

C i t y o f S h a w n e e

CITY HALL
11110 JOHNSON DRIVE
SHAWNEE, KS 66203
(913) 631-2500
FAX (913) 631-7351

CIVIC CENTRE
13817 JOHNSON DRIVE
SHAWNEE, KS 66216
(913) 631-5200
FAX (913) 631-4651

FIRE
6501 QUIVIRA ROAD
SHAWNEE, KS 66216
(913) 631-1080
FAX (913) 631-1628

POLICE
5850 RENNER ROAD
SHAWNEE, KS 66217
(913) 631-2155
FAX (913) 631-6389

MUNICIPAL COURT
5850 RENNER ROAD
SHAWNEE, KS 66217
(913) 742-6003
FAX (913) 962-0983

June 18, 2018

RE: Z-03-18-07

Dear Property Owner:

The City of Shawnee has received a request from KERes 1, LLC, to rezone property located within 200 feet of property you own. By City Code, we are required to notify you by mail of the time and place of the Planning Commission meeting at which time a hearing on this request will be heard. The legal description of the property to be considered is as follows:

All that part of the North One-half of Section 22, Township 12 South, Range 24 East, in the City of Shawnee, Johnson County, Kansas, being more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 22; thence N 87°59'34" E, along the North line of the Northeast Quarter of said Section 22, a distance of 660.72 feet to the Northwest plat corner of HAMPTON COURT REPLAT, a platted subdivision of land in the City of Shawnee, Johnson County, Kansas, said point also being the Northeast corner of the West One-half of the Northwest Quarter of the Northeast Quarter of said Section 22; thence S 2°17'53" E, along the West plat line of said HAMPTON COURT REPLAT and HAMPTON COURT THIRD PLAT, a platted subdivision of land in the City of Shawnee, Johnson County, Kansas and along the East line of the West One-half of the Northwest Quarter of the Northeast Quarter of said Section 22 and the West line of the East One-half of the Northwest Quarter of the Northeast Quarter of said Section 22 per warranty deed in book 373 at page 390 as recorded in the Office of the Register of Deeds, Johnson County, Kansas, a distance of 1324.53 feet to the Southwest plat corner of said HAMPTON COURT THIRD PLAT, said point also being on the North plat line of WESTMINSTER PLACE, a platted subdivision of land in the City of Shawnee, Johnson County, Kansas, said point also being the Southeast corner of the West One-half of the Northwest Quarter of the Northeast Quarter of said Section 22, said point also being on the South line of the Northwest Quarter of the Northeast Quarter of said Section 22; thence S 88°03'30" W, along the North plat line of said WESTMINSTER PLACE and its Westerly extension and along South line of the Northwest Quarter of the Northeast Quarter of said Section 22, a distance of 661.89 feet to the Southwest corner of the North One-half of the Northeast Quarter of said Section 22, said point also being the Northeast plat corner of GOOD SHEPHERD CATHOLIC CHURCH, a platted subdivision of land in the City of Shawnee,

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Johnson County, Kansas; thence S 88°02'26" W, along the North plat line of said GOOD SHEPHERD CATHOLIC CHURCH, FAIRWAY HILLS, 6TH PLAT, FAIRWAY HILLS, 7th PLAT, both being platted subdivisions of land in the City of Shawnee, Johnson County, Kansas and along the South line of the North One-half of the Northwest Quarter of said Section 22, a distance of 1327.56 feet to an angle point on the North plat line of said FAIRWAY HILLS, 7TH PLAT, said point also being the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 2°17'23" W, along the North plat line of said FAIRWAY HILLS, 7TH PLAT and along the East plat line of FAIRWAY HILLS, 8TH PLAT, a platted subdivision of land in the City of Shawnee, Johnson County, Kansas and the East line of the Northwest Quarter of the Northwest Quarter of said Section 22, a distance of 1323.99 feet to the Northeast plat corner of said FAIRWAY HILLS, 8TH PLAT, said point also being the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 22; thence N 88°03'00" E, along the North line of the Northwest Quarter of said Section 22, a distance of 1328.53 feet to the point of beginning, containing 60.4638 acres, more or less, except that part in streets and roads.

Said property is located in the 12400-12900 Blocks of 71st Street.

The request is to rezone the property from R-1 (Single Family Residential) to PSF (Planned Single Family). A map is included, which shows the location of the property considered. Should you have any questions, you may contact the Shawnee Planning Department at 742-6011, or at City Hall, 11110 Johnson Drive. The public hearing on the request will be at 7:30 p.m., Monday, July 16, in the Council Chambers in City Hall.

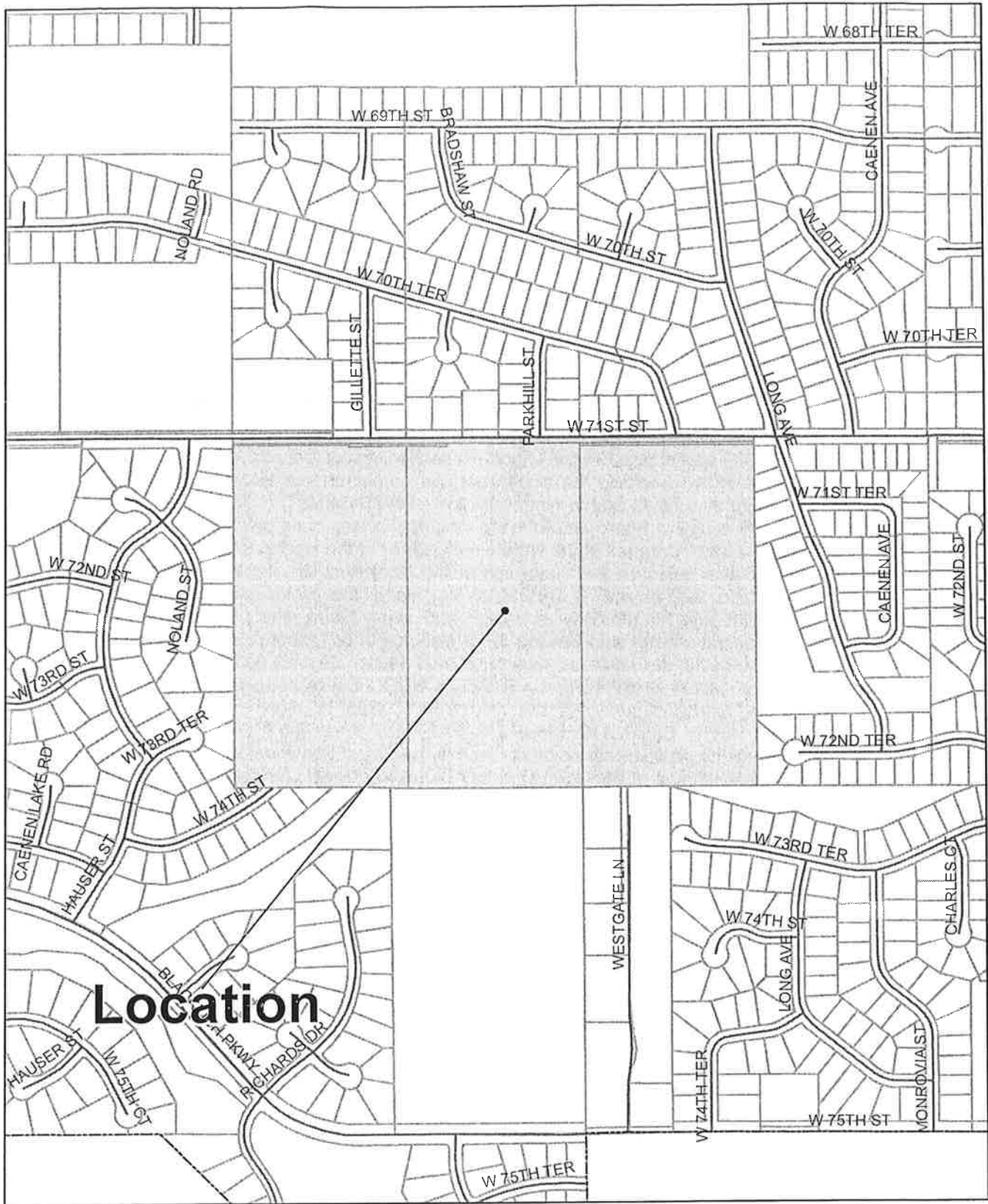
Sincerely,

CITY OF SHAWNEE

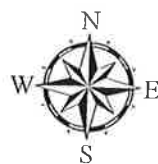


Paul D. Chaffee, AICP
Community Development Director

PDC:al



Z-03-18-07 & Preplat-07-18-07
 Kenneth Estates
 R-1 to PSF
 12400-12900 Blocks of W. 71st St.
 Phelps Engineering for KERes 1, LLC



0 145 290 580 870 Feet

**SHAWNEE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

MONDAY

JULY 16, 2018

7:30 P.M.

SHAWNEE CITY HALL 11110 JOHNSON DRIVE FILE: Z-03-18-07

NOTICE is hereby given that the Shawnee Planning Commission will hold a public hearing at the place and time stated above to consider a rezoning from R-1 (Single Family Residential) to PSF (Planned Single Family), for the following-described property: All that part of the North One-half of Section 22, Township 12 South, Range 24 East, in the City of Shawnee, Johnson County, Kansas, being more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 22; thence N 87°59'34" E, along the North line of the Northeast Quarter of said Section 22, a distance of 660.72 feet to the Northwest plat corner of HAMPTON COURT REPLAT, a platted subdivision of land in the City of Shawnee, Johnson County, Kansas, said point also being the Northeast corner of the West One-half of the Northwest Quarter of the Northeast Quarter of said Section 22; thence S 2°17'53" E, along the West plat line of said HAMPTON COURT REPLAT and HAMPTON COURT THIRD PLAT, a platted subdivision of land in the City of Shawnee, Johnson County, Kansas and along the East line of the West One-half of the Northwest Quarter of the Northeast Quarter of said Section 22 and the West line of the East One-half of the Northwest Quarter of the Northeast Quarter of said Section 22 per warranty deed in book 373 at page 390 as recorded in the Office of the Register of Deeds, Johnson County, Kansas, a distance of 1324.53 feet to the Southwest plat corner of said HAMPTON COURT THIRD PLAT, said point also being on the North plat line of WESTMINSTER PLACE, a platted subdivision of land in the City of Shawnee, Johnson County, Kansas, said point also being the Southeast corner of the West One-half of the Northwest Quarter of the Northeast Quarter of said Section 22, said point also being on the South line of the Northwest Quarter of the Northeast Quarter of said Section 22; thence S 88°03'30" W, along the North plat line of said WESTMINSTER PLACE and its Westerly extension and along South line of the Northwest Quarter of the Northeast Quarter of said Section 22, a distance of 661.89 feet to the Southwest corner of the North One-half of the Northeast Quarter of said Section 22, said point also being the Northeast plat corner of GOOD SHEPHERD CATHOLIC CHURCH, a platted subdivision of land in the City of Shawnee, Johnson County, Kansas; thence S 88°02'26" W, along the North plat line of said GOOD SHEPHERD CATHOLIC CHURCH, FAIRWAY HILLS, 6TH PLAT, FAIRWAY HILLS, 7TH PLAT, both being platted subdivisions of land in the City of Shawnee, Johnson County, Kansas and along the South line of the North One-half of the Northwest Quarter of said Section 22, a distance of 1327.56 feet to an angle point on the North plat line of said FAIRWAY HILLS, 7TH PLAT, said point also being the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 2°17'23" W, along the North plat line of said FAIRWAY HILLS, 7TH PLAT and along the East plat line of FAIRWAY HILLS, 8TH PLAT, a platted subdivision of land in the City of Shawnee, Johnson County, Kansas and the East line of the Northwest Quarter of the Northwest Quarter of said Section 22, a distance of 1323.99 feet to the Northeast plat corner of said FAIRWAY HILLS, 8TH PLAT, said point also being the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 22; thence N 88°03'00" E, along the North line of the Northwest Quarter of said Section 22, a distance of 1328.53 feet to the point of beginning, containing 60.4638 acres, more or less, except that part in streets and roads. Said property is located in the 12400-12900 Blocks of 71st Street.

STEVEN WISE, SECRETARY
SHAWNEE PLANNING COMMISSION