384,600 to ~~$398,300~~ $431,000 from 2010 to 2017. The average monthly rent did not increase during the same time period. Rent decreased from $1,404 to ~~$1,234~~ $1,363.

Table 2.5: Home Value vs. Rent Value

Occupancy Type	1990	2000	2010	2015	2017
Owner-Occupied	$193,408	$274,900	$384,600	$398,300	$431,000
Renter-Occupied	$831	$786	$1,404	$1,234	$1,363

Source: U.S. Census Bureau, Decennial Census, 1990-2010; 2015 American Community Survey, US Census Bureau

Income

The per-capita income for Leawood and Johnson County significantly exceeds that of Kansas and the nation as a whole. Since 1990, the per-capita income of Leawood has increased ~~139%~~ 144% from $34,275 to ~~$81,743~~ $83,724, while the per-capita income for Johnson County increased ~~96%~~ 110%, or $20,582 to ~~$40,331~~ $43,061.

Per-capita incomes for Kansas and the nation each increased just over 100% since 1990. ~~This rate of growth exceeds that of Johnson County; however, their numeric increases are far less than that of Leawood and Johnson County.~~ The numeric increases for Kansas and the nation are ~~$14,406~~ $16,300 and ~~$14,710~~ $16,957, respectively. Figure 2.14 compares the per-capita income of Leawood residents to Johnson County residents, Kansas residents, and the entire population of United States residents.

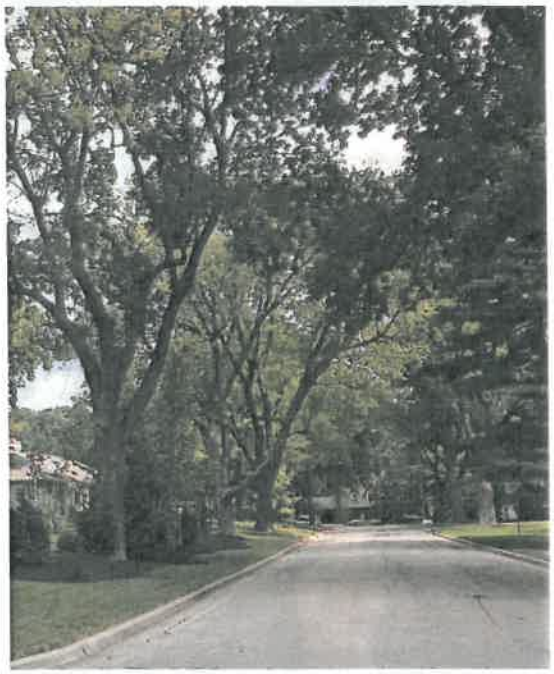


Figure 2.14: Per-Capita Income

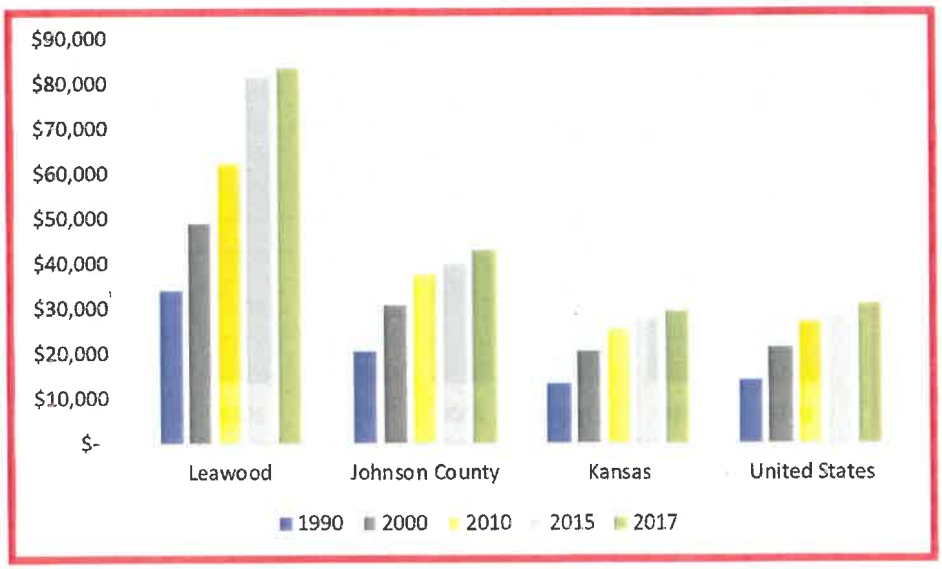
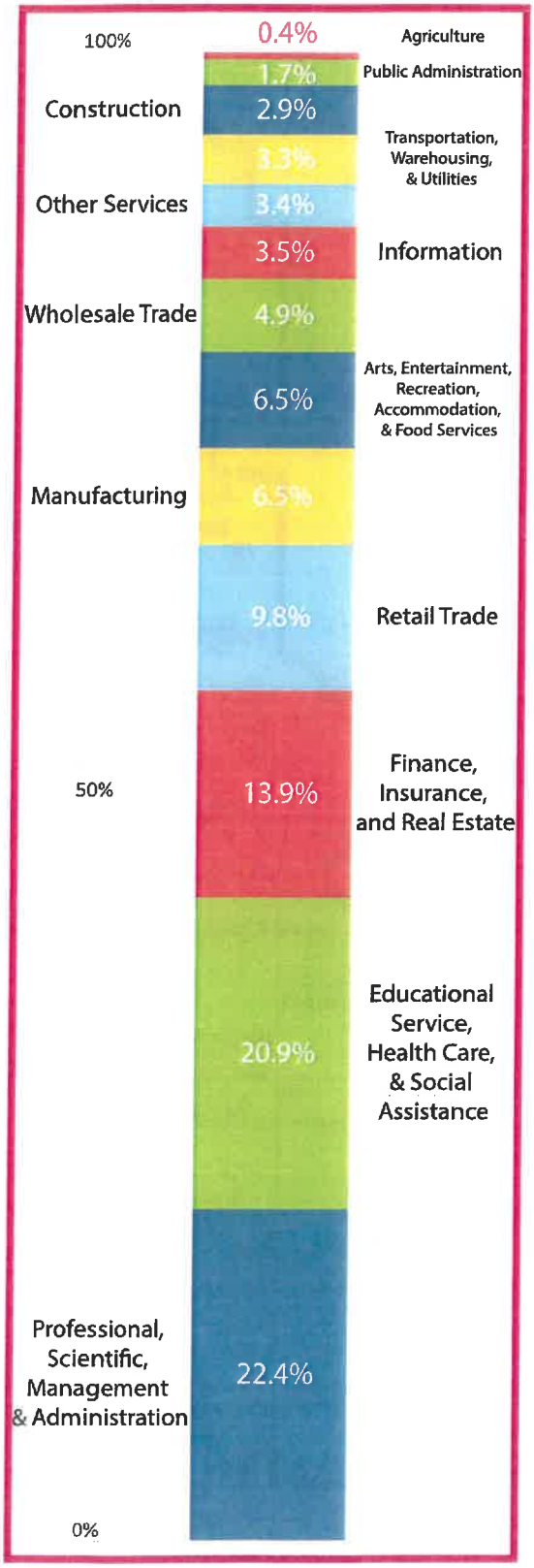
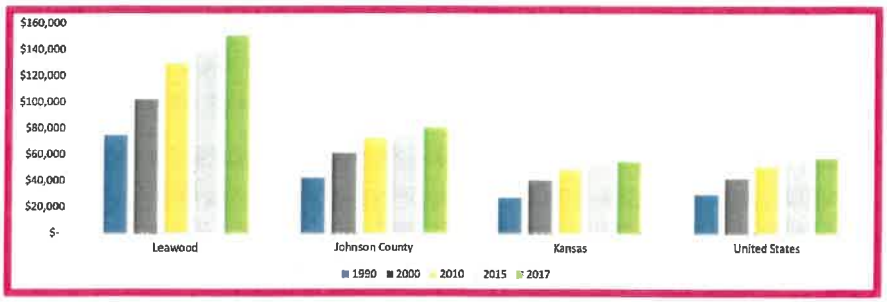


Figure 2.17 Employment by Occupation



The median household income for Leawood and Johnson County also exceed that of Kansas and the nation. Since 1990, the median family income of Leawood has increased ~~85.9%~~ 102% to ~~$139,384~~ $151,446 in 2017. Figure 2.15 exhibits a comparison of median household income.

Figure 2.15: Median Household Income



Educational Attainment

Leawood residents have historically had a high level of educational attainment. Of the estimated ~~22,762~~ 23,497 persons aged 25 and older in Leawood in 2017, ~~74.3%~~ 76% hold a bachelor's degree or a graduate or professional degree. Figure 2.16 displays a comparison of educational attainment between Leawood, Johnson County and Kansas. This rate far exceeds that of Johnson County and the state, at ~~52.8%~~ 54.7% and ~~31.0%~~ 32.3% respectively.

Figure 2.16: Educational Attainment

Labor

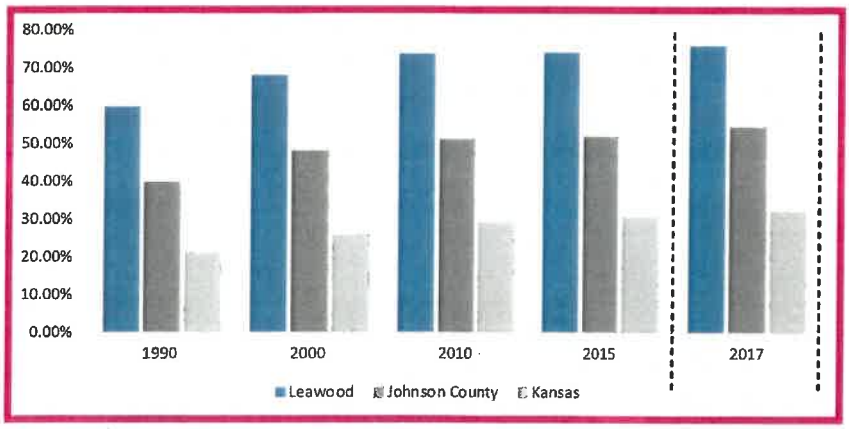


Figure 2.17 illustrates the estimated employment distribution, by occupation for all employed Leawood residents aged 16 and over as of 2017. The largest employment sectors are 1) Professional, Scientific, Management and Administration, 2) Educational Service, Health Care, and Social Assistance, ~~1) education, health and social services, 2) professional, management and administration,~~ 3) finance, insurance and real estate, and 4) retail trade.

Schools & Places of Worship

Leawood offers several public schools to residents. The public schools fall within the Shawnee Mission School District and the Blue Valley School District. These two districts are known throughout the state of Kansas for their excellence in education.

Some places in Leawood meet boundary requirements for schools outside the Leawood city limits. For example, there are no high schools within the city limits of Leawood so students in Leawood middle schools would feed into a corresponding high school nearest to the area. Figure 2.18 shows the public schools within Leawood.

In addition to public schools, various private schooling opportunities are available in and around Leawood. Some children attend private schools outside Leawood. Most private schools are affiliated with a religious institution. There is a diverse inventory of places of worship within Leawood as well as in neighboring communities. Figure 2.19 and Table 2.7 displays a map of the places of worship in Leawood.

Prairie Star Middle School - North of 143rd Street and East of Mission Road

United Methodist Church of the Resurrection - South of 135th Street and East of Nall Ave

Figure 2.18 Public Schools

= *Public School within the City of Leawood*

Figure 2.19 Places of Worship

Place of Worship within the City of Leawood

Table 2.7: Places of Worship within the City of Leawood

Map Key	Place of Worship
1	Leawood Baptist Church
2	Leawood Presbyterian Church
3	Curé of Ars
4	Leawood Methodist Church
5	Church of the Nativity
6	Covenant Chapel Evangelical Presbyterian Church
7	The Shul - Chabad of Leawood
8	Lord of Life Lutheran Church
9	Church of the Resurrection
10	Christ Community Evangelical Free Church
11	St. Michael the Archangel Church

Projected Growth

Future Development Trends

Demographics

Realistic population forecasts are essential to proper planning. Forecasts are often based upon past growth and anticipated trends. The City is surrounded on all sides by other incorporated cities and thus, is unable to annex additional land. Leawood's population projections consider this fact and assume that future growth will occur on the remaining undeveloped land within the City and that such growth will follow existing policies, including the policy for residential development on land designated for mixed use development along the 135th Street corridor. Though available land area for residential development outside this corridor is diminishing, the projections in Table 2.6 assume residential development will occur in a manner consistent with existing policies.

Table 2.6: Population Projections

Year	Population	Projected Difference
2000	27,656	
2010	31,867	
2015	33,300	+1,433
2020	35,500	+2,200
2025	37,300	+1,800
2030	38,000	+700

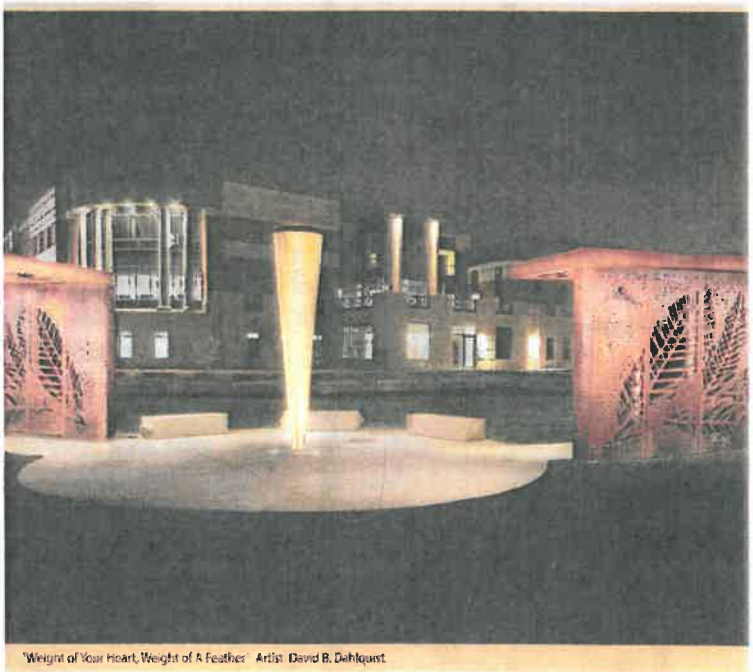
**Disclaimer: Information for 2000-2010 comes directly from the U.S. Census Bureau while future data is determined through a formula that assumes existing conditions and policies.*

Due to the City's inability to annex additional land, future growth patterns will rely upon the development of land already within the City's boundaries, and in particular how the land is developed in the form of land use and density. As remaining land is developed, population growth will slow. After build-out, future population is expected to fluctuate only slightly as natural changes occur.

Capital Improvements

The City of Leawood's Capital Improvements Program (CIP) is designed to identify an effective timing and financing schedule for various construction, renovation, and repair projects of benefit to the entire community.

A Capital Improvement Program is a document that is the result of systematic evaluation of capital projects. The plan serves as a guide for the efficient and effective provision of public facilities, outlining a timing and financing schedule of capital projects for a five-year period of time. In the process of formulating the plan, public improvements are prioritized and costs are projected, thereby allowing the City to take maximum advantage of federal, state and county funds. A responsible improvements program is necessary to support current and maintain future high levels of service that Leawood provides its residents. The Capital Improvement Program is updated annually.



2019-20 CAPITAL IMPROVEMENTS PROGRAM

CITY OF LEAWOOD KANSAS

GROWING WITH DISTINCTION

Future Economic Trends

Revenue Sources & Developments

The future commercial development potential of Leawood, as identified in this Comprehensive Plan, seeks to end a long-standing fiscal reliance on residential property tax as the City's primary revenue source.

The ~~2015~~ 2017 property taxes accounted for ~~33.9%~~ 35.6% of the total revenue for the City, whereas the sales/use tax for the City made up ~~27.9%~~ 29.1% of the total revenue.

As the estimated 2 million square feet of potential retail space is developed, a substantial boost in sales tax revenues is expected. The City's potential office developments will also increase property tax revenue from sources other than residential.

Approved Commercial Developments

The approved commercial developments within the City of Leawood are listed in Table 2.8 below. This table reflects approved developments, predominant uses and provides the total floor area within the development, as approved. Developments in which construction has commenced but not completed are given a status of "Developing". Developments in which construction has completed are given a status of "Existing". Developments with a predominant use designation of "Mixed Use" reflect a floor area which excludes the residential component of said development.

Figure 2.20 illustrates the general location of each of the developments summarized in Table 2.8

Figure 2.20 Commercial Developments ~~Areas~~

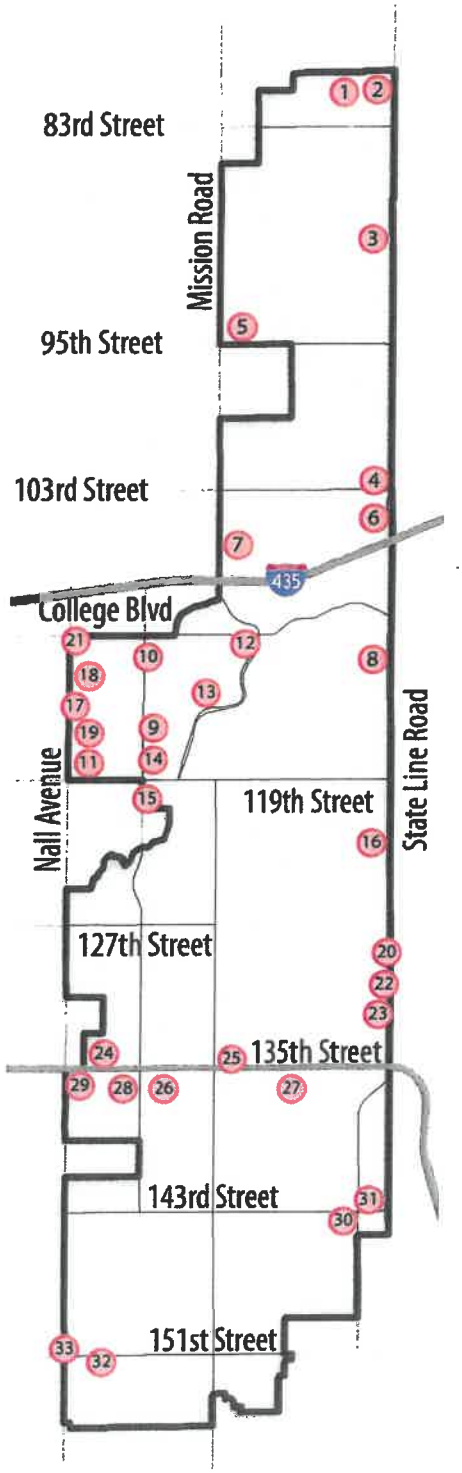


Table 2.8: Approved Commercial Development with Floor Area and Type

Map Key	Commercial Developments	Planned Floor Area	Status
1	Somerset Shops	12,541	Existing
2	State Line Executive Office Park	65,993	Existing
3	North Office Complex	329,303	Existing
4	Leawood Estates	14,523	Existing
5	Ranch Mart North	223,211	Existing
6	103rd & State Line Road	140,606	Existing
7	Mission Farms	464,581	Developing
8	Hallbrook Office Center	224,382	Developing
9	Town Center Business Park	170,728	Developing
10	Leawood Executive Centre	169,716	Existing
11	Town Center Plaza	735,050	Developing
12	Tomahawk Creek Office Park	530,021	Developing
13	Pinnacle Corporate Centre	419,469	Developing
14	Camelot Court	182,575	Existing
15	Town Center Crossing	170,279	Existing
16	Leawood Plaza*	125,168	Existing
17	Leawood Commons	100,570	Existing
18	University Park	79,592	Existing
19	Park Place	1,252,956	Developing
20	State Line Office Building	11,494	Existing
21	College Boulevard Office Corridor	261,484	Existing
22	Leawood Square	39,689	Existing
23	Village of Seville	102,991	Developing
24	Parkway Plaza	679,622	Developing
25	Market Square Center	172,542	Developing
26	The Villaggio at Leawood - West	400,800	Developing
27	Chadwick Place	62,000	Developing
28	Plaza Pointe	186,422	Developing
29	Cornerstone of Leawood	371,856	Developing
30	Shops of Camden Woods	22,189	Existing
31	Centennial Park	253,731	Developing
32	Ironhorse Centre	170,618	Developing
33	Nall Valley Shops	82,462	Developing
TOTAL DEVELOPMENT FLOOR AREA:		**8,229,164**	

Source: Leawood Planning Department, Johnson County Appraiser

**Note: Hy-Vee property is currently vacant*

= *Commercial Developments*

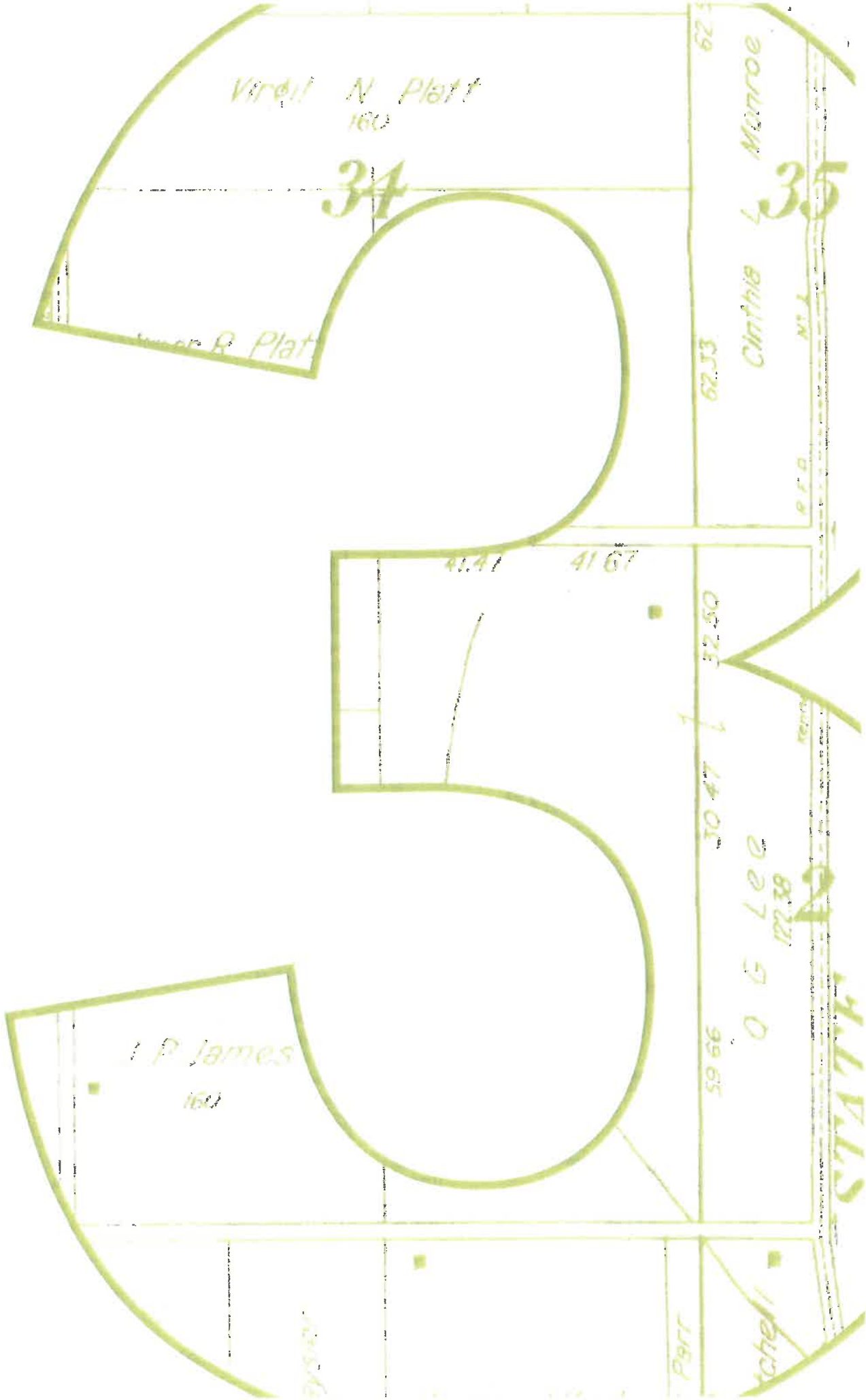
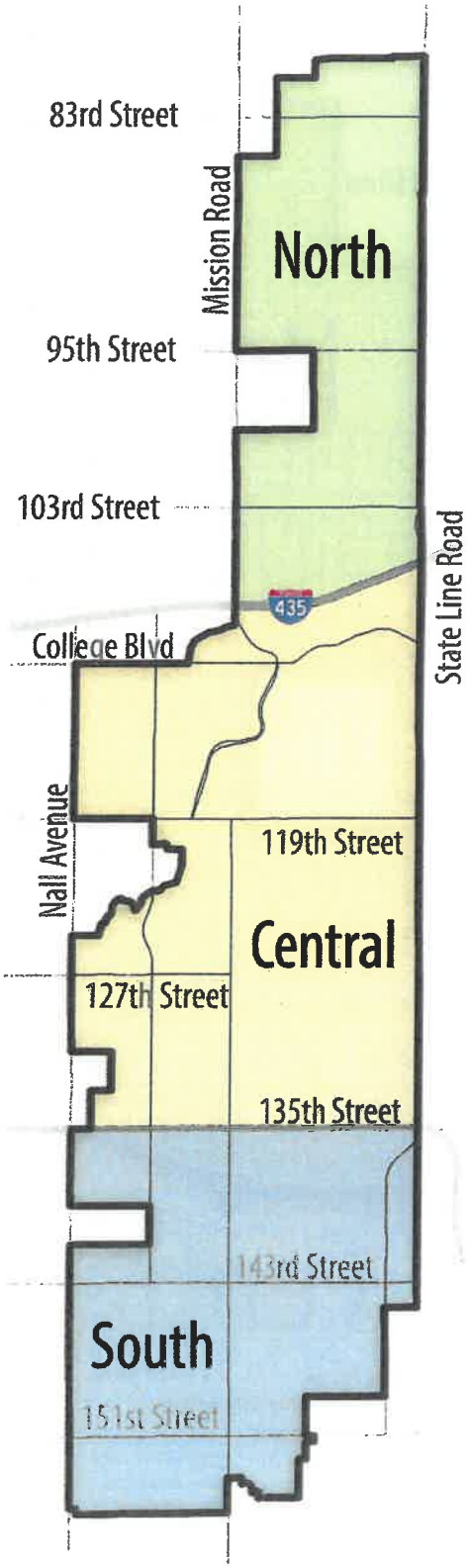

Virgil N Platt
160
34
35
Cinthia L Monroe
62.33
41.41
41.67
32.50
30.47
O G Lee
122.38
59.66
I P James
160
Parr

Figure 3.1: Evaluation Areas



3. EVALUATION AREA ANALYSIS

For evaluation and analysis purposes, the 2018 Comprehensive Plan divides Leawood into three distinct areas: the North Leawood area is north of Interstate-435 (I-435), the Central Leawood area boundaries are I-435 and 135th Street and the South Leawood area is south of 135th Street. Although these three areas are identified for evaluation purposes, these dividing lines should not be used for any other purpose. Figure 3.1 shows a map of the specified evaluation areas within the City of Leawood.

North Leawood

North Leawood was the first area in the City to develop and established the initial character of the distinctive community that would become Leawood as we know it today. An inventory of the existing conditions in this area reveals an environment gradually being influenced by incremental demographic and development trends.

Population

Growth Patterns

Although small fluctuations have occurred, the population of North Leawood is essentially stable, having decreased slightly between 1990 and 2000, yet increasing between 2000 and 2010 as seen in Table 3.1.

Table 3.1: North Leawood Population

Year	Population	% of Total City
1990	8,601	44%
2000	8,478	31%
2010	8,660	27%

Source: U.S. Census Bureau, Decennial Census, 1990-2010

Population Composition

Race & Ethnicity

As of the 2010 Census, the majority population group in North Leawood is that population who identify themselves as white alone, accounting for 98% of the total population in North Leawood. The remaining 2% of the population identifies as non-white or not white alone. Those identifying as non-white or not white alone are composed of several racial and ethnic population groups (hereinafter referred to as minority population or minority groups). Relative to Leawood overall, North Leawood has a lower minority population. The concentration of the white population in this area is considerably higher than the concentration in the other areas of Leawood. Table 3.2 shows data for race and ethnicity.

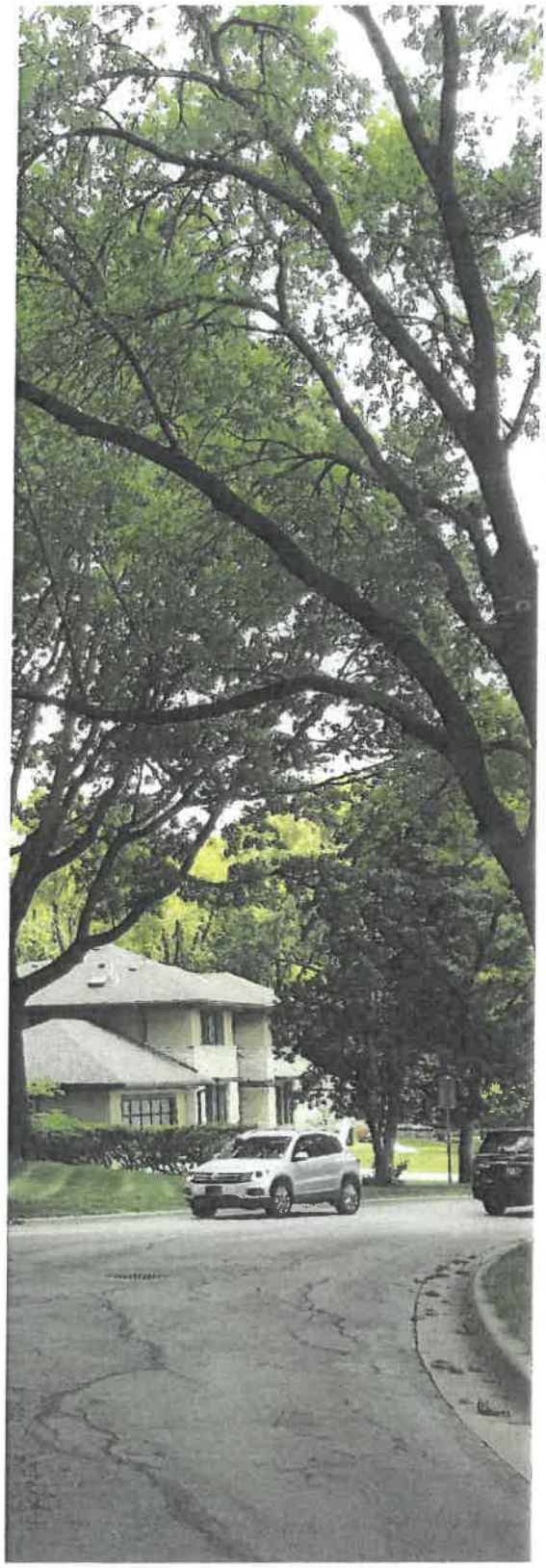
Table 3.2: North Leawood Race & Ethnicity Composition

Race/Ethnicity	North Leawood	All Leawood
American Indian or Alaskan Native	0.14%	0.10%
Asian	0.70%	3.80%
Black or African-American	0.38%	1.90%
Hispanic or Latino (of any race)	1.70%	2.20%
White	96.46%	90.10%
Some Other Race	0.23%	0.40%
Two or More Races	0.39%	1.40%

Source: U.S. Census Bureau, Decennial Census, 2010

Figure 3.2: Map of North Leawood

1. Somerset Shops
2. State Line Executive Office Park
3. North Office Complex
4. Leawood Estates
5. Ranch Mart North
6. 103rd St. and State Line Road
7. Mission Farms



Housing

As of the 2010 Census, the total number of housing units in North Leawood is 3,528, an increase of 41 units from 2000. Of the 3,528 units, 3,343 units were occupied in 2010, for an occupancy rate of 95% (Table 3.3). While the total number of units has increased since 2000, the number of occupied units has decreased, reflecting an increased vacancy rate.

Table 3.3: North Leawood Housing Occupancy

Type	2010		2000	
	Total	%	Total	%
Occupied	3,343	95%	3,406	98%
Vacant	185	5%	81	2%
Total	3,528	100%	3,487	100%

Source: U.S. Census Bureau, Decennial Census, 2000-2010

The 2010 Census shows increased in-migration of young families into North Leawood as evidenced by increasing household size from 2.49 in 2000 to 2.59 in 2010 and a 27% increase in the adolescent population between 2000 and 2010 (Table 3.4).

Table 3.4: North Leawood Population by Major Age Group

Age Group	Population (2010)	% of North Leawood	
		2010	2000
Adolescent	2,615	30%	22%
Career	4,547	53%	57%
Retired	1,498	17%	22%

Source: U.S. Census Bureau, Decennial Census, 2000-2010

Educational Attainment

High levels of educational attainment are also evident among the residents of the northern part of the City, with more than 84% having earned at least a bachelor degree as of 2010 (Table 3.5), up from 66% in 2000.

Table 3.5: North Leawood Educational Attainment

Highest Level of Attainment	Population (2010)	% of North Leawood	
		2010	2000
High School Graduate	224	4%	10%
Some College or Associates Degree	705	12%	24%
Bachelor Degree	3,366	55%	43%
Graduate or Professional Degree	1,732	29%	23%

Source: U.S. Census Bureau, Decennial Census, 2010

Community Profile

North Leawood is represented by a wide variety of community institutions.

Schools

North Leawood is served by Shawnee Mission school district, USD #512. Children of the area living north of 95th Street who are enrolled in public schools attend Corinth Elementary School, Indian Hills Middle School, and Shawnee Mission East High School, all located in Prairie Village. Children enrolled in public schools living south of 95th Street in North Leawood attend Brookwood Elementary School, located at 103rd Street and Wenonga Lane in Leawood, and Indian Woods Middle School and Shawnee Mission South High School, both located in Overland Park. Curé of Ars, a Catholic grade school is located in North Leawood and provides education for students through 8th grade.

Religious Institutions

Several religious institutions call North Leawood home, as listed in Table 3.6.

Table 3.6: Religious Institutions in North Leawood

Denomination	Institution
Baptist	Leawood Baptist
Catholic	Curé of Ars
Methodist	Leawood United
Presbyterian	Leawood Presbyterian

Source: Leawood Community Development Department

Public Buildings and Amenities

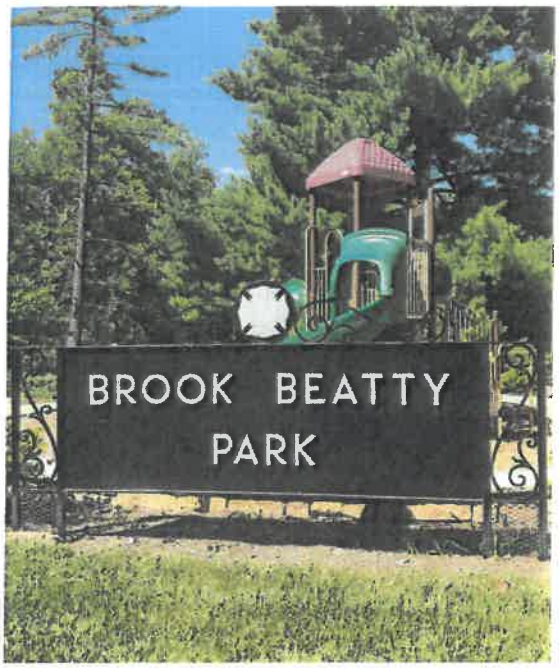
City offices located north of I-435 include Fire Station No. 1 at 96th and Lee Boulevard ~~and Parks and Recreation facility located at 104th Street and State Line Way.~~ Adjacent to Fire Station No. 1 (seen below) is the original Leawood City Hall, a local landmark. Brook Beatty Park is a small public park operated by the City at Lee Boulevard and Meadow Lane.

Leawood Baptist - North of 83rd Street and West of State Line Road

Cure of Ars - South of 93rd Street and East of Mission Road

Leawood United - South of 95th Street and East of Chadwick Street

Leawood Presbyterian - South of 83rd Street and East of Cherokee Lane



Development Profile

North Leawood is primarily residential, with ~~78%~~ 90.78% of its land area consisting of residential uses. The area's commercial land uses are concentrated along State Line Road, 95th and Mission Road and near Mission Road and I-435. A breakdown of the zoning by land area is provided in Table 3.7.

Table 3.7: North Leawood Zoning by Acreage

Zoning	Acres	%
AG	13.7	0.68
BP	13.94	0.69
REC	8.44	0.42
SD-CR	23.42	1.16
SD-NCR	2.24	0.11
SD-NCR2	2.92	0.11
SD-O	38.84	1.92
MXD	82.99	4.10
All Residential	1,835.33	90.78

Source: Leawood Community Development Department, 2018

The commercial areas within North Leawood are described in greater detail below.

Somerset Shops - Corner of Somerset Dr and Lee Blvd

1 Somerset Shops

This small commercial area is located at the southwest corner of Somerset Drive and Lee Boulevard. The development was constructed around 1950.

Table 3.8: Somerset Shops Data

Status	Existing
Total Square Feet	12,541
Location	Somerset Dr. & Lee Blvd.
Development Type	Retail
Zoning	SD-NCR

Source: Leawood Community Development Department

State Line Executive Office Park - On State Line and South of Somerset Dr

2 State Line Executive Office Park

This is a small office development, located at the extreme northeast corner of Leawood in the 8000 block of State Line Road constructed between 1975 and 1985.

Table 3.9: State Line Executive Office Park Data

Status	Existing
Total Square Feet	65,993
Location	80th St. & State Line Rd.
Development Type	Retail/Office
Zoning	SD-O

Source: Leawood Community Development Department

3 North Office Complex

This area consists of a collection of office buildings and an overflow parking lot associated with Ward Parkway Center near 89th & State Line Road. The buildings were constructed between 1971 and 1991. The overflow parking lot located north of the office complex is also a potential site for redevelopment.

Table 3.10: North Office Complex Data

Status	Existing
Total Square Feet	329,303
Location	89th St & State Line Rd.
Development Type	Office
Zoning	SD-O

Source: Leawood Community Development Department

North Office Complex - West of State Line and North of 89th Street

4 Leawood Estates

This is small, two-lot commercial area within the Leawood Estates subdivision constructed between 1985 and 1987.

Table 3.11: Leawood Estates Data

Status	Existing
Total Square Feet	14,523
Location	NW Corner of 103rd St.
Development Type	Retail/Office
Zoning	SD-O

Source: Leawood Community Development Department

Leawood Estates - West of State Line and North of 103rd Street

5 Ranch Mart North

Built in the late 1950's, Ranch Mart Shopping Center was at one time acclaimed for its innovative design. ~~Currently, renovations are underway to the façade of the main center which address deterioration and re-establish the success of this once prominent development.~~

Table 3.12: Ranch Mart North Data

Status	Existing
Total Square Feet	223,211
Location	NE Corner of 95th St. & Mission Rd.
Development Type	Retail
Zoning	SD-CR & SD-NCR2

Source: Leawood Community Development Department

Ranch Mart North - North of 95th Street and East of Mission Road

103rd and State Line Road - North of 104th Street and West of State Line Road

6 103rd St. & State Line Road

The commercial district located southwest of 103rd Street and State Line Road contains a variety of retail, office and service uses, many of which were established prior to annexation.

Table 3.13: 103rd & State Line Road Data

Status	Existing
Total Square Feet	140,606
Location	SW Corner of 103rd St. & State Line Rd.
Development Type	Retail/Office
Zoning	BP

Source: Leawood Community Development Department

Mission Farms - East of Mission Road and North of I-435

7 Mission Farms

The first mixed use development of its kind to be approved in the City, it is located on the former Saddle and Sirloin property. The entire development includes 14 single-family lots, 192 multi-family units, 7 townhomes, and a mix of retail and office. The mixed use and 7 acre private open space provides a buffer for the residents from I-435. Its location provides visibility from I-435 and a unique commercial district for the residents of North Leawood.

Table 3.14: Mission Farms Data

Status	Existing/ Planned
Total Square Feet	412,056 /464,581
Location	I-435 Highway & Mission Rd.
Development Type	Mixed Use
Zoning	MXD

Source: Leawood Community Development Department

Central Leawood

Central Leawood is the center of the community featuring much of the city's existing commercial floor area. An inventory of the existing conditions in this area reveals that much of the development of this area occurred between 1980 and 2010 with the area nearing buildout, however considerable land area designated for mixed use development remains along the 135th Street corridor.

Population

Growth Patterns

Central Leawood grew rapidly from 1970 through 2000. Since 2000, the residential development moved south of 135th Street, and the population has stabilized. The southward movement of residential growth has shifted the demographic profile of the entire community, progressively moving the City's population center southward into Central Leawood.

Table 3.15: Central Leawood Population

Year	Population	% of Total City
1990	10,491	53%
2000	14,933	54%
2010	14,624	46%

Source: U.S. Census Bureau, Decennial Census, 1990-2010

Population Composition

Race & Ethnicity

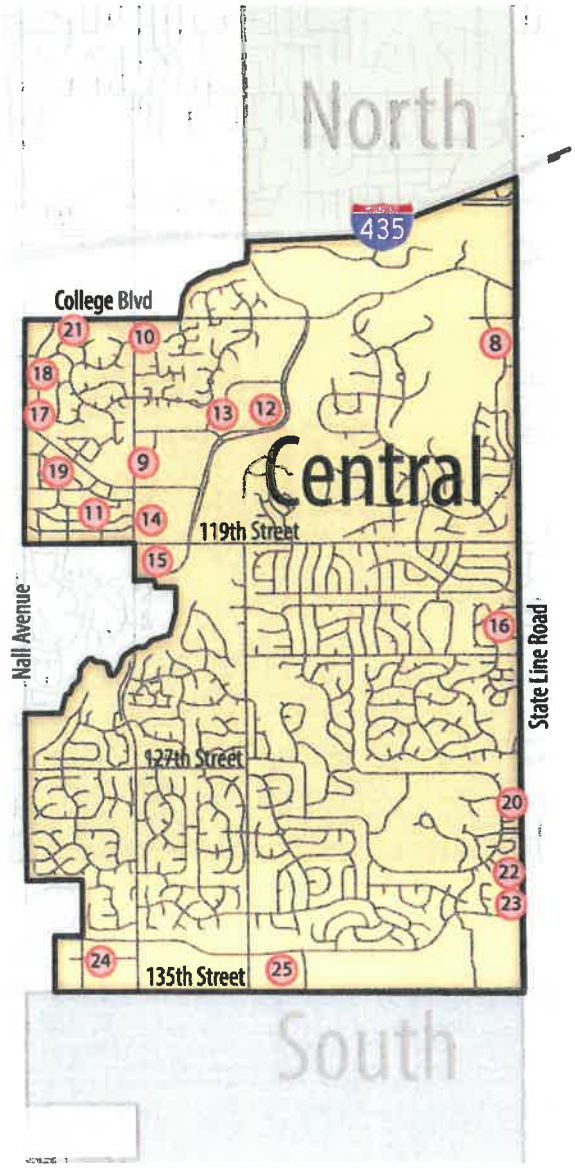
As of the 2010 Census, the majority population group in Central Leawood is that population who identify themselves as white, accounting for 91% of the total population of the area. The remaining 9% of the population identifies as non-white. Those identifying as non-white are composed of several racial and ethnic population groups (hereinafter referred to as minority population or minority groups). The largest minority group in Central Leawood is Asian with nearly four percent of the population. Relative to Leawood overall, Central Leawood has a slightly larger minority population.

Table 3.16: Central Leawood Race and Ethnicity

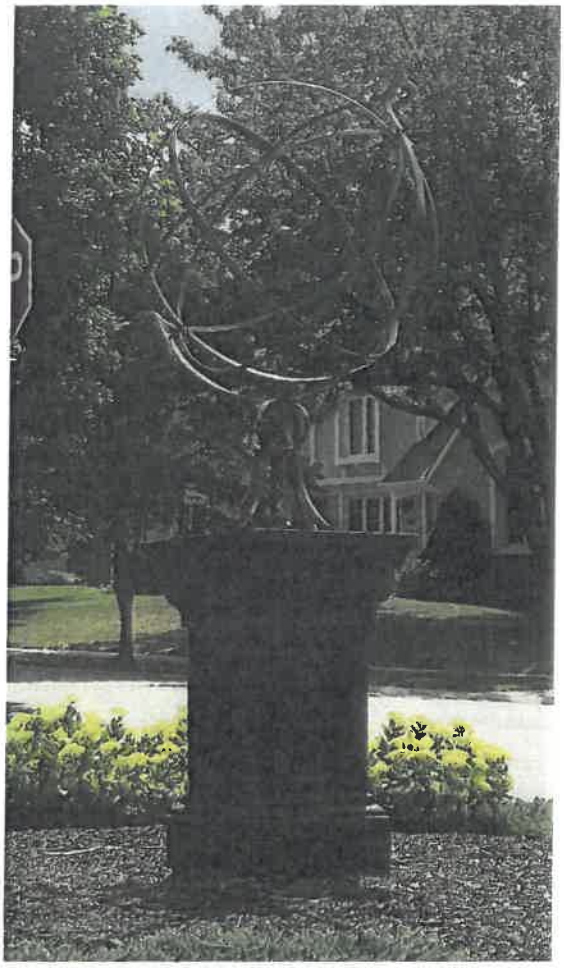
Race/Ethnicity	Central Leawood	All Leawood
American Indian or Alaskan Native	0.53%	0.10%
Asian	3.76%	3.80%
Black or African-American	3.54%	1.90%
Hispanic or Latino (of any race)	2.01%	2.20%
White	89.35%	90.10%
Some Other Race	0.26%	0.40%
Two or More Races	0.55%	1.40%

Source: U.S. Census Bureau, Decennial Census, 2010

Figure 3.3: Map of Central Leawood



8. Hallbrook Office Center
9. Town Center Business Park
10. Leawood Executive Centre
11. Town Center Plaza
12. Tomahawk Creek Office Park
13. Pinnacle Corporate Centre
14. Camelot Court
15. Town Center Crossing
16. Leawood Plaza
17. Leawood Commons
18. University Park
19. Park Place
20. State Line Office Building
21. College Boulevard Office Corridor
22. Leawood Square
23. Village of Seville
24. Parkway Plaza
25. Market Square



Housing

As of the 2010 Census, the total number of housing units in Central Leawood is 5,817, an increase of 340 units from 2000. Of the 5,817 units, 5,560 units were occupied in 2010, for an occupancy rate of 96%. This has resulted in a decreased vacancy rate since 2000.

Table 3.17: Central Leawood Housing Occupancy

Type	2010		2000	
	Total	%	Total	%
Occupied	5,560	96%	5,000	91%
Vacant	257	4%	477	9%
Total	5,817	100%	5,477	100%

Source: U.S. Census Bureau, Decennial Census, 2010

The average household size in 2010 was 2.63 persons, down from 3.36 in 2000 reflecting a nationwide trend toward smaller households. In the case of Central Leawood, this decrease may be caused by a combination of factors including smaller families replacing larger families since 2000 and an increase in the number occupied housing units combined with the slight population decline during the same time frame.

Such household size statistics are characteristic of stable neighborhoods which are composed of a mixture of young families and empty nesters. Since 2000, Central Leawood has become a neighborhood that was predominantly large young families to one that is more balanced.

Table 3.18: Central Leawood Population by Major Age Group

Age Group	Population (2010)	% of Central Leawood	
		2010	2000
Adolescent	4,391	30%	29%
Career	7,711	53%	57%
Retired	2,522	17%	14%

Source: U.S. Census Bureau, Decennial Census, 2010

Educational Attainment

High levels of education are sustained by Central Leawood residents; 85% have at least a bachelor degree, up from 72% in 2000.

Table 3.19: Central Leawood Educational Attainment

Highest Level of Attainment	Population (2010)	% of Central Leawood	
		2010	2000
High School Graduate	345	3%	6%
Some College or Associates Degree	998	10%	22%
Bachelor Degree	6,186	60%	41%
Graduate or Professional Degree	2,602	25%	31%

Source: U.S. Census Bureau, Decennial Census, 2010

Community Profile

Central Leawood is represented by a variety of community institutions, some of which are reflected below.

Schools

Central Leawood is serviced by the Blue Valley School District, USD #229. Children enrolled in public schools in the area attend either Leawood Elementary School or Mission Trail Elementary School, both located in Leawood, or Overland Trail Elementary School, located in Overland Park. Children living in the attendance area for Leawood and Mission Trail Elementary Schools attend Leawood Middle School. Those living in the area for Overland Trail Elementary School attend Overland Trail Middle School. All children in North Leawood attend Blue Valley North High School, located in Overland Park. Nativity Parish School is a Catholic grade school, located in Central Leawood and educates students through 8th grade.

Religious Institutions

Two religious institutions call Central Leawood home, as listed in Table 3.20.

Table 3.20: Central Leawood Religious Institutions

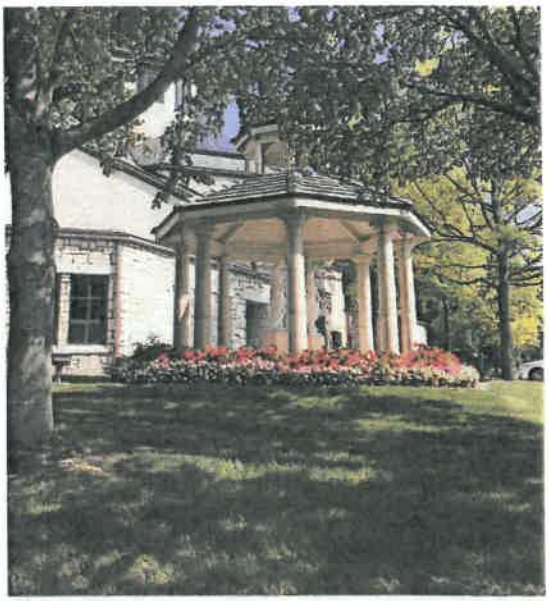
Denomination	Institution
Catholic	Church of the Nativity
Evangelical Presbyterian	Covenant Chapel
Judaism	The Shul – Chabad of Leawood

Source: Leawood Community Development Department

Public Buildings and Amenities

Central Leawood contains many public facilities and amenities including City Hall, the Leawood Justice Center and Police Headquarters, and Fire Station No. 2, all operated by the City. Johnson County Library operates its Leawood Pioneer Branch adjacent to City Hall. The combination of the city facility and the library provides a focus for many community activities and is a showcase for Leawood.

The City operates Tomahawk Creek Park along Tomahawk Creek through Central Leawood and I-Lan Park near 125th Street and Nall Avenue, adjacent to Tomahawk Creek. Gezer Park is located at the northeast corner of 133rd Street and Mission Road. City Park is located south of I-435 and east of Mission Rd. and features pools of water and athletic fields.



Church of the Nativity - North of 119th Street and East of Mission Road

Covenant Chapel - South of 133rd Street and West of Pembroke Lane

The Shul - Chabad of Leawood - South of 133rd Street and West of Briar Street

Development Profile

Residential and Commercial development are balanced in Central Leawood with approximately half of the land area dedicated for residential uses, and 13% each for recreational and commercial land uses. A breakdown of the zoning by land area is provided in Table 3.21.

Table 3.21: Central Leawood Zoning by Acreage

Zoning	Acres	%
AG	192.94	5.23
BP	0.00	0.00
REC	561.30	15.22
SD-CR	209.71	5.69
SD-NCR	38.69	1.05
SD-NCR2	0.00	0.00
SD-O	291.93	7.92
MXD	178.53	4.84
All Residential	2,215.08	60.06

Source: Leawood Community Development Department, 2018

The commercial areas within Central Leawood are described in greater detail below.

Hallbrook Office Center - North of 112th Terrace and West of State Line Road

8 Hallbrook Office Center

Hallbrook Office Center is becoming one of Leawood's premier office developments. Located directly south of I-435 on the Kansas-Missouri state line, this commercial area will feature an attractively landscaped environment similar to the neighboring Hallbrook Subdivision.

Table 3.22: Hallbrook Office Center Data

Status	Existing
Total Square Feet	224,382
Location	111th St. & State Line Rd.
Development Type	Office
Zoning	SD-CR & SD-O

Source: Leawood Community Development Department

Town Center Business Park - South of 115th Street and East of Roe Avenue

9 Town Center Business Park

Town Center Business Park is an office development located southeast of 115th Street and Roe Avenue, with six developed parcels. There are currently three undeveloped parcels within the development, which are owned by the City of Leawood.

Table 3.23: Town Center Business Park Data

Status	Existing
Total Square Feet	170,728
Location	115th St. & Roe Ave.
Development Type	Office
Zoning	SD-NCR & SD-O

Source: Leawood Community Development Department

10 Leawood Executive Centre

This is an existing development in a prominent location at the southeast corner of College Boulevard and Roe Avenue, consisting of a collection of three office buildings constructed from 1986 to 1987.

Table 3.24: Leawood Executive Centre Data

Status	Existing
Total Square Feet	169,716
Location	SE Corner of College Blvd. & Roe Ave.
Development Type	Office
Zoning	SD-O

Source: Leawood Community Development Department

Leawood Executive Centre - South of College Boulevard and East of Roe Avenue

11 Town Center Plaza

Town Center Plaza has become one of the area's premier regional retail centers, located north of 119th Street between Nall Avenue and Roe Avenue. Town Center currently hosts many high quality commercial establishments, and major anchor stores including a 120,000 sq.ft. department store, 100,000 sq.ft. sporting goods store, and a theater complex. Accompanying the shopping center are numerous restaurants and a banking institution.

Table 3.25: Town Center Plaza Data

Status	Existing/Planned
Total Square Feet	683,696 / 735,050
Location	N of 119th St. between Nall Ave. & Roe Ave.
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

Town Center Plaza - North of 119th Street and East of Nall Avenue

12 Tomahawk Creek Office Park

Tomahawk Creek Office Park is an existing development along Tomahawk Creek Parkway south of College Boulevard. The development has reached build-out and consists of several office buildings constructed from 1998 through the early 2000s.

Table 3.26: Tomahawk Creek Office Park Data

Status	Existing
Total Square Feet	508,807
Location	College Blvd. to 114th St. on Tomahawk Creek Parkway
Development Type	Office
Zoning	SD-NCR & SD-O

Source: Leawood Community Development Department

Tomahawk Creek Office Park - South of College Boulevard and west of Tomahawk Creek Parkway

Pinnacle Corporate Centre - North of 115th Street and Tomahawk Creek Parkway

13 Pinnacle Corporate Centre

Pinnacle Corporate Center is located north of 115th Street and Tomahawk Creek Parkway, immediately south of Tomahawk Creek Office Park. Development was recently concluded when the fifth and final office building was completed and occupied in 2015.

Table 3.27: Pinnacle Corporate Centre Data

Status	Existing
Total Square Feet	419,469
Location	114th St. to 115th St. on Tomahawk Creek Parkway
Development Type	Office
Zoning	SD-O

Source: Leawood Community Development Department

Camelot Court - East of Roe Ave and South of Town Center Drive

14 Camelot Court

Camelot Court is a retail development constructed between 1990 and 1996 and located at the northeast corner of 119th Street and Roe Avenue. This development recently underwent renovations utilizing the City's CID policy approved in 2014.

Table 3.28: Camelot Court Data

Status	Existing
Total Square Feet	184,477
Location	NE Corner of 119th St. & Roe Ave.
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

Town Center Crossing - Along 114th Street and North of Tomahawk Creek Parkway

15 Town Center Crossing

Town Center Crossing, located at the southeast corner of 119th Street and Roe Avenue within Central Leawood was constructed from 2006 to 2008. The Development consists of a multi-tenant main center and three outparcel buildings adjacent to 119th Street.

Table 3.29: Town Center Crossing Data

Status	Existing
Total Square Feet	170,279
Location	SE Corner of 119th St. & Roe Ave.
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

16 Leawood Plaza

Leawood Plaza is a neighborhood-scale commercial development located at the northwest corner of 123rd Street and State Line Road. This development was constructed between 1986 and 1988.

Table 3.30: Leawood Plaza Data

Status	Existing
Total Square Feet	125,168
Location	123rd St. & State Line Rd.
Development Type	Retail
Zoning	SD-NCR

Source: Leawood Community Development Department

Leawood Plaza - North of 123rd Street and West of State Line Road

17 Leawood Commons

An office/retail development along Nall Avenue north of Town Center Drive; this development was constructed beginning in the 1990s and is built-out.

Table 3.31: Leawood Commons Data

Status	Existing
Total Square Feet	100,570
Location	NE Corner of Town Center Dr. & Nall Ave.
Development Type	Office
Zoning	SD-NCR & SD-O

Source: Leawood Community Development Department

Leawood Commons - North of Town Center Drive and East of Nall Avenue

18 University Park

An office development immediately north of Leawood Commons. This development completed its final phase on construction during the late 1990's and is built out.

Table 3.32: University Park Data

Status	Existing
Total Square Feet	79,592
Location	112th St. & Nall Ave.
Development Type	Office
Zoning	SD-O

Source: Leawood Community Development Department

University Park - South of 112th Street and East of Nall Avenue

Park Place - East of Nall Ave. and South of Town Center Drive

19 Park Place

Park Place is a mixed use development located southeast of Town Center Drive and Nall Avenue, which opened its first phase consisting of retail and office in 2008. Approved for more than 1.2 million square feet of floor area, Park Place is the largest and most dense development in the City of Leawood. Development of the east end of Park Place is currently underway with the construction of an office building and multi-family residential building.

Table 3.33: Park Place Data

Status	Existing
Total Square Feet	508,807
Location	College Blvd. to 114th St. on
Development Type	Office
Zoning	SD-NCR & SD-O

Source: Leawood Community Development Department

State Line Office Building - West of State Line road and North of 128th Street

20 State Line Office Building

This development consists of one, relatively small office building constructed in 2006.

Table 3.34: State Line Office Building Data

Status	Existing
Total Square Feet	11,494
Location	128th St. & State Line Rd.
Development Type	Office
Zoning	SD-O

Source: Leawood Community Development Department

University Park - South of 112th Street and East of Nall Avenue

21 College Boulevard Office Corridor

The College Boulevard Office Corridor is a collection of individual buildings along the south side of College Boulevard between Nall Avenue and Roe Avenue. Many of the buildings were constructed beginning in the 1980s.

Table 3.35: College Boulevard Office Corridor Data

Status	Existing
Total Square Feet	261,484
Location	Nall Ave. to Roe Ave. along College Blvd.
Development Type	Office
Zoning	SD-NCR & SD-O

Source: Leawood Community Development Department

22 Leawood Square

Leawood Square is a small-scale neighborhood retail development located northwest of 131st Street and State Line Road. The development was constructed in 1988.

Table 3.36: Leawood Square Data

Status	Existing
Total Square Feet	39,689
Location	130th St. & State Line Rd.
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

Leawood Square - North of 131st Street and West of State Line Road

23 Village of Seville

Village of Seville is a relatively new retail development located south of Leawood Square. Construction commenced in 2006 and is ongoing. ~~A micro-hospital was approved for the development in 2016.~~ St. Luke's Community Hospital opened in 2018.

Table 3.37: Village of Seville Data

Status	Existing/ Planned
Total Square Feet	43,836 / 102,991
Location	133rd St. & State Line Rd.
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

Village of Seville - North of 133rd Street and West of State Line Road

Parkway Plaza - North of 135th Street and West of Roe Avenue

24 Parkway Plaza

Parkway Plaza is mixed use development along the 135th Street Corridor between Roe Avenue and Nall Avenue. The project began in 2005 and construction is ongoing. The development is approved to include a mixture of retail, office and residential uses. ~~In 2016, two additional buildings received final approval, one of which is currently under construction.~~

Table 3.38: Parkway Plaza Data

Status	Existing/ Planned
Total Square Feet	360,371 / 625,281
Location	NW Corner of 135th St. & Roe Ave.
Development Type	Mixed Use
Zoning	MXD

Source: Leawood Community Development Department

Market Square - North of 135th Street and East of Mission Road

25 Market Square

The Market Square Center was the first project to be finalized along the 135th Street Corridor, located at the northeast corner of 135th and Mission Road. This development consists of office and retail tenants including a grocery store and a bank building. One additional pad site is allowed along 135th Street, which may include a restaurant. The second phase of the main center still remains to be constructed.

Table 3.39: Market Square Center Data

Status	Existing/Planned
Total Square Feet	149,375 / 172,542
Location	NE Corner of 135th St. & Mission
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

South Leawood

This area, south of 135th Street, contains the largest share of undeveloped land in the City. While limited amounts of land area designated for residential uses remain undeveloped, considerable land area designated for mixed use development remains, primarily along the 135th Street corridor.

Population

Growth Patterns

South Leawood is experiencing the largest population increase of any sector. The area's population has increased by approximately 4,000 persons in each of the last two decennial censuses. The growth will continue in this area but at a slower pace.

Table 3.40: South Leawood Population

Year	Population	% of Total City
1990	601	3%
2000	4,245	15%
2010	8,583	27%

Source: U.S. Census Bureau, Decennial Census, 1990-2010

Population Composition

Race & Ethnicity

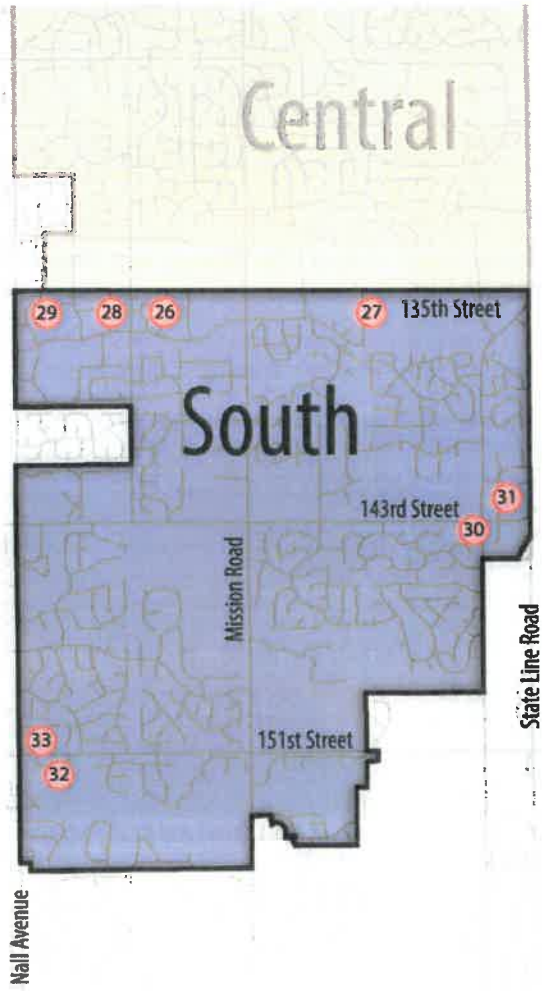
As of the 2010 Census, the majority population group in South Leawood, as in other areas of Leawood, are those who identify themselves as white, with almost 91% of the population. The largest minority group is Asian, with just over 5% followed by the Hispanic population.

Table 3.41: South Leawood Race & Ethnicity Composition

Race/Ethnicity	South Leawood	All Leawood
American Indian or Alaskan Native	0.57%	0.10%
Asian	5.22%	3.80%
Black or African-American	2.87%	1.90%
Hispanic or Latino (of any race)	3.00%	2.20%
White	87.67%	90.10%
Some Other Race	0.25%	0.40%
Two or More Races	0.41%	1.40%

Source: U.S. Census Bureau, Decennial Census, 2010

Figure 3.4: Map of South Leawood



26. The Villagio at Leawood - West
27. Chadwick Place
28. Plaza Pointe
29. Cornerstone of Leawood
30. Shops at Camden Woods
31. Centennial Park
32. Ironhorse Centre
33. Nall Valley Shops

Housing

As of the 2010 Census, the total number of housing units in South Leawood is 3,029, of which 2,868 are occupied for a vacancy rate of 5% which is up from 3% in 2000. The occupancy rates are summarized in Table 3.42.

Table 3.42: South Leawood Housing Occupancy

Type	2010		2000	
	Total	%	Total	%
Occupied	2,868	95%	1,424	97%
Vacant	161	5%	29	3%
Total	3,029	100%	1,453	100%

Source: U.S. Census Bureau, Decennial Census, 2000-2010

The average household size for South Leawood in 2010 was 2.99 persons. This is the largest average household size in the City relative to North and Central Leawood. This is reflective of a greater proportion of families in this area relative to the rest of the City.

Table 3.43: South Leawood Population by Major Age Group

Age Group	Population (2010)	% of South Leawood	
		2010	2000
Adolescent	3,287	38%	33%
Career	4,452	52%	60%
Retired	844	10%	7%

Source: U.S. Census Bureau, Decennial Census, 2000-2010

Educational Attainment

As with the remainder of Leawood, South Leawood residents have high levels of educational attainment; 83% of the area's residents hold at least a bachelor degree, up from 65% in 2000.

Table 3.44: South Leawood Educational Attainment

Highest Level of Attainment	Population (2010)	% of South Leawood	
		2010	2000
High School Graduate	102	2%	11%
Some College or Associates Degree	862	16%	23%
Bachelor Degree	3,439	65%	44%
Graduate or Professional Degree	883	17%	21%

Source: U.S. Census Bureau, Decennial Census, 2010

Community Profile

~~As South Leawood has grown, the need for community facilities has increased.~~

Schools

Blue Valley School District, USD #229 provides public school education to children in South Leawood. In 2000, this area was served with two elementary schools, however due to the growth that has occurred since then, the area is now served by four elementary schools; Mission Trail Elementary School and Prairie Star Elementary School, both located in Leawood, and Overland Trail Elementary School and Sunrise Point Elementary School, both located in Overland Park. Children enrolled in public schools in South Leawood attend either Leawood Middle School, Prairie Star Middle School, or Overland Trail Middle School. Both Blue Valley North High School and Blue Valley High School serve the area. St. Michael the Archangel School, a Catholic grade school, is located in South Leawood. Blue Valley School District closely monitors expected population growth in relation to the capacity of existing schools, especially in the 135th Street Corridor, which will develop new multi-family housing units.

Religious Institutions

Four institutions are located in South Leawood, as listed in Table 3.45.

Table 3.45: Religious Institutions in South Leawood

Denomination	Institution
Catholic	St. Michael the Archangel Catholic Church
Evangelical	Christ Community Church
Lutheran	Lord of Life Lutheran Church
Methodist	United Methodist Church of the Resurrection

Source: Leawood Community Development Department

Public Buildings and Amenities

Leawood's 18-hole municipal golf course, named for its proximity to a historic rail line Ironhorse, is the only City owned golf course and is located south of 151st Street. Ironhorse Golf Course is the only public course in the community.

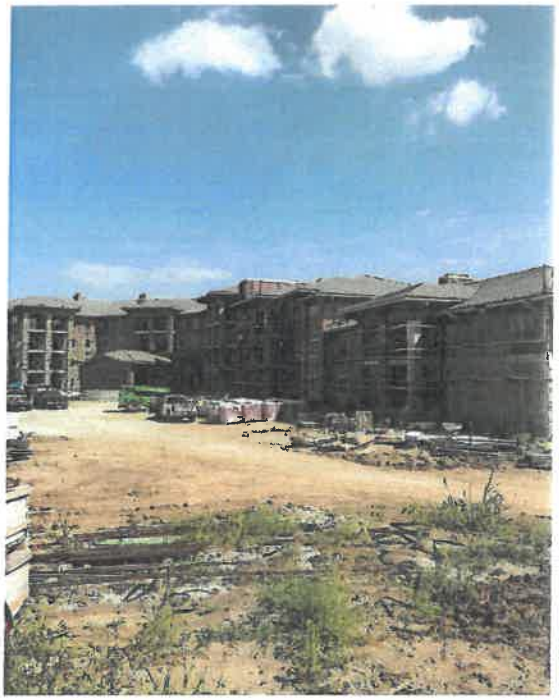
Ironwoods Park, located at Ironwoods Drive and Mission Road is a large public park operated by the City. The park has a wide variety of amenities such as trails, an amphitheater, cabins, alpine towers and a playground. Adjacent to the park is Fire Station #3. The City also operates a public works facility at the southeast corner of 143rd Street and Kenneth Road.

St. Michael the Archangel Catholic Church - North of 143rd Street and East of Nall Avenue

Christ Community Church - North of 143rd Street and West of Kenneth Road

Lord of Life Lutheran Church - South of 135th Street and West of Chadwick Street

United Methodist Church of the Resurrection - South of 137th Street and West of Roe Avenue



Development Profile

The majority of undeveloped land in the City of Leawood is located in South Leawood, but this land area has decreased substantially since 2000. Approximately 59% of the land area is planned or zoned for residential land uses. About 7% of the area is zoned for commercial land uses, however considerably more is planned to be developed for mixed uses, primarily along 135th Street. A breakdown of the zoning by land area is provided in Table 3.46.

Table 3.46: South Leawood Zoning by Acreage

Zoning	Acres	%
AG	192.94	5.23
BP	0.00	0.00
REC	561.30	15.22
SD-CR	209.71	5.69
SD-NCR	38.69	1.05
SD-NCR2	0.00	0.00
SD-O	291.93	7.92
MXD	178.53	4.84
All Residential	2,215.08	60.06

Source: Leawood Community Development Department, 2018

The commercial areas within South Leawood are described in greater detail below.

Villaggio at Leawood - West - South of 135th Street and East of Roe Avenue

26 The Villaggio at Leawood – West

This development was approved in 2005 and thus far, two buildings have been constructed while the remainder is undeveloped.

Status	Existing/Planned
Total Square	10,147 / 400,800
Location	SE Corner of 135th St. & Roe Ave.
Development	Retail/Office
Zoning	SD-CR & SD-O

Source: Leawood Community Development Department

Table 3.47: The Villaggio at Leawood – West Data

Chadwick Place - South of 135th Street and East of Chadwick Road

27 Chadwick Place

This development, located at the southeast corner of Chadwick Street and 135th Street was approved in 2004. Thus far a bank building has been constructed while the remainder is undeveloped.

Table 3.48: Chadwick Place Data

Status	Existing/Planned
Total Square	3,598 / 62,000
Location	135th St. & Chadwick
Development	Retail/Office
Zoning	SD-NCR & SD-O

Source: Leawood Community Development Department

28 Plaza Pointe

Plaza Pointe, located at the southwest corner of 135th Street and Roe Avenue, is a mixed office and commercial development that began in 2000 and is nearly complete with only one lot remaining. ~~A final plan for a single story building was recently constructed for the remaining lot within the development.~~

Table 3.49: Plaza Pointe Data

Status	Existing
Total Square Feet	186,422
Location	SW Corner of 135th St. & Roe Ave.
Development Type	Retail/Office
Zoning	SD-CR & SD-O

Source: Leawood Community Development Department

Plaza Pointe - South of 135th Street and West of Roe Avenue

29 Cornerstone of Leawood

Cornerstone of Leawood is a mixed office and retail development located at the southeast corner of 135th Street and Nall Avenue. In addition to a mix of office and retail uses, the development includes. a lifestyle center, an open-air pedestrian courtyard with decorative hardscape, landscaping, and shop access. Thus far, seven buildings have been constructed, but the main lifestyle center remains largely undeveloped. A four story hotel was approved in 2017, located in the central lot within the development and is currently under construction.

Table 3.50: Cornerstone of Leawood Data

Status	Existing/Planned
Total Square	81,459/ 371,856
Location	SE Corner of 135th St. & Nall Ave.
Development	Retail/Office
Zoning	SD-CR

Source: Leawood Community Development Department

Cornerstone - South of 135th Street and East of Nall Avenue

30 Shops at Camden Woods

The Shops at Camden Woods are located at the southwest corner of 143rd Street and Kenneth Road and consists of a single two-story mixed office and retail building. The project was constructed in 2004.

Table 3.51: Shops at Camden Woods Data

Status	Existing
Total Square	22,189
Location	SW Corner of 143rd St. & Kenneth Rd.
Development	Retail
Zoning	SD-NCR

Source: Leawood Community Development Department

Shops at Camden Woods - South of 143rd Street and West of Kenneth Road

Centennial Park - North of 143rd Street and East of Kenneth Road

31 Centennial Park

Centennial Park, located at 143rd and Kenneth Road, provides a unique ~~two-for-one~~ opportunity. Tenants of the park are registered in both Kansas and Missouri and are able to conduct business out of either state. Few business parks can claim this advantage. In addition, Centennial Park has excellent transportation access to both 135th Street in Kansas and Missouri 150 Highway. ~~A 23,200 square foot office building, currently under construction, is almost complete and an additional 53,323 square feet have been approved for Central States Beverage, which will be under construction in 2018.~~

Table 3.52: Centennial Park Data

Status	Existing/Planned
Total Square Feet	230,531 / 253,731
Location	NE Corner of 143rd St. & Kenneth Rd.
Development Type	Office
Zoning	BP

Source: Leawood Community Development Department

Ironhorse Centre - South of 151st Street and East of Nall Avenue

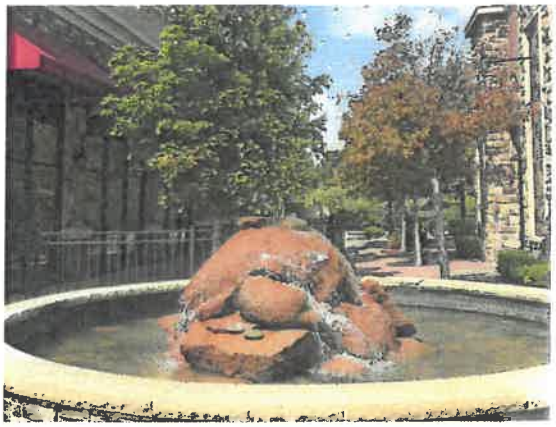
32 Ironhorse Centre

Ironhorse Centre is located at the southeast corner of 151st Street and Nall Avenue. The development consists of office/retail/residential buildings including a bank and retail uses which serve the nearby residents. A multi-story independent senior living facility, The Fairways of Ironhorse, has been approved as the final piece for the Development, and is under construction.

Table 3.53: Ironhorse Centre Data

Status	Existing/Planned
Total Square	61,499 / 170,618
Location	SE Corner of 151st St. & Nall Ave.
Development	Mixed Use
Zoning	MXD

Source: Leawood Community Development Department



Nall Valley Shops - North of 151st Street and East of Nall Avenue

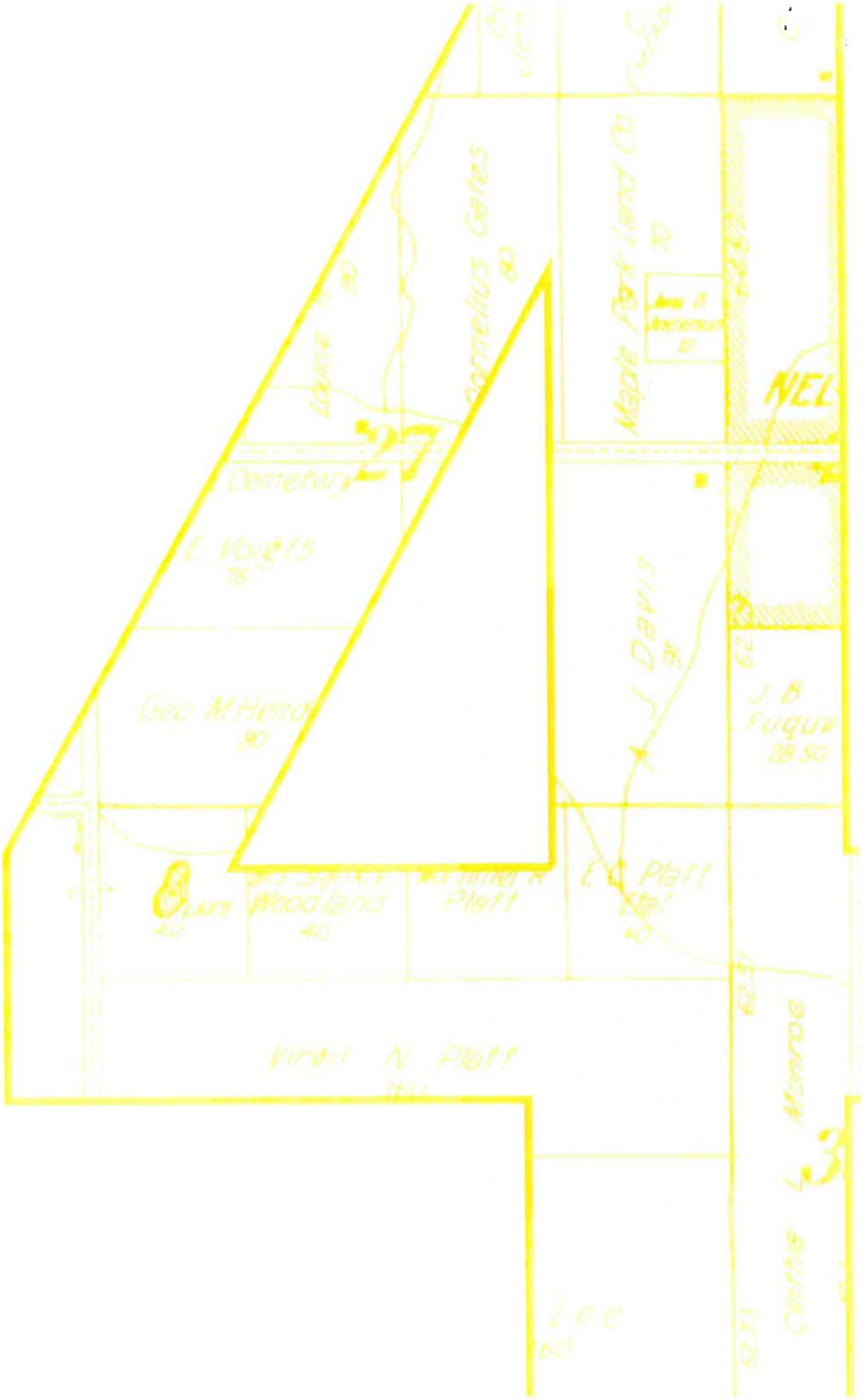
33 Nall Valley Shops

Nall Valley Shops, located at the northeast corner of 151st and Nall Avenue, is a commercial development that began in 2004 and is nearly complete with one lot adjacent to 151st Street remaining.

Table 3.54: Nall Valley Shops Data

Status	Existing/Planned
Total Square	73,962 / 82,462
Location	NE Corner of 151st St. & Nall Ave.
Development	Retail
Zoning	SD-CR & SD-NCR

Source: Leawood Community Development Department


Cornelius Gates
80
Maple Park Land Co
70
Cemetery
E Voigts
76
Geo M Hendr
80
J Davis
91
J B
Fuqua
88.50
Wood land
40
Platt
E C Platt
Etal
40
Virtel N Platt
Monroe
Clothe L
Lee

4. GUIDE TO FUTURE DEVELOPMENT

Leawood will always be identified with its trademark variety of prestigious, planned residential living environments. In addition, planned commercial areas developed now will have a positive impact on the community's prospering business climate for years to come. ~~With the 21st century upon us,~~ Leawood has an exciting future with a preserved quality of life for all residents and employers.

Our Vision

Leawood prides itself on being a safe, attractive community, which values its distinctive character. The citizens of Leawood are civic-minded and are an important component in shaping Leawood's future. As the City of Leawood looks to the future, it will continue to maintain the residential property values, promote neighborhood-oriented commercial developments and quality mixed use developments, offer a variety of high-quality residential neighborhoods, sustain environmental sensitivity, retain natural landscapes and provide public open space. With this vision, as articulated in a comprehensive plan, the City of Leawood will continue to grow with distinction.

Comprehensive Plan Map

The following comprehensive plan map provides a guide to the future development of Leawood, and depicts the long term vision for growth based upon expected population changes and job growth. The map designates land categories based on use and density. This evolving map is reviewed and updated on an annual basis. The Comprehensive Plan also includes a vision for the active transportation network along with significant cultural landmarks.

135th Street Community Plan

The 135th Street Community Plan is incorporated by reference into the City of Leawood's Comprehensive Plan, and serves as a guiding document for development between 133rd Street and 137th Street and between Nall Avenue and State Line Road. The plan identifies an optimal layout for 135th Street, defines key land uses, produces development concepts and provides a strategic implementation plan for creating a sustainable community. The plan was adopted in 2014 and was developed through a series of public meetings with community leaders, property owners, and governmental jurisdictions.

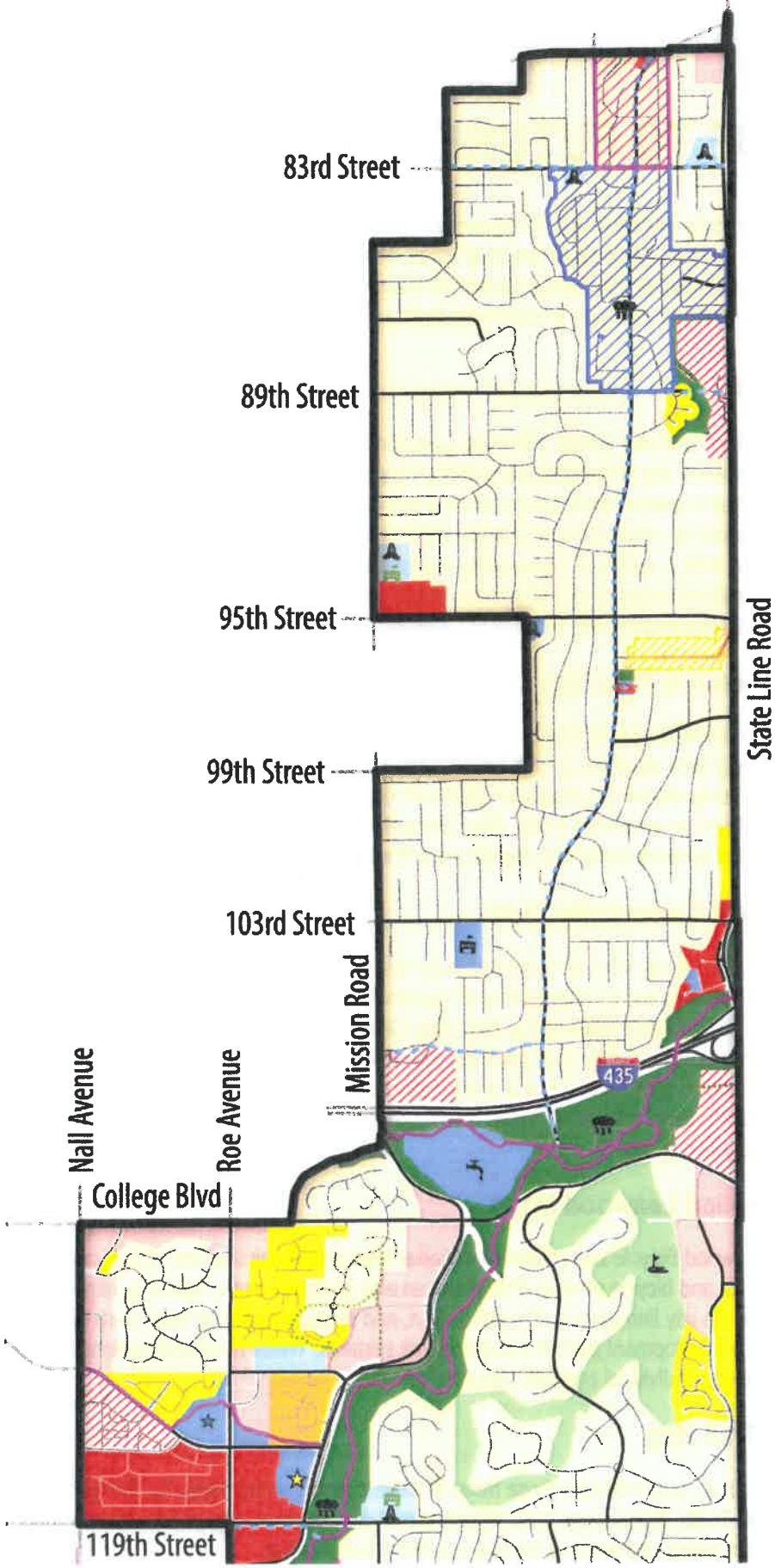
Self-Propelled Leawood Maps

Self-Propelled Leawood Bicycle and Pedestrian Master Plan articulates the City of Leawood's vision for pedestrian and bicycle access. This plan can also be found on the following pages. The two exhibits divide the city into north and south halves, and represent existing and future bike routes along with a development plan for Leawood trail systems. These recommendations should be furthered refined as individual projects are implemented.

Historic Trail Map

Leawood also includes approximately three miles of historic routes of the Santa Fe, Oregon and California National Trails. Since these trails bisect current development, proposed automobile and bicycle routes intersecting segments of the trail are being investigated.

Figure 4.1 Comprehensive Plan Map - North



City of Leawood Comprehensive Plan - 2018

City Limits
Future Streets

Land Uses
- Low Denisty Residential
- Medium Denisty Residential
- High Density Residential
- Mixed Use
- Office
- Retail
- Business Park
- Public
- Institutional
- Open Space - Private
- Open Space - Public

Points of Interest
- Places of Worship
- City Hall
- Public School
- Private School
- Police Station
- Fire Station
- Public Works Facility
- Justice Center
- Public Utility
- Hospital
- Park
- Golf Course

Historic Districts
- Leawood Historic District 1
- Leawood Historic District 2
- Lee Farmhouse Road

National Historic Trails
- Santa Fe
- Oregon
- California

Trails
- Existing
- Future
- Private

City of Leawood's Vision

Leawood prides itself on being a safe, attractive community, which values its distinctive character. The citizens of Leawood are civic-minded and are an important component in shaping Leawood's future. As the City of Leawood looks to the future, it will continue to maintain the residential property values, promote neighborhood-oriented commercial developments, offer a variety of high quality residential neighborhoods, sustain environmental sensitivity, retain natural landscapes and provide public open space. With vision, as articulated in a comprehensive plan, the City of Leawood will continue to grow with distinction.

Figure 4.2 Comprehensive Plan Map - South

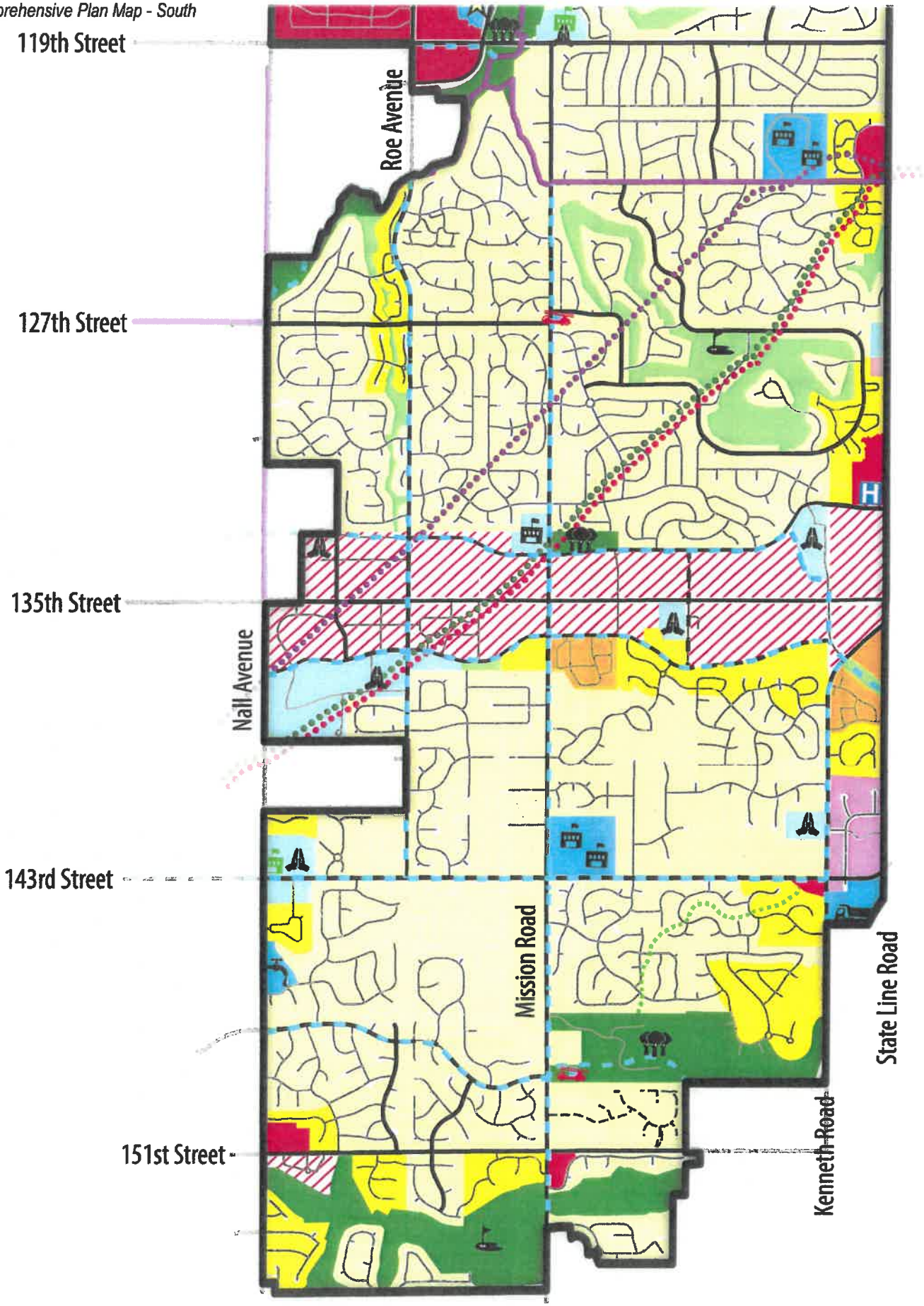


Figure 4.3 Self Propelled Leawood

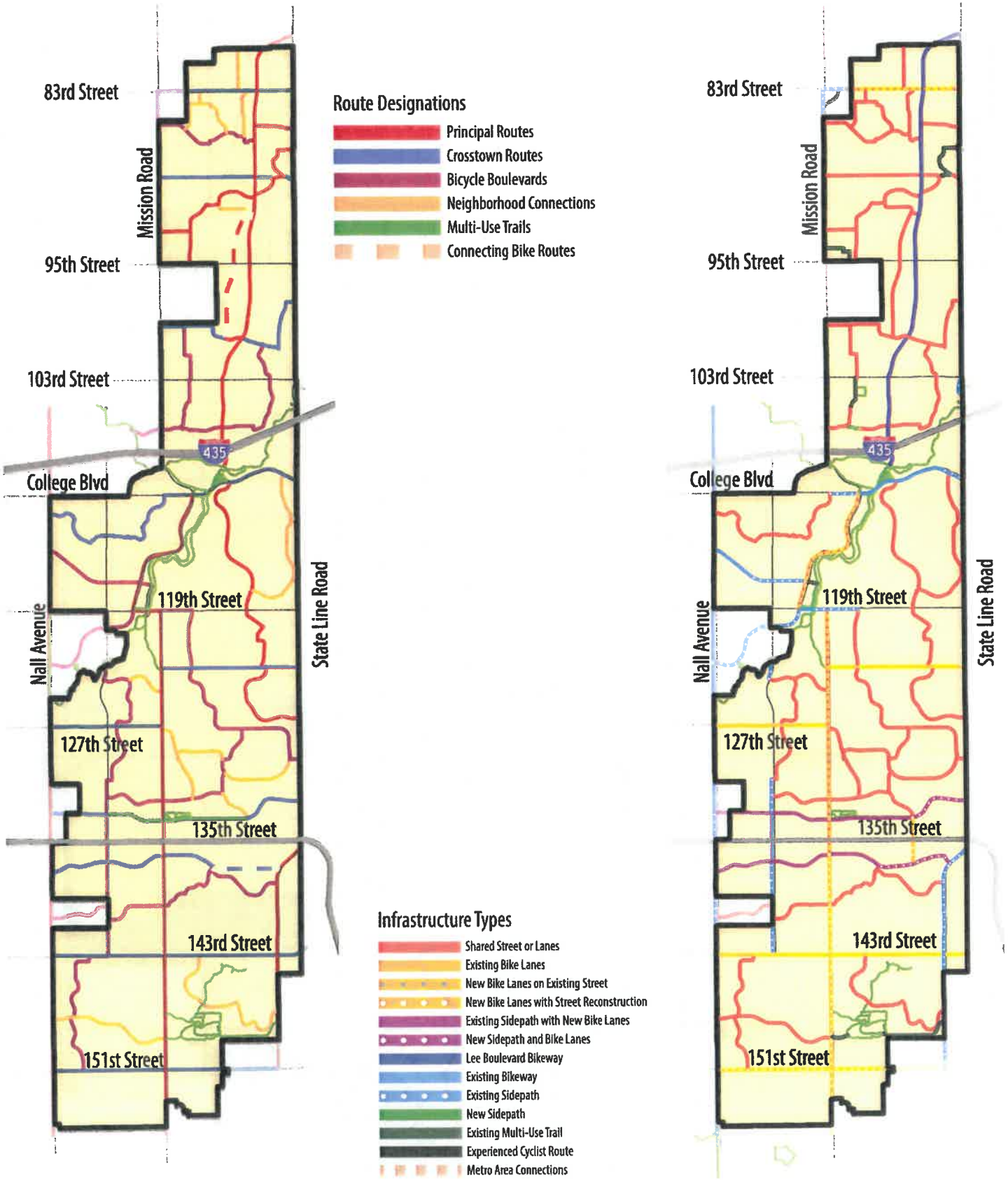
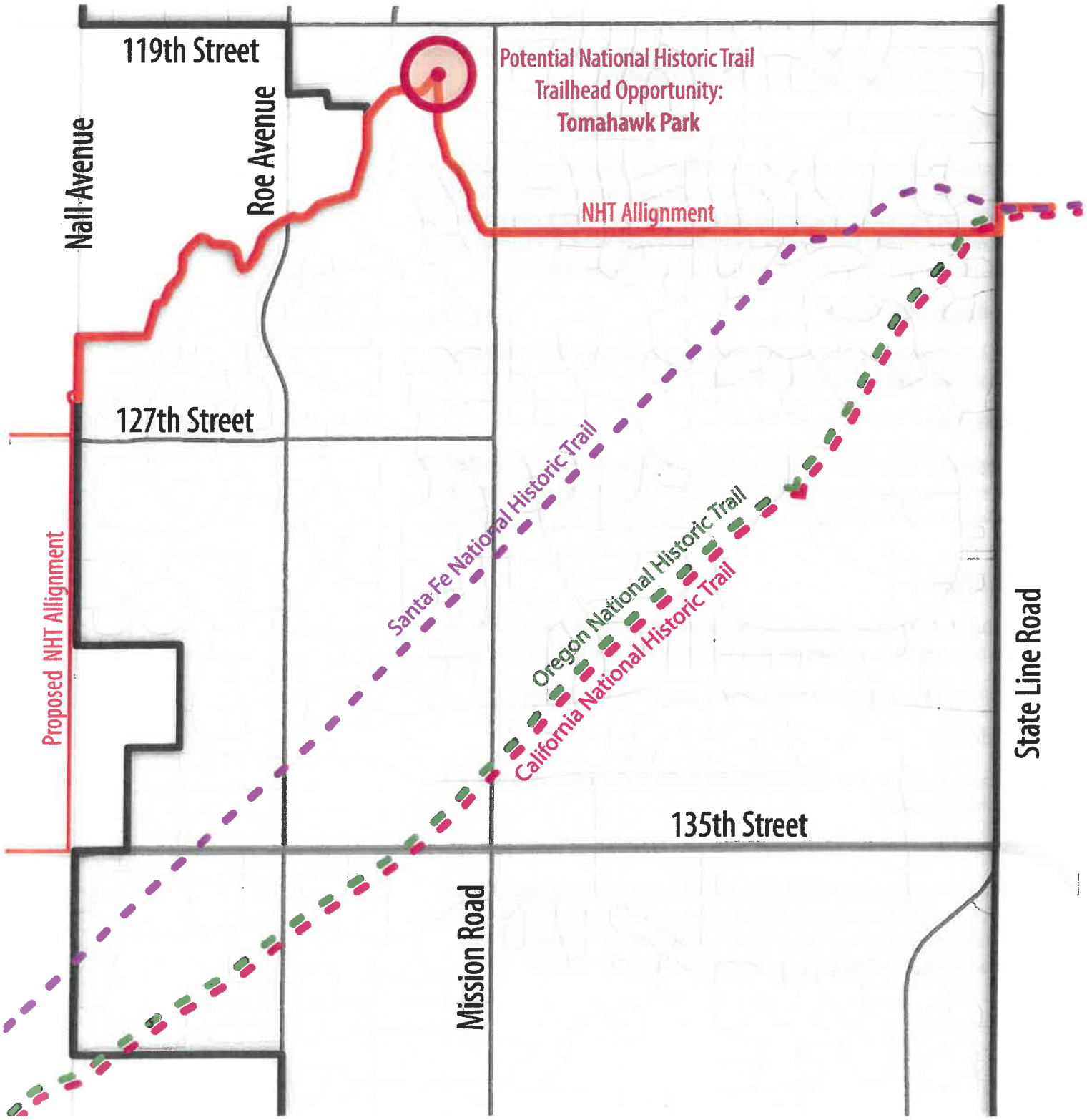


Figure 4.4 Leawood Historic Trails - Santa Fe, Oregon, and California National Trails



Goals and Objectives

In order to transform the values of the City's development vision into reality, the following goals and objectives have been created. A goal represents the end towards which our efforts are directed; objectives outline the actions necessary to achieve the goals. Both goals and objectives implement how the residents, Planning Commission and Governing Body envision the future of the City of Leawood.

Non-Residential

Non-residential development is defined as uses other than single and multi-family residential. These uses include retail, office, business park, and recreational land uses. It is important that the use and intensity of this type of development is compatible with the surrounding community that it serves. Examples of uses within this district include retail shops, restaurants, general office, medical office, and light assembly.

Non-Residential Goal 1

Promote the redevelopment and, where it makes sense, retention of non-residential development in the established areas of the City.

OBJECTIVE:

Plans for redevelopment of existing non-residential properties shall be required to take into consideration surrounding properties/developments in terms of scale, use, design, access, landscaping and lighting, to promote an overall harmonious design for the area.

DIRECTIVES:

A - Encourage redevelopment of existing non-residential properties to provide pedestrian connections to surrounding non-residential and residential developments.

Redevelopment shall comply with all regulations and planning principles.

OBJECTIVE:

Provide incentives for the redevelopment (public portion) of existing non-residential developments in Leawood.

DIRECTIVE:

Give consideration to Special Benefit Districts (SBD), Transportation Development Districts (TDD), and Community Improvement Districts (CID) for public improvements in designated areas deemed to have a need for redevelopment and would not otherwise be improved. (See City of Leawood Resolution No. 1317).

Non-Residential Goal 2

Ensure compatible transitions from non-residential development to residential neighborhoods and other less intensive land uses.

OBJECTIVE:

Utilize open space, large landscaped areas, natural topographical features, berms, and residential uses as buffers between residential and nonresidential developments.

DIRECTIVES:

A - Provide a variety of land uses adjacent to the nonresidential area (i.e. assisted living, independent living, condominiums, etc.).

B - Promote the transition from higher intensity land uses to lower intensity land uses.

C - Utilize clustering of buildings near major streets to develop common areas/buffer areas between the nonresidential and residential developments.

D - Maintain existing natural features between residential and nonresidential development such as tree lines.

E - Provide incentives to developers consistent with goals of Comprehensive Plan and sound planning and development principles to assure desirable results (i.e. bonuses as outlined in Leawood Development Ordinance).

F - Assess traffic impact and plan for no worse than a D rating.

Non-Residential Goal 3

Promote quality non-residential developments by requiring pedestrian oriented/human scaled designs, high-quality materials, sensitive landscaping, and limited signage.

OBJECTIVE:

Parking Lots shall be designed to limit the massing of pavement viewable from public streets.

DIRECTIVES:

A - The massing of parking lots shall be broken up with landscaping.

B - Parking lots shall be hidden from public streets with a minimum three-foot high berm and landscaping located along the berm.

C - Encourage land banking of parking spaces.

D - Encourage shared parking agreements between nonresidential developments and the recording of such agreements.

E - Utilize buildings and amenities to break up parking lots.

F - Promote a transportation system which provides or improves access and circulation within and adjacent to non-residential areas, and fosters interaction among residents.

G - Encourage parking lots to be located behind the front building mass when along a public street.

H - Utilize internal walkways for pedestrians in parking lots. The internal walkways shall be constructed of decorative material and shall be protected from driveways with landscaping.

I - Encourage a row of parking adjacent to the front entrance of the building particularly for retail developments.

J - Encourage limiting the length of the rows of parking.

K - Parking lots shall be lighted and striped to ensure the safety of pedestrians and motor vehicles, and promote orderly and efficient use of space.

L - Encourage the use of underground and above ground multi-story parking structures.

OBJECTIVE:

Developments shall be constructed to incorporate Main Street or village style techniques.

DIRECTIVES:

A - Buildings shall be located on an interior drive system with on-street (interior drives) parking.

B - Buildings shall be clustered and oriented to ensure easy circulation between businesses for pedestrians without the need for vehicles.

C - Buildings shall be clustered and oriented to create gathering areas for patrons as well as large open spaces.

D - Plaza areas shall be incorporated into the design for all buildings.

E - All building facades shall be broken with extensions, recesses, awnings, and/or covered walkways.

F - All sides of buildings shall be constructed to the same standard of design.

G - Loading docks, trash collections, outdoor storage and similar facilities and functions shall be within the structure, or contained within a service court which is completely enclosed by the building mass and provide extensive buffering to completely screen these areas.

H - Encourage that each principal building have a clearly defined customer entrance with features such as canopies, porticos, arcades, arches, wing walls and integral planters.

I - Provide incentives for unique design and additional amenities incorporated into the development such as structured parking, large common areas, fountains, and other unique/quality features currently found throughout Leawood in lieu of the typical big box or strip centers and other standard developments prevalent in today's development industry.

J - Where no prevailing architectural context exists, create a compatible theme and character throughout the new development to relate to adjacent developmental designs.

K - Detail facades to relate to the architectural characteristics of the surrounding structures such as the proportion, scale, form, mass, setback, material, horizontal dimension, etc.

L - Nonresidential developments shall be required to maintain open space between nonresidential developments and adjacent residential developments.

M - Topographical features, which limit development, shall be retained as open space left in its natural state.

OBJECTIVE:

Non-residential development shall create a unique sense of place.

DIRECTIVES:

A - Monuments, fountains, or other artwork shall be constructed at the major entrances into the development from public streets and along internal intersections/driveways.

B - Buildings shall utilize decorative design elements that may include arched windows, second story balconies, pitched roofs, etc.

C - Bland architecture such as cube buildings and typical big box structures will not be permitted.

D - Developments will be encouraged to incorporate design themes, artwork, natural areas, water features, small plazas, and landscaping into the overall design of the development.

OBJECTIVE:

Reduce the visual impact and cluttering of signage.

DIRECTIVES:

A - Wall signs shall be limited to two per building and also limited to the façades of buildings, which face public streets or internal drives (not including parking lot drive aisles).

B - Monument signs shall be constructed of material similar to the façade of the building or of natural stone, brick, or similar material.

C - Monument signs shall be primarily used to identify overall developments and not individual tenants or buildings.

D - The placement of billboards shall not be permitted within the city limits of Leawood.

Residential

Residential development is defined as a land use type in which housing predominates. Residential is classified by rural, single family, clustered, or apartment districts that are furthered defined by density. Additional allowable uses within residential districts range from independent living, assisted living, and skilled nursing.

Residential Goal 1

Encourage a diverse mixture of quality housing to meet the needs of the Citizens of Leawood.

OBJECTIVE:

Ensure the creation of high quality single-family homes within the City of Leawood.

DIRECTIVES:

A - Single-family subdivisions shall be encouraged to have a neighborhood like ambiance by providing amenities such as common areas and trails to allow human interaction.

B - Encourage a diverse mix of household sizes and home styles.

C - Encourage the incorporation of natural features into residential development.

D - Encourage the use of common areas throughout and between residential developments.

E - Utilize natural buffers between neighborhoods and other uses, such as parks or significant landscaped areas, which protect the residential area but allow for pedestrian connections between the two uses.

F - Subdivision street systems shall provide multiple points of vehicular and pedestrian access including connections to existing residential and commercial developments.

OBJECTIVE:

Protect and preserve existing residential areas.

DIRECTIVES:

A - Preserve and protect existing housing through code enforcement and preventive maintenance.

B - Ensure that redevelopment within existing neighborhoods is compatible with the existing neighborhood in scale, style and materials.

C - Ensure new residential development within existing neighborhoods be of a similar pattern, and connect with the existing residential and commercial neighborhoods.

OBJECTIVE:

Ensure that residential growth patterns result in neighborhoods that have their own sense of place, yet are closely linked to the community as a whole.

DIRECTIVES:

A - Encourage multiple street and pedestrian connections with adjacent residential areas and discourage the extensive use of cul-de-sacs and dead-end streets.

B - Encourage subdivisions to provide unique amenities to promote the social interaction within the neighborhood.

C - Additional gated communities will not be allowed within the City of Leawood in order to promote a sense of community.

OBJECTIVE:

Provide home ownership alternatives to the standard large lot residential subdivision.

DIRECTIVES:

A - Encourage clustering of homes, in areas indicated as medium and high density on the Comprehensive Plan Map, to provide opportunities for amenities such as creation of common areas, preservation of natural features, walking trails and view corridors.

B - Offer incentives in areas indicated on the Comprehensive Plan Map, for unique design, the provision of additional amenities, and new planning principles and practices not currently in use for the City (i.e., walking paths, incorporating the natural slope of the land, retaining natural drainage ways/environmental features, pocket parks, community gathering areas, and other New Urbanism concepts and theories).

C - Encourage residential uses within designated mixed use areas.

OBJECTIVE:

Provide housing opportunities for the senior citizens of Leawood.

DIRECTIVES:

A - Encourage the development of assisted living, independent living and skilled nursing facilities within the designated institutional areas.

B - Utilize elderly care facilities as a transitional use between residential and non-residential uses.

C - Promote open space and connectivity to adjoining uses to provide pedestrian and recreational opportunities.

D - Promote human interaction within the design of the facilities through the use of courtyards, walking trails, decorative landscaping, and outdoor interactive areas.

Redevelopment

Redevelopment is defined as any new construction on a site that has pre-existing uses. The City of Leawood promotes the redevelopment of residential and commercial land uses through the following goals and objectives.

Redevelopment Goal 1

Promote residential redevelopment that is harmonious with the existing residential area.

OBJECTIVE:

Ensure that remodeling and maintenance of existing housing stock maintains the original character of the neighborhood.

DIRECTIVES:

A - Preserve and protect existing housing stock through code enforcement, development ordinance amendments and preventive maintenance.

OBJECTIVE:

In established neighborhoods, infill development shall be compatible with the character of the surrounding neighborhood, including scale, style of homes, and height of homes.

DIRECTIVES:

A - Develop and implement design guidelines, which maintain the character and style of the City, for redevelopment and remodeling.

B - Encourage residential development to be compatible with adjoining lots in respect to lot shape and size, style of housing, street configuration and landscaping.

C - Redevelopment shall be required to match the existing street pattern including through street connections.

D - Encourage the inclusion of private open space for new developments to help preserve the openness of Leawood.

Redevelopment Goal 2

Utilize commercial redevelopment to maintain or upgrade existing commercial areas and to ensure compatibility with the surrounding area.

OBJECTIVE:

Ensure that commercial redevelopment projects utilize high quality materials and compatible designs with the surrounding area.

DIRECTIVES:

A - Buildings shall be required to utilize materials and architectural features which complement one another.

B - Building treatments shall consider the use of decorative design elements that may include arched windows, second story balconies, covered walkways, pitched roofs, etc.

C - Bland, unimaginative architecture, such as flashcube buildings and typical big box structures, will not be permitted.

D - Encourage the placement of utilities underground for all new developments and work with landowners to place utilities underground for developed areas.

OBJECTIVE:

Ensure that commercial redevelopment includes pedestrian oriented / human scale designs which are compatible with the surrounding area.

DIRECTIVES:

A - Develop and implement design criteria that require commercial redevelopment to be human scale and have a clearly defined customer entrance with features such as canopies, porticos, arcades, arches, wing walls and integral planters.

B - Encourage connections between residential and commercial projects through pedestrian and vehicular connections.

C - Encourage commercial design to include public gathering areas, such as plazas, courtyards and benches.

D - Encourage the use of landscaping and berms to reduce the visual impact of buildings.

E - Retail building facades shall provide insets that divide larger facades into smaller storefronts.

F - Buildings shall be thoughtfully designed to provide cover from the weather and provide comfort for the pedestrian by incorporating porticos, canopies, and other architectural details.

Mixed Use

Mixed use is defined as a development which permits a mixture of retail, office, residential, and cultural uses in a single structure or multiple structures which incorporate a coordinated, consistent theme throughout the development and encourage a high level of pedestrian activity. Mixed use developments should be located within a close proximity to major roadways and intersections.

Mixed Use Goal 1

Encourage developments which blend a variety of uses, including commercial, office, and / or residential, into village style developments, which allow for access to services by a variety of transportation modes, including walking and biking.

OBJECTIVE:

Encourage pedestrian friendly environments within mixed use developments.

DIRECTIVES:

A - Encourage buildings to be clustered and oriented toward each other allowing easy access from one building to another.

B - Utilize sidewalks, small plazas, street furniture and landscaping to create a safe and pleasant pedestrian environment.

C - Develop a network of pedestrian paths between adjacent developments and public sidewalks, crosswalks, bike trails, and bike lanes.

D - Integrate neighborhood scaled private parks within the overall pedestrian networks.

E - Buildings shall be thoughtfully designed to provide cover from the weather and provide comfort for the pedestrian by incorporating porticos, canopies, and other methods.

F - Intersections shall be designed to emphasize the neighborhood scale and unique nature of the area, including sidewalks, streetscape elements and landscaping.

OBJECTIVE:

Develop human scale, village or main street style, mixed use developments.

DIRECTIVES:

A - Building façades and mass shall be broken up with a variety of setbacks, construction materials and rooflines.

B - Buildings shall contain decorative design elements that may include arched windows, second story balconies, pitched roofs, etc.

C - The mass and impact of buildings shall be reduced through the use of berms and landscaping.

D - Bland architecture, such as cube buildings and typical big box structures, will not be permitted.

E - Landscaping and streetscape elements, along access roads and including reverse frontage roads, will be established to emphasize the neighborhood scaled character desired.

F - Support massing of buildings along interior drives with parking directly in front of buildings.

OBJECTIVE:

Create mixed use developments, which provide a unique sense of place.

DIRECTIVES:

A - Develop design guidelines to ensure that development is consistent and has a unique character.

B - Buildings within mixed use areas shall have similar materials and design features, which complement one another.

C - Offer incentives for unique design, the provision of additional amenities, and new planning principles and practices not currently in use for the City (i.e., walking paths, incorporating the natural slope of the land, retaining natural drainage ways/ environmental features, pocket parks, community gathering areas, and other New Urbanism concepts and theories).

Parks and Trails

Parks and trails within the City of Leawood relate to existing and planned pedestrian and bicycle pathways provided for active transportation opportunities. The City of Leawood is also home to segments of historic trails, the promotion of which is under future consideration.

Parks and Trails Goal 1

Provide a variety of leisure alternatives for the Citizens of Leawood.

OBJECTIVE:

Expand the cultural opportunities provided by the City of Leawood's community center.

DIRECTIVES:

A - Realize an interest in the development of a civic recreation and meeting complex.

B - Utilize existing public facilities to offer programs and events to all geographical areas of Leawood.

C - Provide a variety of activities targeted to individuals of all ages.

D - Continue to update the activities offered to Leawood's citizens.

OBJECTIVE:

Increase the recreational opportunities throughout the City of Leawood.

DIRECTIVES:

A - Provide additional recreational opportunities for all ages.

B - Develop an interconnected network of hike/bike trails and bicycle lanes throughout Leawood and adjoining communities.

C - Encourage the development of private recreational facilities and open space (i.e., neighborhood parks, useable green space, walking/bike trails, etc.) within and between residential and nonresidential developments to supplement those provided by the City of Leawood and Johnson County as recommended in Self-Propelled Leawood - A Bicycle and Pedestrian Master Plan.

D - Utilize natural and historic features such as flood plains, creeks, and other undevelopable areas for additional recreational opportunities and to preserve and protect environmentally sensitive areas and wildlife habitats.

E - Provide more passive parks.

F - Extreme berming shall not be encouraged as a buffer between uses.

Transportation

Transportation alternatives in the City of Leawood relate to the movement of people and goods through a variety of transportation modes, including vehicular, public, and active transportation. Transportation in Leawood should be promoted through the following goals and objectives.

Transportation Goal 1

To develop alternative modes of transportation and better land use patterns to lessen the dependence on the automobile.

OBJECTIVE:

Encourage development that can be accessed by multiple modes of transportation.

DIRECTIVES:

A - Encourage that commercial and office development provide an internal pedestrian circulation system which connects to pedestrian paths of adjacent nonresidential uses and to public sidewalks, pedestrian/bike paths, bike lanes and crosswalks.

B - Support internal and external circulation patterns within development areas, which allow opportunities for public transit.

C - Encourage developments to provide amenities for other means of transportation such as bike racks and covered seating areas.

OBJECTIVE:

Provide the citizens of Leawood with access to a variety of modes of transportation throughout the City.

DIRECTIVES:

A - Construct additional bike lanes, bike paths, and pedestrian paths to interconnect various areas throughout the city.

B - Promote street and pedestrian/bike connections between subdivisions to lessen the dependence on arterials.

C - Coordinate with public transit currently offered in Johnson County and Mid-America Regional Council to provide additional routes within the City of Leawood.

D - Existing drainage ways and flood areas shall be retained as additional pedestrian paths/trails.

Transportation Goal 2

Ensure that new non-residential developments within Leawood do not increase the traffic volumes beyond the capacity of the public streets.

OBJECTIVE:

Evaluation of traffic impacts created by nonresidential development shall be based on Leawood Traffic Model.

DIRECTIVES:

A - Nonresidential development shall continue to provide traffic studies utilizing the City of Leawood's traffic model.

B - Evaluation of traffic impacts shall not rely on anticipated or potential future traffic improvements.

C - Discourage the expansion of nonresidential development in areas where, even with street and traffic signal improvements, the additional traffic impact of the development would exceed a level of service D on the adjacent public streets.

D - Limit and coordinate the number of driveway accesses onto arterial streets.

Public Improvements

Public improvements pertain to a broad range of infrastructure projects related to public service, including utilities, streets, stormwater, sewer and traffic related issues. Public improvements should be promoted through the following goals and objectives.

Public Improvements Goal 1

Balance the current and future public improvement needs of both the developed and developing areas of the City.

OBJECTIVE:

To develop a program of construction and renovation projects to benefit the entire community.

DIRECTIVES:

A - Promote financially prudent planning while utilizing to the greatest extent possible external funding sources, i.e. SMAC, KDOT, ~~T-21~~FAST, etc.

B - Ensure that developers make public improvements as required by technical studies, i.e., stormwater study, traffic study, etc.

C - Ensure that developers pay impact fees as approved by the Governing Body for necessary public improvements.

D - Promote the continued maintenance and improvements of public streets and stormwater management.

E - Assure future street layout and design be compatible with the major street patterns of adjacent municipalities.

F - Assure all future streets are public.

G - Provide a mechanism to provide for the undergrounding of overhead utilities.

Fiscal

Fiscally responsible policies concerning government revenue and maintaining the economic vitality of the City of Leawood can be promoted through the following goals and objectives.

Fiscal Goal 1

To continue to develop a broad tax base that will ensure economic stability for the City of Leawood and a stable mill levy.

OBJECTIVE:

Support non-residential developments, which will ensure a broader tax base for all of Leawood and lessen the dependence on residential taxpayers.

DIRECTIVE:

A - Build out as Comprehensive Plan indicates to maintain quality level of services (i.e., fire, police, school, infrastructure, etc.).

OBJECTIVE:

Require developers to pay full cost of infrastructure improvements associated with their developments.

DIRECTIVE:

A - Impact fees shall be reviewed to determine if all improvement costs associated with new developments are actually being paid by developers.

Historic Resources

Historic resources are defined as the architectural and cultural heritage of Leawood, Kansas. Two locally recognized historic districts currently reside within the City of Leawood. The City has devised criteria to help identify historic features, ~~and~~ structures and districts. To make effective use of historic resources and to respect their value and extend their lives, the following goals and objectives should be followed.

Historic Resources Goal 1

GOAL:

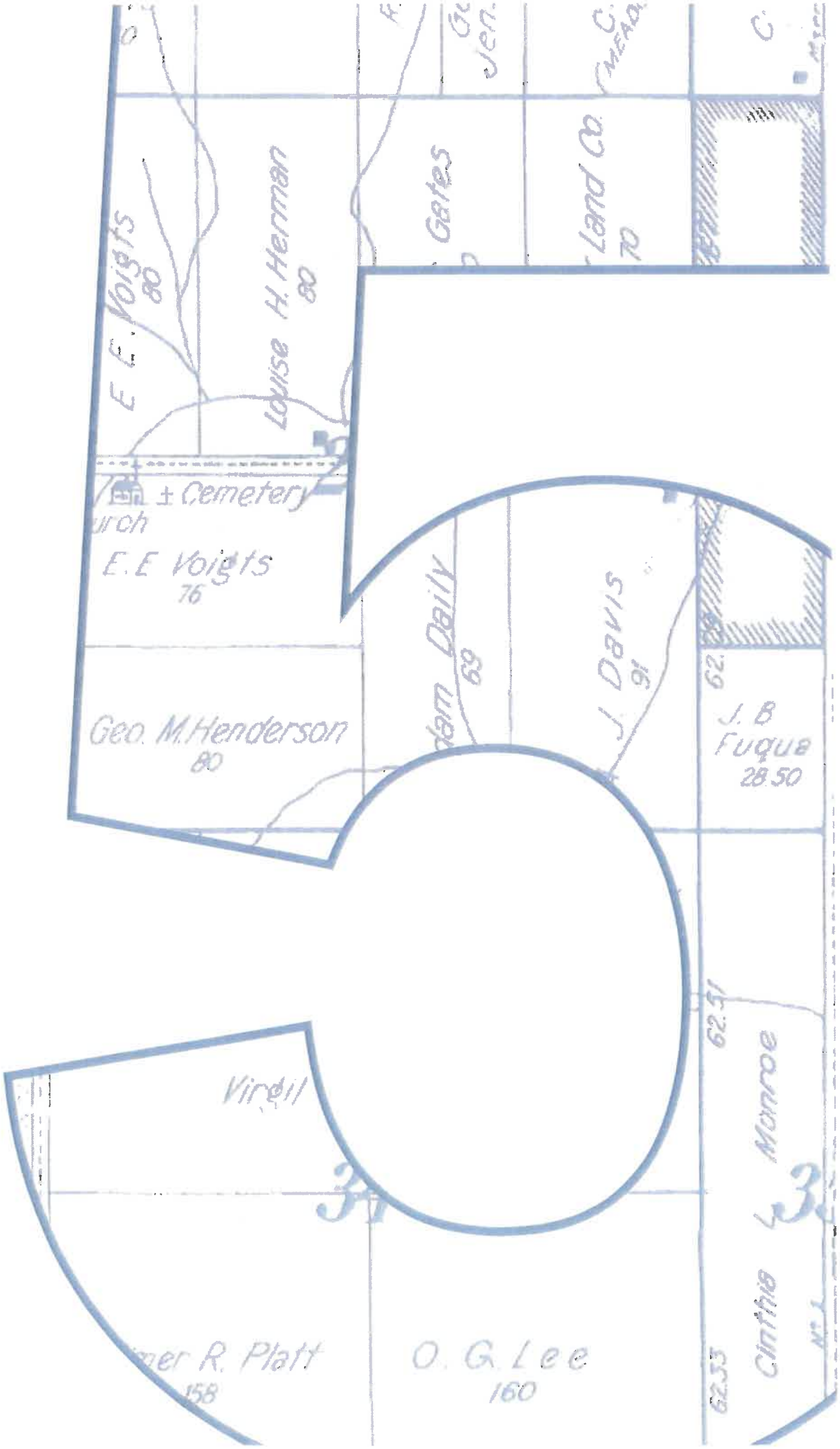
Identify and protect the historic resources of the City of Leawood to provide a sense of community, identity and civic pride.

OBJECTIVE:

Preserve and enhance areas of historical and cultural significance within city of Leawood.

DIRECTIVE:

Historic Commission shall create and maintain an inventory of Leawood's historic structures and features (i.e., historic buildings, Santa Fe Trail, California Trail, Oregon Trail).


E. E. Voigts
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Geo. M. Henderson
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Daily
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J. Davis
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J. B
Fuqua
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Virgil
Monroe
Cinthia
O. G. Lee
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APPENDIX

135th Street Community Plan

Please see a separate document titled "135th Street Community Plan," Resolution 4258, adopted by the Governing Body on the 16th day of June, 2014

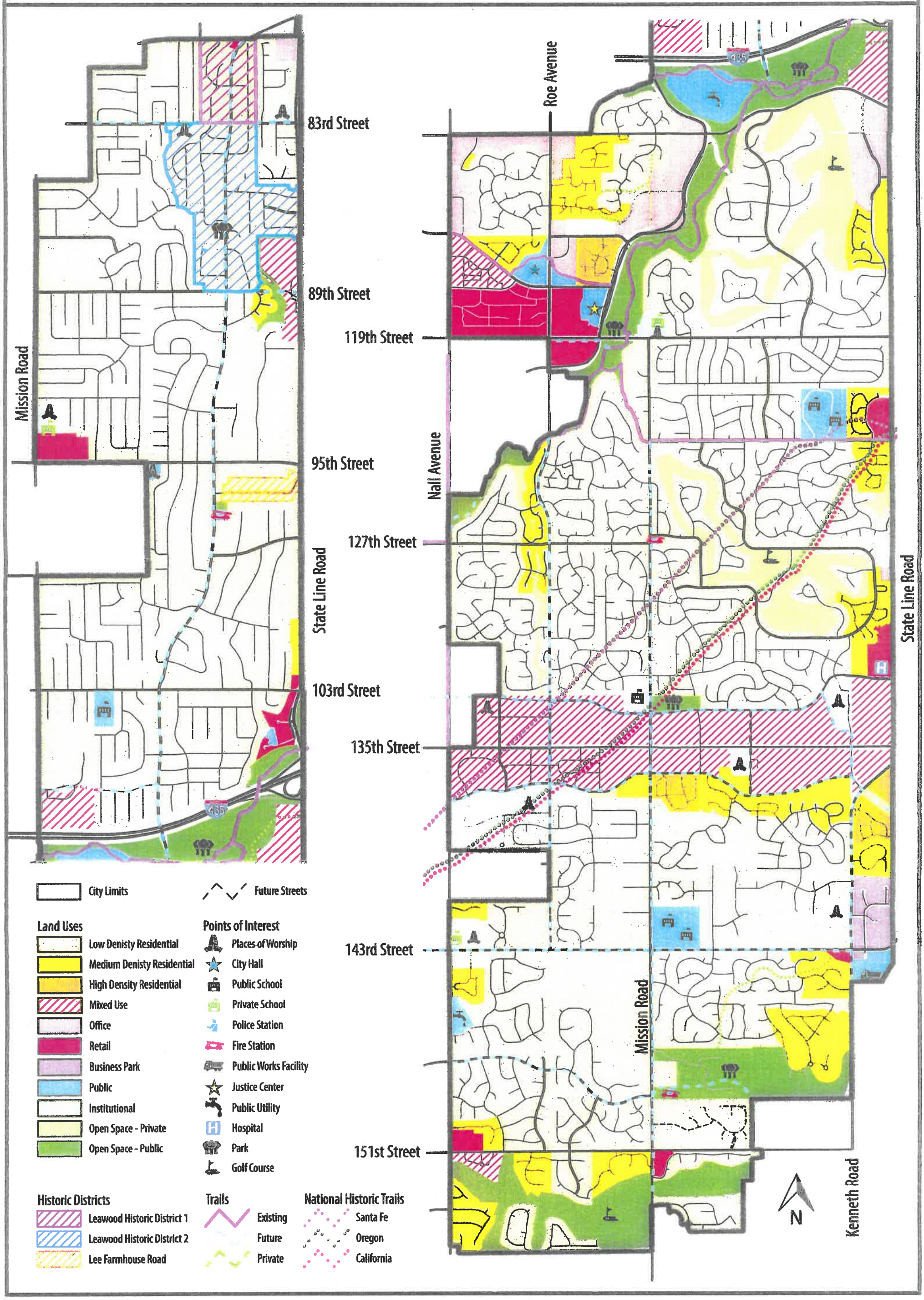
Self-Propelled Leawood: A Pedestrian and Bicycle Master Plan

Please see a separate document titled Self-Propelled Leawood: A Pedestrian and Bicycle Master Plan, Resolution 4346, adopted by the Governing Body on the 20th day of October, 2014.

2018 Comprehensive Plan

City of Leawood

Leawood prides itself on being a safe, attractive community, which values its distinctive character. The citizens of Leawood are civic-minded and are an important component in shaping Leawood's future. As the City of Leawood looks to the future, it will continue to maintain the residential property values, promote neighborhood-oriented commercial developments, offer a variety of high quality residential neighborhoods, sustain environmental sensitivity, retain natural landscapes and provide public open space. With vision, as articulated in a comprehensive plan, the City of Leawood will continue to grow with distinction.



Return to Agenda

Staff Review

15.A.

Fact Sheet

SUBJECT: **ACCEPTANCE OF DEED OF DEDICATION FOR RIGHT OF WAY NEAR 150TH & MISSION ROAD**

APRIL 1, 2019

DISCUSSION

The Public Works Department is requesting the acceptance of a Deed of Dedication of Right of Way from PARU, LLC. The Deed is required for the development the Hills of Leawood subdivision near 151st & Mission Road.

This portion of Right of Way was not included on the Plat because the proposed cul-de-sac extends beyond the property of the Subdivision and into the Mission Heights subdivision.

Grantor/s: Hills of Leawood Development, LLC for part of Lot 19, Mission Heights, a Platted Subdivision of land in the City of Leawood, Johnson County Kansas containing 0.0891 acres more or less.

The developer is declaring that the donation is valued at $8,887.94 for an area of 0.0891 or 3,881.2 sq feet, Unit price $2.29/sq ft. This area will be listed into our City Inventory with GASB-34 with GASB-34 for 2019.

The Public Works Department requests the approval of the Deed of Dedication from PARU, LLC and ask the Mayor and Council to accept.

Brian Scovill, P.E.
City Engineer

COUNCIL ACTION TO BE TAKEN

Approve Resolution and Accept Deed

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

Recording Fees

FUND SOURCES

DRAFT

15.A.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A DEED OF DEDICATION FOR RIGHT-OF-WAY [ROW] FROM GRANTOR PARU, LLC, REGARDING PART OF LOT 19 OF THE MISSION HEIGHTS SUBDIVISION, LOCATED AT APPROXIMATELY 151ST STREET AND MISSION ROAD

WHEREAS, the Grantor Paru, LLC has executed a Deed of Dedication for Right-of-Way, necessary to meet the City's needs; and

WHEREAS, the City desires to accept such Deed of Dedication for Right-of-Way.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Deed of Dedication for Right-of-Way, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

DEED OF DEDICATION OF RIGHT OF WAY

KNOW ALL PERSONS BY THESE PRESENTS, That this Deed, made and entered into this 8 day of FEBRUARY, 2019, by and between PARU, LLC, their heirs, successors and assigns ["Grantor"], and the CITY OF LEAWOOD, Johnson County, State of Kansas, ["Grantee"].

WITNESSETH:

That Grantors, in consideration of the sum of Ten Dollars [$10.00] and other good and valuable considerations, sufficiency and receipt of which is hereby acknowledged, by these presents do/does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee forever the following described real estate lying and situated in the County of Johnson, State of Kansas, to wit:

SEE ATTACHED EXHIBIT 'A' (the "PROPERTY")

TO HAVE AND TO HOLD THE same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, forever. It is understood and agreed that the Grantee shall use said real estate in the construction, improvement, reconstruction, and maintenance of a public right-of-way and other public uses and ways, and should said right-of-way or any part thereof be vacated, the same shall revert to Grantors, his/her/its heirs, executors, administrators, successors, or assigns in accordance with Kansas law regarding right-of-way.

And the Grantors for its/their/his/her heirs, executors, administrators, successors, and assigns, does hereby covenant, promise, and agree to and with said Grantee that, at the delivery of these presents, it/he/she/they is/are lawfully seized of the interest hereby conveyed in all and singular the above granted and described premises with the appurtenances thereto; that the same are free

and clear of and from all and every encumbrance whatsoever, except those filed of record as of this date, and that Grantor(s) will forever warrant and defend the same unto the Grantee or its assigns forever, against all and any lawful claim of all and any persons whomsoever.

Grantors for his/her/its/their heirs, executors, administrators, successors or assigns, hereby waive and release to Grantee any and all claims for damages or compensation, whether now or in the future, arising by reason of the use of said real estate, for the purposes herein described.

Grantors hereby agree that Grantors shall pay any special assessments or installments thereof, matured or unmatured, on said premises hereby granted, and that Grantee shall not be liable in any way for the payment thereof. Grantors further agree that the proper Governing Body may release the premise granted from any special assessment to the remainder of the property adjacent to the premises hereby granted by Grantor.

IN WITNESS WHEREOF, said Grantor(s) has hereunto set hand and seal the day and year first above written.

PARU, LLC

LLC ACKNOWLEDGMENT

STATE OF KANSAS)
)ss.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 8 day of February, 2019, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dr. Eashwer Reddy, Manager of PARU, L.L.C a Limited Liability Company duly formed under the provisions of the Kansas Limited Liability Company Act, who is personally known to me to be such Member and who is personally known to me to be the same person who executed as such the within instrument on behalf of said company, and such persons duly acknowledged the execution of the same to be the free act and deed of said company, PARU, L.L.C.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year last above written.

SHELLEE LYN SANDERS-BAKER
NOTARY PUBLIC
My Appt. Expires 3-29-21
STATE OF KANSAS

Shellee Lyn Sanders-Baker
Notary Public

My appointment expires 3-29-21

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PART OF LOT 19, MISSION HEIGHTS IN THE S.W. 1/4 SECTION 3, T. 14 S., R 25 E., IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

LEGAL DESCRIPTION

ALL THAT PART OF LOT 19, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE S 5°24'41" E, ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 51.90 FEET TO A POINT ON THE CENTERLINE OF EXISTING 100.00 FOOT KANSAS CITY POWER AND LIGHT EASEMENT AS SHOWN ON THE RECORDED PLAT OF SAID MISSION HEIGHTS; THENCE S 23°37'18" W, ALONG THE CENTERLINE OF SAID KANSAS CITY POWER AND LIGHT EASEMENT, A DISTANCE OF 7.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 23°37'18" W, A DISTANCE OF 100.00 FEET; THENCE NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 65°50'23" W AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0891 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS REAL PROPERTY LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS DWAYNE PHELPS LICENSED LS-1075 KANSAS LAND SURVEYOR

3-6-19

BY: _____

THOMAS D. PHELPS, KS. LS-1075

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SHEET 1 OF 2

PLANNING
ENGINEERING
IMPLEMENTATION

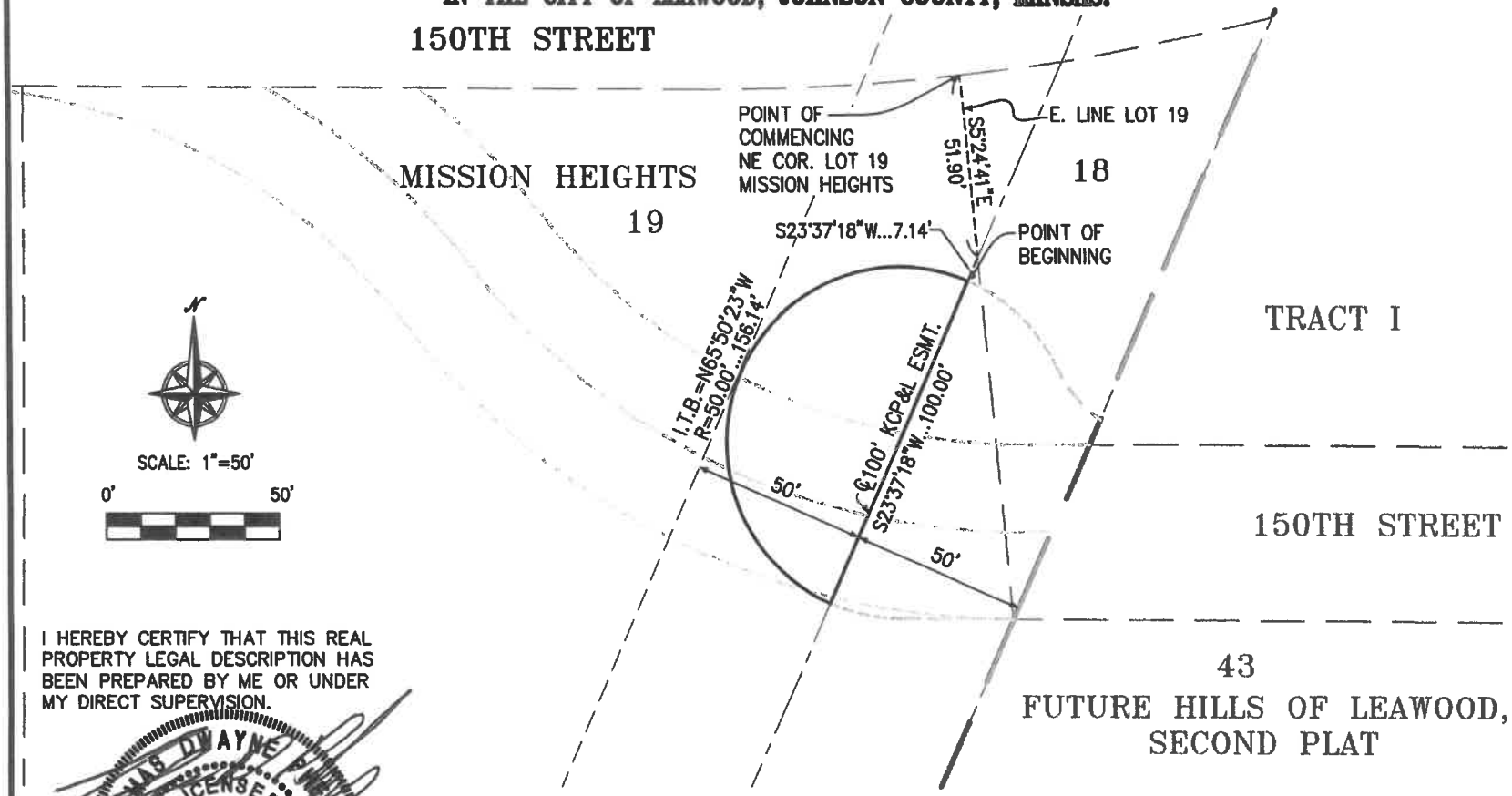
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061

(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128
ENGINEERING-2007005058

PROJECT NO. 181038
DATE: 2/25/19
BY: DAG

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PART OF LOT 19, MISSION HEIGHTS IN THE S.W. 1/4 SECTION 3, T. 14 S., R 25 E., IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.



I HEREBY CERTIFY THAT THIS REAL PROPERTY LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS DWAYNE PHELPS LICENSE LS-1075 KANSAS LAND SURVEYOR

3-6-19

BY: _____
THOMAS D. PHELPS, KS. LS-1075

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SHEET 2 OF 2

PEI
PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061

(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128
ENGINEERING-2007005058

PROJECT NO. 181038
DATE: 2/25/19
BY: DAG

Return to Agenda

Staff Review

15.B.

Fact Sheet

SUBJECT: **ACCEPTANCE OF DEED OF DEDICATION FOR RIGHT OF WAY NEAR 150TH & MISSION ROAD**

APRIL 1, 2019

DISCUSSION

The Public Works Department is requesting the acceptance of a Deed of Dedication of Right of Way from Hills of Leawood Development, LLC. The Deed is required for the development the Hills of Leawood subdivision near 151st & Mission Road.

This portion of Right of Way was not included on the Plat because the proposed cul-de-sac extends beyond the property of the Subdivision and into the Mission Heights subdivision.

Grantor/s: Hills of Leawood Development, LLC for part of Lot 18, Mission Heights, a Platted Subdivision of land in the City of Leawood, Johnson County Kansas containing 0.0974 acres more or less.

The developer is declaring that the donation is valued at $9,715.88 for an area of 0.0974 ac or 4,242.74 square feet. This area will be listed into our City Inventory with GASB-34 for 2019.

The Public Works Department requests the approval of the Deed of Dedication from Leawood Development, LLC and ask the Mayor and Council to accept.

Brian Scovill, P.E.
City Engineer

COUNCIL ACTION TO BE TAKEN

Approve Resolution and Accept Deed

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

Recording Fees

FUND SOURCES

DRAFT

15.B.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A DEED OF DEDICATION FOR RIGHT-OF-WAY [ROW] FROM GRANTOR LEAWOOD HILLS DEVELOPMENT, LLC, REGARDING PART OF LOTS 18 & 19 OF THE MISSION HEIGHTS SUBDIVISION, LOCATED AT APPROXIMATELY 151ST STREET AND MISSION ROAD

WHEREAS, the Grantor Leawood Hills Development, LLC has executed a Deed of Dedication for Right-of-Way, necessary to meet the City's needs; and

WHEREAS, the City desires to accept such Deed of Dedication for Right-of-Way.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Deed of Dedication for Right-of-Way, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

DEED OF DEDICATION OF RIGHT OF WAY

KNOW ALL PERSONS BY THESE PRESENTS, That this Deed, made and entered into this 8 day of FEBRUARY, 2019, by and between Leawood Hills Development, LLC, their heirs, successors and assigns ["Grantor"], and the CITY OF LEAWOOD, Johnson County, State of Kansas, ["Grantee"].

WITNESSETH:

That Grantors, in consideration of the sum of Ten Dollars [$10.00] and other good and valuable considerations, sufficiency and receipt of which is hereby acknowledged, by these presents do/does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee forever the following described real estate lying and situated in the County of Johnson, State of Kansas, to wit:

SEE ATTACHED EXHIBIT 'A' (the "PROPERTY")

TO HAVE AND TO HOLD THE same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, forever. It is understood and agreed that the Grantee shall use said real estate in the construction, improvement, reconstruction, and maintenance of a public right-of-way and other public uses and ways, and should said right-of-way or any part thereof be vacated, the same shall revert to Grantors, his/her/its heirs, executors, administrators, successors, or assigns in accordance with Kansas law regarding right-of-way.

And the Grantors for its/their/his/her heirs, executors, administrators, successors, and assigns, does hereby covenant, promise, and agree to and with said Grantee that, at the delivery of these presents, it/he/she/they is/are lawfully seized of the interest hereby conveyed in all and singular the above granted and described premises with the appurtenances thereto; that the same are free

and clear of and from all and every encumbrance whatsoever, except those filed of record as of this date, and that Grantor(s) will forever warrant and defend the same unto the Grantee or its assigns forever, against all and any lawful claim of all and any persons whomsoever.

Grantors for his/her/its/their heirs, executors, administrators, successors or assigns, hereby waive and release to Grantee any and all claims for damages or compensation, whether now or in the future, arising by reason of the use of said real estate, for the purposes herein described.

Grantors hereby agree that Grantors shall pay any special assessments or installments thereof, matured or unmatured, on said premises hereby granted, and that Grantee shall not be liable in any way for the payment thereof. Grantors further agree that the proper Governing Body may release the premise granted from any special assessment to the remainder of the property adjacent to the premises hereby granted by Grantor.

IN WITNESS WHEREOF, said Grantor(s) has hereunto set hand and seal the day and year first above written.

Leawood Hills Development, LLC

LLC ACKNOWLEDGMENT

STATE OF KANSAS)
)ss.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 8 day of February, 2019, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Saul Ellis, Member of Leawood Hills Development, L.L.C a Limited Liability Company duly formed under the provisions of the Kansas Limited Liability Company Act, who is personally known to me to be such Member and who is personally known to me to be the same person who executed as such the within instrument on behalf of said company, and such persons duly acknowledged the execution of the same to be the free act and deed of said company, Leawood Hills Development, L.L.C.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year last above written.

SHELLEE LYN SANDERS-BAKER NOTARY PUBLIC STATE OF KANSAS My Appt. Expires: 3-29-21

Shellee Lyn Sanders-Baker
Notary Public

My appointment expires 3-29-21

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PART OF LOTS 18 AND 19, MISSION HEIGHTS IN THE S.W. 1/4 SECTION 3, T. 14 S., R 25 E., IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

LEGAL DESCRIPTION

ALL THAT PART OF LOTS 18 AND 19, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE S 5°24'41" E, ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 51.90 FEET TO A POINT ON THE CENTERLINE OF EXISTING 100.00 FOOT KANSAS CITY POWER AND LIGHT EASEMENT AS SHOWN ON THE RECORDED PLAT OF SAID MISSION HEIGHTS; THENCE S 23°37'18" W, ALONG THE CENTERLINE OF SAID KANSAS CITY POWER AND LIGHT EASEMENT, A DISTANCE OF 7.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 66°55'00" E AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 36.25 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 38.00 FEET, AN ARC DISTANCE OF 18.92 FEET; THENCE S 23°37'18" W, A DISTANCE OF 62.35 FEET; THENCE N 89°47'47" W, A DISTANCE OF 32.32 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 20.91 FEET; THENCE N 23°37'18" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0974 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS REAL PROPERTY LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS DWAYNE PHELPS LICENSED LS-1075 KANSAS LAND SURVEYOR

3-6-19

BY: _____
THOMAS D. PHELPS, KS. LS-1075

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SHEET 1 OF 2

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PHELPS ENGINEERING, INC
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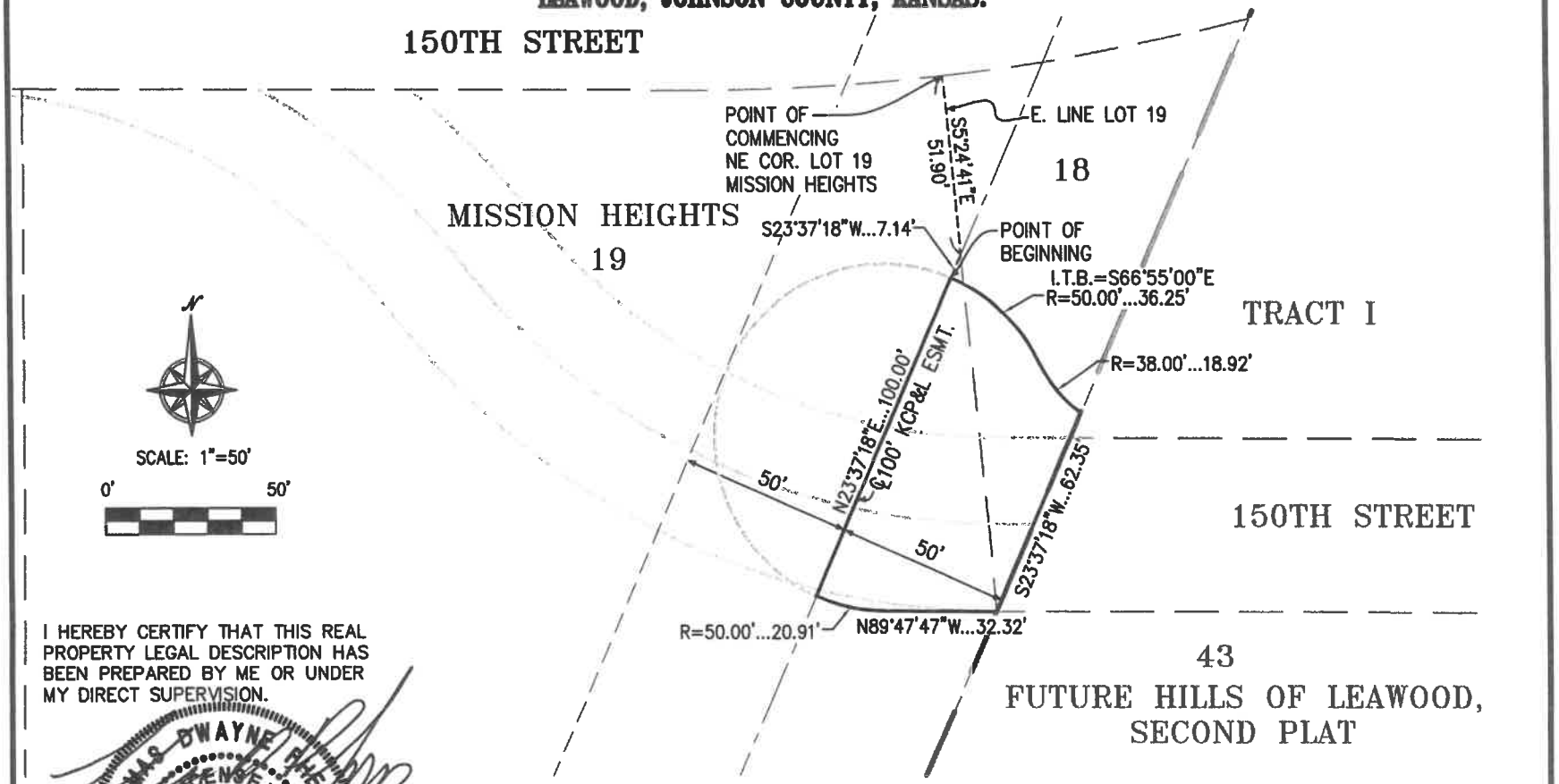
Olathe, Kansas 66061

(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128
ENGINEERING-2007005058

PROJECT NO. 181038
DATE: 2/25/19
BY: DAG

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
PART OF LOTS 18 AND 19, MISSION HEIGHTS IN THE S.W. 1/4 SECTION 3, T. 14 S., R 25 E., IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.



I HEREBY CERTIFY THAT THIS REAL PROPERTY LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS DWAYNE PHELPS LICENSED 3-6-19 LS-1075 KANSAS LAND SURVEYOR

BY: _____
THOMAS D. PHELPS, KS. LS-1075

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SHEET 2 OF 2

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PROJECT NO. 181038
DATE: 2/25/19
BY: DAG

Return to Agenda

Staff Review

15.C.

Fact Sheet

SUBJECT: **ACCEPTANCE OF EMERGENCY ACCESS EASEMENT FOR THE AREA OF 151ST & MISSION**

April 1, 2019

DISCUSSION

The Public Works Department is requesting the approval of a Resolution to accept an Emergency Access Easement required for the development the Hills of Leawood subdivision near 151st & Mission Road.

The easement lies in parts of Lots 19 and 20, Mission Heights and is near 150th Street and Mission Road.

This easement grants the City rights for an alternative emergency route to the proposed Hills of Leawood subdivision. This access route will not be constructed with the subdivision but provides for access if needed in the future. The Fire Department will utilize the main entrance of the subdivision off 151st Street east of Mission Road.

Grantor/s: PARU, LLC owner of the property have signed the attached Emergency Service Access Easement for the Purpose of Ingress and Egress.

The Public Works Department requests the approval of the Emergency Access Easement from PARU, LLC and ask the Mayor and Council to accept.

Brian Scovill, P.E.
City Engineer

COUNCIL ACTION TO BE TAKEN

Approve Resolution to Accept Emergency Access Easement

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

FUND SOURCES

DRAFT

RESOLUTION NO. _____

RESOLUTION ACCEPTING AN EMERGENCY SERVICES ACCESS EASEMENT FOR INGRESS AND EGRESS FROM GRANTOR PARU, LLC, REGARDING PARTS OF LOTS 19 & 20 OF THE MISSION HEIGHTS SUBDIVISION, LOCATED AT APPROXIMATELY 151ST STREET AND MISSION ROAD

WHEREAS, the Grantor Paru, LLC has executed an Emergency Services Access Easement, necessary to meet the City's needs; and

WHEREAS, the City desires to accept such Emergency Services Access Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Emergency Services Access Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

EMERGENCY SERVICE ACCESS EASEMENT
FOR THE PURPOSE OF INGRESS AND EGRESS

THIS AGREEMENT, made _____, 2019, between PARU L.L.C., owner of the property herein described, hereinafter known as Party of the First Part, and the CITY OF LEAWOOD, KANSAS, a municipal corporation organized and existing pursuant to the laws of the State of Kansas, hereinafter known as Party of the Second Part:

WITNESSETH:

In consideration of the sum of One dollar and other valuable considerations, receipt of which is hereby acknowledged, the undersigned Party of the First Part does hereby convey and release to the Party of the Second Part an Emergency Service Access Easement hereinafter more particularly designated and described, to wit:

SEE ATTACHED EXHIBIT 'A' (THE "EASEMENT PROPERTY")

for the use of said Party of the Second Part as and for emergency vehicles, including fire engines or trucks, ambulances, and police vehicles, for ingress and egress across said easement within said City in response to emergency situations; when same shall cease to be used for said purposes to revert to the Party of the First Part, their successors, assigns, or grantees.

The Party of the First Part for its heirs, executors, administrators, successors or assigns, hereby waives and releases the Party of the Second Part for any and all claims for damages or compensation, whether now or in the future, arising by reason of the use of said Easement Property, for the purposes herein described.

IN WITNESS WHEREOF said Party of the First Part has hereunto set hand and seal the day and year first above written.

Dr. Eashwer Reddy, Manager

EXHIBIT "A"
FIRE LANE EASEMENT
PART OF LOTS 19 AND 20, MISSION HEIGHTS IN THE S.W. 1/4 SECTION 3, T. 14 S., R 25 E., IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

LEGAL DESCRIPTION

A STRIP OF LAND BEING 50.00 FEET IN WIDTH ACROSS PART OF LOTS 19 AND 20, MISSION HEIGHTS, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, LYING 25.00 FEET ON THE LEFT AND 25.00 FEET ON THE RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE S 5°24'41" E, ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 51.90 FEET TO A POINT ON THE CENTERLINE OF EXISTING 100.00 FOOT KANSAS CITY POWER AND LIGHT EASEMENT AS SHOWN ON THE RECORDED PLAT OF SAID MISSION HEIGHTS; THENCE S 23°37'18" W, ALONG THE CENTERLINE OF SAID KANSAS CITY POWER AND LIGHT EASEMENT, A DISTANCE OF 79.78 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 77°44'48" W AND A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 137.00 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 77.95 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 150TH STREET, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF TERMINUS.

THE OUTER EXTREMITIES OF SAID EASEMENT SHALL BE LENGTHEN OR SHORTEN AS NEEDED TO PRODUCE A CONTINUOUS EASEMENT LINE AND SHALL TERMINATE ON THE OUTSIDE BOUNDARIES OF THE ABOVE DESCRIBED LOTS.

I HEREBY CERTIFY THAT THIS REAL PROPERTY LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS DWAYNE PHELPS LICENSED 2-15-19 LS-1075 KANSAS LAND SURVEYOR

BY: _____
THOMAS D. PHELPS, KS. LS-1075

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SHEET 1 OF 2

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PROJECT NO. 181038
DATE: 2/15/19
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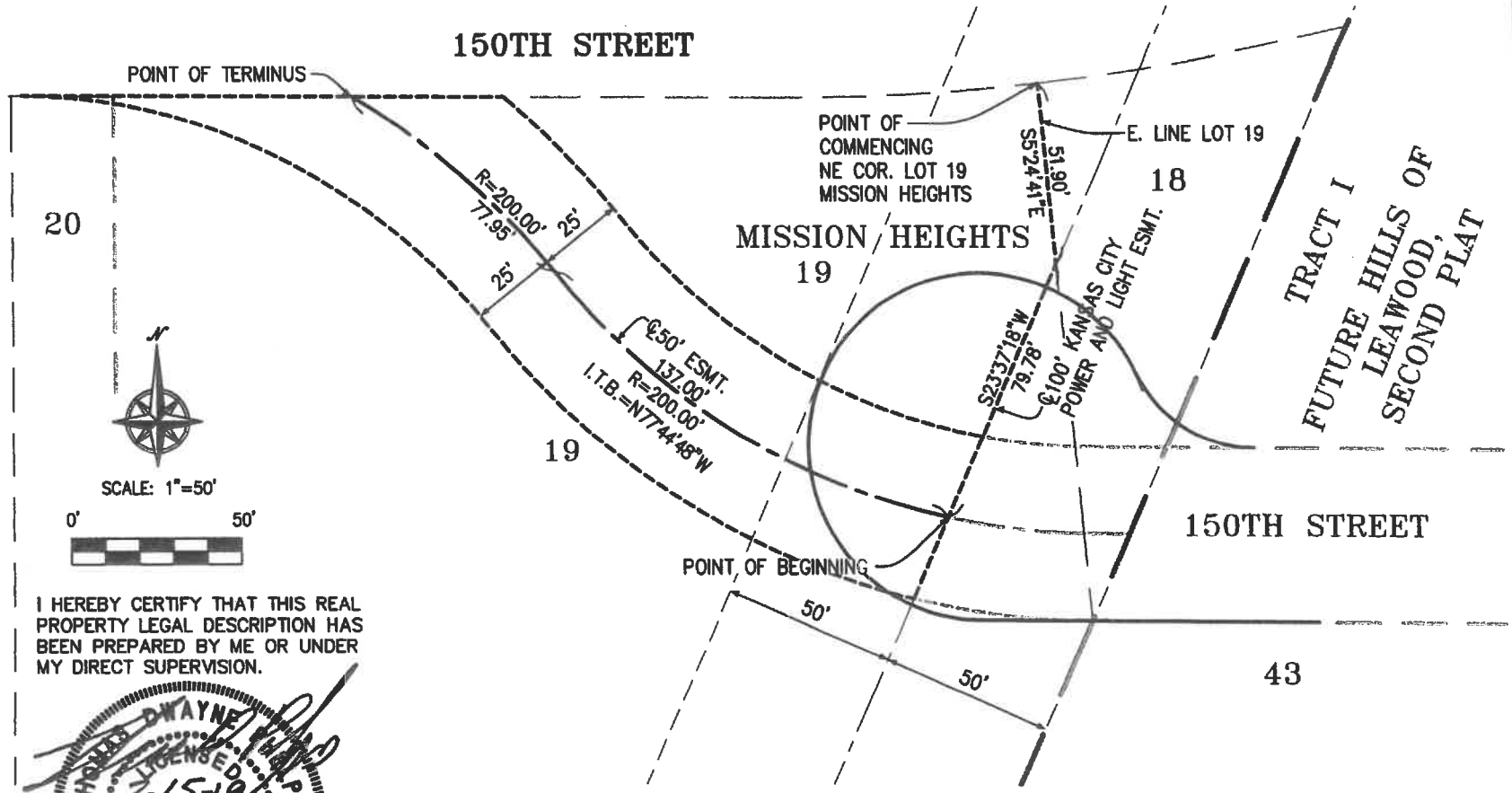
EXHIBIT "A"
FIRE LANE EASEMENT
PART OF LOTS 19 AND 20, MISSION HEIGHTS IN THE S.W. 1/4 SECTION 3, T. 14 S., R 25 E., IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.



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THOMAS DWAYNE PHELPS LICENSED 2-15-19 LS-1075 KANSAS LAND SURVEYOR

BY: _____
THOMAS D. PHELPS, KS. LS-1075

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SHEET 2 OF 2

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PROJECT NO. 181038
DATE: 2/15/19
BY: DAG

Return to Agenda

DRAFT

15.D.

RESOLUTION NO. _____

RESOLUTION PROVIDING FOR A SPECIAL CALL FOR A SPECIAL GOVERNING BODY MEETING FOR AUGUST 12, 2019, FOR THE PURPOSE OF CONSIDERING SCHEDULED BUSINESS ITEMS WHICH OTHERWISE WOULD HAVE BEEN CONSIDERED ON AUGUST 5, 2019

WHEREAS, Section 1-203 of the Leawood City Code provides that special sessions may be called by the Mayor in accordance with Kansas Statute, by specifying the object and purpose of the meeting, which request shall be read at the meeting and entered at length on the journal;

WHEREAS, KSA 13-510 allows the Mayor to call a special meeting, the object of which is to be submitted to the council in writing;

WHEREAS, the August 5, 2019, Governing Body meeting is hereby cancelled and all scheduled items should be heard on August 12, 2019; and

WHEREAS, the Mayor desires to call a special meeting to consider items of regular business in order to limit the delay in consideration of its regular business as much as possible.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: The Governing Body of the City of Leawood, Kansas hereby calls a special meeting to be held at 7:00 p.m. on August 12, 2019, at Leawood City Hall, 4800 Town Center Drive, for the express purpose of considering the regular business items which would have otherwise been on the August 5, 2019 meeting agenda, and no other business shall be transacted.

SECTION TWO: That this Resolution shall take effect from and after its passage and approval by the Mayor.

PASSED by the City Council this 1st day of April, 2019.

APPROVED by the Mayor this 1st day of April, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, City Clerk, CMC

APPROVED AS TO FORM:

_____

Patricia A. Bennett, City Attorney