

March 31, 2021

PGAV Architects
1900 West 47th Place, #300
Westwood, KS 66205

Re: Interact Meeting on April 13th at 6pm - Virtual Meeting
Project: Leawood Parks Maintenance Facility: Legal Description of Property (Refer to Exhibit A)

Dear Citizen:

We have confirmed that you own property within 500' of the above referenced property. We have filed an application with the City of Leawood for a Preliminary Plan, Final Plan, Preliminary Plat, and Final Plat for the Leawood Parks Maintenance Facility, which is located at 1901 W. 143rd Street.

The development will consist of a new home for the Leawood Parks Department including: Administrative offices and crew rooms, shop spaces for carpentry, facilities, horticulture and turf crews, and covered storage for all Parks Department vehicles and material. The admin, carpentry and facilities functions are grouped into an approximate 12,000 SF building and the turf and horticulture operations along with a wash bay are in an approximate 11,000 SF building. Covered storage is in two buildings totaling approximately 18,000 SF. There is an additional greenhouse proposed south of the administration building. The buildings are grouped around an internal courtyard where the interactions of the operation will occur, the buildings conceal this activity from the street. Staff and visitor parking are provided on the east side of the property under an existing Everage easement. The service yard will be secured by perimeter fencing and gates.

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 and sign in sheet will be filed with the City of Leawood Planning Department. Plans submitted for this project can be viewed at the City of Leawood Planning and Development Department at 4800 Town Center Drive, Leawood, KS. Please contact Planning and Development prior to arrival as City Hall is currently closed to visitors.

The virtual interact meeting will be held at 6 pm on April 13th via Zoom Meeting. The virtual meeting will be organized by PGAV and can be accessed with the link and call-in number below:

Leawood Parks Maintenance Facility - Virtual Public Interact Meeting
April 13th at 6pm

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/584924461>

You can also dial in using your phone.
United States: [+1 \(312\) 757-3121](tel:+13127573121)

Access Code: 584-924-461

A public hearing before the Planning Commission will be held virtually on April 27th, 2021 at 6pm. The general public will have the opportunity to comment on the proposed development at this meeting. The meeting will be livestreamed on the City of Leawood's YouTube page. The City encourages the public to submit comments in writing prior to the public hearing by emailing comments to planning@leawood.org. Written public comments received at least 24 hours prior to the meeting will be distributed to members of the Planning Commission. Individuals who contacted the Planning Department in advance to provide public comments will be called upon by name.

If you have any questions or if you cannot attend the meeting, we can be contacted at 913-362-6500.

Sincerely,
PGAV Architects



Jennifer Goeke, RA
Project Manager

cc: Brian Anderson, Richard Sanchez

Attachments: Exhibit A (Legal Description of Property)
Site Plan

Leawood Parks Maintenance Facility

1901 W. 143rd Street
Leawood, KS 66211

EXHIBIT A

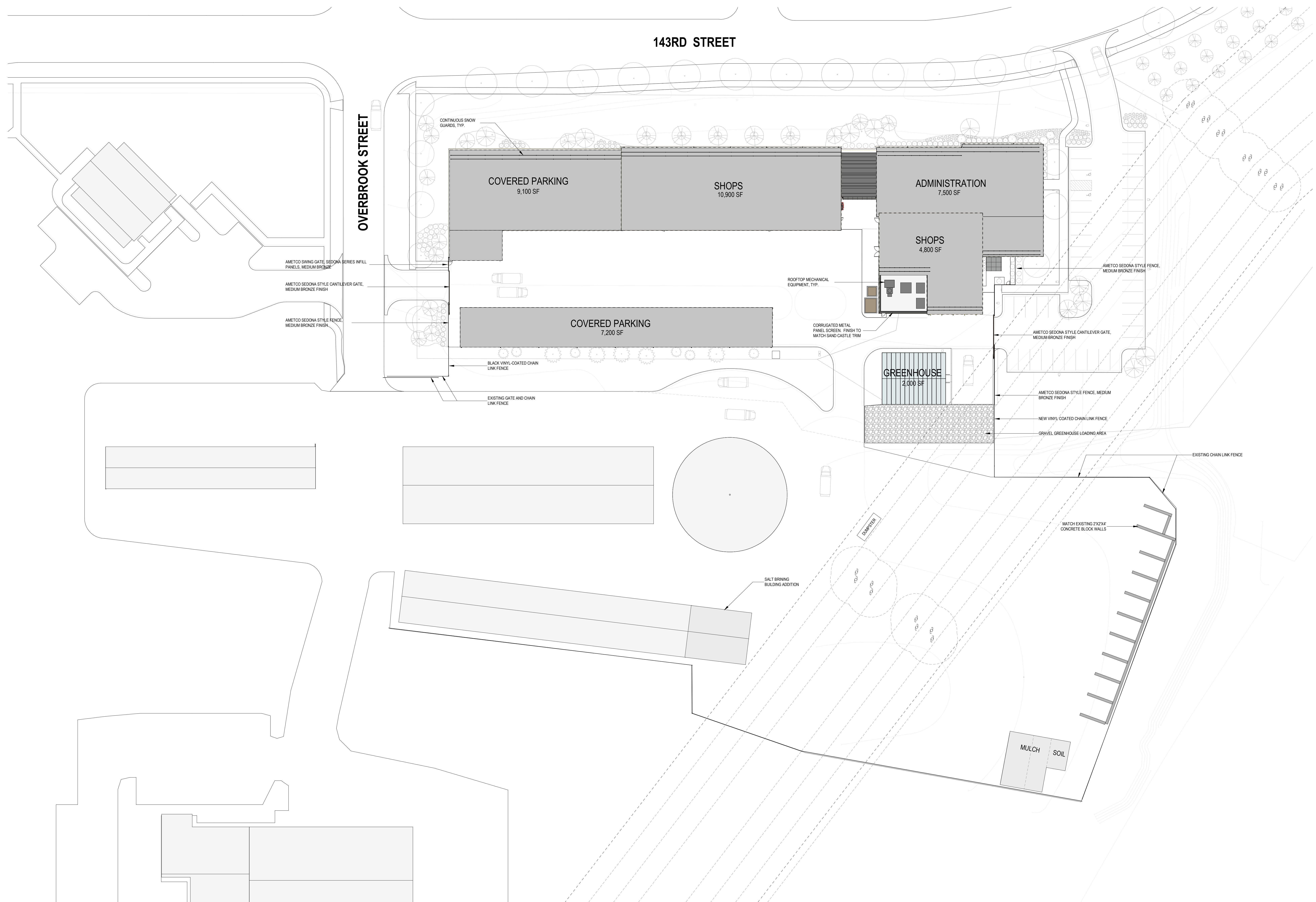
LEGAL DESCRIPTION:

A PORTION OF LEAWOOD PUBLIC WORKS FACILITY, A SUBDIVISION IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, AND LOT 26 AND 27 OF BI-STATE BUSINESS PARK, FIRST PLAT, A SUBDIVISION IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH HALF OF FRACTIONAL SECTION 2, TOWNSHIP 14 SOUTH, RANGE 25 EAST; THENCE ALONG THE EAST LINE OF THE NORTH HALF OF SAID FRACTIONAL SECTION 2, SOUTH 02°21'58" WEST, 59.05 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 33 WEST (MISSOURI); THENCE, CONTINUING ALONG THE EAST LINE OF THE NORTH HALF OF SAID FRACTIONAL SECTION 2, SOUTH 02°21'11" EAST, 307.40 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE MISSOURI PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE CENTER BEARS SOUTH 56°08'46" EAST, 2,914.83 FEET; THENCE, SOUTHWESTERLY ALONG SAID MISSOURI PACIFIC RAILROAD COMPANY RIGHT OF WAY AND ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 2,914.83 FEET, THROUGH A CENTRAL ANGLE OF 11°17'51", AN ARC DISTANCE OF 574.74 FEET TO THE SOUTHEASTERLY CORNER OF THE PARCEL SHOWN ON THE PLAT OF LEAWOOD PUBLIC WORKS FACILITY, A SUBDIVISION IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS; THENCE ALONG THE SOUTH LINE OF SAID LEAWOOD PUBLIC WORKS FACILITY, SOUTH 87°47'36" WEST, 780.16 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID LEAWOOD PUBLIC WORKS FACILITY, NORTH 02°18'06" WEST, 615.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID LEAWOOD PUBLIC WORKS FACILITY, NORTH 87°55'08" EAST, 355.01 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF BI-STATE BUSINESS PARK, FIRST PLAT; THENCE ALONG THE WEST LINE OF SAID LOT 27, NORTH 02°15'50" WEST, 176.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET; THENCE, CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 27, AND NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°07'59", AN ARC DISTANCE OF 47.19 FEET; THENCE ALONG THE NORTH LINE OF LOT 26 AND 27 OF SAID BI-STATE BUSINESS PARK, NORTH 87°52'08" EAST, 364.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 479.86 FEET; THENCE, ALONG THE NORTH LINE OF SAID LOT 26, AND NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°00'48", AN ARC DISTANCE OF 351.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE ALONG THE EAST LINE OF SAID LOT 26, SOUTH 02°21'58" EAST, 83.33 FEET TO THE POINT OF BEGINNING, SHOWN AS LOT 1 ON THE FINAL PLAT OF LEAWOOD PUBLIC WORKS & PARKS FACILITY, A SUBDIVISION IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

CONTAINS 17.034 ACRES

NOT FOR CONSTRUCTION



ARCHITECTURAL SITE PLAN A1
 1" = 30'-0"

#	DATE	DESCRIPTION
		LEAWOOD PARKS MAINTENANCE FACILITY
		CITY OF LEAWOOD 1901 West 143rd Street Leawood, KS 66224

DESIGN DEVELOPMENT

Original Size: 1/12" Drawing may have been reduced
 1" = 30'-0"

ARCHITECTURAL SITE PLAN

DATE:	03/29/21
PGAV #:	53614-00
SHEET #:	

A002