

City of Leawood
Planning Commission Agenda
January 26, 2010
Meeting - 6:00 p.m.
Dinner Session – No Discussion of Items – 5:30 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 (Absent), Neff-Brain, Rohlf, Williams, Elkins, Heiman (Absent), and Rezac.

APPROVAL OF THE AGENDA: Approved 6-0

APPROVAL OF MINUTES: Approved 6-0; Approved 6-0

Approval of the minutes from the November 24, 2009 and December 8, 2009 Planning Commission meetings.

CONTINUED TO THE FEBRUARY 9, 2010 MEETING:

CASE 64-09 – CLEARWIRE WIRELESS BROADBAND – Request for approval of a Special Use Permit for a wireless communication facility for Clearwire Wireless Broadband, located at 13401 Nall Avenue. **PUBLIC HEARING**

CASE 07-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-7 – TABLE OF USES – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 05-10 – WATER ONE – NALL AVENUE PUMPING STATION AND RESERVOIR – Request for approval of a plat and plan – Located at the northeast corner of 147th Street and Nall Avenue. **PUBLIC HEARING**

CONTINUED TO FEBRUARY 23, 2010 MEETING:

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 20-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-1 ACCESSORY USES (GENERATORS) – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 72-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-5.3 – R-1 DISTRICT FRONT ENTRIES – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 73-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-5.3 – RP-1 DISTRICT FRONT ENTRIES – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 86-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-6 – SIGNS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CONSENT AGENDA: Approved 6-0

CASE 01-10 – PARK PLACE – FLOWERS BY EMILY – Request for approval of a Final Sign Plan – Located at 11527 Ash Street.

CASE 13-10 – PARK PLACE – MICHAEL SHAE SALON & DAY SPA – Request for approval of a Revised Final Sign Plan – Located at 11520 Ash Street.

NEW BUSINESS:

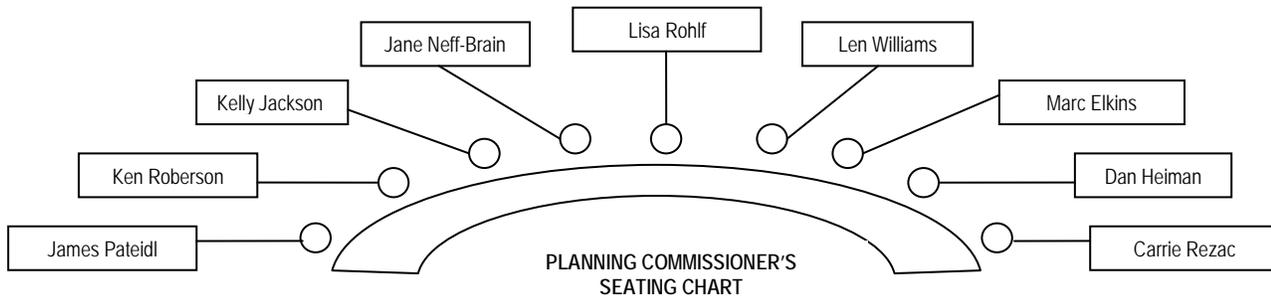
CASE 43-09 – LEAWOOD STABLES – Request for approval of a Final Sign Plan – Located at 3000 W 135th Street.
Approved 4-2

CASE 77-09 – ROOT DENTAL – Request for approval of a Final Sign Plan – Located at 5201 College Blvd. **Continued to March 23rd Planning Commission meeting. 6-0**

CASE 03-10 – MISSION FARMS – LOS CABOS – Request for approval of a Final Site Plan for a Tenant Finish – Located at 10551 Mission Road. **Approved 5-1**

CASE 10-10 – LEAWOOD PLAZA – CORE FIRST BANK & TRUST – Request for approval of a Revised Final Site Plan – Located at 12220 State Line Road. **Approved 6-0**

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.