January 2, 2020

REGULAR MAIL as to Owner’s with 500-feet
CERTIFIED MAIL/RETURN RECEIPT as to HOA’s with 1,500-feet

RE: Interact Meeting (Thursday, January 16, 2020 at 6:00 p.m. at the Leawood Community Center, Maple Room, 4800 Town Center Drive, Leawood, KS 66211)

Project Name and Location: Leawood 135 Project located at the southwest Corner of 135th and Kenneth Road (See attached legal description) / NC #04-20 (Revised Preliminary Plan)

Dear Property Owner,

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 the above-referenced application with the City of Leawood for this property. This property is generally located at the southwest corner of 135th Street and Kenneth Road, Leawood, Kansas. As you may recall, the City Council previously approved a Preliminary Development Plan for the subject property on December 3, 2018. With this new application, the Developer is asking the City to change slightly the construction phasing/timing of the villa homes and to request that the public improvements along 135th Street be constructed under the City’s Capital Improvements Program. The Developer is not proposing any changes to the overall project, consisting of approximately 56 acres for development of a mixed-use project including, but not limited to: 120 villa units, 169 multi-family units (4-story buildings), 84 assisted living units (2-story building), mixed-use with office/retail/residential (5-story building), and 87,900 s.f. of retail/office use (2-story buildings). 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.

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 interact meeting will be held on Thursday, January 16, 2020 at 6:00 p.m. at the Leawood Community Center, Maple Room, 4800 Town Center Drive, Leawood, KS.
A public hearing before the Planning Commission will be held on January 28, 2020 at 6:00 p.m. in the City Council Chambers of 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.

If you have any questions or if you cannot attend the meeting, please contact Amy Grant at (816) 572-4503.

Sincerely,

John Petersen
John D. Petersen
Description (RP-3)

All that part of the Northeast Quarter of Section 34, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 34; thence N 87°21’46” E, along the North line of the Northeast Quarter of said Section 34, a distance of 828.01 feet; thence S 2°38’14” E, a distance of 60.00 feet to a point on the South right-of-way line of 135th Street, as now established; thence S 2°17’08” E, a distance of 270.01 feet to the point of beginning; thence continuing S 2°17’08” E, a distance of 15.51 feet; thence N 87°21’46” E, a distance of 457.53 feet; thence S 2°38’14” E, a distance of 352.29 feet; thence Northeasterly on a curve to the right said curve having an initial tangent bearing of N 51°45’20” E and a radius of 1300.00 feet, an arc distance of 72.54 feet; thence continuing Northeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 700.00 feet, an arc distance of 401.78 feet; thence N 87°21’46” E, a distance of 886.72 feet to a point on the Westerly right-of-way line of Kenneth Road, as now established; thence Southerly along the Westerly right-of-way line of said Kenneth Road and on a curve to the left, said curve having an initial tangent bearing of S 3°22’10” E and a radius of 756.20 feet, an arc distance of 232.86 feet to a point on the East line of the Northeast Quarter of said Section 34; thence S 2°17’37” E, along the East line of the Northeast Quarter of said Section 34, a distance of 556.45 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 34, said point also being the Northeast plat corner of LEAWOOD FALLS, FIRST PLAT, a platted subdivision of land in the City of Leawood, Johnson County, Kansas; thence S 87°25’56” W, along the North plat line of said LEAWOOD FALLS, FIRST PLAT and the North plat lines of LEAWOOD FALLS, FOURTH PLAT, LEAWOOD FALLS, FIFTH PLAT, LEAWOOD FALLS, SIXTH PLAT and VILLAS OF HIGHLANDS RANCH, all platted subdivisions of land in the City of Leawood, Johnson County, Kansas, a distance of 1990.30 feet to a point on the West line of East One-half, of the Northwest Quarter of the Northeast Quarter of said Section 34; thence N 2°17’08” W, along the West line of East One-half, of the Northwest Quarter of the Northeast Quarter of said Section 34, a distance of 997.33 feet; thence N 87°21’46” E, a distance of 165.00 feet to the point of beginning, containing 38.0921 acres, more or less.
Description (MXD)

All that part of the Northeast Quarter of Section 34, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 34; thence N 87°21'46" E, along the North line of the Northeast Quarter of said Section 34, a distance of 828.01 feet; thence S 2°38'14" E, a distance of 60.00 feet to a point on the South right-of-way line of 135th Street, as now established, said point also being the point of beginning; thence N 87°21'46" E, along the South right-of-way line of said 135th Street, a distance of 1754.39 feet to a point on the Westerly right-of-way line of Kenneth Road, as now established; thence along the Westerly right-of-way line of said Kenneth Road, for the following three (3) courses; thence S 40°54'08" E, a distance of 49.26 feet; thence S 2°17'37" E, a distance of 431.70 feet; thence Southerly on a curve to the left, said curve being tangent to the last described course and having a radius of 756.20 feet, an arc distance of 14.19 feet; thence S 87°21'46" W, a distance of 886.72 feet; thence Southwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 700.00 feet, an arc distance of 401.78 feet; thence continuing Southwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 1300.00 feet, an arc distance of 72.54 feet; thence N 2°38'14" W, a distance of 352.29 feet; thence S 87°21'46" W, a distance of 457.53 feet; thence N 2°17'08" W, a distance of 285.52 feet to the point of beginning, containing 18.2478 acres, more or less.