

\*\*\*\*REVISED\*\*\*\*

City of Leawood  
Planning Commission Agenda

January 23, 2007  
Meeting - 6:00 p.m.  
Leawood City Hall Council Chambers  
4800 Town Center Drive

CALL TO ORDER/ROLL CALL: Henderson, Roberson, Jackson, Conrad, Rohlf, Munson, Williams, Elkins, Reynolds

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES: Approval of the minutes from the November 27, 2006 and December 12, 2006 meetings.

CONTINUED TO THE FEBRUARY 13, 2007 MEETING:

**CASE 54-06 LDO AMENDMENT – SECTION 16-2-10 ARCHITECTURAL STANDARDS** Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

**CASE 73-06 LDO AMENDMENT – SECTION 16-4-10.1 HOME OCCUPATIONS** Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

**CASE 82-06 WIRELESS TELECOMMUNICATIONS TOWER** Request for approval of a special use permit. Located north of 135th Street and west of Briar. **Public hearing**

**CASE 75-06 CRICKET COMMUNICATIONS WIRELESS ANTENNAE** Request for approval of a special use permit. Located north of 135th Street and west of Briar. **Public hearing**

**CASE 87-06 VERIZON WIRELESS ANTENNAE** Request for approval of a special use permit. Located north of 135th Street and west of Briar. **Public hearing**

**CASE 02-07 T-MOBILE ANTENNAE** Request for approval of a special use permit. Located north of 135th Street and west of Briar. **Public hearing**

**CASE 12-07 CINGULAR WIRELESS ANTENNAE** Request for approval of a special use permit. Located north of 135th Street and west of Briar. **Public hearing**

CONTINUED TO THE FEBRUARY 20, 2007 MEETING:

**CASE 03-07 SIENA** Request for approval of a final plan and final plat. Located south of 137th Street and east of Mission Road.

REMANDED FROM COUNCIL TO THE FEBRUARY 20, 2007 MEETING:

**CASE 53-06 LDO AMENDMENT – SECTION 16-2-5.7 (RP-4 DISTRICT)** Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

**CASE 55-06 LDO AMENDMENT – SECTION 16-2-5.2 (RP-A5 DISTRICT)** Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

**CASE 56-06 LDO AMENDMENT – SECTION 16-2-5.3 (R-1 DISTRICT)** Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

**CASE 57-06 LDO AMENDMENT – SECTION 16-2-5.4 (RP-1 DISTRICT)** Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

**CASE 58-06 LDO AMENDMENT – SECTION 16-2-5.5 (RP-2 DISTRICT)** Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

**CONTINUED TO THE FEBRUARY 27, 2007 MEETING:**

**CASE 10-07 TWO HALLBROOK PLACE** Request for approval of a preliminary plat and preliminary site plan. Located at 111th Street and Overbrook Road within the Hallbrook Office Center. **Public hearing**

**CASE 11-07 VILLAS OF HIGHLANDS RANCH** Request for approval of a revised preliminary plan and final site plan. Located north of 138th Street and east of Chadwick. **Public hearing**

**CONTINUED TO THE MARCH 13, 2007 MEETING:**

**CASE 08-06 LDO AMENDMENT - SECTION 16-2-9.2 NON-RESIDENTIAL USES** Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

**CASE 09-06 LDO AMENDMENT - SECTION 16-3-9 DEVIATIONS** Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

**CASE 04-07 ST. MICHAEL THE ARCHANGEL** Request for approval of a final site plan. Located north of 143rd Street and east of Nall Avenue.

**CONSENT AGENDA:**

**CASE 06-07 ARTICHOKE** Request for approval of a final site plan. Located south of 107th Street and east of Mission Road, within the Mission Farms development.

**CASE 13-07 ROOM 39 at MISSION FARMS** Request for approval of a final site plan. Located south of 107th Street and east of Mission Road, within the Mission Farms development.

**CASE 14-07 BOUDREAUX'S RESTAURANT** Request for approval of a final site plan. Located south of 107th Street and east of Mission Road, within the Mission Farms development.

**NEW BUSINESS:**

**CASE 81-06 TIMBERSTONE** Request for approval of a rezoning, preliminary plat and preliminary site plan. Located south of 151st Street and west of Catalina. **Public hearing**

**CASE 05-07 VILLAGGIO SENIOR HOUSING** Request for approval of a preliminary site plan. Located north of 137th Street and east of Roe Avenue. **Public hearing**

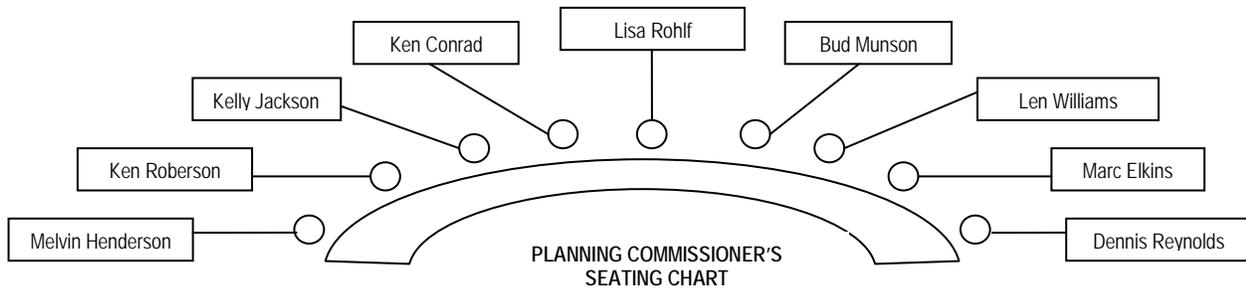
**CASE 07-07 OBERWEIS ICE CREAM AND DAIRY STORE** Request for approval of a final site plan. Located south of 135th Street and east of Nall Avenue within the Cornerstone of Leawood development.

**CASE 08-07 MADDEN MCFARLAND INTERIORS** Request for approval of a final plat and final site plan. Located south of 135th Street and west of State Line Road.

**CASE 09-07 CENTENNIAL PARK – LOTS 18 & 19** Request for approval of a final plat and final site plan. Located south of 141st Terrace and east of Overbrook Road within the Bi-State Business Park development.

**ADJOURN:** Meetings will end at 9:00 p.m. unless the Commission votes to extend the meeting for a period of thirty (30) minutes. An additional thirty (30) minute extension, for a maximum of two (2) extensions, may be voted by the Commission members.

If you require any accommodation (i.e. qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please notify this office at (913) 339-6700/TDD (913) 339-6225 no later than 48 hours prior to the scheduled commencement of the meeting.



**LEAWOOD PLANNING COMMISSION**

The Leawood Planning Commission is a nine member non-partisan body whose members are appointed by the Mayor and confirmed by the Governing Body.

The Planning Commission prepares the Comprehensive Plan that is used as a general guide for the development of the community. The Comprehensive Plan is reviewed and updated annually as part of the commission's ongoing process of evaluating trends and patterns. The Commission also reviews all zoning, special use permit, site plan and plat applications prior to making recommendations to the governing body for final action.

The regular scheduled public meetings of the Planning Commission are held at 6:00 PM on the fourth Tuesday of each month in the City Council chambers, 4800 Town Center Drive. The Commission may also conduct a study session followed by a meeting on the second Tuesday of each month.

Anyone wishing to appear on the Planning Commission agenda or study session agenda should contact Planning Services at (913) 339-6700.

**REZONING AND SPECIAL USE PERMIT PROCEDURES**

**LEAWOOD, KANSAS**

Newspaper publications: The city will be responsible for publishing the notice of public hearing in the official City newspaper not less than 20 days prior to the end of the public hearing.

Posting of the sign: Upon submission of the application, the City will supply the applicant with a sign to be posted on the property. The sign must be posted not less than 20 days prior to the public hearing.

Letters of notification: The applicant will be responsible for mailing notices by certified mail, return receipt requested, of the proposed zoning change to all land owners located within 200 feet of the area proposed to be altered. These notices must be sent a minimum of 20 days prior to the Planning Commission hearing.

Public hearing: The Planning Commission hears all zoning requests, hearing from the applicant and anyone in the audience wishing to speak for or against the proposal. The Commission will then make a recommendation for approval or denial to the City Council or continue the application to another Planning Commission agenda. The following is an outline of the public hearing process.

1. Staff summarization of comments and recommendations.
2. Applicant presentation and response to staff comments and recommendations.
3. Public Hearing
  - a. Anyone wishing to speak, either in favor or in opposition has an opportunity to speak.
  - b. It is appreciated if the speakers keep repetition to a minimum.
4. The applicant will have an opportunity to respond to points raised during the hearing.
5. Planning Commission discussion.
6. Motion and second by the Planning Commission.
7. Planning Commission discussion of motion.
8. Planning Commission vote on the motion.

Protest period: Certain property owners may file a petition protesting the application within 14 days after the close of the Planning Commission public hearing.

City Council Action: After the protest period has concluded, the application will be placed on an agenda for a City Council meeting. The Council may then take action on the proposal. The Council may approve the Planning Commission's recommendation, or it may amend and approve or remand the proposal to the Planning Commission for further consideration.