

JOHN CAMERON PAPERS (2007.76)
Date Span: 1953-2001

John Cameron was a real estate investor in Johnson County, Kansas. His collection consists of information regarding a land development venture and a subsequent lawsuit filed against the City of Olathe concerning rezoning. There are fourteen series, the largest of which is comprised of lawsuit and research matter. Other series pertain to the land development, Inverness, such as rezoning, easements, land transactions and appraisal. Remaining series consist of printed matter relating the State of Kansas, Johnson County, and various local governments within Johnson County.

ADMINISTRATIVE INFORMATION

Source: John Cameron

Size: 3.5 linear feet

Access: Open

Processed by: Erica Flanagan, 2010, as part of an internship program at the Johnson County Museum and funded by the Johnson County Heritage Trust Fund.

Supervising Archivists: Russ Czaplewski and Kathy Daniels

ORGANIZATIONAL SKETCH

- 1984 80 acres sold to John Cameron (later Corporate Hills Development Corporation) from Charles and Pearlene Wise (Oct 19)
- 1985 Corporate Hills Development Corporation founded (Feb 12)
- 1985 Inverness Preliminary Development Plan (March 18; revised May 28 and July 12)
- 1985 Preliminary application filed for rezoning south half (21.6 acres), Agricultural to Commercial and Medium Density Residential (denied) (July 12)
- 1985 Olathe City Commission reduced the size of the Inverness project (Aug 14)¹
- 1985 Mr. Cameron filed a petition for rezoning (Nov 12)
- 1985 Lawsuit filed against Olathe City Commission re: rezoning (Nov 20)²
- 1986 Lawsuit predicted to settled outside of court (July 3)³
- 1986 Settlement concluded; land rezoned. Lawsuit dismissed (case no. 85C9818) (July 8)
- 1986 Mr. Cameron sells property to Corporate Hills Development, Inc. (Oct 6)
- 1987 Amendment to agreement to provide more single-family R-1 development (March 24)
- 1988 Temporary Easement granted to clear land, preparing for construction (March 25)
- 1988 Corporate Hills Development Corporation dissolved (July)
- 1988 Corporate Hills Development Associates granted the Merritt Company (Dec 17) the exclusive right to sell property
- 1990 Market Value land appraisal conducted (June 11)

¹ Pyle, George. "Olathe planners reduce size of housing project." *The Daily News*, 14 August 1985, Page 20A.

² Lewis, Liz. "Suit Filed against Olathe commission." *Kansas City Star*, 20 November 1985.

³ "Olathe ready to settle lawsuit." *Daily News*, 3 July 1986.

COLLECTION DESCRIPTION

The John Cameron Papers primarily document Mr. Cameron's involvement with the Inverness land development project at 123rd Street and Blackbob Road in Olathe, KS, as owner of the company, Corporate Hills Development Corporation, and later Corporate Hills Development Associates. Each of the first seven series pertains to a distinct stage in the development of Inverness. Subsequent series relate to various studies, developments, and proceedings in Kansas, Johnson County, and a number of local governments.

The collection is composed primarily of legal documents including certificates, agreements, contracts, etc., Planning Commission agendas and minutes, deposition transcripts, reports, correspondence, notes, and maps.

The collection is arranged chronologically at the item level, alphabetically at the folder level, and according to subject matter at the series level. There are a total of fourteen series in the collection: Corporate Hills Development Corporation, 1985-1988; Wise-Corporate Hills Development Transaction, 1953-1988; Re-zoning, 1985-1994; Lawsuit and Supporting Research, 1976-1986; Easements / Right-of-Way, 1986-1993; Land Appraisal, 1988-1993; Inverness Development, Corporate Hills, 1984-1993; I-35 Interchanges, 1978-1992; Printed Matter – State of Kansas, 1985-1997; Printed Matter – Johnson County, 1983-1992; Printed Matter – Lenexa, 1986-1988; Printed Matter – Olathe, 1968-2001; Printed Matter – Overland Park, 1969-1999; Printed Matter – Other, 1983-1987. The first seven series pertain to the Inverness Land Development.

SERIES DESCRIPTION

Box Nos.

1 CORPORATE HILLS DEVELOPMENT CORPORATION, 1985-1994

This series contains materials relating to the creation of Corporate Hills Development Corporation by John Cameron. Included are Corporation by-laws, certificates for its incorporation and eventual dissolution, minutes, correspondence and agreements.

WISE-CORPORATE HILLS DEVELOPMENT TRANSACTION, 1953-1988

This series contains legal documents pertaining to the sale of a tract of land at 123rd and Blackbob Rd. in Olathe, KS from Charles and Pearline Wise to John Cameron of Corporate Hills Development Corporation.

RE-ZONING, 1985-1994

This series contains correspondence and legal documents regarding an application to re-zone the tract of land from agricultural to commercial and medium density residential. It includes letter and petitions from surrounding residents in support of the re-zoning application.

- 1-3 LAWSUIT AND SUPPORTING RESEARCH, 1976-1986
This series contains material relating to the lawsuit filed against the City of Olathe in their denial of Corporate Hills' re-zoning application. It includes petitions to the Olathe Planning Commission, transcripts of trial depositions, notes by John Cameron, minutes of the Planning Commission, legal documents, and court proceedings.
- 3 EASEMENTS / RIGHT-OF WAY, 1986-1993
This series contains legal documents and correspondence relating to easements on the tract of land at 123rd and Blackbob Rd. in Olathe, KS.
- 3-4 LAND APPRAISAL, 1988-1993
Included in this series are reports and correspondence pertaining to the appraisal of the tract of land at 123rd and Blackbob Rd. in Olathe, KS. The land was being appraised in anticipation of the Inverness land development.
- 4 INVERNESS DEVELOPMENT, CORPORATE HILLS, 1984-1993
This series contains material relating to the planning of Inverness Residential and Office Community, a development planned for 123rd and Blackbob Road. Included are correspondence, maps, legal documents, real estate contracts, and reports.
- 4 I-35 INTERCHANGES, 1978-1992
This series includes reports, plans, and studies pertaining to interchanges along Interstate 35 in Kansas. The two interchanges covered are located at I-35 & 119th, and I-35 & K-150.
- 4 PRINTED MATTER - STATE OF KANSAS, 1985-1997
This series includes various studies or reports by or about the State of Kansas.
- 5 PRINTED MATTER - JOHNSON COUNTY, 1983-1992
This series includes various studies and reports by or about Johnson County, Kansas.
- 5 PRINTED MATTER - LENEXA, 1986-1988
This series contains two reports by or about the City of Lenexa, Kansas.
- 5-6 PRINTED MATTER - OLATHE, 1968-2001
This series contains various studies and reports by or about the City of Olathe, Kansas, including Comprehensive and Capital Improvement Plans.
- 7 PRINTED MATTER - OVERLAND PARK, 1969-1999
This series contains various studies, reports, and plans by or about the City of Overland Park, Kansas.
- 7 PRINTED MATTER - OTHER, 1983-1987
This series includes newspaper clippings regarding development in Johnson County, and various publications regarding development planning.

FOLDER TITLE LIST

Box 1

Corporate Hills Development Corporation, 1985-1988

Agreement; Shareholders of Corporation; 31 January 1985
By-Laws of Corporation; 31 January 1985
Certificate; Articles of Incorporation; 12 February 1985
Certificate; Dissolution of Corporation; 1 July 1988
Correspondence; Cooke, Ballweg, Tuley & Moore Law Firm; 6 March 1985
Minutes; Meeting of Shareholders and Directors; 22 March 1988
Notice; Submission of Annual Report to KS Secretary of State; 12 Feb 1985

Wise-Corporate Hills Development Transaction, 1953-1988

Agreements; Release and Indemnity; October 1986-Sept 1988
Contract; Easement Conveyance, Harvey and Josephine Wise; 28 Jan 1953
Contract; Warranty Deed for tract of land; 6 Oct 1986
Correspondence; Cooke, Ballweg, Tuley & Moore Law Firm; Nov 1986-Feb 1987
Lease; Oil and Gas; 25 March 1982
Legal documents; sale and transfer of ownership of land; 1984
Letter to City of Olathe; request for sewer extension; 14 August 1979

Re-zoning, 1985-1994

Agreement; City of Olathe approval; 8 July 1986
Agreement; Re-zoning amendment; 2 November 1987
Application and schedule; Board of Zoning Appeals; 1986
Document; Draft Motion for reconsideration; ca. 1985
Letter received; City of Olathe; 25 March 1986
Letters received; Bleakley Investment Company; 2-18 March 1994
Letters received and petition; in support; March-August 1985
Letter sent; notice to Foxridge residents re: Public Hearing; 28 March 1985
Roster; Residents of Foxridge neighborhood; ca. 1985

Lawsuit and Supporting Research, 1976-1986

Agendas; Olathe City Planning Commission; 8 April 1985 to 8 July 1986
Certificate; Articles of Incorporation for Mid-America Properties; 23 Sept 1976
Documents and correspondence; Court Proceedings; Dec 1985-Feb 1986
Documents and correspondence; Court Proceedings; May 1986
Documents; Defendants' reply and Plaintiff's First Motion; n.d.
Documents; Dismissal of lawsuit; 9 July 1986
Document; Land Tract Coordinates; N.d.
Documents; Pretrial Order and Plaintiff Witness and Exhibit Lists; June 1986
Letters received; Ronald P. Wood; 18 March 1986-12 June 1986
Letters received; Crippin Incorporated; 4 June 1986
List; Exhibits used during petition hearings; ca. 1986
Maps; Plat plans; n.d. (reproductions)

Memos; City of Olathe re: zoning; Feb 1979-Oct 1980
Minutes; Olathe Planning Commission; 1977
Minutes; Olathe Planning Commission; 1978
Minutes; Olathe Planning Commission; 1979-82

Box 2

Minutes; Olathe Planning Commission; 1983
Minutes; Olathe Planning Commission; 1984
Minutes; Olathe Planning Commission; 1985
Minutes; Olathe Planning Commission; 24 March 1986
Notes by John Cameron; N.d.
Notes; Olathe Comprehensive Plans; 1981-86
Ordinances; Planning and Zoning; N.d.
Petition; J. R. Stewart Construction vs. City of Olathe; N.d.
Reproduction; Court Proceedings re: Zoning; 1978
Agreement; Property indenture; 12 July 1978
Agreement; Property indenture; 25 June 1980
Request; Summons and Petition; 8 Nov 1985
Transcript; Deposition of Arthur D. Chambers; 29 January 1986
Transcript; Deposition of Carol Estes; 29 January 1986
Transcript; Deposition of Fred Bohl; 27 February 1986
Transcript; Deposition of Harley Randall Graves; 29 February 1986
Transcript; Deposition of Herman Cline; 27 February 1986
Transcript; Deposition of Jerry Langdon; 1 February 1986

Box 3

Transcript; Deposition of Larry Eugene Huckleberry; 26 February 1986
Transcript; Deposition of Lois Taylor; 11 March 1986
Transcript; Deposition of Marylin Swartley; 26 February 1986
Transcript; Deposition of Steven P. Hansen; 1 February 1986
Transcript; Public Hearing before the Olathe Planning Commission; 12 August 1985
Transcript; Public Hearing before the Olathe City Commission; 17 September 1985
Transcript; Public Hearing before the Olathe Planning Commission; 23 September 1985
Transcript; Public Hearing before the Olathe City Commission; 5 November 1985
Transcript; Public Hearing before the Olathe Planning Commission; 24 March 1986
Transcript; Public Hearing before the Olathe Planning Commission; 12 May 1986
Vote tallies; Olathe City Commission; N.d.

Easements / Right-of-Way, 1986-1993

Agreements; Utility easement and easement conveyance; 1987
Correspondence; City of Olathe; 1987-1993
Correspondence; Kansas City Power & Light; 1986-1988
Contract; Commitment for Title Insurance; 13 July 1988
Contract; Temporary Construction Easement; 25 March 1988 [Reno Construction Co.]

Contract; Drainage Easement; December 1987
Contract; Dedication for Public Streets; 1 Nov 1988
Contract; Easement Conveyance; 30 April 1993
Contract; Utility Easement; 20 July 1976
Letter; Michael Schuering, Arthur Andersen & Co.; 17 Aug 1988

Land Appraisal, 1988-1993

Booklet; Appraisal by Don C. Peete and Associates, Inc.; 11 June 1990

Box 4

Letter; Kevin Nunnink; 22 December 1987
Report; Market Analysis and Development Recommendations; 20 Dec 1988
Report; Short Form Appraisal for Inverness Land Development; N.d.
Report; Opinion of Value from Don C. Peete and Associates; 19 March 1993 [4 photos]

Inverness Development, Corporate Hills, 1984-1993

Affidavit; John Cameron; 19 July 1992
Agreements; Exclusive Right to Sell; Dec 1988-Feb 1993
Agreements; Sale of land; 1984-88
Amendments; Inverness Preliminary Development Plan; 1 July 1986
Commitment Form; Columbian National Title Insurance; 28 Aug 1987
Contract and related material; Restrictive Covenants; 6 November 1987
Correspondence and related materials; Commercial Ventures, Inc.; 29 Sept 1988
Correspondence; HNTB; 1986-90
Correspondence; re: Fire and Public Safety; August 1985
Letter from; City of Olathe; 31 January 1990
Letters from; Shaw, Weiss & DeNaples Engineers; 24 February 1987
Maps; Traffic and plat; 1985
Report; Inverness: a Residential and Office Community; N.d. (includes illustrations)
Summary; presentation given to Olathe City Planning; 12 August 1985

I-35 Interchanges, 1978-1992

Aerial image and background info; 119th & I-35 Interchange; not dated
Booklet; Traffic study for I-35 & K-150 Interchange, Olathe; 1978
Booklet; K-150 & I-35 Interchange Concept Plan; August 1988
Report; Enhancement Plan for 119th and I-35, Preliminary Draft; 24 Aug 1992
Report; Enhancement Plan for 119th and I-35; 8 December 1992
Report; Environmental Assessment for 119th and I-35; 14 April 1987

Printed Matter – State of Kansas, 1985-1997

Booklet; K-10 Corridor Study; September 1985
Booklet; Low Income Housing Tax Credit Program; January 1997
Report; Missouri and Kansas Comparison Tables; ca. 1986

Box 5

Printed Matter – Johnson County, 1983-1992

Booklet; Comprehensive Area-Wide Water and Sewer Plan for Johnson County; ca. 1972
Report; Office and Retail square footage for Development South of I-435; 1 July 1986
Zoning; Lenexa and Shawnee; 1983-92

Printed Matter – Lenexa, 1986-1988

Booklet; Lenexa General Obligation Bonds; 12 August 1986
Report; Recommendations for College Meadows Office Park in Lenexa; 5 Aug 1988

Printed Matter – Olathe, 1968-2001

Booklet; Burlington-Northern Development; August 1982
Booklet; Capital Improvements Plan, City of Olathe; 1988-1992
Booklet; Capital Improvements Program, City of Olathe; 1997-2001
Booklet; Olathe Major Thoroughfare Study; July 1968
Booklet; Olathe Profile Publication; 1991
Booklet; Station Location Analysis for Olathe Fire Department; September 1991

Box 6

Booklet; Traffic and Access Study at K-150 & Mur Len; May 1978
Document; Board of Ed. resolution providing access to public records; 5 Dec 1983
List; Developments and Industrial Sites; N.d.
Report; 151st Street Corridor Study; 28 April 1986
Report; K-150 Corridor Study; N.d.
Report; Comprehensive Plan; 1997 (1 of 2)
Report; Comprehensive Plan; 1997 (2 of 2)
Report; Technical Specifications for Public Improvement Projects; January 1990
Report; Technical Specifications for Public Improvement Projects; June 1994
Report; Technical Specifications for Public Improvement Projects; March 1999
Report; Recommendations for Proposed Retail Center in Olathe; 1 August 1988
Resolution; Council Policy Statement; 7 Sept 1993
Resolution; Street improvements in Olathe; 16 Jan 1990

Box 7

Printed Matter – Overland Park, 1969-1999

Booklet; Capital Improvements Program; 1986-1990
Booklet; Capital Improvements Program; 1989-1993
Booklet; Development Guide; not dated
Booklet; Plan Implementation, Master Plan; October 1999
Booklet; Unified Development Ordinance; January 1993
Pamphlet; Overland Park Zoning Guide; February 1985
Report; Multifamily Land Use in Overland Park; 4 January 1986
Report; Citizen Task Force, Goals for Overland Park; January 1986
Report; Nonresidential Development along College Blvd.; 1969-85

Printed Matter – Other, 1983-1987

Newspaper Clippings; 1985-87

Certificate of Membership; Home Builder's Association; July 1987

Booklet; HNTB Award-Winning Projects; 1983

Brochure; Urban Planning / Design and Landscape Architecture, HNTB

Reports; Executive Hills Quarterly; 1983-85

OBJECTS

Certificate of Survey; 24 September 1987 [2007.76.9]

Map; Inverness Easement and Right-of-Way; N.d. [2007.76.10]

Map; Inverness Preliminary Development Plan; March 1985 [2007.76.8]

Map; Kansas Highway Traffic Flow Map; 1984 [2007.76.24]

Map; Leawood Master Development Plan; July 1981 [2007.76.20]

Map; Lenexa Comprehensive Plan; N.d. [2007.76.19]

Map; Olathe Comprehensive Plan; N.d. [2007.76.12]

Map; Olathe Comprehensive Plan; 1977-78 [2007.76.13]

Map; Olathe Comprehensive Plan; 1982 [2007.76.14]

Map; Olathe Comprehensive Plan; 1984 [2007.76.15]

Map; Olathe Parks and Recreation Master Plan; 1981 [2007.76.16]

Map; Olathe Points of Interest; 1990 ca. [2007.76.18]

Map; Olathe Unified School District; 1986-87 [2007.76.17]

Map; Overland Park Future Development Plan; August 1982 [2007.76.21]

Map; Overland Park Future Development Plan; August 1984 [2007.76.22]

Map; Proposed Blue River Lakes in Johnson County; 1976 ca. [2007.76.23]

Map; Street System Improvement; N.d. [2007.76.11]