

**City of Leawood
Planning Commission Agenda
November 25, 2014
Dinner Session – 5:30 p.m. - No Discussion of Items
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, Williams, Elkins, Strauss, Ramsey, and Walden

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of the minutes from the November 11, 2014 Planning Commission meeting

CONTINUED TO JANUARY 27, 2015:

CASE 61-13 – RANCH MART - Request for approval of a Revised Preliminary Plan, located north of 95th Street and east of Mission Road. **PUBLIC HEARING (Remand from the Governing Body)**

CASE 135-13 – IRONHORSE GOLF COURSE CLUBHOUSE EXPANSION – Request for approval of a Revised Preliminary Plan and Revised Final Plan, located approximately at 146th Street and Mission Road. **PUBLIC HEARING**

CASE 137-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-6.4 MXD (MIXED-USE DEVELOPMENT DISTRICT) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to required use ratios. **PUBLIC HEARING**

CASE 138-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6.13, PERMANENT SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to window signs. **PUBLIC HEARING**

CASE 146-14 – THE VILLAGGIO OF LEAWOOD – Request for a Rezoning from SD-CR (Planned General Retail), SD-O (Planned Office), and RP-3 (Planned Cluster Attached Residential District) to MXD (Mixed Use Development District), Preliminary Plan, and Preliminary Plat, located south of 135th Street and east of Roe Avenue. **PUBLIC HEARING**

CASE 147-14 – MAINSTREET ASSISTED LIVING FACILITY – Request for approval of a Rezoning from AG (Agricultural) to RP-3 (Planned Cluster Attached Residential), Special Use Permit for an Assisted Living/Skilled Nursing Facility, Preliminary Plan and Preliminary Plat, located south of 143rd Street and east of Nall Avenue. **PUBLIC HEARING**

CASE 158-14 – LEAWOOD PINES – Request for approval of a Zoning to R-1 (Planned Single Family Low Density Residential), Preliminary Plan, Preliminary Plat, Final Plan, and Final Plat, located west of Lee Boulevard and north of 103rd Street. **PUBLIC HEARING**

CASE 161-14 – IRONHORSE CENTRE – THE FAIRWAYS OF IRONHORSE – Request for approval of a Rezoning from SD-NCR (Planned Neighborhood Retail) and SD-CR (Planned General Retail) to MXD (Mixed Use Development District), Special Use Permit for an Independent Living Facility, Revised Preliminary Plan, and Revised Preliminary Plat, located south of 151st Street and east of Nall Avenue. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 156-14 – TOWN CENTER PLAZA – GAP – Request for approval of a Final Plan for a Tenant Finish, located west of Roe Avenue and north of 119th Street.

CASE 157-14 – TOWN CENTER CROSSING – MITCHELL GOLD + BOB WILLIAMS – Request for approval of a Final Plan for a Tenant Finish, located east of Roe Avenue and south of 119th Street.

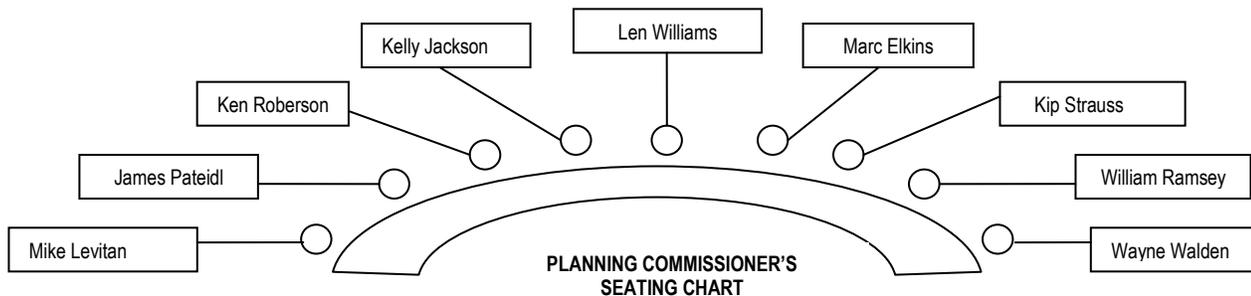
CASE 160-14 – TUSCANY RESERVE – REVISED LANDSCAPE PLAN – Request for approval of a Revised Landscape Plan, located south of 137th Street and west of Chadwick Street.

NEW BUSINESS:

CASE 159-14 – CHURCH OF THE RESURRECTION – WINDOW – Request for approval of a Revised Final Plan, located east of Nall Avenue and south of 137th Street.

CASE 170- 14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to ground mounted utility boxes. **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.