

City of Leawood
Planning Commission Agenda - Revised
July 23, 2013
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, Rohlf, Williams, Elkins, Strauss, and Ramsey.

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of the minutes from the June 25, 2013 Planning Commission meeting.

CONTINUED TO August 27, 2013:

CASE 60-13 – LEAWOOD PLAZA – Request for approval of a Rezoning from SD-NCR (Planned Neighborhood Retail) to SD-CR (Planned General Retail) and Revised Preliminary Plan, located north of 123rd Street and west of State Line Road. **PUBLIC HEARING**

CASE 77-13 – RANCH MART – MCDONALD'S DOUBLE DRIVE-THRU – Request for approval of a Revised Preliminary Plan and Special Use Permit, located north of 95th Street and east of Mission Road. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 19-13 – PARKWAY PLAZA – 8TH PLAT – Request for approval of a Revised Final Plat, located north of 135th Street and west of Roe Avenue.

CASE 82-13 – LEABROOKE 3RD PLAT – AT&T UTILITY BOX – Request for approval of a Final Plan, located approximately at the southwest corner of 148th Street and Kenneth Road.

CASE 88-13 – PARK PLACE G-20 – Request for approval of a Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

CASE 90-13 – PARK PLACE F-06 - Request for approval of a Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

CASE 91-13 – PARK PLACE F-05 - Request for approval of a Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

NEW BUSINESS:

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**

CASE 66-13 – MISSION FARMS – PHASE 3 – Request for approval of a Revised Final Plat and Revised Final Plan, located south of W. 105th Street and east of Mission Road.

CASE 71-13 – CAMELOT COURT – CORNER BAKERY – Request for approval of a Final Plan for a Tenant Finish, located south of Town Center Drive and east of Roe Avenue.

CASE 78-13 - KANSAS CITY ORTHOPEDIC INSTITUE – GENERATOR ENCLOSURE – Request for approval of a Final Plan, located south of College Boulevard and west of Tomahawk Creek Parkway.

CASE 84-13 – PRELIMINARY PLAN FOR TOWN CENTER PLAZA – PEDESTRIAN PLAZA – Request for approval of a Revised Preliminary Plan, located north of 119th Street and east of Nall Avenue. **PUBLIC HEARING**

CASE 87-13 – PARK PLACE G-30 – Request for approval of a Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

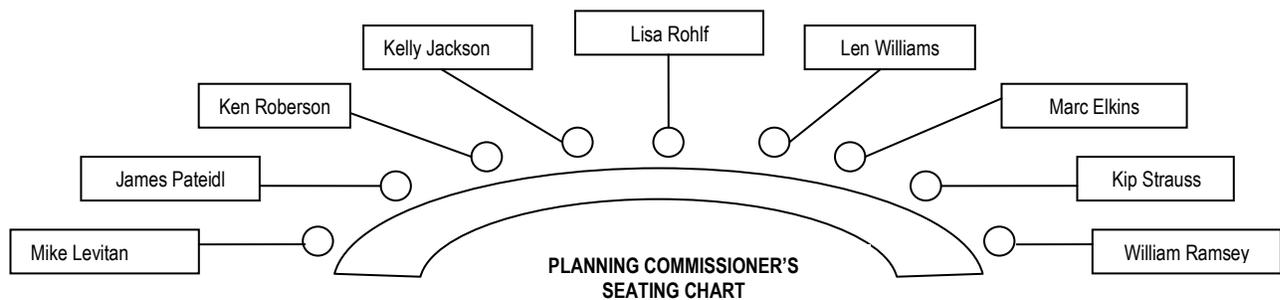
CASE 89-13 – PARK PLACE F-07 - Request for approval of a Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

CASE 102-13 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION TO SECTION 16-4-6, SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to directory signs within the SD-NCR (Planned Neighborhood Retail), SD-CR (Planned General Retail), and the MXD (Mixed Use) zoning districts.

CASE 101-13 – PARK PLACE – REVISED SIGN CRITERIA – Request for approval of a Final Sign Plan, located south of Town Center Drive and east of Nall Avenue.

CASE 131-11 – PARK PLACE – ARCHITECTURAL STRUCTURES – Request of a Revised Final Plan, located north of 117th Street and east of Nall Avenue.

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.