



PLANNING  
ENGINEERING  
IMPLEMENTATION

July 31, 2020

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

Project Name and Location: Villa de Fontana, located at the southeast corner of 135<sup>th</sup> 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 135thst 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](https://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](mailto: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](mailto:ttucker@phelpsengineering.com) or Grant Lang at [glang@leawood.com](mailto: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.

# PRELIMINARY PLAN OF VILLAS OF FONTANA

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 13, RANGE 25, IN THE CITY OF LEWOOD, JOHNSON COUNTY, KANSAS

**LEGAL DESCRIPTION:**

Description (Rezoning & Preliminary Plat)  
 Lots 1 and 2 and Tracts A, B, C and D, The Villaggio at Leewood, a subdivision in the City of Leewood, Johnson County, Kansas.  
 EXCEPT that part platted as Gardens of Villaggio, Lots 1 thru 3 and Tract A, a subdivision in the City of Leewood, Johnson County, Kansas.  
 AND EXCEPT that part platted as Gardens of Villaggio, Second Plat, a subdivision in the City of Leewood, Johnson County, Kansas.  
 AND EXCEPT  
 A part of Lot 1, THE VILLAGGIO AT LEWOOD, a subdivision in the City of Leewood, 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 28 seconds East, 85.00 feet to a point on the South Right of Way line of 135th Street and the North line of said Lot 1; also being the Point of Beginning; thence North 87 degrees 43 minutes 34 seconds East along said line, 118.66 feet to the Northwest corner of Tract B in said subdivision; thence South 47 degrees 05 minutes 49 seconds East along the West 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 35 minutes 13 seconds East along said line, 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 28 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 Leewood, 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 West line of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A, a distance of 236.66 feet to the Northwest plot corner of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A; thence S 78°16'28" E, along the North plot line of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A, a distance of 344.38 feet to the Northeast plot corner of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A; thence S 13°43'34" W, along the East line of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A, a distance of 91.91 feet; thence N 78°16'28" 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 plot line of said GARDENS OF VILLAGGIO, LOTS 1 THRU 3 AND TRACT A; thence N 78°16'28" W, along the Southerly plot 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.

**PROJECT NOTE:**

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD83 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:**

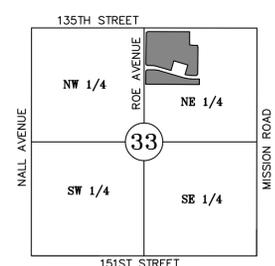
THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 2009100845, AND DATED AUGUST 3, 2009.

**PROPOSED CONDITIONS SUMMARY:**

1. ALL STREETS IN TRACTS ARE PRIVATE STREETS.
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 HOUSES WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED WITH BASEMENTS OR A FEMA COMPLIANT EMERGENCY SHELTER.

**TRACT SUMMARY:**

TRACTS A, F, & G TO BE UTILIZED FOR STORM WATER DETENTION.  
 TRACTS I, J, & H TO BE UTILIZED FOR PRIVATE STREETS.  
 TRACTS A, B, C, D, & E TO BE UTILIZED FOR LANDSCAPING AND MONUMENTS



LOCATION MAP SECTION 33-13S-25E

**SITE DATA TABLE:**

|                         |                    |
|-------------------------|--------------------|
| GROSS AREA              | 30.44 ACRES        |
| ZONING                  | RP-2               |
| PROPOSED NUMBER OF LOTS | 63                 |
| DENSITY                 | 2.07 LOTS PER ACRE |
| MINIMUM LOT SIZE        | 6,000 SF           |
| REQUIRED OPEN SPACE     | 30%                |
| FRONT SETBACK           | 30 FT              |
| SIDE SETBACK            | 10 FT              |
| CORNER LOT SETBACK      | 20 FT              |
| REAR YARD SETBACK       | 20 FT              |
| CUL-DE-SAC RADIUS       | 45 FT              |
| MAXIMUM BUILDING HEIGHT | 35 FT              |

|                                     | REQUIRED | DEVIATIONS PROPOSED* | REQUESTED REDUCTION |
|-------------------------------------|----------|----------------------|---------------------|
| FRONT YARD SETBACK                  | 30'      | 22.5'                | 25%                 |
| SIDE YARD SETBACK                   | 10'      | NONE                 | NONE                |
| SIDE YARD SETBACK (ABUTTING STREET) | 20'      | NONE                 | NONE                |
| REAR YARD SETBACK                   | 20'      | NONE                 | NONE                |

\*SEE SETBACK TABLE FOR DEVIATIONS.

|                                     |            |
|-------------------------------------|------------|
| DEVIATION SETBACK AREA:             | 0.31 ACRES |
| OPEN SPACE REQUIRED (30% LOT AREA): | 6.16 ACRES |
| OPEN SPACE PROVIDED:                | 9.90 ACRES |
| ADDITIONAL OPEN SPACE PROVIDED:     | 3.74 ACRES |

**LEGEND:**

- B.L. DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- L/E DENOTES LANDSCAPE EASEMENT
- T.P.E. DENOTES TREE PRESERVATION EASEMENT
- SS DENOTES PROPOSED FENCE
- SS DENOTES SANITARY SEWER
- SS DENOTES STORM SEWER
- SS DENOTES 30' POLE, 6" ARM, (AELATB0-20BLEDE70 R2 4000K FIXTURE)
- SS DENOTES PROPOSED 5" CONCRETE SIDEWALK
- CG DENOTES CURB & GUTTER

**OWNER:**

FONTANA LAND COMPANY, LLC.  
 10800 FARLEY, SUITE 265  
 OVERLAND PARK, KS 66210  
 (913) 345-9300  
 (913) 469-1400 FAX

**DEVELOPER:**

FONTANA LAND COMPANY, LLC.  
 10800 FARLEY, SUITE 265  
 OVERLAND PARK, KS 66210  
 (913) 345-9300  
 (913) 469-1400 FAX

**ENGINEER/APPLICANT:**

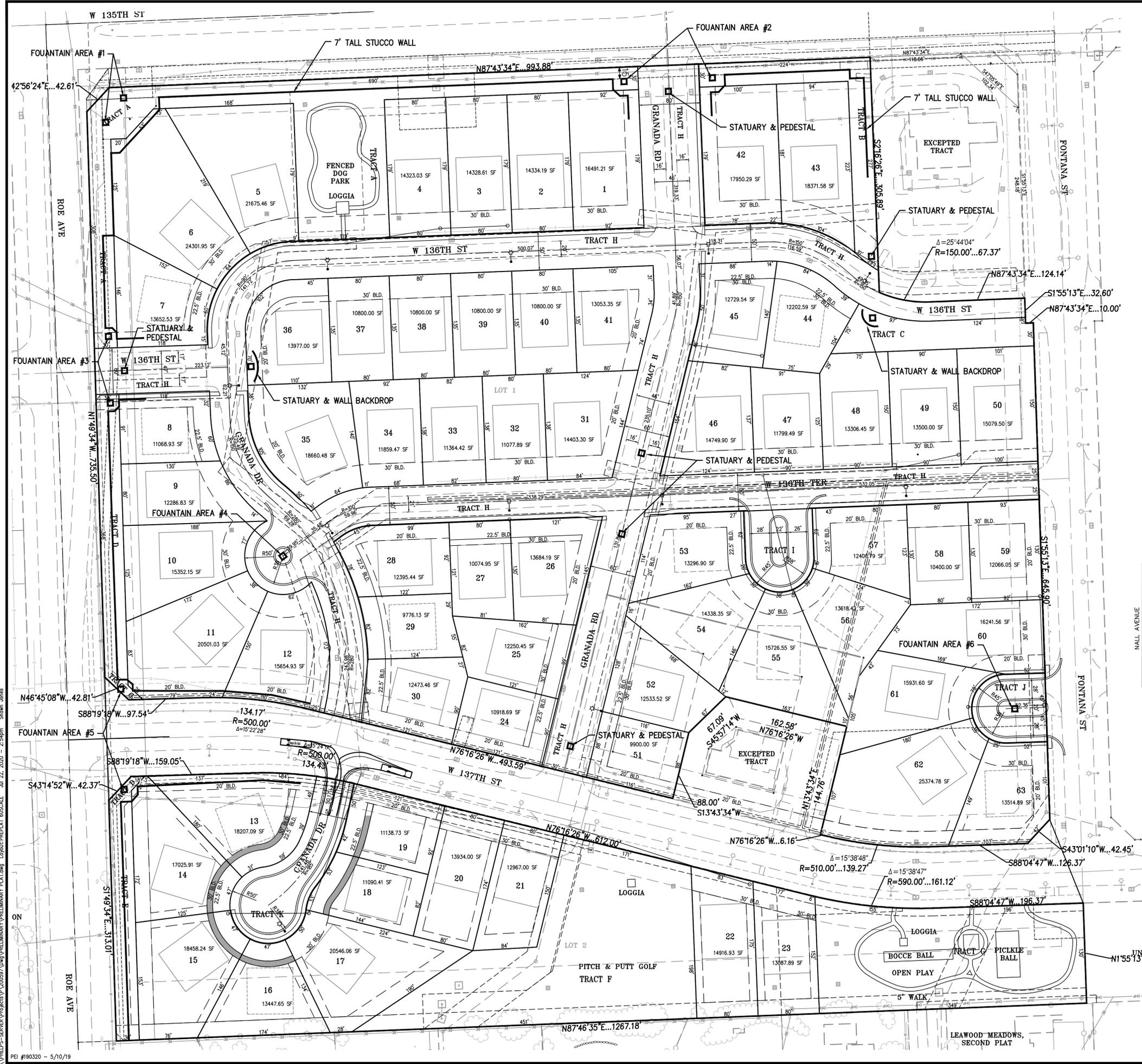
PHELPS ENGINEERING, INC.  
 1270 N. WINCHESTER  
 OLATHE, KS 66061  
 (913) 393-1155  
 (913) 393-1166 FAX

**LANDSCAPE ARCHITECT:**

JASON MEIER, PLA, LEED AP  
 15245 METCALF AVE.  
 OVERLAND PARK, KS 66223  
 (913) 787-2817

**SHEET 2 OF 8**

**PHELPS ENGINEERING, INC.**  
 1270 N. Winchester  
 Olathe, Kansas 66061  
 (913) 393-1155  
 Fax (913) 393-1166



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