May 4, 2020

RE: Courtesy Notification

Revised Planning Commission Date May 26, 2020

Project Name and Location: Hills of Leawood Villas, Northeast corner of 151st Street and Mission Road

See Attached Legal Description

Dear Citizen:

We have confirmed that you own property within 500 feet of the above reference property. We have filed an application with the City of Leawood for a rezoning, preliminary plan, and preliminary plat for this property. The proposed rezoning will be from R-1 (Planned Single Family Low Density District) to RP-2 (Planned Cluster Detached Residential District). This property is generally located at the northeast corner of 151st Street and Mission Road. The development will consist of 24 single family lots and 4 common ground tracts on 13.51 acres.

In conformance with the City of Leawood’s Interact Program, we held an Interact meeting to provide you, as nearby property owners, an opportunity to learn about the project and to discuss any issues of concern that you may have. Prior to a public hearing before the Planning Commission, a summary of the meeting will be filed with the City of Leawood Planning and Development Department at 4800 Town Center Drive, Leawood, KS.

The Interact meeting was held at 6:00 PM on Tuesday, March 10th, at The Grill at Iron Horse Golf Club, 15400 Mission Road, Leawood, Kansas.

The previously planned Planning Commission date of Tuesday, April 28th was canceled due to the COVID-19 Virus. The revised public hearing before the Planning Commission will be held on Tuesday, May 26, 2020, at 6:00 PM in the City Council Chambers of Leawood City Hall, 4800 Town Center Drive, Leawood, KS. The general public will have an opportunity to comment on the proposed development at this meeting.

The City encourages the public to submit their comments in writing prior to the Planning Commission Meeting by emailing their comments to Tim Tucker at ttucker@phelpsengineering.com. More information will be provided at www.leawood.org prior to the meeting.

If you have any questions or if you cannot attend the meeting we can be contacted at 913-393-1155.

Sincerely,

Tim Tucker, P.E.
Phelps Engineering, Inc.
Description

All of Lots 6, 7, 8, 20, and all that part of Lots 9, 10, 18, 19 and 21, and all that part of the adjacent platted right-of-way of 150th Street, MISSION HEIGHTS, a platted subdivision of land in the City of Leawood, Johnson County, Kansas, as recorded in plat book 23, at page 37 in the Office of Register of Deeds, Johnson County, Kansas and all that part of the Southwest Quarter of Section 3, Township 14, South, Range 25 East, all being in the City of Leawood, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 3; thence N 0°00'25" W, along the West line of the Southwest Quarter of said Section 3 and the West plat line of said MISSION HEIGHTS and its Southerly extension, a distance of 1326.38 feet to the Northwest corner of the South One-half of the Southwest Quarter of said Section 3, said point also being the Northwest plat corner of said MISSION HEIGHTS; thence S 89°44'51" E, along the North line of the South One-half of the Southwest Quarter of said Section 3 and the North plat line of said MISSION HEIGHTS, a distance of 60.00 feet to the Northwest corner of said Lot 8, said point also being the point of beginning; thence continuing S 89°44'51" E, along the North line of the South One-half of the Southwest Quarter of said Section 3 and the North plat line of said MISSION HEIGHTS, a distance of 410.07 feet; thence S 23°37'18" W, a distance of 176.21 feet; thence S 50°00'53" E, a distance of 104.22 feet; thence S 23°37'18" W, a distance of 792.39 feet to a point on the South line of said Lot 19; thence N 89°47'47" W, along the South line of said Lot 19, a distance of 75.25 feet; thence S 0°13'00" W, a distance of 330.00 feet to a point on the South line of said Lot 21, said point also being the North right-of-way line of 151st Street, as now established; thence N 89°47'47" W, along the South line of said Lot 21 and the North right-of-way line of said 151st Street a distance of 390.00 feet; thence N 0°13'00" E, a distance of 199.94 feet to an angle point on the South line of Lot 5 of said MISSION HEIGHTS; thence S 89°47'00" E, along the Southerly line of said Lot 5, a distance of 65.00 feet to the Southeast corner of said Lot 5; thence N 0°13'00" E, along the East line of said Lot 5, a distance of 430.00 feet to the Northeast corner of said Lot 5; thence N 2°56'32" E, a distance of 50.06 feet to the Southwest corner of said Lot 6; thence N 0°09'20" E, along the West line of said Lot 6, a distance of 312.00 feet to the Northwest corner of said Lot 6; thence S 89°47'04" E, along the North line of said Lot 6 and 7, a distance of 315.85 feet to the Northeast corner of said Lot 7; thence N 4°16'15" W, along the West line of said Lot 8, a distance of 294.89 feet to the point of beginning, containing 13.5086 acres, more or less, of which 1.3210 acres or unplatted land.