

City of Leawood
Planning Commission Agenda - Revised
January 29, 2013
Dinner Session – 5:30 p.m. No Discussion of Items
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: Levitan, Pateidl, Roberson, Jackson, Rohlf, Williams, Elkins, Strauss, and Ramsey.

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of the minutes from the December 11, 2012 Planning Commission meeting.

CONSENT AGENDA:

CASE 141-12 – MISSION FARMS – RYE RESTAURANT – Request for approval of a Final Sign Plan, located south of 105th Street and east of Mission Road.

CASE 02-13 – TOWN CENTER PLAZA – CRAZY 8 – Request for approval of a Final Sign Plan, located north of 119th Street and east of Nall Avenue.

CASE 08-13 – PARK PLACE – 801 FISH – Request for approval of a Revised Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

CASE 09-13 – PARK PLACE – KANSAS CITY FINE CABINETRY – Request for approval of a Revised Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

CASE 10-13 – PARK PLACE – GENERIC STOREFRONT (G55) – Request for approval of a Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

CASE 11-13 – PARK PLACE – SWEET PEA – Request for approval of a Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

CASE 12-13 – PARK PLACE – ROMANELLI'S SUN GALLERIA - Request for approval of a Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

CASE 13-13 – PARK PLACE – PINOT'S PALETTE – Request for approval of a Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

CASE 17-13 – LEAWOOD COMMONS – AESTHETICARE – Request for approval of a Final Sign Plan, located north of Town Center Drive and east of Nall Avenue.

NEW BUSINESS:

CASE 03-13 – CITY OF LEAWOOD - BROOK BEATTY PARK – Request for approval of a Rezoning, Preliminary Plan, and Final Plan, located south of Meadow Lane and west of Lee Blvd. **(PUBLIC HEARING)**

CASE 04-13 – 10314 STATE LINE ROAD - (JIMMY JOHNS RESTAURANT) – Request for approval of a Final Plan, located at 10314 State Line Road.

CASE 07-13 – PARK PLACE – SFP RENOVATION – Request for approval of a Special Use Permit, Preliminary Plan and Final Plan, located south of Town Center Drive and east of Nall Avenue. **(PUBLIC HEARING)**

CASE 14-13 – PINNACLE CORPORATE CENTER V – Request for approval of a Preliminary Plan and Final Plan, located at the southwest corner of 114th Street and Tomahawk Creek Parkway. **(PUBLIC HEARING)**

CASE 15-13 – CAMELOT COURT – Request for approval of a Revised Preliminary Plan, located south of Town Center Drive and east of Roe Avenue. **(PUBLIC HEARING)**

Case 152-12 – CAMELOT COURT – DRY CLEANER WITH DRIVE-THRU – Request for approval of a Special Use Permit, located south of Town Center Drive and east of Roe Avenue. **(PUBLIC HEARING)**

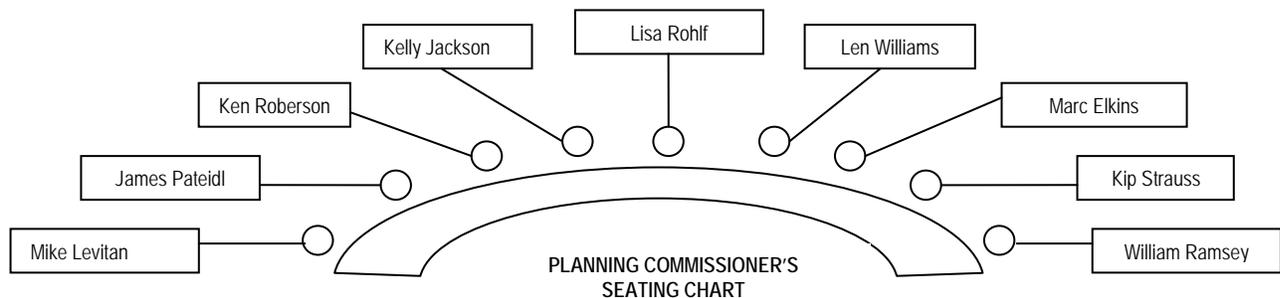
CASE 153-12 – CAMELOT COURT – DRUG STORE WITH DRIVE-THRU – Request for approval of a Special Use Permit, located south of Town Center Drive and east of Roe Avenue. **(PUBLIC HEARING)**

CASE 16-13 – TUSCANY RESERVE VILLAGE – Request for approval of a Rezoning and Revised Preliminary Plan, located generally northwest of 137th Street and Chadwick. **(PUBLIC HEARING)**

CASE 24-13 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6.13, PERMANENT SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to signage on architectural structures. **(Public Hearing)**

CASE 25-13 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of an architectural structure. **(Public Hearing)**

ADJOURN REGULAR MEETING: 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.