

City of Leawood Planning Commission Agenda

July 24, 2007
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive

CALL TO ORDER/ROLL CALL: Shaw, Roberson, Jackson, Rohlf, Conrad, Munson, Williams, Elkins, Reynolds

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES: Approval of the Planning Commission minutes for the June 12, 2007 meeting.

CONTINUED TO AUGUST 14, 2007

CASE 55-07-LEAWOOD FIRE STATION #2 CELLULAR ANTENNAE – Request for approval of a Special Use Permit, located at 12701 Mission Road. **Public Hearing**

CASE 65-07 M&I BANK AT VILLAGGIO – Request for approval of a preliminary site plan, located at the southwest corner of 135th Street and Fontana. **Public Hearing**

CONTINUED TO THE SEPTEMBER 11, 2007 MEETING:

CASE 08-06 LDO AMENDMENT - SECTION 16-2-9.2 NON-RESIDENTIAL USES Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 09-06 LDO AMENDMENT - SECTION 16-3-9 DEVIATIONS Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 53-06 LDO AMENDMENT – SECTION 16-2-5.7 (RP-4 DISTRICT) Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 55-06 LDO AMENDMENT – SECTION 16-2-5.2 (RP-A5 DISTRICT) Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 56-06 LDO AMENDMENT – SECTION 16-2-5.3 (R-1 DISTRICT) Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 57-06 LDO AMENDMENT – SECTION 16-2-5.4 (RP-1 DISTRICT) Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 58-06 LDO AMENDMENT – SECTION 16-2-5.5 (RP-2 DISTRICT) Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 66-07 LDO AMENDMENT – SECTION 16-4-5.7 PARKING LOT CONST. STANDARD. Request for approval of an ordinance to the Leawood Development Ordinance. **Public hearing**

CONTINUED TO OCTOBER 9, 2007

CASE 28-07 WEST SIDE AT MISSION – Request for approval of a rezoning from SD-CR and SD-O to MXD, preliminary plat and preliminary site plan, located at the northwest corner of 135th Street and Mission Road. **Public Hearing**

CONSENT AGENDA:

CASE 63-07 – TREZO VINO - Request for approval of final site plan, for a tenant finish, located at the northeast corner of 117th Street and Nall Avenue, within the Park Place Development.

CASE 75-07 – PARK PLACE - ANNABELLE'S - Request for approval of final site plan, for a tenant finish, located at the northeast corner of 117th Street and Nall Avenue, within the Park Place Development.

CASE 76-07 - PARK PLACE - THE LEARNING TREE - Request for approval of final site plan, for a tenant finish, located at the northeast corner of 117th Street and Nall Avenue, within the Park Place Development.

CASE 77-07 – PARK PLACE - ENVY BOUTIQUE - Request for approval of final site plan, for a tenant finish, located at the northeast corner of 117th Street and Nall Avenue, within the Park Place Development.

CASE 78-07 – PARK PLACE - LEREVE NAIL SALON - Request for approval of final site plan, for a tenant finish, located at the northeast corner of 117th Street and Nall Avenue, within the Park Place Development.

OLD BUSINESS:

CASE 56-07 LEAWOOD SOUTH COUNTRY CLUB - WIRELESS COMMUNICATION TOWER – Request for approval of a Special Use Permit, located at 12700 Overbrook Road.

NEW BUSINESS:

CASE 73-07 PARK PLACE ALOFT-HOTEL- Request for approval of the final site plan and final plat, located at the northeast corner of 117th Street and Nall Ave. **Public Hearing.**

CASE 79-07 – MARKET SQUARE - Request for approval of the revised final site plan and final plat for the proposed project located at 135th Street and Mission Road.

CASE 64-07 SABATES EYE CENTER - Request for approval of a revised preliminary site plan, final site plan and final plat, located south of 112th Street and east of Nall Ave. **Public Hearing**

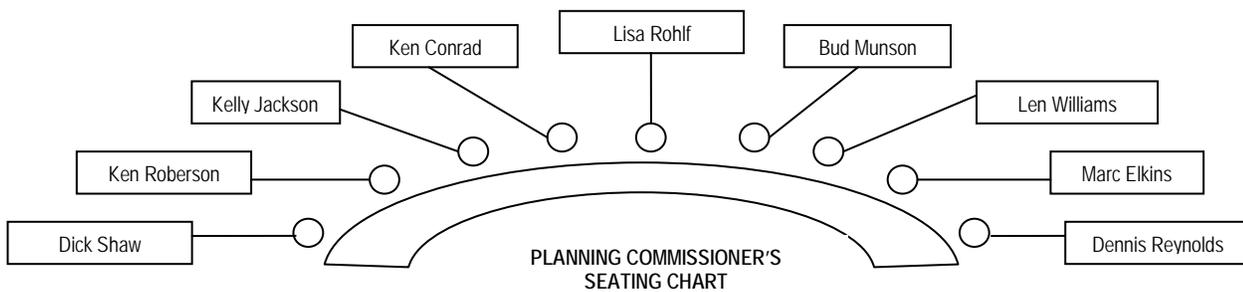
CASE 72-07 GLEN ABBEY OF LEAWOOD SALES TRAILER - Request for approval of a Special Use Permit for a sales trailer, located at 143rd Street and Cedar. **Public Hearing**

CASE 52-07 VILLAGE OF SEVILLE - OUTLOTS - Request for approval of a revised preliminary site plan, located at northwest corner of 133rd Street and State Line Road. **Public Hearing**

CASE 74-07 AT&T LIGHTSPEED - Request for approval of a Special Use Permit for a VRAD cabinet for AT&T, located at 12806 Roe Ave. **Public Hearing**

CASE 50-07 MOLLE TOYOTA OFF SITE PARKING - Request for approval of a Special Use Permit for off site parking, located south of 104th Street and west of State Line 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, 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.