



August 30, 2011

Current Resident
Leawood, KS 66211

Re: Notice of Public Interact Meeting: 6:00 pm, September 8, 2011

**Location of the Interact Meeting: Leawood City Hall
Council Chambers
September 8, 6:00 – 8:00
Leawood City Hall
4800 Town Center Drive
Leawood, KS**

**Leawood Justice Center (Leawood Police and Municipal Courts Facility)
117th Street and Tomahawk Creek Parkway
Leawood, KS**

Dear Resident,

We have confirmed that you own property within 500 feet of the above referenced project. We have filed an application with the City of Leawood to obtain a Rezoning from SD-NCR (Planned Neighborhood Retail) to SD-CR (Planned General Retail), Preliminary Plan, and Final Plan approval for a City of Leawood Police and Municipal Courts facility. This property is generally located on the vacant property at the southwest corner of 117th Street and Tomahawk Creek Parkway, on the east side of the Camelot Court Shopping Center. The project is for the Leawood Justice Center, which will consist of a new Police Department Headquarters and Municipal Courts facility, with a parking lot and parking structure. The facility is approximately 60,000 square feet on two levels with a basement. The parking structure will be two stories tall. Site plans for this project can also be viewed at the City of Leawood Planning and Development Department at 4800 Town Center Drive, Leawood, KS.

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. Plans submitted for this project can also be viewed at the City of Leawood Planning and Development Department at 4800 Town Center Drive, Leawood, KS. The legal description and a map showing the location of the proposed project is attached.

The interact meeting will be held at 6:00 on Thursday, September 8, 2011, in the Council Chambers at Leawood City Hall, Leawood, KS.

A public hearing before the Planning Commission will be held on Tuesday, September 27, 2011, in the City Council Chambers, 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.

11460 Tomahawk Creek Prkwy
Leawood, Kansas 66211

Phone: (913) 307-3700
Fax: (913) 307-3701

Hoefler Wysocki Architects, LLC



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If you have any questions or if you cannot attend the meeting we can be contacted at (913) 307-3700.

Sincerely,
Hofer Wysocki Architects, LLC

A handwritten signature in blue ink that reads 'Chris Birkenmaier'. The signature is written in a cursive, flowing style.

Chris Birkenmaier
Project Manager



110 VICINITY MAP



PROJECT SITE

Aerial PHOTO

LEAWOOD JUSTICE CENTER
117TH STREET & TOMAHAWK CREEK PKWY,
LEAWOOD, KS

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2018-05-08

OVERALL LEGAL DESCRIPTION

All that part of Lot 1, and all of Lots 11 through 15, CAMELOT COURT SHOPPING CENTER, a subdivision of record in the City of Leawood, Johnson County, Kansas, being more particularly described as follows: beginning at the northeast corner of Lot 14, CAMELOT COURT SHOPPING CENTER, said point also being the intersection of the south right-of-way of 117th Street and the west right-of-way of Tomahawk Creek Parkway, thence South 14 degrees 24 minutes 00 seconds West, with the east lines of said Lot 14, Lot 13, Lot 12 and Lot 1, CAMELOT COURT SHOPPING CENTER, and the west right-of-way of said Tomahawk Creek Parkway, a distance of 558.55 feet to a point of curvature; thence with the east lines of said Lot 12 and Lot 11 and the west right-of-way of said Tomahawk Creek Parkway on a curve to the left having a radius of 1200.00 feet, a central angle of 11 degrees 42 minutes 56 seconds, an arc distance of 245.37 feet to a point of reverse curvature; thence with the east lines of said Lot 11 and said Lot 1 and the west right-of-way of said Tomahawk Creek Parkway, on a curve to the right having a radius of 1200.00 feet, a central angle of 10 degrees 44 minutes 31 seconds, an arc distance of 224.97 feet to the southeasterly most corner of said Lot 1; thence North 77 degrees 19 minutes 12 seconds West, with the south line of said Lot 1 and the north line of Lot 10, CAMELOT COURT SHOPPING CENTER, and no longer with the west right-of-way of said Tomahawk Creek Parkway, a distance of 125.94 feet to a point of curvature; thence continuing with the south line of said Lot 1 and the north line of said Lot 10 on a curve to the right having a radius of 180.00 feet, a central angle of 25 degrees 53 minutes 27 seconds, an arc distance of 81.34 feet; thence North 51 degrees 25 minutes 45 seconds West, with the south line of said Lot 1 and the north line of said Lot 10, a distance of 21.00 feet; thence South 83 degrees 34 minutes 15 seconds West, with the south line of said Lot 1 and the north line of said Lot 10, a distance of 14.14 feet; thence South 38 degrees 34 minutes 15 seconds West, with the east line of said Lot 1 and the west line of said Lot 10, a distance of 73.28 feet; thence North 01 degrees 25 minutes 45 seconds West, no longer with the east line of said Lot 1 or the west line of said Lot 10, a distance of 53.22 feet; thence North 38 degrees 32 minutes 19 seconds East, a distance of 11.62 feet; thence North 04 degrees 08 minutes 07 seconds West, a distance of 39.18 feet to a point of curvature; thence on a curve to the left having a radius of 50.00 feet, a central angle of 87 degrees 34 minutes 26 seconds, an arc distance of 76.42 feet; thence South 88 degrees 17 minutes 27 seconds West, a distance of 141.16 feet; thence North 10 degrees 19 minutes 47 seconds West, a distance of 232.06 feet; thence North 01 degrees 28 minutes 19 seconds West, a distance of 240.80 feet; thence North 24 degrees 30 minutes 17 seconds East, a distance of 146.33 feet; thence North 01 degrees 37 minutes 34 seconds West, a distance of 207.82 feet; thence North 20 degrees 18 minutes 52 seconds East, a distance of 32.37 feet to a point on the north line of said Lot 1 and the south right-of-way line of 117th Street; thence North 87 degrees 52 minutes 15 seconds East, with the north lines of said Lot 1, Lot 15 and Lot 14, and the south right-of-way of said 117th Street, a distance of 518.51 feet to a point of curvature; thence with the north line of said Lot 14 and the south right-of-way of said 117th Street on a curve to the right having a radius of 460.00 feet, a central angle of 16 degrees 31 minutes 50 seconds, an arc distance of 132.71 feet to the point of beginning. The above described tract contains 532,674.91 square feet, or 12.23 acres, more or less.