

**City of Leawood**  
**Planning Commission Agenda**  
August 23, 2011  
Dinner Session – No Discussion of Items – 5:30 p.m.  
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:** Pateidl, Roberson, Jackson, Neff-Brain, Rohlf, Williams, Elkins, Strauss, and Ramsey.

**APPROVAL OF THE AGENDA:**

**APPROVAL OF MINUTES:**

Approval of the July 26, 2011 Planning Commission meeting minutes and the August 9, 2011 Planning Commission Work Session minutes.

**CONTINUED TO SEPTEMBER 27, 2011:**

CASE 114-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-6 – PERMANENT SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

**CONSENT AGENDA:**

CASE 24-11 – CORNERSTONE – SEVENTY SEVEN SOUTH – Request for a Final Sign Plan, located at 5041 W. 135<sup>th</sup> Street.

CASE 80-11 – PARK PLACE – GENERALI USA – Request for approval of a Final Sign Plan, located at 11625 Rosewood.

**NEW BUSINESS:**

CASE 44-11 – SOMERSET SHOPS – VINTAGE MARKET- Request for approval of a Final Plan for a Tenant Finish, located at 7930 Lee Boulevard.

CASE 82-11 – TOWN CENTER PLAZA – 3 HOUSE BOUTIQUE – Request for approval of a Final Sign Plan, located at 4824 W. 119<sup>th</sup> Street.

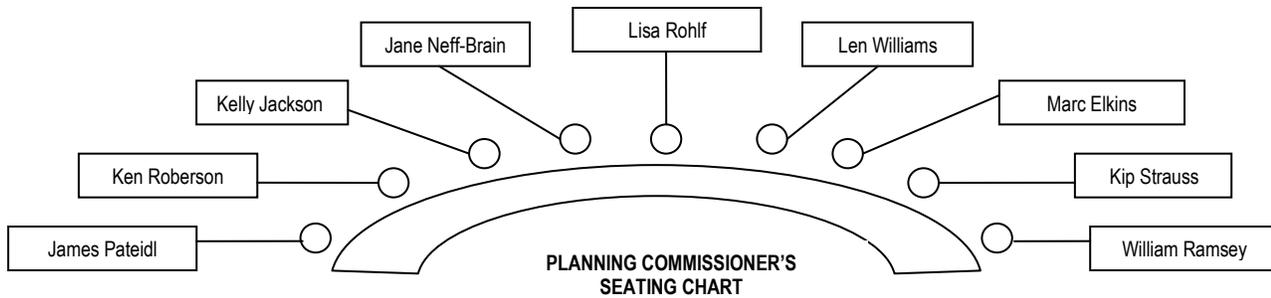
CASE 83-11 – PLAZA POINTE – REVISED DESIGN GUIDELINES - Request for approval of a Revised Final Plan, located at the southwest corner of Roe Avenue and 135<sup>th</sup> Street.

CASE 84-11 – CINGULAR WIRELESS d/b/a AT&T MOBILITY – CELLULAR TOWER – Request for renewal of a Special Use Permit for a cellular tower and associated equipment and screening, located south of I-435 and east of Mission Road.

**PUBLIC HEARING**

CASE 85-11 – CINGULAR WIRELESS d/b/a AT&T MOBILITY – WIRELESS ANTENNAS – Request for approval of a Special Use Permit for wireless communication antennas and associated equipment on an existing tower, located south of I-435 and east of Mission 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, 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.