

City of Leawood
Planning Commission Agenda
November 23, 2010
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 Absent~~, Rohlf, Williams, Elkins (Arrived at 6:10 pm), Heiman (Arrived at 6:10 pm), and Ramsey.

APPROVAL OF THE AGENDA: Approved 5-0

APPROVAL OF MINUTES: Approved 5-0

Approval of the minutes from the October 26, 2010 Planning Commission meeting.

CONTINUED TO DECEMBER 14, 2010:

CASE 110-10 – CAMELOT COURT – CAMELOT COURT WINES & SPIRITS – Request for approval of a Special Use Permit and Final Sign Plan, located at 11841 Roe Avenue. **PUBLIC HEARING**

CASE 99-10 – BI-STATE CENTENNIAL PARK – SALES INJECTOR DEALER SERVICES – Request for approval of a Final Sign Plan, located at 1920 W 143rd Street.

CASE 105-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-6.13 (Permanent Sign Regulations – BP District) – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CONTINUED TO JANUARY 25, 2010:

CASE 54-06 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-10 – ARCHITECTURAL STANDARDS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 105-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-7 (Table of Uses) – KENNELS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CONSENT AGENDA: Approved 5-0

CASE 106-10 – VILLAGE OF CAMDEN WOODS, 94TH PLAT – Request for approval of a Final Plat, located south of 143rd Street and west of Kenneth Road.

CASE 108-10 – MARKET SQUARE CENTER – EDWARD JONES – Request for approval of a Final Sign Plan, located at 13350 Pawnee Lane.

CASE 109-10 – TOWN CENTER BUSINESS PARK – LOT 1 – Request for approval of a Final Site Plan, located at 11500 Granada Avenue.

CASE 111-10 – MAXUS PROPERTIES – LEAWOOD AT STATE LINE APARTMENTS – Request for approval of a Final Site Plan, located at 2140 W 137th Terrace.

CASE 113-10 – CAMELOT COURT – GREAT CLIPS – Request for approval of a Final Sign Plan, located at 4256 W 119th Street.

NEW BUSINESS:

CASE 107-10 – ONE NINETEEN – TRADER JOE'S – Request for approval of a Final Plan, located at the southwest corner of 119th Street and Tomahawk Creek Parkway. **Approved 7-0**

CASE 112-10 PARK PLACE, BUILDING J AND 5TH PLAT – Request for approval of a Revised Preliminary Plat, Final Plat, Revised Preliminary Site Plan, and Final Site Plan, located east of the intersection of 116th Place and Rosewood Street. **PUBLIC HEARING** *Approved 7-0*

Elkins excused himself from the remainder of the meeting.

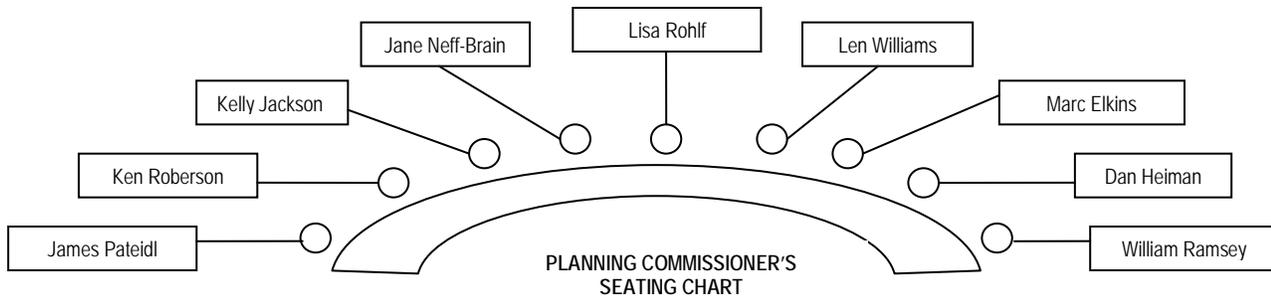
CASE 56-06 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-5.3 (R-1 District) – HEIGHT – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING** *Approved 4-2 with changes*

CASE 57-06 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-5.4 (RP-1 District) – HEIGHT – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING** *Approved 4-2 with changes*

CASE 72-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-5.3 (R-1 District) – FRONT ENTRIES – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING** *Approved 5-0 (Jackson out of meeting)*

CASE 73-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-5.3 (RP-1 District) – FRONT ENTRIES – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING** *Approved 6-0*

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.