

CITY OF SHAWNEE, KANSAS

2023 – 2033

NEIGHBORHOOD REVITALIZATION PLAN

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PURPOSE

This Neighborhood Revitalization Plan is intended to promote the rehabilitation, conservation and/or redevelopment of the designated Neighborhood Revitalization Area within the City of Shawnee in order to protect the public health, safety and welfare of the residents of the city. A tax rebate incentive based on the incremental increase of qualified improvements will be available to property owners in the designated Neighborhood Revitalization Area.

In accordance with KSA 12-17, 114 et seq., the City Council conducted a public hearing on January 23, 2023 and considered the Neighborhood Revitalization Plan. Accordingly, the City Council designates that the described area meets the condition contained in KSA 12-17, 115 (c) (3), to be designated as a "Neighborhood Revitalization Area".

PART 1 – LEGAL DESCRIPTION***Legal description of the real estate forming the boundaries of the Neighborhood Revitalization Area and a map depicting the existing parcels of real estate*****Downtown Area Description**

All that part of Sections 2, 3, 10, 11 and 14, in Township 12 South, Range 24 East, in the City of Shawnee, Johnson County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS- 144, on January 10, 2023, as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 2; thence Southerly, on the East line of said Northeast Quarter, to the Northeast corner of the Southeast Quarter of said Section 2; thence Southerly, on the East line of said Southeast Quarter, to the Southeast corner of said Section 2, said point also being the Northeast corner of the Northeast Quarter of said Section 11; thence Southerly, on the East line of the Northeast Quarter of said Section 11, to the Northeast corner of the Southeast Quarter of said Section 11; thence Southerly, on the East line of the Southeast Quarter of said Section 11, to the Southeast corner of said Section 11, said point also being the Northeast corner of the Northeast Quarter of said Section 14; thence Southerly, on the East line of the Northeast Quarter of said Section 14, to the Northeast plat corner of Lot 19, Block 3, Douglas Highlands, a platted subdivision of in said City of Shawnee; thence Westerly, on the North line of said Douglas Highlands, to a point of on the East line of Lot 8, Block 3, said Douglas Highlands, said point being 65.00 feet South of the Northeast corner of said Lot 8, as measured on said East line; thence Southwesterly to a point 71.00 feet South of the North line of said Lot 8; thence Southwesterly to a point 94.00 feet South of the North line of said Lot 8; thence Southwesterly to a point 106.00 feet South of the North line of said Lot 8; thence Southwesterly to a point on the Westerly line of said Lot 8, which is 115.00 feet Southerly from the Northwest corner of said Lot 8, as measured on the Westerly line of said Lot 8; thence Southerly, on the West line of said Lot 8, to the Northeast corner of Lot 7, Block 3, said Douglas Highlands; thence Westerly, on the North line of said Lot 7, to the Northwest corner of said Lot 7, said point also being on the Westerly line of said Douglas Highlands; thence Southerly, on said Westerly line and its Southerly prolongation, to a point on the centerline of 64th Street, as now established; thence Northwesterly and Westerly, on the centerline of said 64th Street, to a point of intersection with the Northerly prolongation of the West line of the East 25.00 feet of Lot 46, Blackhawk, a platted subdivision in said City of Shawnee; thence Southerly, on said West line and its Northerly prolongation, to a point on the North line of Lot 44, said Blackhawk; thence Westerly, on said North line, to the Northwest corner of said Lot 44; thence Southerly, on the West lines of Lot 44, 41 and 39, said Blackhawk, to the Southwest corner of said Lot 39, said point also being on the North right-of-way line of 64th Terrace, as now established; thence Southerly to the Northwest corner of the East 50.00 feet of Lot 34, said Blackhawk, said point also being on the South right-of-way line of said 64th Terrace; thence Southerly, on the West line of the East 50.00 feet of said Lot 34, to the Southwest corner of the East 50.00 feet of said Lot 34; thence Easterly, on the South line of said Lot 34, to the Northwest corner of Lot 8, Barcelona, a platted subdivision in said City of Shawnee; thence Southerly, on the West line of said Lot 8, to the Southwest corner of said Lot 8, said point also being on the North right-of-way line of 65th Street, as now established; thence Southerly to a point on the South right-of-way line of said 65th Street, said point being 300.00 feet East of the West line of the Northeast Quarter of said Section 14, as measured perpendicularly to; thence Southerly, on a line 300.00 feet East of and parallel with the West line of the Northeast Quarter of said Section 14, a distance of 768.33 feet to a point; thence Easterly, parallel with the South line of said Northeast Quarter, a distance of 20.00 feet to a point; thence Southerly, parallel with the West line of said Northeast Quarter, a distance of 205.00 feet to a point on a line 170.00 feet North of the South line of said Northeast Quarter; thence Westerly, parallel with said South line, a distance of 20.00 feet to a point on a line 300.00 feet East of the West line of said Northeast Quarter; thence Southerly, parallel with

the West line of said Northeast Quarter, a distance of 170.00 feet to a point on the South line of said Northeast Quarter; thence Easterly, on said South line, to the Northwest corner of Van's Subdivision, a platted subdivision in said City of Shawnee; thence Southerly, on the West line of said Van's Subdivision, to the Southwest corner of Lot 8, said Van's Subdivision, said point also being the Northwest corner of Lot 6, La Crosse, a platted subdivision in said City of Shawnee; thence Southerly, on the West line of said La Crosse, to the Southwest corner of said La Crosse, said point being on the centerline of 69th Street as now established; thence Westerly, on said centerline, to the Northwest corner of Pine View West No. 2, a platted subdivision in said City of Shawnee; thence Southerly, on the West line of said Pine View West No. 2, to the Southwest corner of said Pine View West No. 2, said point also being the Northwest corner of Lot 13, Miller's Park, a platted subdivision in said City of Shawnee; thence Southerly, on the West line of Lots 13, 14, 15, said Miller's Park and its Southerly prolongation, to a point on the centerline of 70th Street, as now established; thence Westerly, on said centerline, to a point of intersection with the Northerly prolongation of the East line of Lot 3, said Miller's Park; thence Southerly, on said East line and its Northerly prolongation, to the Southeast corner of said Lot 3; thence Westerly, on the South line of said Miller's Park, to the Southwest corner of said Miller's Park, said point also being on the East line of the Southwest Quarter of said Section 14, Township 12 South, Range 24 East; thence Southerly, on said East line, to the point of intersection with the centerline of 70th Terrace, as now established; thence Westerly, on the centerline of said 70th Terrace, to a point of intersection with the Southerly prolongation of the West line of Lot 8, Goddard View, a platted subdivision in said City of Shawnee; thence Northerly, on said West line and its Southerly prolongation, to the Northwest corner of said Lot 8, said point also being on the South line of Lot 2, said Goddard View; thence Easterly, on said South line, to the Southeast corner of said Lot 2; thence Northerly, on the East line of said Lot 2, to the Northeast corner of said Lot 2, said point also being on the South right-of-way line of 70th Street, as now established; thence Northwesterly to the Southwest corner of Lot 16, Block 10, Shawnee Village (Lots 24 to 34 Inclusive, Block 9; Lots 15 to 28 Inclusive, Block 10; Blocks 13 & 14 and Lots A, B & C), a platted subdivision in said City of Shawnee, said point also being on the North right-of-way line of said 70th Street; thence Northerly, on the West line of said Lot 16, to the Northwest corner of said Lot 16, said point also being the Southwest corner of Lot 13, Block 10, Shawnee Village (Blocks 4 to 12), a platted subdivision in said City of Shawnee; thence Northerly, on the West line of said Lot 13, to the Northwest corner of said Lot 13, said point also being on the South right-of-way line of 69th Terrace, as now established; thence Northerly to the Southwest corner of Lot 13, Block 11, said Shawnee Village (Blocks 4 to 12), said point also being on the North right-of-way line of said 69th Terrace; thence Northerly, on the West line of said Lot 13, to the Northwest corner of said Lot 13, said point also being on the South line of Lot 17, Block 11, said Shawnee Village (Blocks 4 to 12); thence Easterly, on said South line, to the Southeast corner of said Lot 17; thence Northerly, on the East line of said Lot 17, to the Northeast corner of said Lot 17, said point also being on the South right-of-way line of 69th Street, as now established; thence Northerly to the Southwest corner of Lot 20, Block 12, said Shawnee Village (Blocks 4 to 12), said point also being on the North right-of-way line said 69th Street; thence Northerly, on the West line of Lots 20, 19, 18, 17, 16, 15, 14 and 12, Block 12, said Shawnee Village (Blocks 4 to 12), to the Northwest corner of said Lot 12, said point also being on the South right-of-way line of 68th Street, as now established; thence Northerly to the Southeast corner of Lot 7, Block 1, Shawnee Village (Blocks 1, 2 and 3) a platted subdivision in said City of Shawnee, said point also being on the North right-of-way line of said 68th Street; thence Northerly, on the East line Lots 7, 8, 9 and 10, Block 1, said Shawnee Village (Blocks 1, 2 and 3), to the Northeast corner of said Lot 10; thence Northwesterly, on the North line of said Lot 10, to the Northwest corner of said Lot 10, said point also being on the Southeasterly right-of-way line of Barton Street, as now established; thence Northwesterly to the Southwest corner of Lot 35, Block 2, said Shawnee Village (Blocks 1, 2 and 3), said point also being on the Northwesterly right-of-way line of said Barton Street; thence Northeasterly, Northerly and Northwesterly, on said Northwesterly right-of-way line, to the point of intersection with the South right-of-way line of 67th Street, as now established; thence Westerly, on said South right-of-way line, to a point of intersection with the Southerly prolongation of the East line of Lot 1, Shawnee Community Services, a platted subdivision in said City of Shawnee; thence Northerly, on said Southerly prolongation, to the Southeast corner of said Shawnee Community Services, said point

also being on the South line of the Northwest Quarter of said Section 14, Township 12 South, Range 24 East; thence Westerly, on said South line, to the point of intersection with the centerline of Barton Lane, as now established; thence Northerly, on said centerline, to a point of intersection with the centerline of 66th Terrace, as now established; thence Easterly, on the Easterly prolongation of the centerline of said 66th Terrace, to a point on the East right-of-way line of said Barton Lane; thence Northerly, on said East right-of-way line, to the Northeast corner of said Barton Lane right-of-way, said point also being on the Easterly line of Lot 1, Pinegate West, a platted subdivision in said City of Shawnee; thence Northerly, Easterly and Northerly, on the Easterly line of said Lot 1, to the Northeast corner of said Lot 1, said point also being on the Southerly right-of-way line of 65th Street, as now established; thence Northerly, on the Northerly prolongation of the Easterly line of said Lot 1, to the centerline of said 65th Street; thence Northwesterly and Westerly, on said centerline, to a point of intersection with the West line of the Northwest Quarter of said Section 14, Township 12 South, Range 24 East; thence Northerly, on said West line, to the Northwest corner of said Northwest Quarter, said point also being the Southeast corner of the Southeast Quarter of said Section 10, Township 12 South, Range 24 East; thence Northerly, on the East line of said Southeast Quarter, to the Southeast corner of Shawvira, a platted subdivision in said City of Shawnee; thence Westerly, on the South line of said Shawvira, to the Southwest corner of Lot 10, said Shawvira, said point also being the Southeast corner of Lot 4, Monrovia Plaza, a platted subdivision in said City of Shawnee; thence Westerly, on the South line of said Monrovia Plaza, to the Southwest corner of Lot 5, said Monrovia Plaza, said point also being on the East line of Lot, 8 Caenen Court, a platted subdivision in said City of Shawnee; thence Southerly, on said East line, to the Southeast corner of said Lot 8; thence Westerly, on the South line of said Caenen Court, to the Southwest corner of Lot 6, said Caenen Court subdivision, said point also being the Southeast corner of Lot 23, Caenen Subdivision, a platted subdivision in said City of Shawnee; thence Westerly, on the South line of said Lot 23, to the Southwest corner of said Lot 23; thence Westerly to the Southeast corner of Lot 22, said Caenen Subdivision; thence Westerly, on the South line of said Lot 22, to the Southwest corner of said Lot 22, said point also being the Southeast corner of Lot 2, Honsky Subdivision, a platted subdivision in said City of Shawnee; thence Westerly, on the South line of said Honsky Subdivision, to the Southwest corner of Lot 1, said Honsky Subdivision, said point also being the Southeast corner of Lot 6, Westgate, a platted subdivision in said City of Shawnee; thence Westerly, on the South line of said Westgate, to the Southwest corner of Lot 4, said Westgate, said point also being on the West line of the Southeast Quarter of said Section 10, Township 12 South, Range 24 East; thence Northerly, on said West line, to the Southwest corner of the Northeast Quarter of said Section 10; thence Northerly, on the West line of said Northeast Quarter, to the Southwest corner of the Southeast Quarter of said Section 3, Township 12 South, Range 24 East; thence Northerly, on the West line of said Southeast Quarter, to the Northwest corner of the South Half of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 3; thence Easterly, on the North line of said South Half, to Southwest corner of Lot 30, Mel-O-Dee Manor (Lots 23-47 Inclusive), a platted subdivision in said City of Shawnee; thence Northerly, Northwesterly, Northerly and Northeasterly, on the West line of said Mel-O-Dee Manor (Lots 23-47 Inclusive), to the Northernmost corner of Lot 23, said Mel-O-Dee Manor (Lots 23-47 Inclusive), said point also being the Westernmost corner of Lot 22, Mel-O-Dee Manor (Lots 1-22 Inclusive) a platted subdivision in said City of Shawnee; thence Northeasterly, on the Northwesterly line of said Mel-O-Dee Manor (Lots 1-22 Inclusive) and its Northeasterly prolongation, to a point on the South line of the Northeast Quarter of said Section 3, Township 12 South, Range 24 East; thence Westerly, on said South line, to the Southeast corner of the Northwest Quarter of said Section 3; thence Westerly, on the South line of said Northwest Quarter, to the point of intersection with the centerline of Parkhill Street, as now established; thence Northerly, on said centerline, to the point of intersection with the Westerly prolongation of the South line of Tract A, Heather Glen, a platted subdivision in said City of Shawnee; thence Easterly, Northerly and Northeasterly, on the Southeasterly line of said Tract A, to the Southernmost Southwest corner of Lot 7, said Heather Glen; thence Easterly, on the South line of said Lot 7, to the Southeast corner of said Lot 7; thence Northerly, on the East line of said Lot 7, to the Southwest corner of Lot 8, said Heather Glen; thence Easterly, on the South line of said Lot 8, to the Southeast corner of said Lot 8, said point also being on the West line of the Northeast Quarter of said Section 3, Township 12 South, Range 24 East; thence Northerly, on said West line

and the East line of said Heather Glen, to the Northeast corner of Lot 22, said Heather Glen, said point also being the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 3; thence Easterly, on the North line of the Southwest Quarter of the Northeast Quarter of said Section 3, to the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 3, said point also being on the West line of Quivira Hills, a platted subdivision in said City of Shawnee; thence Southerly, on the West line of said Southeast Quarter and the West line of said Quivira Hills, to the Southwest corner of said Quivira Hills; thence Easterly, on the South line of said Quivira Hills, to the Southeast corner of said Quivira Hills, said point also being on the West line of the Northwest Quarter of said Section 2, Township 12 South, Range 24 East; thence Northerly, on said West line, to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 2; thence Easterly, on the South line of the Northwest Quarter of the Northwest Quarter of said Section 2, to the Southwest corner of Lot 9, Block 4, Silver Brook Heights Resurvey, a platted subdivision in said City of Shawnee, said point also being on the West line of the East Half of the Northwest Quarter of the Northwest Quarter of said Section 2; thence Northerly, on said West line, to a point on the North line of the Northwest Quarter of said Section 2; thence Easterly, on said North line, to the Northwest corner of the Northeast Quarter of said Section 2; thence Easterly, on the North line of the Northeast Quarter of said Section 2, to the Northeast corner of said Section 2 and the POINT OF BEGINNING.

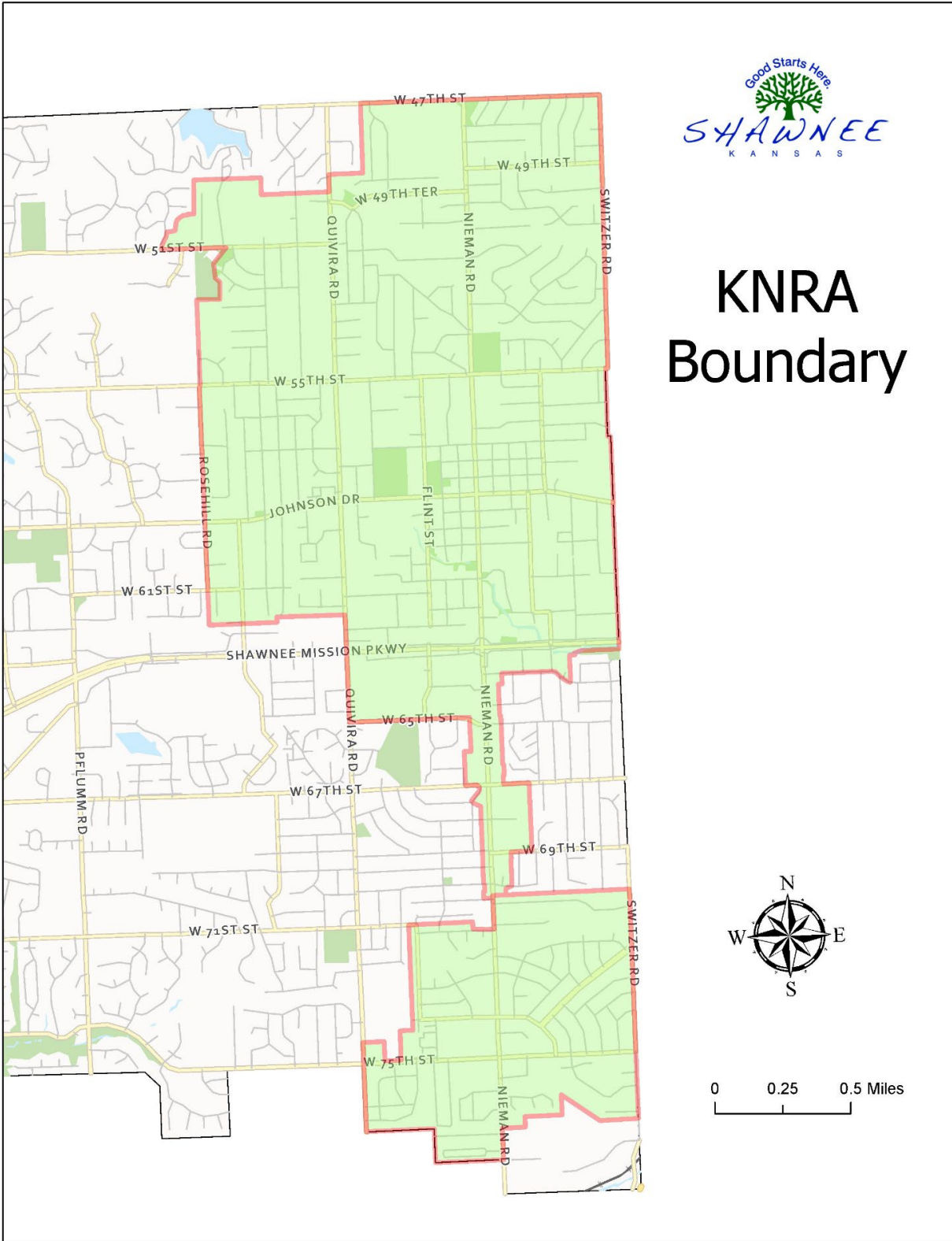
75th Street Corridor Area Description

All that part of Sections 14 and 23, Township 12 South, Range 24 East, in the City of Shawnee, Johnson County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-144, on January 10, 2023, as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 23; thence Southerly, on the East line of said Northeast Quarter, to the Northeast corner of the Southeast Quarter of said Section 23; thence Southerly, on the East line of said Southeast Quarter, to the Northeast corner of The Racquet Club At Fox Run, a platted subdivision in said City of Shawnee; thence Westerly, on the North line of said The Racquet Club At Fox Run, to the Northwest corner of said The Racquet Club At Fox Run; thence Northwesterly to the point of intersection of the East and Northeast lines of Lot 31, Westwood View – Third Plat, a platted subdivision in said City of Shawnee, said point being 57.20 feet Southeasterly of the Northernmost corner of said Lot 31 as measured along said Northeast line; thence Southerly, on the East line of said Westwood View – Third Plat, to the Southeast corner of Lot 28, said Westwood View – Third Plat; thence Westerly, on the South line of said Westwood View – Third Plat, to the Northwest corner of Lot 3, Nieman Business Park – Second Plat, a platted subdivision in said City of Shawnee; thence Southerly, on the West line of said Lot 3, to the point of intersection with the North line of Lot 4, Nieman Business Park, a platted subdivision in said City of Shawnee; thence Westerly, on the North line of said Nieman Business Park, to the Northwest corner of said Nieman Business Park said point also being on the East line of the Southwest Quarter of said Section 23; thence Southerly, on said East line, to the point of intersection with Easterly prolongation of the South line of Situs Place, a platted subdivision in said City of Shawnee; thence Westerly, on said South line and its Easterly prolongation, to the Southwest corner of said Situs Place, said point also being on the West line of the Southeast Quarter of the Southwest Quarter of said Section 23; thence Northerly, on said West line, to the Northwest corner of Lot 28, Cedar Valley (Lots 1 thru 28), a platted subdivision in said City of Shawnee, said point also being the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 23; thence Westerly, on the South line of the Northwest Quarter of the Southwest Quarter of said Section 23, to the Southwest corner of the Northwest Quarter of said Southwest Quarter; thence Northerly, on the West line of the Southwest Quarter of said Section 23, to the Southwest corner of the Northwest Quarter of said Section 23; thence Northerly, on the West line of the Northwest Quarter of said Section 23, to the Northwest corner of Westbrooke Plaza, a platted subdivision in said City of Shawnee; thence Easterly, on the North line of said Westbrooke Plaza, to the Northeast corner of Lot 2, said Westbrooke Plaza; thence Southerly, on the East line of said

Westbrooke Plaza, to a point on the North right-of-way line of 75th Street, as now established; thence Easterly, on said North right-of-way line, to the Southeast corner of Lot 2, Westbrooke Village Shopping Center, a platted subdivision in said City of Shawnee; thence Northerly, on the East line of said Lot 2, to the Southwest corner of Lot 3, Block 1, Fenton Professional Plaza, a platted subdivision in said City of Shawnee; thence Easterly, on the South line of said Lot 3, to the Southeast corner of said Lot 3; thence Northerly, on the East line of said Fenton Professional Plaza, to the Northeast corner of Lot 4, said Fenton Professional Plaza, said point also being the Southeast corner of Tract A, Westbrooke Green, a platted subdivision in said City of Shawnee; thence Northerly, on the East line of said Westbrooke Green, to the Northeast corner of Lot 1, said Westbrooke Green, said point also being the Southeast corner of Lot 10, Block 4, San Miguel Place, a platted subdivision in said City of Shawnee; thence Northerly, on the East line of said San Miguel Place to the Northeast corner of said San Miguel Place, said point also being on the North line of the Northwest Quarter of said Section 23; thence Easterly, on said North line, to the Northeast corner of Lot A, DeBrabander II, a platted subdivision in said City of Shawnee; thence Southerly, on the East line of said Lot A and its Southerly prolongation, to a point on the centerline of 71st Street Terrace, as now established; thence Easterly, on said centerline, to the point of intersection with the East line of the Northwest Quarter of said Section 23; thence Northerly, on said East line, to the Southwest corner of the Southeast Quarter of said Section 14, Township 12 South, Range 24 East; thence Northerly, on the West line of said Southeast Quarter, to the Southwest corner of Miller's Park, a platted subdivision in said City of Shawnee; thence Easterly, on the South line of said Miller's Park, to the Southeast corner of Lot 9, said Miller's Park, said point also being the Southwest corner of Lot 12, Pine View West, a platted subdivision in said City of Shawnee; thence Easterly, on the South line of said Pine View West, to the Southeast corner of Lot 9, said Pine View West, said point also being the Southwest corner of Lot 10, Pine View Addition, a platted subdivision in said City of Shawnee; thence Easterly, on the South line of said Pine View Addition, to the Southeast corner of Lot 9, said Pine View Addition, said point also being the Southwest corner of Lot 7, Palmer Lake View, a platted subdivision in said City of Shawnee; thence Easterly, on the South line of said Palmer Lake View, to the Southeast corner of Lot 11, said Palmer Lake View, said point also being the Southwest corner of Lot 9, Block 5, Western View (Blocks 1 & 5), a platted subdivision in said City of Shawnee; thence Easterly, on the South line of said Western View (Blocks 1 & 5) to the Southeast corner of Lot 22, Block 1, said Western View (Blocks 1 & 5); thence Easterly to a point on the East line of the Southeast Quarter of said Section 14, said point being 825.00 feet South of the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 14, as measured along said East line; thence Southerly, on said East line, to the POINT OF BEGINNING.

Map 1



PART 2 – EXISTING APPRAISED AND ASSESSED VALUATION

Existing appraised and assessed valuation of the real estate within the Neighborhood Revitalization Area

Valuation

The appraised and assessed valuation of each parcel of real estate located within the Neighborhood Revitalization Area, including land and building values listed separately, is available at the City of Shawnee Community Development Department or the Johnson County Appraiser's office.

The appraised and assessed valuation as of December 31, 2022 for the 5,360 properties (4,474 in the Downtown Area and 886 in the 75th Street Corridor Area) located within the Neighborhood Revitalization Area is as follows:

	Appraised	Assessed
Land Total	306,698,610	41,351,137
Downtown Area	240,017,050	32,901,130
75 th Street Corridor Area	66,681,560	8,450,007
Improvements Total	1,247,992,960	145,737,530
Downtown Area	937,041,270	109,719,769
75 th Street Corridor Area	310,951,690	36,017,761
Total Valuation	1,554,691,570	147,088,667
Downtown Area	1,177,058,320	142,620,899
75 th Street Corridor Area	377,633,250	4,467,768

PART 3 – NAMES AND ADDRESSES OF OWNERS OF RECORD***Names and addresses of owners of record within the Neighborhood Revitalization Area*****Names and addresses:**

The list of names and addresses of owners of record of real estate within the Neighborhood Revitalization Area, as set out and included herein as a document titled Properties and Owners listing for Part 3, dated December 6, 2022 and is available at the City of Shawnee Community Development Department or the Johnson County Appraiser's office.

PART 4 - NEIGHBORHOOD REVITALIZATION AREA ZONING AND LAND USES

Existing zoning classification and district boundaries and existing and proposed land uses within the Neighborhood Revitalization Area

Existing Zoning Classification and District:

Refer to Maps 2 and 3

Existing Zoning Districts:

The existing zoning districts within the Neighborhood Revitalization Area Boundary are:

AG	Agricultural
R-1	Single Family Residential
R-1(O)	Single Family Residential Overlay
PSF	Planned Single Family
DU	Duplex
RMD	Residential Multiple Dwellings
RGA	Residential Garden Apartments
PD	Planned Development
PUDMR	Planned Mixed Residential
TSQ	Town Square
PO	Planned Office
PUDOC	Planned Office Commercial
CH	Commercial Highway
CH(O)	Commercial Highway Overlay
CN	Commercial Neighborhood

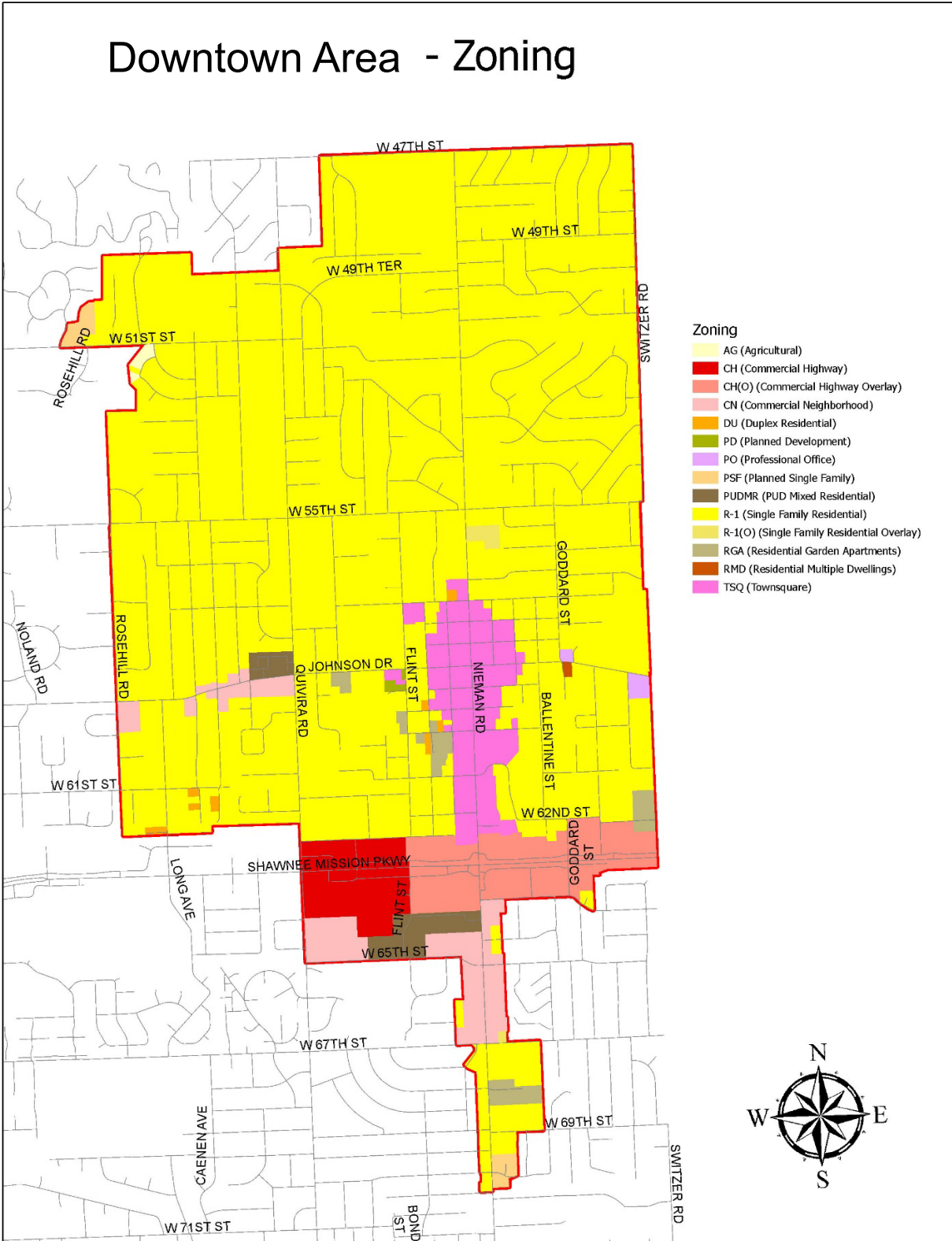
Existing Land Use:

Refer to Maps 4 and 5

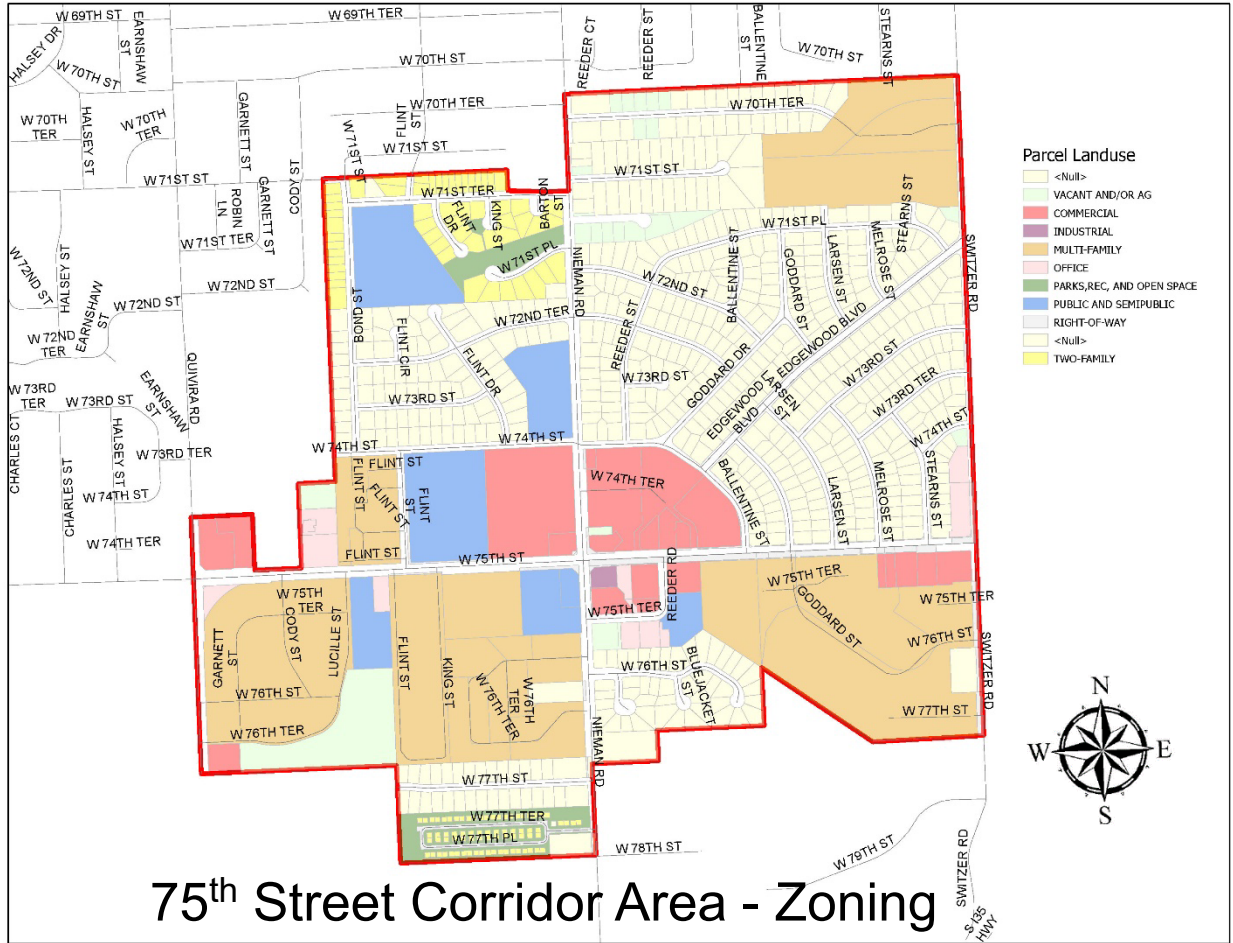
Proposed Land Use:

Refer to Map 6

Map 2

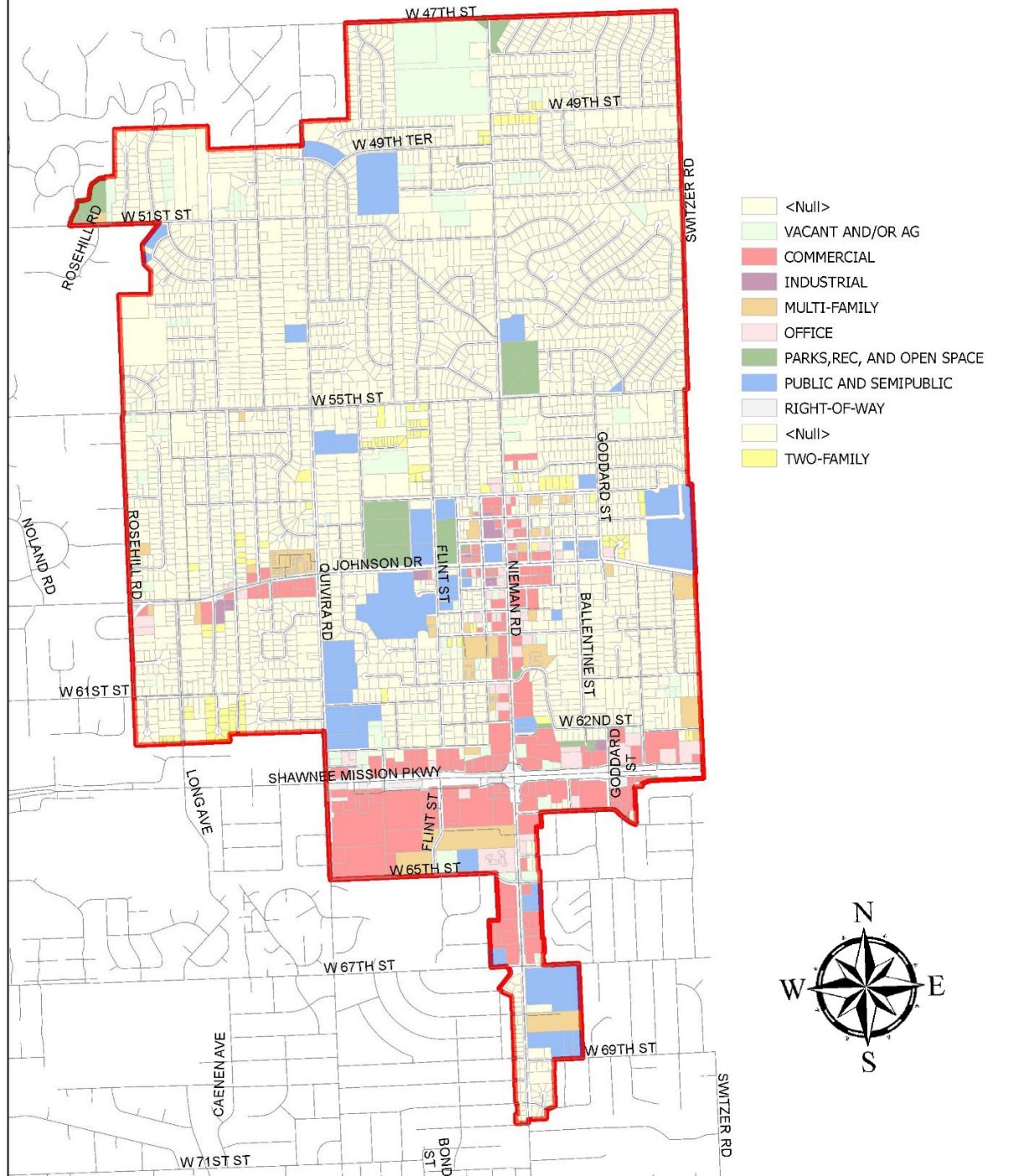


Map 3

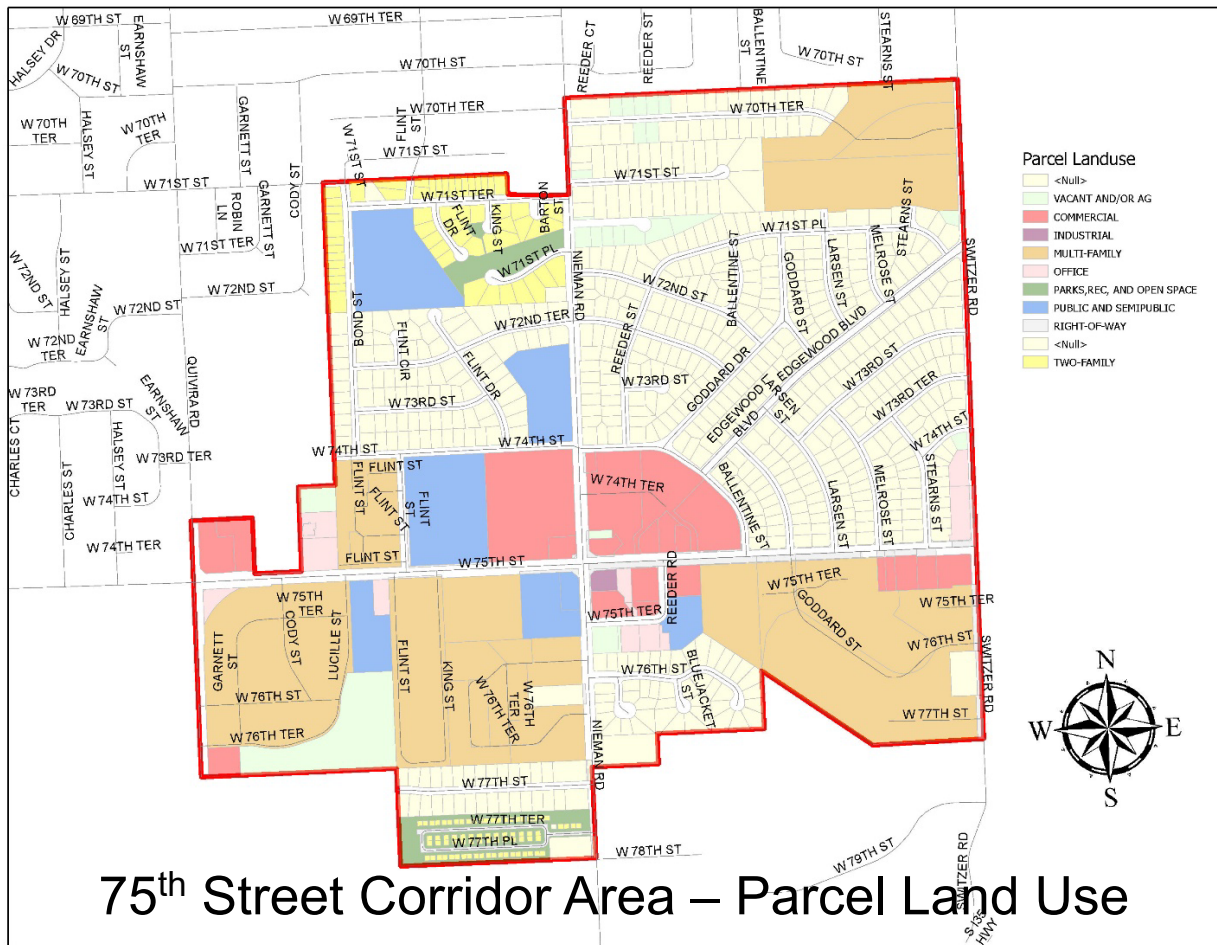


Map 4

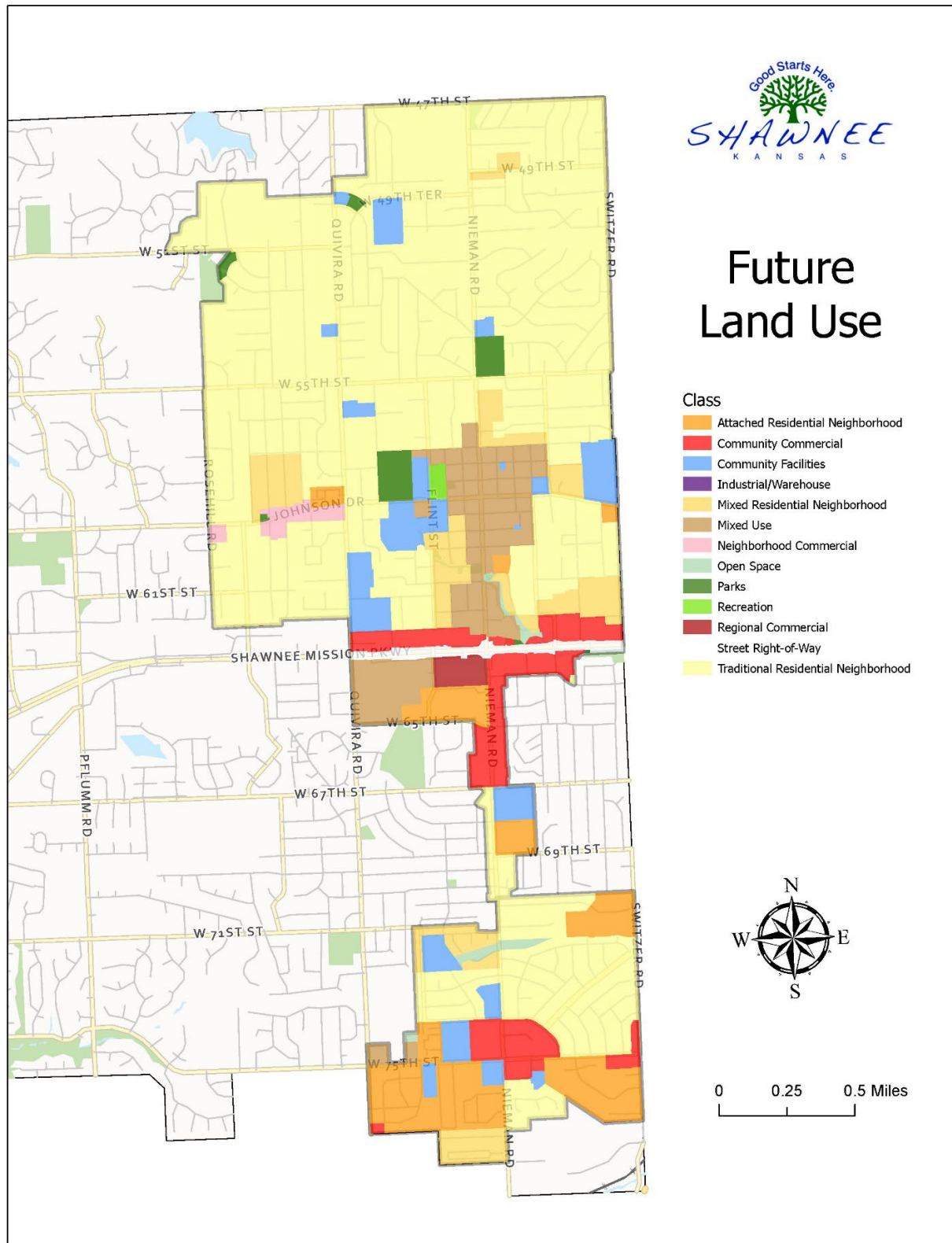
Downtown Area - Parcel Land Use



Map 5



Map 6



PART 5 - CAPITAL IMPROVEMENT PLAN (CIP)***Proposed improvements for expanding municipal services within the Neighborhood Revitalization Area*****Capital Improvements Plan (CIP):****2023**

- Barton Street, Phase 2, Street and Stormwater improvements – W. 59th Terrace to Johnson Drive
- Nieman Road, Shawnee Mission Parkway to South City Limits - street, stormwater, and sidewalk improvements
- Herman Laird Park restroom improvements
- Shawnee Town 1929 Museum chapel facility
- Shawnee Town 1929 Museum water system improvements
- Fire Station #71 facility upgrades

2024

- Monrovia Street, 55th to Johnson Drive – street, stormwater, and sidewalk improvements
- Quivira Road, Shawnee Mission Parkway to 75th Street – street and stormwater repairs
- 59th Street, Barton to Nieman – street, stormwater and sidewalk improvements

2025

- King Street, 59th Terrace to Johnson Drive – street and stormwater improvements
- McAnany Drive, Nieman to Bond - street, stormwater, and sidewalk improvements
- Shawnee Town 1929 Museum Visitor's Center

2026

Shawnee Mission Parkway (Phase 1), Quivira Road to east City limits – street, stormwater, and sidewalk repairs

2027

No projects listed on current Capital Improvement Plan

2028

No projects listed on current Capital Improvement Plan

2029

No projects listed on current Capital Improvement Plan

2030

No projects listed on current Capital Improvement Plan

2031

No projects listed on current Capital Improvement Plan

2032

No projects listed on current Capital Improvement Plan

2033

No projects listed on current Capital Improvement Plan

Ongoing

- Sidewalk improvements and connections
- Annual Street Maintenance Program
- Annual Stormwater Pipe Repair Program
- Downtown streetscape improvements
- Traffic Signal Replacements

PART 6 - ELIGIBLE PROPERTIES***Properties eligible for tax rebates under the Neighborhood Revitalization Program*****Eligible Properties:****New Residential Construction**

New Single family dwellings, duplex dwellings, and multi-family residential dwellings, as may be permitted by the City of Shawnee Zoning Ordinance are eligible for rebate provided that the new appraised valuation is increased by \$10,000. (Increase in assessed value is at least \$1,150)

Existing Residential Structures

The rehabilitation, renovation or additions to residential dwelling structures located anywhere within the Neighborhood Revitalization Area will be eligible for the rebate, provided the new appraised valuation is increased by \$10,000 (increase in assessed value is at least \$1,150).

The rehabilitation, renovation or additions to multi-family, two (2) or more family, structures located within the Neighborhood Revitalization Area will be eligible for the rebate, provided the new appraised valuation is increased by \$10,000 (increase in assessed value is at least \$1,150).

New Construction, Existing Structures/Commercial

Rehabilitation, additions or new construction of any office, institutional or commercial structure, as permitted by the City of Shawnee Zoning Regulations and within the designated Neighborhood Revitalization Area will be eligible for the rebate provided the new appraised valuation is increased by \$20,000 (increase in assessed value of at least \$5,000).

Mixed-Use Residential and Commercial Property

Rehabilitation, additions, or new construction of mixed-use residential and commercial property shall be eligible if the residential use qualifies or to the extent the improvements are assessed as commercial property.

Accessory Structures

Improvements to existing or construction of new residential accessory structures such as detached garages, gazebos, storage buildings, workshops, fences, swimming pools, etc. shall not be eligible.

Industrial, Agricultural and all other Structures

Improvements to existing or construction of new structures for manufacturing, warehousing and limited product sales wholesaled to the public of merchandise manufactured or warehoused on site, or any improvement for agricultural uses shall not be eligible.

PART 7 - ELIGIBILITY*Criteria for determination of eligibility*

The following criteria are to be used to determine properties eligible under the Shawnee Neighborhood Revitalization Act program. Eligible property applies to rehabilitation, additions, and improvements to existing buildings, new construction, or both (“improvements”).

1. The property must be entirely within the District as defined in PART 1 of this plan.
2. Construction of an improvements must begin on or after the date of the designation of the Neighborhood Revitalization area by the City.
3. An application for rebate must be filed by the property owner within sixty (60) days of the issuance of a building permit.
4. The base property value is established on January 1 of the year the application is filed, with the exceptions provided below.
 - a. Any application filed while informally or formally appealing the appraised base value or by payment under protest will use the final appeal determination made the Appraiser’s office as the base value.
 - b. Any application filed while formally appealing the appraised base value with the Board of Tax Appeals will use the final appeal result as the base value.
 - c. Any appraised value appeals not decided upon within one year of project completion must utilize the original appraisal value as of January 1 of the year the application was file.
5. The improvements must result in an increase of the appraised value of at least \$10,000 (assessed value increased by \$1,150) for residential properties within twelve (12) months of completing the improvements. The improvements must result in an increase in the appraised value of commercial property by at least \$20,000 (assessed value increased by \$5,000) within twelve (12) months of completing the improvements.
 - a. Some improvements, regardless of cost, may not result in the required increase in the assessed value and thus would not make the property eligible for a property tax rebate. Such determinations will be made solely and independently by the Johnson County Appraiser’s Office and the Johnson County Records and Tax Administration. The City shall have no effect on the valuation assigned to the property as a result of the improvements.
6. The value of land on which an improvement is located shall not be considered in determining the incremental increase in value or in determining whether an improvement is a qualified improvement.
7. The improvements must conform with the City of Shawnee’s Comprehensive Land Use Plan, Zoning Regulations, and Design Guidelines in effect at the time the improvements are made.
8. The new, as well as existing improvements on property, must conform with all other applicable codes, rules, and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.

9. Any property that is delinquent in any tax payment or special assessment shall not be eligible for any rebate until such time as all taxes and special assessments have been paid in full. Any otherwise eligible property with delinquent taxes or special assessment shall not be eligible for a rebate until such time as all taxes and assessments have been paid. If delinquency occurs after entry into the program, the owner shall have one hundred twenty (120) days to bring taxes current. If such delinquency is corrected within the initial one hundred twenty (120) days, but reoccurs in subsequent years, the property shall no longer be eligible for the program. The City will monitor real estate tax delinquency for parcels participating in the program. The City will provide written notice to the County Appraiser if a parcel becomes ineligible for the Program due to tax or special assessment delinquency.
10. Only owners of real property are eligible for tax rebates. The rebates shall be paid by check issued to the owners of record as shown on the County tax rolls.
11. Tax rebates transfer with ownership unless agreed to by the seller and purchaser of the real property. Written documentation must be provided to the City.
12. Tax rebates are based on the increase of ad valorem taxes attributable to the appraised value due to the improvements or new construction as of January 1 following the year of 100% completion, contingent on final inspection, issuance of a certificate of occupancy, or letter of substantial compliance is received. The County Appraiser, or such person's designee, shall conduct an on-site inspection of the property improvements as part of the normal valuations to determine the increase in taxable valuation due to the improvements. The County Appraiser, or such person's designee, shall notify both the City of Shawnee and the County Department of Records and Tax Administration (RTA).
13. A project must be completed prior to receipt of any tax rebate. Partially completed projects are not eligible to participate in the program. A project shall be completed upon written determination of the Applicant, City of Shawnee, and the County Appraiser, or such person's designee, that the project is 100% completed. The City of Shawnee will be responsible for contacting the Office of the Johnson County Appraiser for the purpose of requesting an inspection of the subject property, in order to determine whether the improvements made to the property are, in the County Appraiser's opinion 100% completed.
14. The program is subject to approval of each taxing district which must participate in an interlocal agreement between the City and taxing jurisdictions.
15. Classifications of property as residential, commercial, industrial, agricultural, or mixed, and the percentages of mixed property, shall be determined by the Johnson County Appraiser.
16. The real property taxes must be paid in full and an eligible increment generated before a rebate will be issued.

PART 8 – APPLICATION FOR TAX REBATE*Contents of application for tax rebate***Part 1 – General Information**

1. Owner's Name
2. Owner's Phone Number
3. Owner's mailing address
4. Owner's email
5. Address of Property
6. Parcel I.D. Number
7. Legal description of property
8. Property Use Type
9. Existing Use
10. Proposed Use
11. Age of Principle Building
12. Occupancy Status during the last 5 years
13. List of building(s) to be demolished
14. List of proposed improvements
15. Estimated or Actual cost of improvements
16. Estimated date of completion
17. Estimated construction start date
18. Shawnee Building Permit Number
19. Estimated cost of improvements
20. Applicant acknowledgement for property tax appeals
21. Applicant signature and date

Part 2 – Status of Construction/Completion

1. Submission of Certificate of Occupancy
2. Applicant signature and date confirming construction completed by January 1

PART 9 – APPLICATION PROCEDURE***Application Procedure***

1. The applicant shall obtain an Application for Tax Rebate from the City of Shawnee.
2. The applicant shall complete and sign PART 1 of the application and file the application with the City of Shawnee within sixty (60) days of the issuance of the building permit.
3. The City of Shawnee will provide written confirmation the receipt of the application with the owner.
4. The City of Shawnee will notify the Johnson County Appraiser's Office when a new application is received, including providing a copy of the application and building permit information (as applicable).
5. The Owner will notify the City of Shawnee once the project has been completed.
6. Following notification, the City will obtain a copy of the Certificate of Occupancy. If a Certificate of Occupancy was not required, PART 2 of the application on file shall be completed by the Owner.
7. The City will notify the Johnson County Appraiser's Office of the project status by submitting a copy of the Certificate of Occupancy when project is completed.
 - a. For any improvement that is 100% completed on or before January 1 following commencement of construction, the City of Shawnee will then forward the above mentioned document(s) to the Johnson County Appraiser's Office. This step must be completed by December 31 of the year preceding the commencement of the first year of the tax rebate period in order to qualify for the rebate.
8. The County Appraiser, or such person's designee, shall conduct an on-site inspection of the property improvements as part of the normal valuations to determine the increase in taxable valuation due to the improvements. The County Appraiser, or such person's designee, shall notify both the City of Shawnee and the County Department of Records and Tax Administration (RTA).
9. Upon determination by the Johnson County Appraiser's Office that the improvements meet the valuation test for the rebate, the County shall notify the City of Shawnee that the application does or does not meet the requirements for a tax rebate. If eligible, the County shall provide the increment valuation. The City of Shawnee shall notify the applicant.
10. The base property value is established on January 1 of the year the application is filed, with the exceptions provided below.
 - a. Any application filed while informally or formally appealing the appraised base value or by payment under protest will use the final appeal determination made the Appraiser's office as the base value.
 - b. Any application filed while formally appealing the appraised base value with the Board of Tax Appeals will use the final appeal result as the base value.

- c. Any appraised value appeals not decided upon within one year of project completion must utilize the original appraisal value as of January 1 of the year the application was file.
- 11. Upon the payment of the real estate tax for the subject property for the initial and each succeeding tax year period, extending through the specified rebate period and within a thirty (30) day period following disbursement of tax funds by Johnson County, a tax rebate in 90% the amount of the tax increment (subject to the degree of participation by the County as specified in the Interlocal Agreement) will be made to the applicant.
 - a. The tax rebate shall be made from the Neighborhood Revitalization Fund established in conjunction with City of Shawnee and the other taxing districts participating in the interlocal agreement. Furthermore, the Merriam Drainage District shall not be considered as a taxing district, and City of Shawnee Stormwater Drainage District shall not be considered a taxing district.
 - b. The City Community Development Department shall make periodic reports on the tax rebate program to the City Council and other taxing districts accordingly.

PART 10 – STANDARDS AND CRITERIA FOR REVIEW

Standards and Criteria for Review

1. A building permit must be issued on or after January 23, 2023 the date of designation of the Neighborhood Revitalization Area by the City.
2. An application for rebate must be filed within sixty (60) days of the issuance of a building permit.
3. The base property value is established on January 1 of the year the application is filed, with the exceptions provided below.
 - a. Any application filed while informally or formally appealing the appraised base value or by payment under protest will use the final appeal determination made the Appraiser's office as the base value.
 - b. Any application filed while formally appealing the appraised base value with the Board of Tax Appeals will use the final appeal result as the base value.
 - c. Any appraised value appeals not decided upon within one year of project completion must utilize the original appraisal value as of January 1 of the year the application was file.
4. The appraised value of residential property must be increased by at least \$10,000 (assessed value increased by at least \$1,150).
5. The appraised value of commercial property must be increased by at least \$20,000 (assessed value increased by at least \$5,000).
6. The value of land on which an improvement is located shall not be considered in determining the incremental increase in value or in determining whether an improvement is a qualified improvement.
7. The improvements must conform with the City of Shawnee's Comprehensive Land Use Plan, Zoning Regulations, and Design Guidelines in effect at the time improvements are made.
8. The new, as well as existing improvements on the property, must conform with all other applicable codes, rules and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.
9. Any property that is delinquent in any tax payment or special assessment shall not be eligible for any rebate until such time as all taxes and special assessments have been paid in full.
 - a. If delinquency occurs after entry into the program, the owner shall have one hundred twenty (120) days to bring taxes current. If such delinquency is corrected within the initial one hundred twenty (120) days, but reoccurs in subsequent years, the property shall no longer be eligible for the program. The City will monitor real estate tax delinquency for parcels participating in the program. The City will provide written notice to the County Appraiser if a parcel becomes ineligible for the Program due to tax or special assessment delinquency.

10. Properties receiving property tax rebates under the Shawnee Neighborhood Revitalization Act program, may also receive other economic development incentives provided by the City upon approval of the Governing Body.
11. Only property owners are eligible for tax rebate. The rebates shall be paid by check issued to the owners of record as shown on the County tax rolls.
12. Tax rebates transfer with ownership unless agreed to by the seller and purchaser of the real property. Written documentation must be provided to the City.
13. Tax rebates are based on the increase of appraised value due to the improvements or new construction as of January 1 following the year of 100% completion, contingent on final inspection or issuance of certification of occupancy. If a Certificate of Occupancy was not required, PART 2 of the application on file shall be completed by the Owner.
14. The County Appraiser, or such person's designee, shall conduct an on-site inspection of the property improvements as part of the normal valuations to determine the increase in taxable valuation due to the improvements. The County Appraiser, or such person's designee, shall notify both the City of Shawnee and the County Department of Records and Tax Administration (RTA).
15. Properties are eligible to receive multiple rebates under the Shawnee Neighborhood Revitalization Act program provided the project(s) completed meet the requirements set forth in the Shawnee Neighborhood Revitalization Act plan, and the base value for the successive project exceeds the current base value from the previous increment that had been established.
16. The County and the City in administering the funds shall be guided by the Neighborhood Revitalization Area Process as identified in the following section, PART 11.

PART 11 – TAX REBATE DISTRIBUTION PROCESS***Tax Rebate Distribution Process***

1. The City will submit applications for rebate and notify the County when projects are completed.
2. Following eligibility determination of properties by the County and City, and upon the payment of the real estate tax for the subject property for the initial and each succeeding tax year period, extending through the specified rebate period, the County Treasurer will distribute the tax to the City within ninety (90) days of the full payment date.
3. The County will calculate the tax based on the fund level and reduced through distribution to the participating authorities. The total monies is put into a fund created for the City of Shawnee NRA and sent to the City through distribution via wire transfers.
4. Within a thirty (30) day period following disbursement of tax funds by Johnson County, a tax rebate in 90% the amount of the tax increment (subject to the degree of participation by the County as specified in the Interlocal Agreement) will be made to the real property owners.
5. Records are maintained by the County Clerk for all applicants with status and amount of rebate for each property by year. Information is reported on the State Abstract.

PART 12 – ELIGIBILITY STATEMENT*Statement specifying program amounts and years of eligibility***Program Period:**

The Neighborhood Revitalization Fund and Tax Rebate Incentive Program shall expire on January 23, 2033, but may be terminated by any participating jurisdiction at any time prior thereto, by providing ninety (90) days advance notice to Johnson County and the City of Shawnee, as far as their participation in the plan, provided however, any application for tax rebate submitted prior to termination shall, if approved, be eligible for the full rebate period as provided in Parts 7 and 9 of the plan, and the plan shall constitute in affect only to the extent necessary to accomplish this purpose, and all tax rebates shall terminate no later than tax year 2043.

Rebate Period:

Residential	10 years
Commercial	10 years

Rebate Amount:

Remodel	90%*
New Construction	90%*

(*) 10% to remain in the appropriate Neighborhood Revitalization Fund.

PART 13 – ADDITIONAL ISSUES UNDER KNRA

Additional issues under the Neighborhood Revitalization Act

1. Failure to build or maintain the property to applicable codes, rules and regulations shall cause the rebate application to be terminated.
2. Any property that is delinquent in any tax payment or special assessment shall not be eligible for any rebate until such time as all taxes and special assessments have been paid in full. Late fees, fines, surcharges and the like are not eligible for rebate.
 - a. If delinquency occurs after entry into the program, the owner shall have one hundred twenty (120) days to bring taxes current. If such delinquency is corrected within the initial one hundred twenty (120) days, but reoccurs in subsequent years, the property shall no longer be eligible for the program. The City will monitor real estate tax delinquency for parcels participating in the program. The City will provide written notice to the County Appraiser if a parcel becomes ineligible for the Program due to tax or special assessment delinquency.
3. The City's portion of funds collected from properties within the revitalization area, shall be placed in a distinct fund and shall be used to provide funding for Downtown Improvements Grants, economic enhancement initiatives for properties within the area, or other permanent public improvements specifically authorized by the Governing Body.
4. No credit for partial improvement increases attributable to partial completion of a project will be allowed.

PART 14 – TAX LEVY SCHEDULE

*Johnson County Tax Levy Schedule
December 2022*

Taxing Jurisdictions	Mill Levy	% of Total Levy
1. Johnson County	17.772	16.43
2. City of Shawnee	24.047	22.23
3. U.S.D. #512	49.386	45.66
4. Johnson County Community College	8.617	7.97
5. Johnson County Library	3.815	3.53
6. Johnson County Parks & Rec.	3.021	2.79
7. State of Kansas	1.5	1.39
Sub Total	108.158	100

It is noted that the State of Kansas mill levy is not rebated under this program.