

**City of Leawood  
Planning Commission Agenda**

November 24, 2009

Meeting - 6:00 p.m.

Dinner Session – No Discussion of Items – 5:30 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, Heiman, and Rezac.

**APPROVAL OF THE AGENDA:**

**APPROVAL OF MINUTES:**

Approval of the minutes from the October 27, 2009 meeting.

**CONTINUED TO JANUARY 26, 2010 MEETING:**

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 20-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-1 ACCESSORY USES (GENERATORS) – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 64-09 – CLEARWIRE WIRELESS BROADBAND – Request for approval of a Special Use Permit for a wireless communication facility for Clearwire Wireless Broadband, located at 13401 Nall Avenue. **PUBLIC HEARING**

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**

**CONSENT AGENDA:**

CASE 62-09 – PARK PLACE – CAFE ROUX – Request for approval of a Final Site Plan, located at 11554 Ash Street.

CASE 76-09 - CITIZENS BANK SIGN PLAN – Request for approval of a Final Sign Plan, located at the southwest corner of College Boulevard and Roe Avenue.

CASE 79-09 – LEAWOOD MIDDLE SCHOOL – MECHANICAL SCREENING – Request for approval of a Revised Final Site Plan located at 2410 West 123<sup>rd</sup> Street.

CASE 88-09 - PARK PLACE – BELLA BAMBINO BOUTIQUE – Request for approval of a Revised Final Sign Plan, located at 11553 Ash Street.

CASE 89-09 – PARK PLACE – BELLA B'S BOUTIQUE – Request for approval of a Revised Final Sign Plan, located at 11555 Ash Street.

CASE 90-09 – PARK PLACE – HATHAWAY SHOE – Request for approval of a Revised Final Sign Plan, located at 11531 Ash Street.

CASE 91-09 – TOWN CENTER PLAZA – LUCY – Request for approval of a Final Sign Plan, located at 5000 W 119<sup>th</sup> Street.

CASE 92-09 - NALL VALLEY SHOPPES – TAKE FIVE COFFEE + BAR – Request for approval of a Final Sign Plan, located at the northeast corner of Nall Avenue and 151<sup>st</sup> Street.

**NEW BUSINESS:**

**ADOPTION OF PLANNING COMMISSION MISSION STATEMENT.**

CASE 75-09 – PARK PLACE – SFP SIGN PLAN – Request for approval of a Final Sign Plan, located at 11550 Ash Street.

CASE 77-09 – ROOT DENTAL SIGN PLAN – Request for approval of a Final Sign Plan, located at 5201 College Boulevard.

CASE 84-09 – PARK PLACE – ZTE USA – Request for approval of a Final Sign Plan, located at 11551 Ash Street.

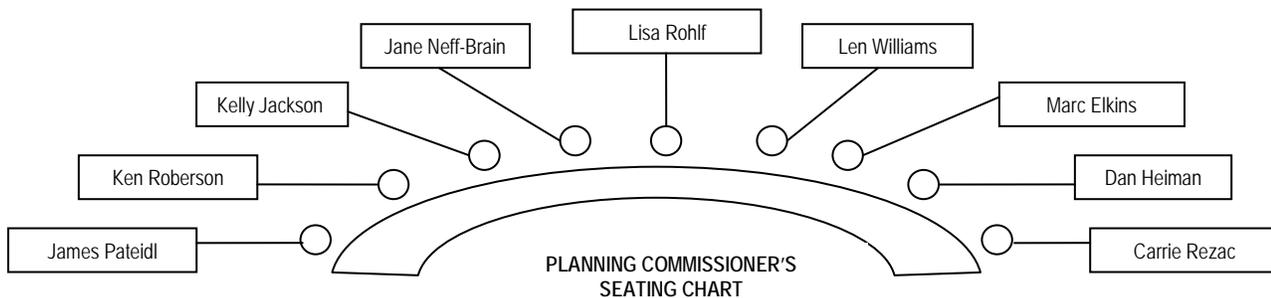
CASE 66-09 – LEAWOOD SOUTH COUNTRY CLUB - CLEARWIRE WIRELESS BROADBAND – Request for approval of a Special Use Permit for a wireless communications facility for Clearwire Wireless Broadband, located at 12838 Pembroke Circle. **PUBLIC HEARING**

CASE 80-09 – CBIZ – CLEARWIRE WIRELESS BROADBAND – Request for approval of a Special Use Permit for a wireless communication facility for Clearwire Wireless Broadband, located at 11440 Tomahawk Creek Parkway. **PUBLIC HEARING**

CASE 81-09 – BANK OF BLUE VALLEY – CLEARWIRE WIRELESS BROADBAND – Request for approval of a Special Use Permit for a wireless communication facility for Clearwire Wireless Broadband, located at 13401 Mission Road. **PUBLIC HEARING**

CASE 85-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-10.3 – MATERIALS AND COLORS (Roof Materials in Single Family Districts) – Request for approval of an amendment to the Leawood Development Ordinance. **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.