

January 27, 2021

RE: City Interact Meeting Invitation

Project Name and Location: State Line MXD, 8680 State Line Road

Legal Description: (Lengthy, see attached)

Dear Citizen:

We have confirmed that you own property within 500 feet of the above-referenced property. We have filed a new application with the City of Leawood for a rezoning, preliminary development plan and preliminary plat for this property. Previously, the project consisted of a mixed-use development that included 189 apartments, 66,900 sq. ft. of office and 32,250 sq. ft. of retail. This plan has removed the 66,900 sq. ft. of office and retail and replaced it with 24 townhomes. The new plan consists of 200 apartments, 24 townhomes, 16,000 sq. ft. of retail and 17,000 sq. ft. of office. The site is currently zoned SD-O and R-1 and is planned to be rezoned to MXD. A preliminary site plan of the development is attached for your reference.

In conformance with the City of Leawood's Interact Program, you are invited to an Interact meeting (aka "neighborhood meeting") to provide you, as a nearby property owner, an opportunity to learn about the development plans and to discuss any issues or concerns that you may have. Prior to a public hearing before the City of Leawood Planning Commission, a summary of the Interact meeting discussion will be filed with the City of Leawood Planning Department.

**The interact meeting will be held at 6:00 PM on Monday, February 8, 2021 by virtual meeting via Zoom using the below link and credentials:**

Meeting Date/Time: Monday, February 8, 2021  
Website: <https://colliers.zoom.us/j/97042580113>  
Meeting ID: 970 4258 0113  
*Phone call in option (for use only if not using computer audio):* (312) 626-6799 or (346) 248-7799

**If you want a direct link sent via email, please email Emilee Weltner at the below email address.**

A public hearing before the Planning Commission will be held on Tuesday, February 23, 2021 at 6:00 PM via Zoom. Go to the City of Leawood website – [www.leawood.org](http://www.leawood.org) – for information on how to join the Zoom Planning Commission meeting and please contact [planning@leawood.org](mailto:planning@leawood.org). 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 feel free to contact me.

Sincerely,



Doug Weltner  
State Line 87, LLC  
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816-556-1131



Emilee Weltner  
Weltner Equities  
[emilee@weltnequities.com](mailto:emilee@weltnequities.com)  
913-485-1216

**Rezoning Legal Description:**

ALL OF THE NORTH 550.00 FEET OF THE NORTH ONE-HALF OF FRACTIONAL SECTION 35, TOWNSHIP 12 SOUTH, RANGE 25 EAST, TOGETHER WITH LOT 285 LEAWOOD, A PLATTED SUBDIVISION IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, SUBJECT TO THAT PART IN STREETS AND ROADS.

