City of Leawood
Planning Commission Agenda
September 25, 2012
Dinner Session – 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: Levitan, Pateidl, Roberson, Jackson, Rohlf, Williams, Elkins, Strauss, and Ramsey.

APPROVAL OF THE AGENDA:

CONTINUED TO October 9, 2012:
CASE 52-12 – RANCHMART NORTH – LOT 3 – Request for approval of a Zoning to SD-CR (Planned General Retail), Preliminary Plan and Final Plan, located north of 95th Street and east of Mission Road. **(PUBLIC HEARING)**

CASE 122-12 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6, SIGN REGULATIONS, - Request for approval of an amendment to the Leawood Development Ordinance. (**PUBLIC HEARING)**

CASE 138-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to signs. (**PUBILIC HEARING)**

CASE 139-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-1, ACCESSORY USES – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to rain barrels. (**PUBLIC HEARING)**

CASE 140-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENEMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to rain barrels. (**PUBLIC HEARING)**

CONTINUED TO October 23, 2012:
CASE 77-12 – PARKWAY PLAZA – SPRINT ANTENNAE AND ASSOCIATED EQUIPMENT – Request for approval of Special Use Permit, located north of 135th Street and west of Roe Avenue. **(PUBLIC HEARING)**

CONSENT AGENDA:
CASE 118-12 – PARK PLACE – SPECIALTY FERTILIZER PRODUCTS – BACKUP GENERATOR – Request for a Revised Final Plan, located at the northeast corner of 117th Street and Nall Avenue.

NEW BUSINESS:
CASE 121-12 – MISSION FARMS – PHASES 3 AND 4 – Request for approval of a Revised Preliminary Plan, located south of 105th Street and east of Mission Road. **(PUBLIC HEARING)**

CASE 62-12 – PARK PLACE – MESTIZO PERMANENT TENT – Request for approval of a Revised Final Plan, located at the northeast corner of 117th Street and Nall Avenue.

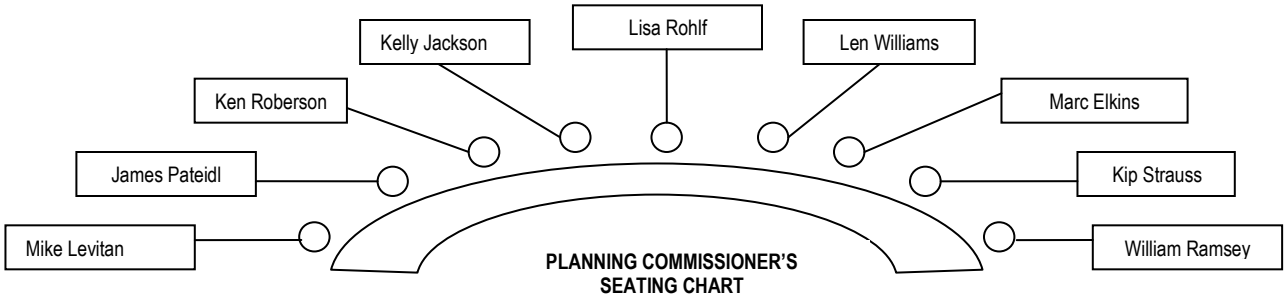
CASE 119-12 – TOWN CENTER BUSINESS PARK – SUNRISE SENIOR LIVING - Request for approval of a Revised Preliminary Plan and Revised Final Plan, located south of 115th Street and east of Roe Avenue. (**PUBLIC HEARING)**

CASE 122-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of Master Development Plan/Master Plan. (**PUBLIC HEARING)**

CASE 128-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of Research Services – Limited. (**PUBLIC HEARING)**

CASE 127-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-7, TABLE OF USES – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to Research Services – Limited. (**PUBLIC HEARING)**

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.