

City of Leawood
Planning Commission Agenda

November 27, 2006
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive

CALL TO ORDER/ROLL CALL: Henderson, Roberson, Jackson, Rohlf, Conrad, Munson, Williams, Elkins, Reynolds

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES: Approval of the minutes from the October 10, 2006 and October 24, 2006 meetings.

CONTINUED TO THE DECEMBER 12, 2006 MEETING:

CASE 72-06 MARKET SQUARE Request for approval of a preliminary plat and preliminary plan. Located east of Mission Road and north of 135th Street. **Public hearing**

CASE 78-06 GARDENS OF VILLAGGIO Request for approval of a final site plan. Located north of 137th Street and east of Roe Ave.

CONTINUED TO THE JANUARY 23, 2007 MEETING:

CASE 08-06 LDO AMENDMENT - SECTION 16-2-9.2 NON-RESIDENTIAL USES Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 09-06 LDO AMENDMENT - SECTION 16-3-9 DEVIATIONS Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 54-06 LDO AMENDMENT – SECTION 16-2-10 ARCHITECTURAL STANDARDS Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 73-06 LDO AMENDMENT – SECTION 16-4-10.1 HOME OCCUPATIONS Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CONSENT AGENDA:

NOTE: Consent Agenda items are approved with a single motion. Any Planning Commission member can request that an item on the agenda be removed for discussion with a separate vote.

CASE 94-06 LEABROOKE – 6TH PLAT Request for approval of a final plat. Located at approximately 145th Street and Kenneth Road.

CASE 95-06 LEABROOKE – 7TH PLAT Request for approval of a final plat. Located at approximately 145th Street and Kenneth Road.

NEW BUSINESS:

CASE 86-06 IRONHORSE CENTRE, LOTS 7 & 8 Request for approval of a final plat and final plan. Located at the southeast corner of 151st Street and Nall Avenue.

CASE 83-06 ONE NINETEEN Request for approval of a final site plan. Located south of 119th Street and east of Roe Avenue.

CASE 80-06a BI-STATE CENTENNIAL PARK – LOTS 18 & 19 Request for approval of a preliminary site plan. Located south of 141st Terrace and east of Overbrook, within the Bi-State Business Park. **Public hearing**

CASE 80-06b BI-STATE CENTENNIAL PARK – LOT 23 Request for approval of a preliminary site plan. Located south of 141st Terrace and east of Overbrook, within the Bi-State Business Park. **Public hearing**

CASE 89-06 MISSION CORNER Request for approval of a final site plan. Located at the southeast corner of 135th Street and Mission Road.

CASE 88-06a AT&T VRAD CABINET – 14299 KENNETH Request for approval of a special use permit. Located at 14299 Kenneth Road. **Public hearing**

CASE 88-06b AT&T VRAD CABINET – 8100 MANOR ROAD Request for approval of a special use permit. Located at 8100 Manor Road. **Public hearing**

CASE 88-06c AT&T VRAD CABINET – 9300 LEE BOULEVARD Request for approval of a special use permit. Located at 9300 Lee Boulevard. **Public hearing**

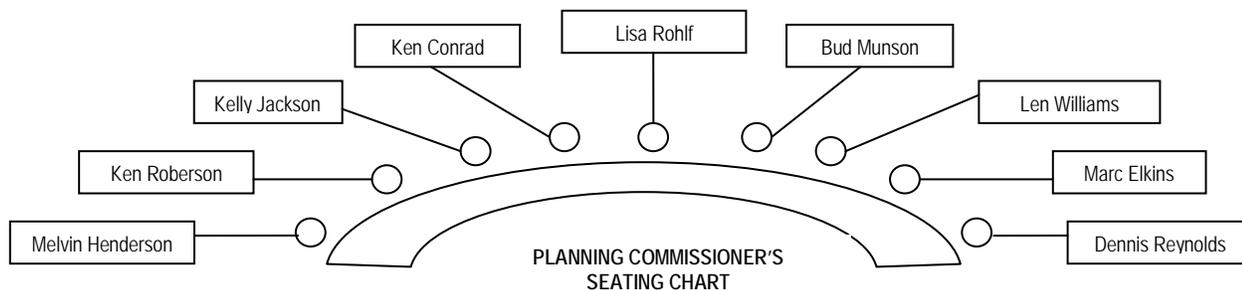
CASE 88-06d AT&T VRAD CABINET – 9617 LEE BOULEVARD Request for approval of a special use permit. Located at 9617 Lee Boulevard. **Public hearing**

CASE 88-06e AT&T VRAD CABINET – 9405 MISSION ROAD Request for approval of a special use permit. Located at 9405 Mission Road. **Public hearing**

CASE 88-06f AT&T VRAD CABINET – 10101 HOWE Request for approval of a special use permit. Located at 10101 Howe. **Public hearing**

CASE 88-06g AT&T VRAD CABINET – 2900 W. 95TH STREET Request for approval of a special use permit. Located at 2900 W. 95th Street. **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, 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.