

City of Leawood
Planning Commission Agenda
March 27, 2012
Dinner Session – No Discussion of Items – 5:30 p.m.
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: Pateidl, Roberson, Jackson, Neff-Brain, Rohlf, Williams, Elkins, Strauss, and Ramsey.

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of the minutes from the February 28, 2012 Planning Commission meeting.

CONTINUED TO APRIL 24, 2012:

CASE 119-11 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-9, FENCES AND WALLS, - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to fences constructed on top of a deck. **PUBLIC HEARING**

CASE 33-12 – LEAWOOD SOUTH COUNTRY CLUB – MAINTENANCE BUILDING – SPRINT WIRELESS – Request for approval of a Special Use Permit for wireless communication antennae use and associated equipment, located south of 123rd Street and east of Mission Road. **PUBLIC HEARING**

CASE 35-12 – HALLBROOK COUNTRY CLUB – Request for approval of a Preliminary Plan, located north of 114th Street and west of Overbrook Road. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 17-12 – ONE NINETEEN – ORVIS – Request for approval of a Final Plan for a Tenant Finish, located south of 119th Street and east of Roe Avenue.

CASE 36-12 – HALBROOK OFFICE CENTER – ASCEND LEARNING – Request for approval of a Final Sign Plan, located at 11161 Overbrook Road.

NEW BUSINESS:

CASE 92-11 – PARKWAY PLAZA – RETIREMENT HOMES – Request for approval of a Special Use Permit, Preliminary Plan and Preliminary Plat for a nursing or convalescent home use, located north at the northwest corner of 135th Street and Roe Avenue. **PUBLIC HEARING**

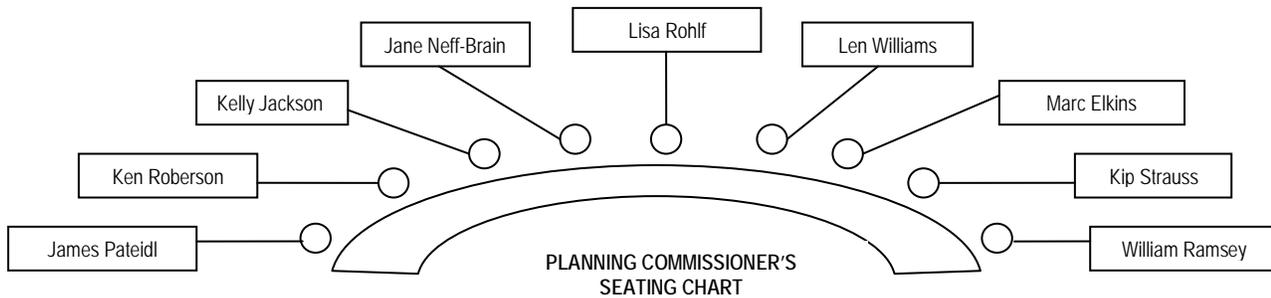
CASE 49-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance pertaining to definitions for signage. **PUBLIC HEARING**

CASE 50-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-6, SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance pertaining to signage. **PUBLIC HEARING**

CASE 126-11 – CAMELOT COURT – MCDONALDS – Request for approval of a Preliminary Plan, Final Plan, and Special Use Permit for a drive-through associated with a fast food restaurant use, located north of 119th Street at east of Roe Avenue. **PUBLIC HEARING**

CASE 34-12 – CHRIST COMMUNITY EVANGELICAL FREE CHURCH – PHASE III – Request for approval of a Preliminary Plan, located north of 143rd Street and west of Kenneth Road. **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.