

City of Leawood  
Planning Commission Agenda  
January 24, 2012  
Dinner Session – No Discussion of Items – 5:30 p.m.  
Meeting - 6:00 p.m.  
Leawood City Hall Council Chambers  
4800 Town Center Drive  
Leawood, KS 66211  
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: Pateidl, Roberson, Jackson, Neff-Brain, Rohlf, Williams, Elkins, Strauss, and Ramsey.

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of the minutes from the November 22, 2011 and December 6, 2011 Planning Commission Meetings.

CONTINUED TO FEBRUARY 28, 2012:

CASE 92-11 – PARKWAY PLAZA – PARKWAY PLAZA RETIREMENT HOMES – Request for approval of a Rezoning, Special Use Permit, Preliminary Site Plan and Preliminary Plat for an independent living, assisted living and skilled nursing facility, located north of 135<sup>th</sup> Street and west of Roe Ave. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 01-12 – IRONHORSE CENTER – BARE ESTHETICS MEDICAL SPA – Request for approval of a Final Sign Plan, located south of 151<sup>st</sup> St. and east of Nall Ave.

CASE 02-12 – PARK PLACE – MESTIZO ROOFTOP TENT – Request for approval of a Final Plan, located north of 117<sup>th</sup> St. and east of Nall Ave.

CASE 04-12 – ONE NINETEEN – FENG – Request for approval of a Final Plan for a Tenant Finish, located at the southeast corner of 119<sup>th</sup> Street and Roe Ave.

CASE 07-12 – PARKWAY PLAZA – REVISED SIGN CRITERIA – Request for approval of a Final Sign Plan, located north of 135<sup>th</sup> Street and west of Roe Ave.

CASE 06-12 – PARKWAY PLAZA – REECE & NICHOLS – Request for approval of a Final Sign Plan, located north of 135<sup>th</sup> Street and west of Roe Ave.

CASE 08-12 – PINE DEVELOPMENT – REVISED LANDSCAPE PLAN – Request for approval of a Revised Final Plan, located at 10200 State Line Road.

NEW BUSINESS:

CASE 109-11 – RANCHMART NORTH – SLAB & PICKLE – Request for approval of a Final Plan, located north of 95<sup>th</sup> St. and east of Mission Rd.

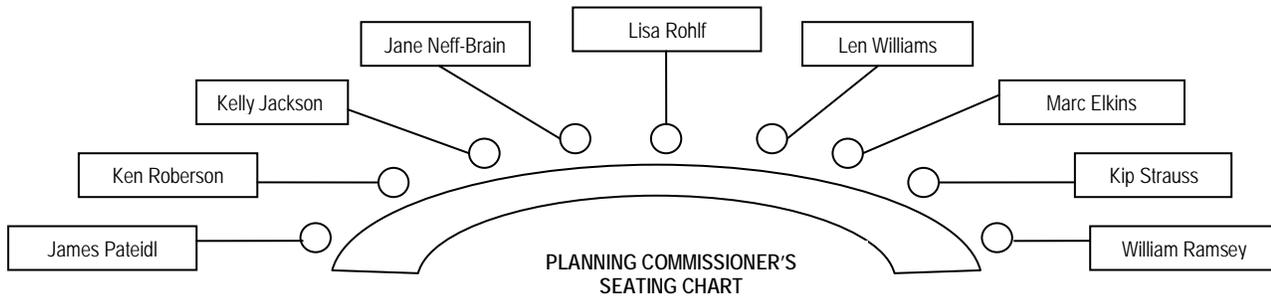
CASE 09-12 – T-MOBILE ANTENNAE – Request for approval of a Special Use Permit for the continued use of existing wireless antennae on an existing communications tower, located at 9615/9617 Lee Boulevard. **PUBLIC HEARING**

CASE 11-12 – PARK PLACE – BUILDING M (AMC), PARKING GARAGE C, & PARK PLACE 9<sup>th</sup> PLAT – Request for approval of a Final Plat and Final Plan, located south of Town Center Drive and east of Nall Avenue.

CASE 13-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – ARTICLE 9 – DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 114-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-6.3 – SIGN REGULATIONS: OFFICE, COMMERCIAL AND INDUSTRIAL SIGNAGE IN PLANNED DISTRICTS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

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.



## 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, and 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.