POLSINELLI

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July 31, 2020

John D. Petersen
(913) 234-7405
jpetersen@polsinelli.com

REGULAR MAIL

RE: Interact Meeting (Monday, August 10, 2020 at 6:00 p.m. via zoom meeting)

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 and Revised Preliminary Plat)

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. 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 and Preliminary Plat for the subject property on December 3, 2018. With this application, the project will still consist of approximately 56 acres for the development of a mixed-use project with the following components:

- 36 Buildings containing 81 villa units located south of 137th Street. There are no changes proposed to this portion of the approved plan.

- 15 Buildings containing 60 townhome units located north of 137th Street. The townhome units will replace the previous plan showing 18 buildings containing 36 villa units and the cul-de-sac street serving these homes will be a private drive.

- MXD west of High Drive: Total of 3 buildings (all 5-story) with a mixture of uses including 183 multi-family units, 15,000 sq. ft. of retail space, and 10,000 sq. ft. of office space. This replaces the previous approved plans showing a total of 4 buildings on this site, with 182 units and building heights being both 4 and 5 stories tall. The amount of retail and office use has not changed.

- MXD east of High Drive: Total of 4 buildings with a mixture of uses including 84 assisted living units, 26,000 sq. ft. of retail use, and 72,000 sq. ft. of office use. The buildings are 2-stories in height. There are no changes proposed for this portion of the approved plan.

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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.

The interact meeting will be held on Monday, August 10, 2020 at 6:00 p.m. via zoom call. You will need to download the zoom meeting application on your phone or computer at zoom.com and can then join the zoom call with the Meeting ID: 951 6871 6202 and Passcode: 198590.

A public hearing before the Planning Commission will be held on August 25, 2020 at 6:00 p.m. in the City Council Chambers of Leawood City Hall, 4800 Town Center Drive, Leawood KS. The Planning Commission meeting will be broadcast via YouTube live. The general public will have an opportunity to comment on the proposed development by either contacting the City at planning@leawood.org and/or submitting your written comments to pcpubliccomments@leawood.org prior to the meeting.

IMPORTANT NOTE:

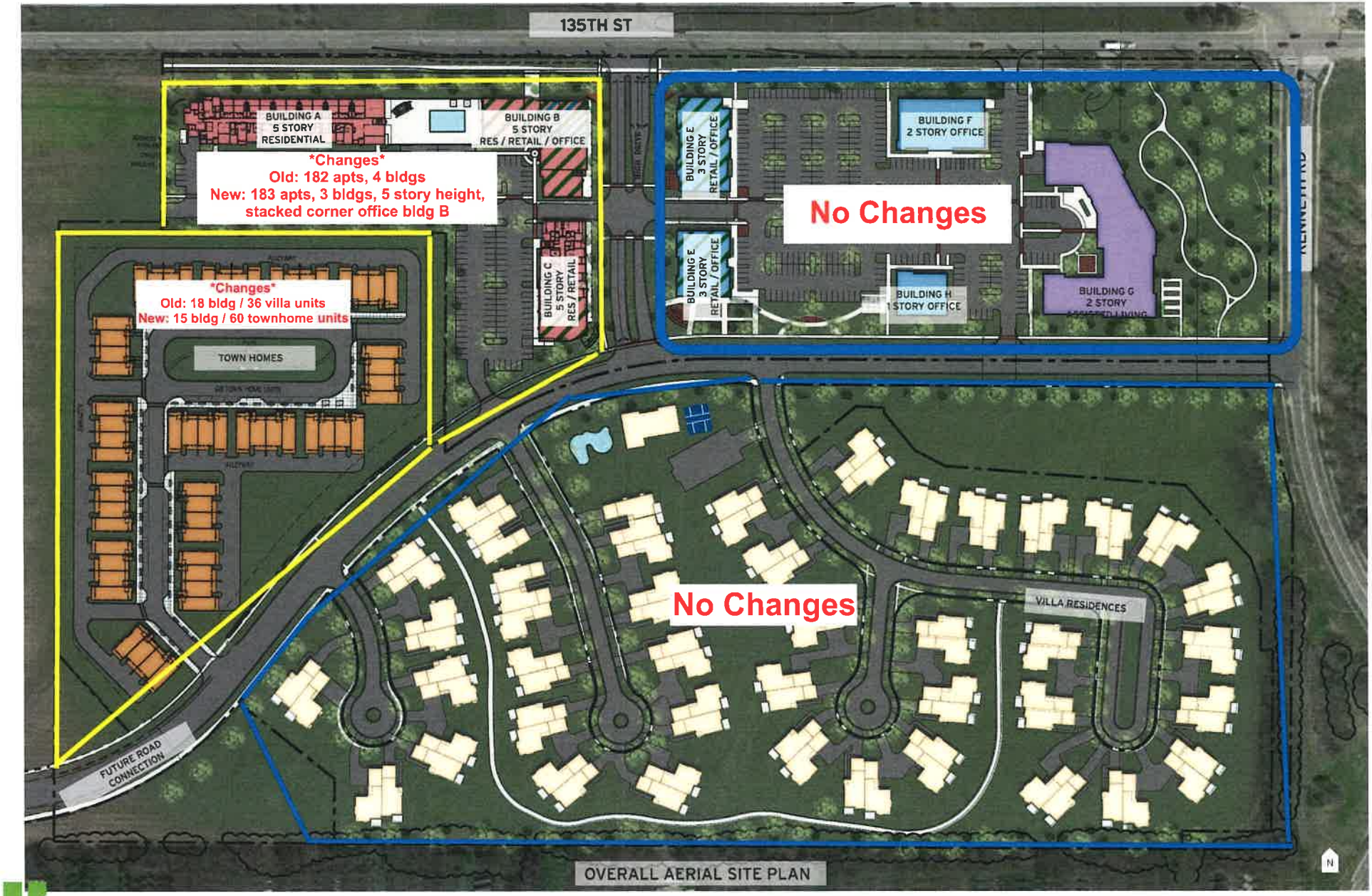
City Hall is currently closed to the public due to COVID-19. As such, your only opportunity to view the plans submitted with this application will be at the Interact meeting or by requesting copies from either Amy Grant at agrant@polsinelli.com or Ricky Sanchez at richards@leawood.org.

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



OVERALL AERIAL SITE PLAN

kloverarchitects incorporated

135TH AND KENNETH LEAWOOD, KS MAY 12 2020

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.

LS-1075
11-8-18
KANSAS
LAND SURVEYOR

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.

THOMAS DWAYNE PHILLIPS
LICENSED
LS-1075
11-8-18
KANSAS
LAND SURVEYOR