

**City of Leawood
Planning Commission Agenda**

October 25, 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 September 27, 2011 Planning Commission meeting minutes and the October 11, 2011 Planning Commission Work Session minutes.

CONTINUED TO NOVEMBER 22, 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 90-11 – TUSCANY PIAZZA CONDOMINIUM PLAT – Request for approval of a Revised Final Plat, located north of 137th Street and east of Chadwick.

CASE 98-11 – ONE NINETEEN – BALDWIN DENIM BLADE SIGN – Request for approval of a Final Sign Plan, located south of 119th Street and east of Roe Ave.

CASE 103-11 – MISSION FARMS – LAKESIDE TAVERN – Request for approval of a Final Sign Plan, located at 10551 Mission Road.

CASE 104-11 – PARKWAY PLAZA – KOSAMA COMPLETE BODY TRANSFORMATION – Request for approval of a Final Sign Plan, located at 4800 W. 135th Street.

CASE 105-11 – ONE NINETEEN – SUITE A-129 – Request for approval of a Final Plan for a Tenant Finish, located south of 119th Street and east of Roe Ave.

CASE 108-11 – ONE NINETEEN – VAKO JEWELRY – Request for approval of a Final Sign Plan, located at 4533 W. 119th Street.

CASE 110-11 – PARK PLACE – BUILDING J SCULPTURE - Request for approval of a Final Plan, located at 11625 Rosewood.

CASE 111-11 – LEAWOOD CORPORATE MANOR – MONUMENT SIGN – Request for approval of a Final Sign Plan, located 47-01 College.

CASE 112-11 – PINNACLE CORPORATE CENTER THREE – HOEFER WYSOCKI ARCHITECTS SIGN – Request for approval of a Final Sign Plan, located at 11460 Tomahawk Creek Parkway.

OLD BUSINESS:

CASE 96-11 – ONE NINETEEN – FO THAI RESTAURANT - Request for approval of a Revised Final Plan for a tenant finish, located at the southeast corner of 119th Street and Roe Avenue.

NEW BUSINESS:

CASE 81-11 – LEAWOOD JUSTICE CENTER – Request for approval of a Rezoning from SD-NCR (Planned Neighborhood Retail) to SD-CR (Planned General Retail), Preliminary Plan, Final Plan, and Final Plat, located south of 117th Street and west of Tomahawk Creek Parkway. **PUBLIC HEARING**

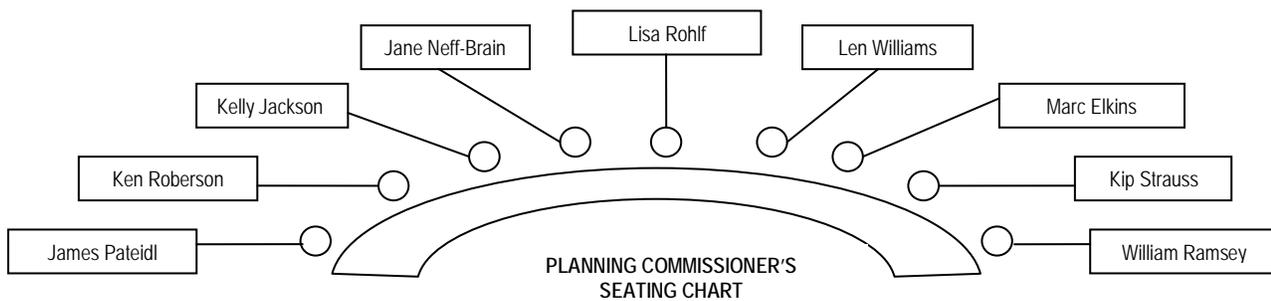
CASE 134-11 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-12.3 , SPECIAL USE PERMIT REQUIRED – Request for approval of an amendment to the Leawood Development Ordinance pertaining to wireless communication towers and antennae. **PUBLIC HEARING**

CASE 107-11 – MOLLE TOYOTA OFFSITE PARKING – Request for approval of a Special Use Permit and Final Plan, located south of 104th Street and west of State Line Road. **PUBLIC HEARING**

CASE 117-11 – ONE NINETEEN – ADDITIONAL PARKING – Request for approval of a Revised Final Plan, located south of 119th Street and east of Roe Ave.

CASE 119-11 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-9 – FENCES AND WALLS – Request for approval of an amendment to the Leawood Development Ordinance to fencing on decks. **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.