

**City of Leawood  
Planning Commission Agenda**

May 26, 2009

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:** Pateidl, Roberson, Jackson, Neff-Brain, Rohlf, Munson, Williams, Elkins, and Heiman.

**APPROVAL OF THE AGENDA**

**APPROVAL OF MINUTES:**

March 10, 2009 meeting minutes, March 24, 2009 meeting minutes, April 14, 2009 meeting minutes, and April 28, 2009 meeting minutes.

**CONTINUED TO JUNE 23, 2009 MEETING:**

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

CASE 81-08 - LDO AMENDMENT – SECTION 16-4-9.3 FENCES AND WALLS - Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

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

**CONSENT AGENDA:**

CASE 25-09 – PARK PLACE – ALOFT HOTEL – Request for approval of a revised final site plan for an addition of a sign, located at the northeast corner of Nall Avenue and 117<sup>th</sup> Street.

**NEW BUSINESS:**

CASE 01-09 – GARDENS OF VILLAGGIO LOT 3 – Request for approval of a revised final site plan, located at the north of 137<sup>th</sup> Street and east of Roe Avenue.

CASE 06-09 – MADDEN MCFARLAND INTERIORS – Request for approval of revised final site plan, located at the southwest corner of State Line Road and 135<sup>th</sup> Street.

CASE 15-09 – PARK PLACE – MICHAEL SHAE SALON & DAY SPA – Request for approval of a final site plan, located at 11520 Ash Street.

CASE 23-09 – NALL VALLEY SHOPS – CAPITOL FEDERAL UTILITY SCREENING PLAN – Request for approval of a revised final site plan, located at the northeast corner of 151<sup>st</sup> Street and Nall Avenue.

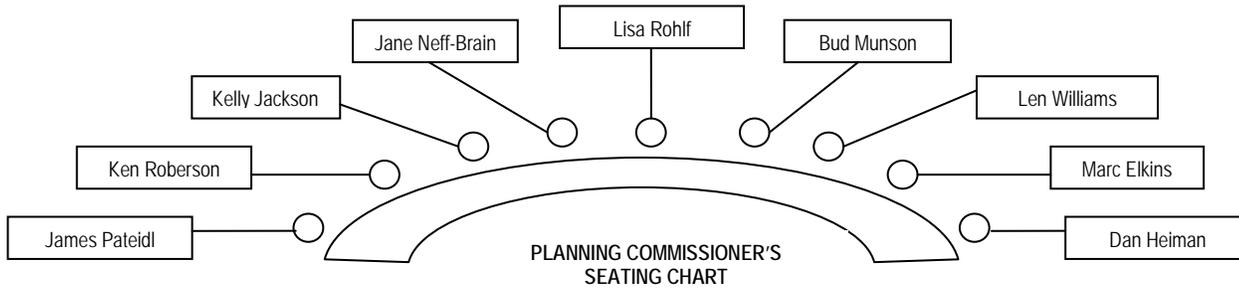
CASE 26-09 – LEAWOOD SOUTH COUNTRY CLUB – WIRELESS TOWER CO. – Request for approval of a Special Use Permit, located at 12700 Overbrook Road. **PUBLIC HEARING**

CASE 27-09 – LEAWOOD SOUTH COUNTRY CLUB – SPRINT NEXTEL ANTENNA – Request for approval of a Special Use Permit, located at 12700 Overbrook Road. **PUBLIC HEARING**

CASE 28-09 – NEIGHBORHOOD RETAIL CONTAINING A BANK WITH DRIVE-THRU AT 151<sup>ST</sup> STREET AND MISSION ROAD – Request for approval of a revised preliminary plat and preliminary site plan, located at the southeast corner of 151<sup>st</sup> Street and Mission Road. **PUBLIC HEARING**

CASE 29-09 – PARK PLACE – BUILDING D – FORMER MORTON'S SHELL – Request for approval of a final site plan, located at 11652 Ash Street.

**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.