

City of Leawood
Planning Commission Agenda
March 24, 2015
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, Williams, Elkins, Strauss, Ramsey, and Walden

APPROVAL OF THE AGENDA:

CONTINUED TO APRIL 28, 2015:

CASE 61-13 – RANCH MART - Request for approval of a Revised Preliminary Plan, located north of 95th Street and east of Mission Road. **PUBLIC HEARING (Remand from the Governing Body)**

CASE 137-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-6.4 MXD (MIXED-USE DEVELOPMENT DISTRICT) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to required use ratios. **PUBLIC HEARING**

CASE 138-14 – 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 window signs. **PUBLIC HEARING**

CASE 01-15 – MARKET SQUARE – BANK OF BLUE VALLEY – SPRINT WIRELESS ANTENNAE – Request for approval of Special Use Permit for a wireless antennae and associated equipment, located north of 135th Street and east of Mission Road. **PUBLIC HEARING**

CASE 33-15 – MYERS RESIDENCE – SPORT COURT WITH LIGHTING – Request for approval of a Special Use Permit, located at 14600 Mission Road. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 29-15 – TOWN CENTER PLAZA – KCP&L ELECTRIC VEHICLE CHARGING STATION – Request for approval of a Final Plan, located south of Town Center Drive and west of Roe Avenue.

NEW BUSINESS:

CASE 24-15 – CITY OF LEAWOOD 2016 - 2020 CAPITAL IMPROVEMENT PROGRAM – Request for approval of the 2016 – 2020 Capital Improvement Program. **PUBLIC HEARING**

CASE 147-14 – MAINSTREET ASSISTED LIVING/SKILLED NURSING FACILITY – Request for approval of a Rezoning from AG (Agricultural) to RP-3 (Planned Cluster Attached Residential), Special Use Permit for an Assisted Living/Skilled Nursing Facility, Preliminary Plan and Preliminary Plat, located south of 143rd Street and east of Nall Avenue. **PUBLIC HEARING**

CASE 161-14 – IRONHORSE CENTRE – THE FAIRWAYS OF IRONHORSE – Request for approval of a Rezoning from SD-NCR (Planned Neighborhood Retail) and SD-CR (Planned General Retail) to MXD (Mixed Use Development District), Special Use Permit for an Independent Living Facility, Revised Preliminary Plan, and Revised Preliminary Plat, located south of 151st Street and east of Nall Avenue. **PUBLIC HEARING**

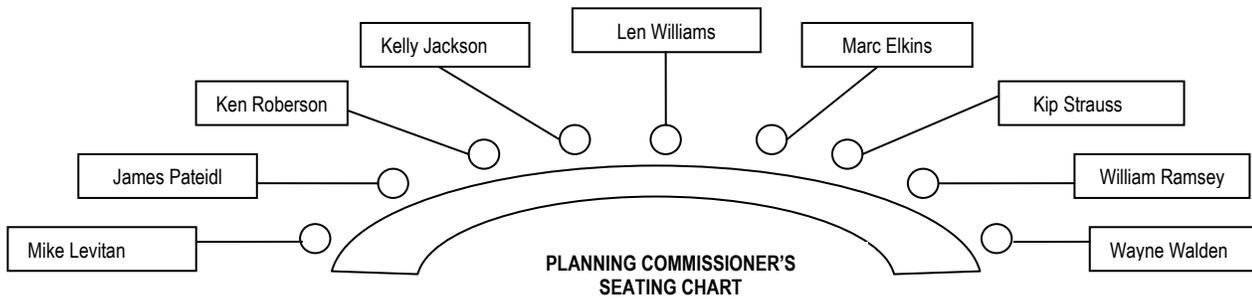
CASE 05-15 – CBIZ – CLEARWIRE WIRELESS BROADBAND – Request for approval of a Special Use for a wireless communication antennae and associated equipment, located at 11440 Tomahawk Creek Parkway. **PUBLIC HEARING**

CASE 25-15 – MOLLE OFF-SITE PARKING FOR NEW VEHICLES - Request for approval of a Special Use Permit for an existing parking lot for new vehicles, located south of 104th Street and west of State Line Road. **PUBLIC HEARING**

CASE 28-15 – CHRIST COMMUNITY CHURCH – SIGN CRITERIA – Request for approval of a Final Sign Plan, located north of 143rd Street and west of Kenneth Road.

CASE 41-15- CLASSIFICATION OF USE NOT LISTED – LIMOUSINE SERVICE – Request for determination if the use of limousine service is sufficiently similar to an expressly authorized use within the BP (Planned Business Park) District.

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.