

City of Leawood
Planning Commission Agenda

April 27, 2010

Meeting - 6:00 p.m.

Dinner Session – No Discussion of Items – 5:30 p.m.

Leawood City Hall Council Chambers

4800 Town Center Drive

Leawood, KS 66211

913.339.6700 x 160

CALL TO ORDER/ROLL CALL: Pateid ~~Absent~~, Roberson, Jackson ~~Absent~~, Neff-Brain, Rohlf, Williams, Elkins, Heiman ~~Absent~~, and Rezac.

APPROVAL OF THE AGENDA: Roberson/Williams Approved 5-0

APPROVAL OF MINUTES: Williams/Neff-Brain Approved 5-0

Approval of the minutes from the March 23, 2010 meeting.

CONTINUED TO MAY 25, 2010 MEETING:

CASE 54-06 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-10 – ARCHITECTURAL STANDARDS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 20-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-1 ACCESSORY USES (GENERATORS) – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 72-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-5.3 – R-1 DISTRICT FRONT ENTRIES – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 73-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-5.3 – RP-1 DISTRICT FRONT ENTRIES – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 86-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-6 – SIGNS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 40-10 – THE ESTATES OF OLD LEAWOOD – SALES TRAILER OFFICE – Request for approval of a Special Use Permit for a temporary sales trailer, located at 8901 Sagamore. **PUBLIC HEARING**

CONSENT AGENDA: Roberson/Neff-Brain Approved 5-0

CASE 34-10 – MISSION FARMS – ARVEST BANK – Request for approval of a Final Sign Plan, located at the northeast corner of Mission Road and I-435.

CASE 36-10 – NALL VALLEY SHOPS – ZENAIL & SPA – Request for approval of a Final Sign Plan, located at 5321 W 151st Street.

CASE 37-10 – RANCHMART NORTH – O'NEILL'S RESTAURANT & BAR – Request for approval of a Final Site Plan, located at 9417 Mission Road.

CASE 39-10 – MISSION FARMS – JULIA SHAPIRO PHOTOGRAPHY + ART – Request for approval of a Final Sign Plan, located at 10517 Mission Road.

CASE 41-10 – WELLS FARGO – Request for approval of a Tenant Finish, located at the northwest corner of 103rd Street and State Line Road.

NEW BUSINESS:

CASE 32-10 – TOWN CENTER PLAZA – OUTLOT BUILDING 12 – Request for approval of a Preliminary Site Plan, located west of Roe Avenue and north of 119th Street. **PUBLIC HEARING**

Roberson/Rezac Approved to close public hearing 5-0

Williams/Roberson Approved 5-0 with deletion of stipulation #6 in the Public Works memo

CASE 43-10 – MARKET SQUARE CENTER – Request for approval of a Revised Preliminary Site Plan, Revised Final Site Plan and Revised Final Plat, located at the northeast corner of 135th Street and Mission Road. **PUBLIC HEARING**

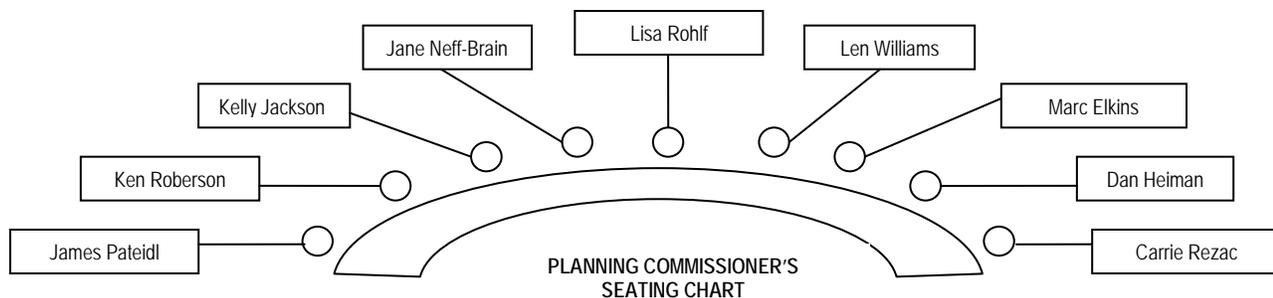
Williams/Roberson Approved to close public hearing 5-0

Williams/Rezac Approved 5-0

CASE 17-10 – MARKET SQUARE – DOG DAYS PET RESORT (KENNEL) – Request for approval of a Final Site Plan, located north of 135th Street and east of Mission Road.

Neff-Brain/Williams Approved 4-2 (Neff-Brain, Rohlf, Williams, and Rezac approved; Elkins/Roberson denied)

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.