

Hello Neighbor!

13 January 2009

**PLEASE READ.....THIS IS VERY IMPORTANT
ABOUT OUR NEIGHBORHOOD.....**

Are you aware of the possibility of a 224 unit apartment complex being built right in our back yard? The large open field at the corner of N. Highland and NE 88th Street is in the process of being purchased for just that reason. A proposal is in front of the Kansas City Council to rezone the property in order to make this happen.

Although the developer says the primary entrance will be off the new Maple Woods Parkway, there will still be an entrance off NE 88th Street! Meaning a lot more of vehicle traffic coming through our quiet neighborhood. Please take a minute to look over the pages attached (letter announcing neighborhood meeting, plot plan and development design). On the Plot Plan page, the area in question is the shaded area listed as "RA" with arrows pointing to it.

Now I know some of you have received the notice about the neighborhood meeting and some of you have not. If you have not, I am sure you will be asking "why haven't I?" This is most likely due to the city and developer's obligation to notify only those properties which are directly adjacent to the development or those properties which are within 200 ft of it. But in reality, this development will affect ALL of us! I must apologize for the short notice about the meeting but as you can see, I only learned of it this past weekend. But I encourage you to attend if at all possible. If you are not able to attend and want to be kept informed as to the status of this project, please give me a call or email and I will gladly send things your way.

There is also another meeting planned for 20 January 2009. This one I believe is the actual City Zoning Committee to which a decision will be made as to whether or not to change the property from “agriculture” to residential. If we let this happen, our quiet little piece of the world will be changed forever. The increase in vehicle traffic is not the only thing we will see changing. Our local schools are at 95% capacity right now. For those of you who have kids that go to Gashland or Clardy, or will be going in the near future, the development of this apartment complex will ensure your kids will be in larger classes resulting in a substantial increase to the student / teacher ratio. Another factor to consider is the relative safe and secure neighborhood we currently have. To date the crime rate in our neighborhood is very low. But with the addition of 224 apartments, the propensity of our low crime rate remaining will definitely be in question. I look forward to hearing from you and having your support in our quest to not let this development happen.

**Richard Cook
816-442-8418
kcsgtmajor@hotmail.com**



LUTJEN

January 8, 2009

RE: Maplewood Bluffs
Residential Development
NE corner of NE 88th Street & Highland
Lutjen No. 08170

This letter is to inform you that a neighborhood meeting has been scheduled for Wednesday, January 14, 2009, regarding the above referenced property. We have filed a Rezoning and Development Plan application with the City of Kansas City, Missouri for a multi-family residential development.

The meeting will be held at 7:00 p.m. at Pleasant Valley Police Station located at 6801 NE Pleasant Valley Road, Kansas City, Missouri. I have attached a map of the location for your convenience. At that time, the owner's representative will be presenting their proposal for the site.

Please feel free to attend and discuss any questions you might have regarding the development. If you are unable to attend the meeting, please do not hesitate to contact me at my office at 816.587.4320 to discuss any questions or concerns you may have.

Sincerely,

LUTJEN, INC.

Brian D. McMillan, RLA, ASLA *CMF*

Enclosures

Lutjen, Inc.

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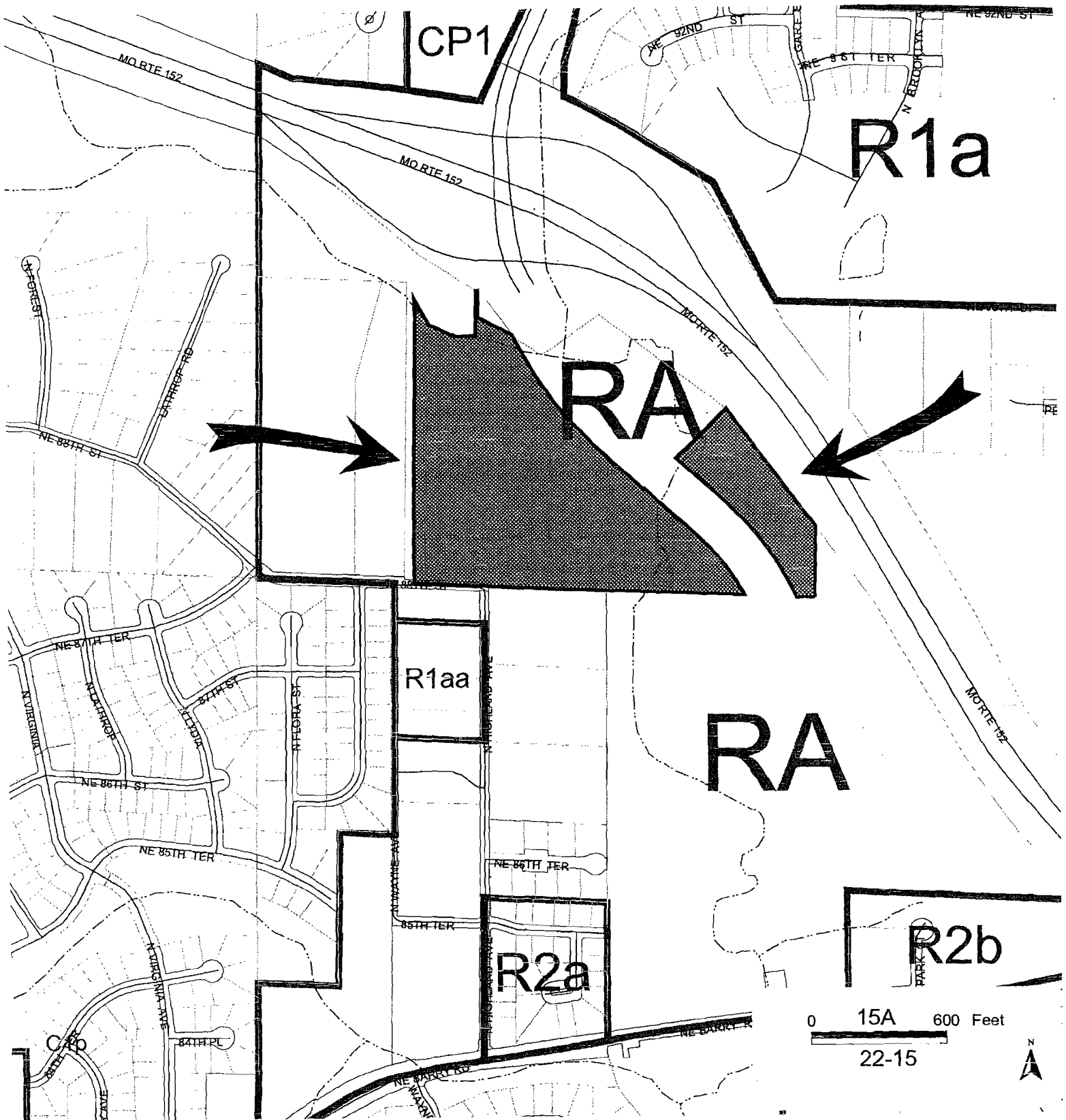
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13987-P

Case No. 13987-P -- About 28.51 acres generally located at the northeast corner of NE 88th Street and N Highland Avenue, to consider rezoning from District RA (agriculture) to District R-2a (two family dwellings).

01-06-09

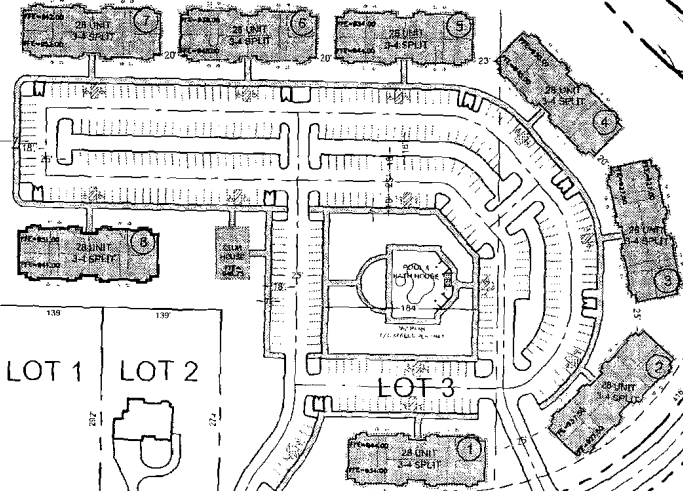


HANKINS JAMES A & ROSE MARIE - TRUST
KANSAS CITY, MO 64155

KANSAS CITY CITY OF
1201 PINE
KANSAS CITY, MISSOURI

FREDERICK VIVIAN
E 7/8 N 88TH ST
KANSAS CITY, MO 64155

SCHIRMER GAYLEN S & CECILE K
KANSAS CITY, MO 64155



LOT 1 LOT 2 LOT 3

STREET DOES NOT EXIST

274.31' N87°22'55"W

330.73' N87°22'55"W

865.56' N87°53'26"W

82.86' N87°53'26"W

JOHNSON'S SUBDIVISION

HIGHLAND AVE

HIWAY 152

NE 88th

200' LIMIT LINE

200' LIMIT LINE

200' LIMIT LINE

200' LIMIT LINE

TRACT 2

TRACT 1

R=157.00'
539.99'

N42°15'14"E
305.26'

N42°15'23"E
5.00'

N47°44'37"W
297.28'

S35°21'25"E
682.34'

S47°44'37"W
202.28'

R=197.00'
359.70'

286.07'

ECA
3 BF
KAN

OLD PLAT OF - HIGHWAY 152
ON 1249 - PG 274

10' 30" SAN. SEWER ESMNT
ON 1249 - PG 191

LEGEND: