

City of Leawood Planning Commission Agenda

February 26, 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 MARCH 11, 2008 MEETING:

CASE 09-08 - BI-STATE CENTENNIAL PARK DESIGN GUIDELINES – Request for approval of a final plan; located at 143rd Street and Kenneth Road.

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

CASE 128-07 – BI STATE BUSINESS PARK LOT 17- PARS ENGINEERING BUILDING – Request for approval of preliminary plat and preliminary plan; located north of 143rd Street and east of Kenneth Road. **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 117th Street and east of Nall Avenue. **PUBLIC HEARING**

CASE 12-08 – PARK PLACE – RA SUSHI – Request for approval of final site plan for a tenant finish; located at northeast corner of 117th Street and Nall Avenue.

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 09-06 LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-3-9 DEVIATIONS 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 115-07 – VILLAGE OF SEVILLE REVISED SIGN CRITERIA – Request for approval of a revised final plan; located at the northwest corner of 133rd Street and State Line Road.

CASE 14-08 – PARK PLACE GOBUG – Request for approval of a final plan; located at the northeast corner of 117th Street and Nall Avenue.

NEW BUSINESS:

CASE 10-08 – LECLAIRE ESTATES – Request for approval of a preliminary plat, preliminary site plan, final plat, and final site plan; located north of 103rd Street and east of Wenonga. **PUBLIC HEARING**

CASE 13-08 – PARKWAY PLAZA WEST OFFICES #8 THROUGH #11 – Request for approval of a final plan; located at the northwest corner of 135th Street and Roe Avenue.

CASE 15-08 – ONE NINETEEN APPLE STORE – Request for approval of final plan; located at the southeast corner of 119th Street and Roe Avenue.

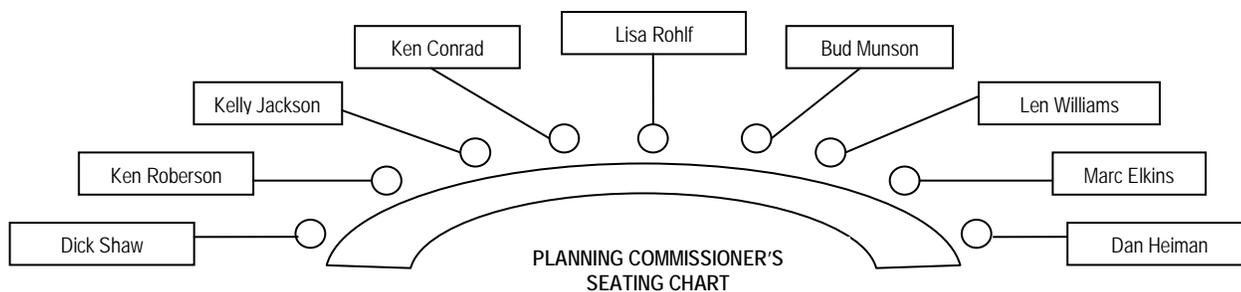
CASE 16-08 – T-MOBILE WIRELESS ANTENNA – Request for approval for a special use permit for a wireless communication antenna; located at 10515 Mission Road. **PUBLIC HEARING**

CASE 17-08 – PARKWAY PLAZA GREEN EARTH CLEANERS (RETAIL 10) – Request for approval for approval of special use permit, preliminary plan, and final plan; located at the northwest corner of 135th Street and Roe Avenue. **PUBLIC HEARING**

CASE 11-08 – PARK PLACE CRAIG ALLEN'S – Request for approval of a final plan; located at the northeast corner of 117th and Nall Avenue.

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