

**City of Leawood  
Planning Commission Agenda**

June 22, 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:** Pateidl, Roberson, Jackson, Neff-Brain, ~~Rehlf~~ Absent, Williams, Elkins, Heiman, and Rezac.

**APPROVAL OF THE AGENDA:** 7-0 Approved (change of order of 57-10 / 49-10 and continuance of 47-10 to July 27<sup>th</sup> Planning Commission meeting)

**APPROVAL OF MINUTES:** No minutes included.

Approval of the minutes from the May 25, 2010 Planning Commission meeting.

**CONTINUED TO JULY 27, 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 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**

CASE 46-10 – MISSION FARMS – FIRST REPLAT – Request for approval of a Final Plat, Preliminary Site Plan and Final Site Plan for Lot 20 of Mission Farms, located at 10342 Mohawk Road. **PUBLIC HEARING**

**CONSENT AGENDA:** Approved 7-0 (pulled case 55-10)

CASE 51-10 – BUILDING 133 – CLINE WOOD – Request for approval of a Final Sign Plan, located at 4300 W 133<sup>rd</sup> Street.

CASE 53-10 – PLAZA POINTE – CROSSFIRST BANK LEAWOOD – Request for approval of a Final Sign Plan, located at the southwest corner of Roe Avenue and 135<sup>th</sup> Street.

CASE 55-10 – BI-STATE CENTENNIAL PARK – SIGN CRITERIA – Request for approval of revised sign criteria, located at W 141<sup>st</sup> Terrace and east of Kenneth Road. **Pulled off consent by Rezac. Approved 7-0**

CASE 56-10 – BI-STATE CENTENNIAL PARK – DENTAL EXPRESSIONS – Request for approval of a Final Sign Plan, located at 14109 Overbrook Road #A.

CASE 59-10 – ONE NINETEEN – CHARMING CHARLIE – Request for approval of a Final Site Plan for a tenant finish, located at the southwest corner of 119<sup>th</sup> Street and Roe Avenue.

CASE 61-10 – ONE NINETEEN – NORTH RESTAURANT – Request for approval of a Final Site Plan for a tenant finish, located at the southeast corner of 119<sup>th</sup> Street and Roe Avenue.

CASE 62-10 – CAMELOT COURT – ROSE NAILS – Request for approval of a Final Sign Plan, located at 11833 Roe Avenue.

**NEW BUSINESS:**

CASE 57-10 – SIENA – PHASE TWO – Request for approval of a Rezoning, Preliminary Plat, Preliminary Site Plan, Final Plat and Final Site Plan, located at the southeast corner of Mission Road and 137<sup>th</sup> Street. **PUBLIC HEARING Approved 7-0**

CASE 49-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-10.3 – MATERIALS AND COLORS (ROOFING) – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING Approved 4-3**

CASE 60-10 – CITY OF LEAWOOD – JUSTICE CENTER – Request for approval of a Preliminary Site Plan and Preliminary Plat, located at the southwest corner of 117<sup>th</sup> Street and Tomahawk Creek Parkway. **PUBLIC HEARING Denied 6-1**

CASE 50-10 – PARKWAY PLAZA – EMILY HART BRIDAL – Request for approval of a Final Sign Plan, located at 4800 W 135<sup>th</sup> Street. **Approved 7-0**

CASE 47-10 – RANCHMART NORTH – FACADE AND SIGNAGE REMODEL – Request for approval of a Final Site Plan to establish design criteria, located at the northeast corner of 95<sup>th</sup> Street and Mission Road. **Continued to July 27<sup>th</sup> Planning Commission meeting.**

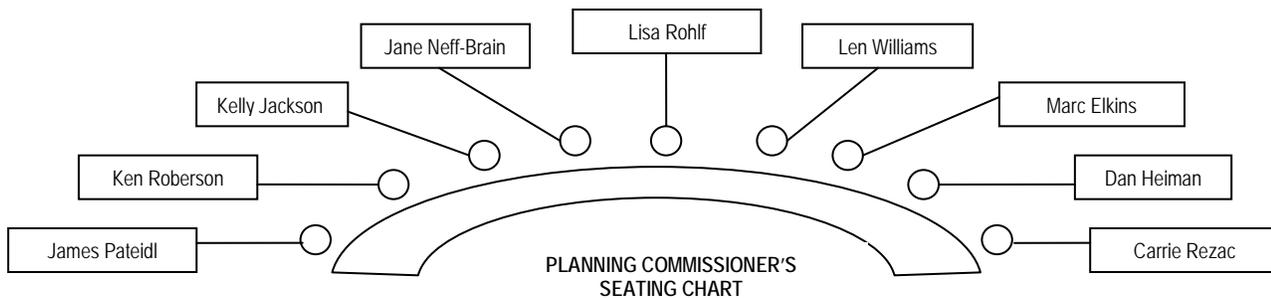
**10:00 pm – Approved 7-0 to continue cases 52-10, 54-10, and 58-10 to July 13<sup>th</sup> meeting.**

CASE 52-10 – TOWN CENTER BUSINESS PARK – LOTS 8 & 9 – Request for approval of a Preliminary Site Plan, located east of Roe Avenue on Granada Road. **PUBLIC HEARING Continued to July 13<sup>th</sup> Planning Commission meeting.**

CASE 54-10 – MISSION FARMS – DEVELOPMENT MONUMENT SIGN – Request for approval of a Final Sign Plan, located at Mission Road and 105<sup>th</sup> Street. **Continued to July 13<sup>th</sup> Planning Commission meeting.**

CASE 58-10 – CAMELOT COURT – ORANGE LEAF SELF SERVE FROZEN YOGURT – Request for approval of a Final Site Plan for a tenant finish, located at 4260 W 119<sup>th</sup> Street. **Continued to July 13<sup>th</sup> Planning Commission meeting.**

**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.