

****REVISED****
City of Leawood
Planning Commission Agenda

November 27, 2007
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive

CALL TO ORDER/ROLL CALL: Shaw, Roberson, Jackson, Rohlf, Williams, Elkins, Reynolds were all present.
Absent: Bud Munson, Ken Conrad-late (arrived at 7:00)

APPROVAL OF THE AGENDA

Mr. Elkins moved for approval of the agenda; Mr. Roberson seconded; approved unanimously.

CONTINUED TO THE JANUARY 8, 2008 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 53-06 LDO AMENDMENT – SECTION 16-2-5.7 (RP-4 DISTRICT) Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 55-06 LDO AMENDMENT – SECTION 16-2-5.2 (RP-A5 DISTRICT) Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 56-06 LDO AMENDMENT – SECTION 16-2-5.3 (R-1 DISTRICT) Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 57-06 LDO AMENDMENT – SECTION 16-2-5.4 (RP-1 DISTRICT) Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 58-06 LDO AMENDMENT – SECTION 16-2-5.5 (RP-2 DISTRICT) Request for approval of an amendment to the Leawood Development Ordinance. **Public hearing**

CASE 66-07 LDO AMENDMENT – SECTION 16-4-5.7 PARKING LOT CONST. STANDARD. Request for approval of an ordinance to the Leawood Development Ordinance. **Public hearing**

CONTINUED TO THE JANUARY 22, 2008 MEETING

CASE 81-07 BI-STATE CENTENNIAL PARK – KIDDIE ACADEMY – Request for approval of a special use permit and a preliminary plan, located south of 141st Terrace and east of Overbrook, within the Bi-State Business Park Lot 20. **Public Hearing**

CASE 86-07 MISSION CORNER – Request for approval of a revised final site plan and a revised final plat - located at the southeast corner of 135th Street and Mission Road.

CASE 104-07 AT&T LIGHTSPEED – VRAD CABINET – 13502 Mission Road - Request for approval of a Special Use Permit located at 13502 Mission Road. **Public Hearing**

CASE 113-07 LEAWOOD CAPITAL IMPROVEMENT PROGRAM – Request for approval of 2009-2013 capital improvements.
Public Hearing

CASE 123-07 AT&T LIGHTSPEED – SAI CABINET – located at 11701 Nall Avenue. Request for approval of a Special Use Permit located at 11701 Nall Avenue. **Public Hearing**

NEW BUSINESS:

CASE 107-07 MORTON'S THE STEAKHOUSE - Request for approval of final site plan, located at the northeast corner of 117th Street and Nall Ave.

Len Williams asked if it was a tenant finish or what. Jeff said it was a 3 sided building. You are listing 6 stipulations. When Aloft Hotel came in, they had stipulations. It was requested that these stipulations from hotel be added to Morton's as well.

Steven Hassel – Applicant.

Mr. Dennis Reynolds made a motion to approve a final site plan; with staff's stipulations 1-7 with the additions from Aloft Hotel 1-6. It was seconded by Mr. Elkins and was unanimously approved.

CASE 116-07 BUILDING 133 OFFICE DEVELOPMENT – Request for final plat and final plan, located west of 133rd and Mission Road.

Applicant, Chuck Peters, 9990 College Blvd, Overland Park, Ks.

Mr. Williams made a motion to approve the final plat and final site plan. Mr. Elkins seconded, and it was unanimously approved.

CASE 120-07 INGREDIENT OF PARK PLACE – Request for approval of final plan, located at the northeast corner of 117th Street and Nall Ave.

Applicant-Ramona Rafferty. Jeff Alpert of Park Place Developer helped to describe the windows.

Motion – Mr. Len Williams made motion to approve the final plan for Ingredient with stipulations 1-8 and #3 modified. Mr. Reynolds seconded and it was unanimously approved.

CASE 124-07 AT&T LIGHTSPEED – VRAD CABINET – located at 12701 Glenfield. Request for approval of a Special Use Permit located at 12701 Glenfield Street. **Public Hearing**

Applicant – Chris Carroll of AT&T at 8900 Indian Creek Parkway, OP, KS

Public Hearing. As there being no one present, Kelly Jackson moved for closing of the Public Hearing. Mr. Ken Roberson seconded, and it was unanimously approved.

Len Williams suggested that stipulation #3 be rewritten. Windows shall be a commercial grade of window.

Ken Roberson moved that this case be approved, with staff's stipulations 1-8 with modification to stipulation 3. Mr. Conrad seconded the motion, and it was unanimously approved by the Commission.

CASE 125-07 AT&T LIGHTSPEED – VRAD CABINET – located at 15100 Nall Avenue. Request for approval of a Special Use Permit located at 15100 Nall Avenue. **Public Hearing**

Applicant – Mr. Chris Carroll of AT&T at 8900 Indian Creek Parkway, OP, Ks.

Public Hearing. As there being no one present, Kelly Jackson moved for closing of the Public Hearing. Mr. Ken Roberson seconded, and it was unanimously approved.

Mr. Ken Roberson moved to approve this case; Ms. Jackson seconded, and it was approved 6-1 with Mr. Marc Elkins opposing.

CASE 126-07 CAPITAL FEDERAL SAVINGS – VILLAGE OF SEVILLE. – Request for approval of a final plan, located at the northwest corner of 133rd Street and State Line Road.

Applicant, Scott Bixler of Wichita, Ks.

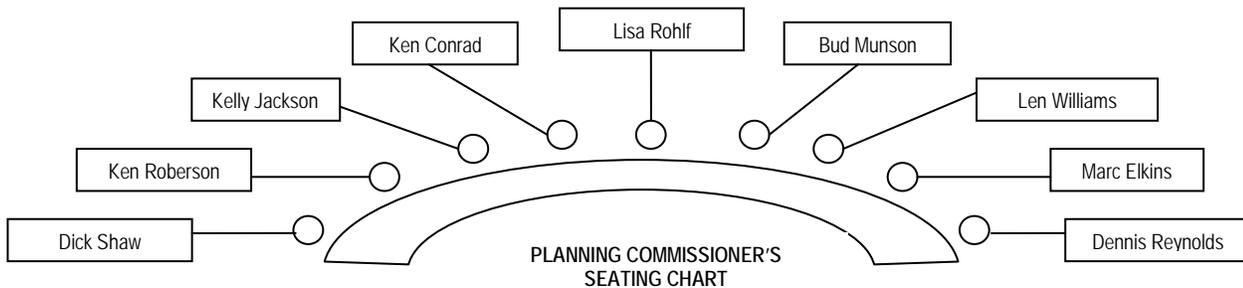
Mr. Reynolds moved to approve the final plan with stipulations noted by staff and to eliminate #15. An additional 27 and 28 stipulations. Stip. 28 to become 27. Mr. Elkins seconded motion, and it was unanimously approved.

CASE 129-07 M&I BANK AT THE VILLAGGIO – Request for approval of final plan, located at the southwest corner of 135th Street and Fontana.

Applicant - Joe Shortreed and Bob Meyer of 360 Architecture.

Dennis Reynolds made a motion to approve the final plan for M&I Bank with the staff's stipulations, delete stipulations 20 a and b and work with staff to modify 20 c and d. Stipulation 29 is to take the place of stipulation 30. Len Williams seconded the motion and it was unanimously passed by the Planning Commission.

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.