

**City of Leawood**  
**Planning Commission Agenda**  
January 25, 2011  
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, Heiman, and Ramsey.

**APPROVAL OF THE AGENDA:**

**APPROVAL OF MINUTES:**

Approval of the minutes from the December 14, 2010 Planning Commission meeting.

**CONTINUED TO FEBRUARY 22, 2011:**

CASE 54-06 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-10 – ARCHITECTURAL STANDARDS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 105-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-7 (Table of Uses) – KENNELS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 114-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-6 – PERMANENT SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 119-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-7 (Table of Uses) – KENNELS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 05-11 – TOWN CENTER PLAZA – AMORE DESSERT CAFÉ – Request for approval of a Final Sign Plan, located at 4821 W 117<sup>th</sup> Street.

CASE 10-11 – BI-STATE/CENTENNIAL PARK – HAUTE HOUSE – Request for approval of a Final Sign Plan, located at 1920 W 143<sup>rd</sup> Street.

**CONSENT AGENDA:**

CASE 115-10 – TOWN CENTER PLAZA – THE LIMITED – Request for approval of a Final Sign Plan, located at 5000 W 119<sup>th</sup> Street.

CASE 118-10 – PARK PLACE – NORTHWESTERN MUTUAL – Request for approval of a Final Sign Plan, located at 5251 W 116<sup>th</sup> Place.

CASE 03-11 – TOWN CENTER PLAZA – ANTHROPOLOGIE – Request for approval of a Final Site Plan for a Tenant Finish, located at 5000 W 119<sup>th</sup> Street.

CASE 07-11 – ONE NINETEEN – STANDARD STYLE – Request for approval of a Final Site Plan for a Tenant Finish, located at the southeast corner of 119<sup>th</sup> Street and Roe Avenue.

CASE 09-11 – ONE NINETEEN – LE CREUSET – Request for approval of a Final Site Plan for a Tenant Finish, located at the southeast corner of 119<sup>th</sup> Street and Roe Avenue.

CASE 12-11 – PARK PLACE – 117<sup>TH</sup> STREET PARKING GARAGE – ACCESS BRIDGE ENCLOSURE – Request for approval of a Final Site Plan for a Tenant Finish, located at 5200 W 117<sup>th</sup> Street.

CASE 14-11 – ONE NINETEEN – BALDWIN DENIM – Request for approval of a Final Site Plan for a Tenant Finish, located at the southeast corner of 119<sup>th</sup> Street and Roe Avenue.

**NEW BUSINESS:**

CASE 110-10 – CAMELOT COURT – CAMELOT COURT WINES & SPIRITS – Request for approval of a Special Use Permit and Final Sign Plan, located at 11841 Roe Avenue. **PUBLIC HEARING**

CASE 01-11 – TOWN CENTER PLAZA – AMC 20 IMAX – Request for approval of a Final Sign Plan, located at 11701 Nall Avenue.

CASE 02-11 – CHURCH OF THE NATIVITY – DUMPSTER SCREENING – Request for approval of a Final Site Plan, located at 3800 W 119<sup>th</sup> Street.

CASE 04-11 – TOWN CENTER PLAZA - LOT 9 – WALGREENS – Request for approval of a Final Site Plan, located at 4701 Town Center Drive.

CASE 06-11 – TOWN CENTER PLAZA – BRISTOL PATIO – Request for approval of a Final Site Plan, located at the northeast corner of 119<sup>th</sup> Street and Nall Avenue.

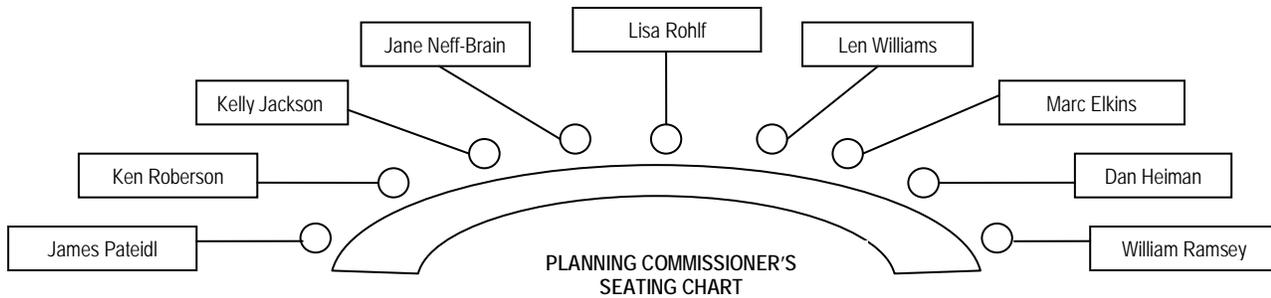
CASE 08-11 – PLAZA POINTE – CROSSFIRST BANK ATM & RE-ROOF – Request for approval of a Final Site Plan, located at 4707 W 135<sup>th</sup> Street.

CASE 11-11 – REED'S ADDITION – Request for approval of a Preliminary Plat, Preliminary Plan, Final Plat and Final Plan, located at 146<sup>th</sup> and Mission Road. **PUBLIC HEARING**

CASE 19-11 – LEAWOOD DEVELOPMENT ORDINANCE AMENENDMENT - SECTION 16-4-2.6, SEWAGE DISPOSAL; SEPTIC TANKS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 21-11 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-6.14, PERMITTED SIGNS BY TYPE - 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.