July 31, 2020

RE:  Interact Meeting (Thursday, August 13, 2020 at 6:00 p.m. via zoom meeting)

Project Name and Location: Villadefontana, located at the southeast corner of 135th Street and Roe Avenue, Leawood, KS (see attached legal description and map) – Case No. NC#70-20,

Rezoning, Preliminary Plan and Preliminary Plat

Dear Citizen:

We have confirmed that you own property within 500 feet or are a registered Homes Association within 1,500 feet of the above referenced 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 RP-3 (Planned Cluster Attached Residential District), SD-0 (Planned Office), and SD-CR (Planned General Retail to RP-2 (Planned Cluster Detached Residential District). This property is generally located at the Southeast corner of 135th Street and Roe Avenue. The development will consist of 60 single family lots on 30.44 acres.

In conformance with the City of Leawood’s Interact Program, you are invited to an Interact meeting to provide you, as a nearby property owner, an opportunity to learn about the project and to discuss any issues or concerns 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 Department.

The Interact meeting will be held on Thursday, August 13, 2020 at 6:00 p.m. via zoom call. You will need to download the zoom meeting application on your phone or computer at zoom.com and can then join the zoom call with the Meeting ID: 995 2195 0699 and Passcode: 323941.

A public hearing before the Planning Commission will be held on August 25, 2020 at 6:00 p.m. in the City Council Chambers of Leawood City Hall, 4800 Town Center Drive, Leawood KS. The Planning Commission meeting will be broadcast via YouTube live. The general public will have an opportunity to comment on the proposed development by contacting the City at planning@leawood.org.
IMPORTANT NOTE:

City Hall is currently closed to the public due to COVID-19. As such, your only opportunity to view the plans submitted with this application will be at the Interact meeting or by requesting copies from either Tim Tucker at ttucker@phelpsengineering.com or Grant Lang at glang@leawood.com.

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 (Rezoning & Preliminary Plat)

Lots 1 and 2 and Tracts A, B, C and D, The Villaggio at Leawood, a subdivision in the City of Leawood, Johnson County, Kansas.

EXCEPT that part platted as Gardens of Villaggio, Lots 1 thru 3 and Tract A, a subdivision in the City of Leawood, Johnson County, Kansas.

AND EXCEPT that part platted as Gardens of Villaggio, Second Plat, a subdivision in the City of Leawood, Johnson County, Kansas.

AND EXCEPT
A part of Lot 1, THE VILLAGGIO AT LEAWOOD, a subdivision in the City of Leawood, Johnson County, Kansas described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 33, Township 13 South, Range 25 East; thence along the North line of said Northeast Quarter of North 87 degrees 43 minutes 34 seconds East a distance of 1073.24 feet; thence South 02 degrees 16 minutes 26 seconds East, 85.00 feet to a point on the South Right of Way line of 135th Street and being a point on the North line of said Lot 1, also being the Point of Beginning; thence North 87 degrees 43 minutes 34 seconds East along said lines, 118.66 feet to the Northwest corner of Tract B in said subdivision; thence South 47 degrees 05 minutes 49 seconds East along the Westerly line of said Tract B, 102.34 feet to a point on the West Right of Way line of Fontana Street also being a point on the East line of said Lot 1: thence South 01 degrees 55 minutes 13 seconds East along said lines, 248.18 feet; thence South 87 degrees 43 minutes 34 seconds West, 124.14 feet to a point of curvature; thence along a curve to the right with a radius of 150.00 feet and a distance of 67.37 feet; thence North 02 degrees 16 minutes 26 seconds West, 305.88 feet to the Point of Beginning,

TOGETHER WITH:
All of Lot 1 and part of Lot 2 and Tract A, GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A, a platted subdivision of land in the City of Leawood, Johnson County, Kansas, being more particularly described as follows:
Beginning at the Southwest corner of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A; thence N 13°43'34" E, along the Westerly plat line of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A, a distance of 236.66 feet to the Northwest plat corner of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A; thence S 76°16'26" E, along the North plat line of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A, a distance of 344.36 feet to the Northeast plat corner of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A; thence S 13°43'34" W, along the Easterly plat line of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A, a distance of 91.91 feet; thence N 76°16'26" W, a distance of 162.58 feet; thence S 45°57'14" W, a distance of 67.09 feet; thence S 13°43'34" W, a distance of 88.00 feet to the South plat line of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A; thence N 76°16'26" W, along the Southerly plat line of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A, a distance of 146.00 feet to the point of beginning, containing 1.2351 acres, more or less, replatted land.