

**City of Leawood  
Planning Commission Agenda**

**JANUARY 29, 2008  
Meeting - 6:00 p.m.  
Leawood City Hall Council Chambers  
4800 Town Center Drive**

**CALL TO ORDER/ROLL CALL:** Shaw, Roberson, Jackson, Conrad, Rohlf, Munson, Williams, Elkins, and Heiman.

**APPROVAL OF THE AGENDA**

**CONTINUED TO THE FEBRUARY 12, 2008 MEETING**

CASE 05-08 – ONE NINETEEN- GREEN EARTH CLEANING BUILDING A – Request for approval of a preliminary plan, final plan and special use permit, located on the southeast corner of 119<sup>th</sup> Street and Roe Avenue. **PUBLIC HEARING**

CASE 06-08 – ONE NINETEEN- DEAN AND DELUCCA BUILDING D – Request for approval of preliminary plan, final plan and special use permit, located on the southeast corner of 119<sup>th</sup> Street and Roe Avenue. **PUBLIC HEARING**

**CONTINUED TO THE FEBRUARY 26, 2008 MEETING**

CASE 81-07 - BI-STATE CENTENNIAL PARK – KIDDIE ACADEMY – Request for approval of a special use permit and a preliminary plan, located south of 141<sup>st</sup> Terrace and east of Overbrook, within the Bi-State Business Park Lot 20. **PUBLIC HEARING**

CASE 123-07 – AT&T SAI CABINET – Request for approval of a special use permit for an AT& T SAI cabinet, located south of 117<sup>th</sup> Street and east of Nall Avenue. **PUBLIC HEARING**

CASE 128-07 – BI STATE BUS PK LOT 17- PARS ENGINEERING BUILDING – Request for approval of preliminary plat and preliminary plan, located north of 143<sup>rd</sup> Street and east of Kenneth Road. **PUBLIC HEARING**

**CONTINUED TO THE MAY 13, 2008 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 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 73-06 LDO AMENDMENT – SECTION 16-4-5.10.1 (RP-2 DISTRICT) Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 58-06 LDO AMENDMENT – SECTION 16-2-5.5 HOME OCC. Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 66-07 LDO AMENDMENT – SECTION 16-4-5.7 PARKING LOT CONST. STANDARD. Request for approval of an ordinance to the Leawood Development Ordinance. **PUBLIC HEARING**

**CONSENT AGENDA:**

CASE 119-07 – PARK PLACE PACIUGO – Request for approval of final site plan for a tenant finish, located at the northeast corner of 117<sup>th</sup> Street and Nall Avenue.

CASE 130-07 – I-LAN PARK – Request for approval of a final plat for a public park, located at approximately 127<sup>th</sup> Street and Nall Avenue.

CASE 131-07 – MANORS AT MISSION FARMS – Request for approval of a final plat, located at the southeast corner of 105<sup>th</sup> Street and Mission Road.

CASE 01-08 – ONE NINETEEN -NORTH RESTAURANT – 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 02-08 – ONE NINETEEN- ELIZABETH – 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 03-08 – PARK PLACE RESIDENCES – SALES OFFICE – Request for approval of a final site plan for a tenant finish, located at the northeast corner of 117<sup>th</sup> Street and Nall Avenue.

CASE 07-08 – ONE NINETEEN- SOLSTICE SUNGLASS BOUTIQUE – 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 113-07 – LEAWOOD CAPITAL IMPROVEMENT PROGRAM – Request for approval of the 2009-2013 Capital Improvements Program. **PUBLIC HEARING**

CASE 104-07 – AT&T-VRAD CABINET – Request for approval of a special use permit for an AT&T VRAD cabinet, located at 3901 West 132<sup>nd</sup> Street.

**PUBLIC HEARING**

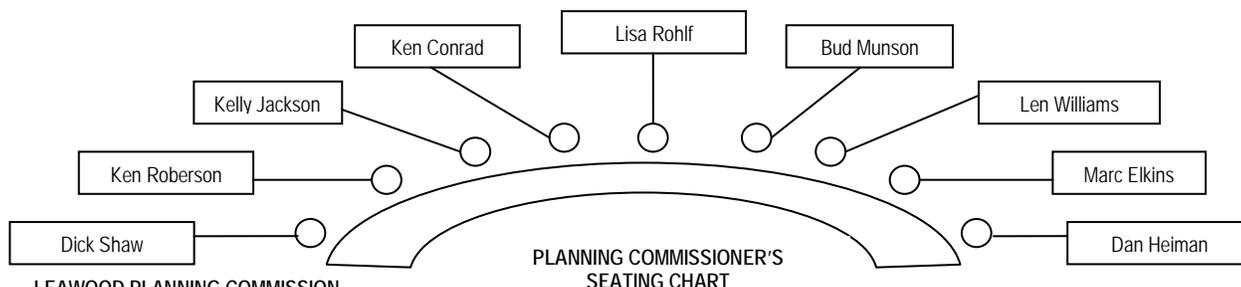
CASE 134-07 – AT&T- VRAD CABINET – Request for approval of a special use permit for an AT&T VRAD cabinet, located at 14611 Nall Avenue.

**PUBLIC HEARING**

CASE 04-08 – PARK PLACE- RICE GALLERY – Request for approval of a final site plan for a tenant finish, located at the northeast corner of 117<sup>th</sup> Street and Nall Avenue.

CASE 08-08 – ONE NINETEEN- NATURAL BODY SPA – 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.

**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.