

City of Leawood Planning Commission Agenda  
November 27, 2012  
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, Rohlf, Williams, Elkins, Strauss, and Ramsey.

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of the minutes from the October 23, 2012 Planning Commission meeting and the November 13, 2012 Planning Commission work session.

CONTINUED TO JANUARY 22, 2012:

CASE 77-12 – PARKWAY PLAZA – SPRINT ANTENNAE AND ASSOCIATED EQUIPMENT – Request for approval of Special Use Permit, located north of 135<sup>th</sup> Street and west of Roe Avenue. **(PUBLIC HEARING)**

CASE 122-12 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6, SIGN REGULATIONS, - Request for approval of an amendment to the Leawood Development Ordinance. **(PUBLIC HEARING)**

CASE 151-12 – CAMELOT COURT – Request for approval of a Rezoning and Preliminary Plan, located south of Town Center Drive and east of Roe Avenue. **(PUBLIC HEARING)**

CASE 152-12 – CAMELOT COURT – DRY CLEANER WITH DRIVE-THRU – Request for approval of a Special Use Permit, located south of Town Center Drive and east of Roe Avenue. **(PUBLIC HEARING)**

CASE 153-12 – CAMELOT COURT – DRUG STORE WITH DRIVE-THRU – Request for approval of a Special Use Permit, located south of Town Center Drive and east of Roe Avenue. **(PUBLIC HEARING)**

CONSENT AGENDA:

CASE 145-12 – IRONHORSE CENTRE – MIDWEST DERMATOLOGY – Request for approval of a Final Sign Plan, located south of 151<sup>st</sup> Street and east of Nall Avenue.

CASE 146-12 – LEAWOOD PRESBYTERIAN CHURCH – MONUMENT SIGN – Request for approval of a Final Sign Plan, located at 2715 W. 83<sup>rd</sup> Street.

CASE 147-12 – MARKET SQUARE – SUNRISE ADVISORS – Request for approval of a Final Plan for a Tenant Finish, located at the northwest corner of 135<sup>th</sup> Street and Pawnee Street.

CASE 148-12 – LEABROOKE 8<sup>TH</sup> PLAT – Request for approval of a Revised Final Plat, located south of W. 146<sup>th</sup> Street and west of Manor Road.

CASE 154-12 – CAMELOT COURT – RED DOOR GRILL – Request for approval of a Final Sign Plan, located at the northeast corner of 119<sup>th</sup> Street and Roe Avenue.

CASE 156-12 – TOMAHAWK CREEK OFFICE PARK – MURPHY HOLFMAN CO. (MHC) – Request for approval of a Final Sign Plan, located at 11120 Tomahawk Creek Parkway.

CASE 157-12 – TOWN CENTER PLAZA – BROOKS BROTHERS – Request for approval of a Final Sign Plan, located north of 119<sup>th</sup> Street and east of Nall Avenue.

CASE 158-12 – LEAWOOD CORPORATE MANOR SIGN CRITERIA – Request for approval of a Final Sign Plan, located at the southwest corner of College Boulevard and Roe Avenue.

CASE 155-12 – LEAWOOD CORPORATE MANOR – CITIZENS BANK & TRUST – Request for approval of a Final Sign Plan, located at the southwest corner of College Boulevard and Roe Avenue.

OLD BUSINESS:

CASE 121-12 – MISSION FARMS – PHASES 3 AND 4 – Request for approval of a Revised Preliminary Plan, located south of 105<sup>th</sup> Street and east of Mission Road. **(PUBLIC HEARING)**

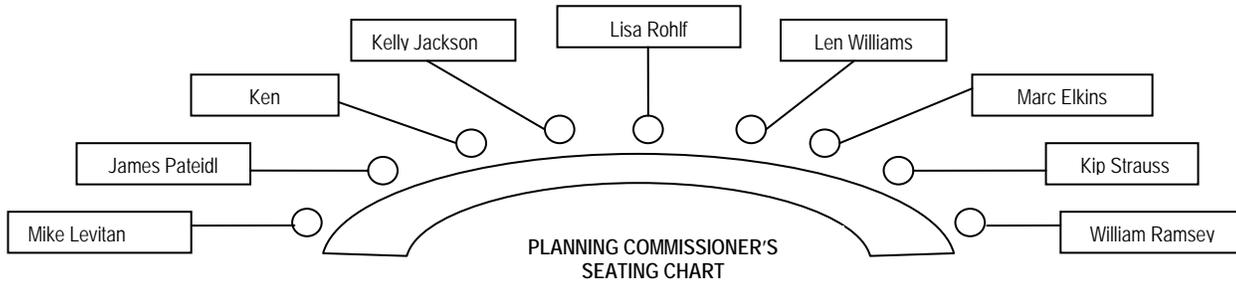
**NEW BUSINESS:**

CASE 123-12 – 3105 IRONHORSE COURT – VACATION OF GOLF COURSE EASEMENT – Request for approval of a Revised Final Plat, located south of W. 151<sup>st</sup> Street and east of Mission Road.

CASE 126-12 – 10314 STATE LINE ROAD – Request for approval of a Preliminary Plan and Special Use Permit for a restaurant, located at 10314 State Line Road. **(PUBLIC HEARING)**

CASE 150-12 – PARK PLACE – THE RESIDENCES POOL AND CABANA – Request for approval of a Revised Final Plan, located at the northeast corner of 117<sup>th</sup> Street and Nall Avenue.

**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.