

Minutes

DVD No. 326

The City Council of the City of Leawood, Kansas, met in regular session in the Council Chambers, 4800 Town Center Drive, at 7:30 P.M., on Monday, June 16, 2014. Mayor Peggy Dunn presided.

Councilmembers Present: Julie Cain, Debra Filla (via Skype), Jim Rawlings, Lou Rasmussen, Andrew Osman, Tom Robinett, James Azeltine and Carrie Rezac.

Councilmembers Absent: None.

Staff Present:

Scott Lambers, City Administrator
Joe Johnson, Public Works Director
Dawn Long, Finance Director
Director
Mark Klein, Planning Official
Deb Harper, City Clerk

Patty Bennett, City Attorney
Chris Claxton, Parks and Rec Director
Richard Coleman, Comm. Development
John Meier, Police Chief
Brian Anderson, Parks Superintendent

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

Mayor Dunn stated there would be two additions to the Agenda. Councilmember Azeltine will make a report under Agenda No. 9. Councilmembers' Report; and City Clerk Deb Harper will make an introduction under Agenda 10. Staff Report.

A motion to approve the amended agenda was made by Councilmember Rawlings; seconded by Councilmember Rasmussen. The motion was approved with a unanimous vote of 8-0.

3. CITIZEN COMMENTS - None

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. It is not appropriate to comment on pending litigation, municipal court matters or personnel issues. Comments about items that appear on the action agenda will be taken as each item is considered. **CITIZENS ARE REQUESTED TO KEEP THEIR COMMENTS UNDER 5 MINUTES.**

4. PROCLAMATIONS - None

5. PRESENTATIONS/RECOGNITIONS - None

6. SPECIAL BUSINESS

- A. **Resolution No. 4256**, accepting proposed assessments for tax year 2015 for construction of certain public and private road and parking lot related improvements and other such transportation related improvements approved by the City, located within 119th Street Development District, within the City of Leawood, Kansas; and authorizing and directing the City Clerk to give notice thereof to the owners of properties within the District by publishing notice thereof and providing written notice to owners of property of such proposed assessments [One Nineteen Transportation Development District] [CIP #80456]

A motion to approve Resolution No. 4256 was made by Councilmember Rasmussen; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 8-0.

- B. **Resolution No. 4257**, accepting proposed assessments for tax year 2015 on lots, pieces, and parcels of ground in the City of Leawood, Kansas, for the purpose of paying for construction of improvements to Nall Avenue, 117th Street, Town Center Drive and Roe Avenue and construction of storm water improvements within the City of Leawood, Kansas; and authorizing and directing the City Clerk to give notice thereof to the owners of properties within the District by publishing notice thereof and providing written notice to owners of property of such proposed assessments [Park Place Development] [CIP #83196]

A motion to approve Resolution No. 4257 was made by Councilmember Rawlings; seconded by Councilmember Rezac. The motion was approved with a unanimous vote of 8-0.

- C. **Resolution No. 4258**, approving the Planning Commission's recommendation to adopt the 135th Street Community Plan (PC Case 83-14) [from the May 27, 2014 Planning Commission meeting]

Mayor Dunn recognized the participants involved. The Steering Committee consisted of Councilmember James Azeltine, Councilmember Carrie Rezac, Planning Commission Vice Chair Len Williams, Leawood Chamber President Kevin Jeffries, Public Works Director Joe Johnson, Parks Superintendent Brian Anderson, City Administrator Scott Lambers, Community Development Director Richard Coleman, Planning Official Mark Klein, City Planner Michelle Kriks and former Planner Justin Peterson. The Design Workshop out of Denver; Collins Noteis, Shockey Consulting Services, Nelson Nygaard Consulting Associates and Burns & McDonnell Engineering participated as well. Most importantly, citizens and property owners participated in workshops and forums. Everyone on the Council participated in joint workshops with the Planning Commission as well.

Mr. Lambers confirmed with Councilmember Rasmussen that the stormwater requirements in the higher density area in terms of retention along 135th Street Corridor would not be adversely affected. The building footprints will be smaller with more pervious space for the water. Additionally, the existing zoning rights along the corridor would be expanded.

Mr. Lambers confirmed with Councilmember Osman that by adoption of this plan, the Council is putting in place the recommendations on a going-forward basis. Another study of the area is to be completed with potential funds from the Mid-America Regional Council [MARC]. This will be followed by a series of amendments made to the Leawood Development Ordinance [LDO], followed by an intensive study of the area as a form-based zoning process during which the Council can set more specific standards.

Mr. Lambers confirmed with Councilmember Osman that with the adoption of the Comprehensive Plan Amendment, the Governing Body is establishing the beginning of the process and the LDO amendments requested would establish increased density and would require the Mixed-Use zoning of 30% office and 20% residential to also require a 10% retail/restaurant component. The 40% balance of the development would be at the discretion of the developer to propose for consideration. If a developer wanted to put in an office, he would also need to incorporate other elements based upon these criteria. At the completion of the process, all three elements would need to be present.

Councilmember Osman offered a professional opinion as a commercial real estate consultant and developer. He has seen strategic planning and cognizance over the next 15 years. He feels that the Comprehensive Plan in essence creates a moratorium for the area in that several affluent developers are not willing to develop in this area with the proposed limits. The capital required is immense, and banks are lending for multi-family and residential, not on commercial. Leawood needs to consider how much density can be sustained in the area with Overland Park and State Line Road on either side. He feels that one Mixed-Use project may work, but a number of them might not; therefore, land will sit for years with no development.

Councilmember Rezac asked about the minimum percentages. Mr. Lambers stated the current Mixed-Use [MX-D] zoning requires 30% commercial and 20% residential. The commercial is anticipated to include retail and restaurant but is not required; he would recommend 10% retail/restaurant so that 60% falls into one of those categories and the balance of the 40% would be at the developer's discretion. Mr. Lambers stated the percentages would come through as an LDO amendment that would be open for discussion.

Councilmember Rezac stated it would be prudent to consider financing for developers and perhaps conduct a work session with developers and owners to get their input and ask for suggestions regarding the development process. Councilmember Osman agreed with the suggestion. Mayor Dunn mentioned that Mission Corners was a Mixed-Use project at 135th and Mission Road. Mr. Lambers mentioned the percentages were not up to the minimum percentages proposed and that it didn't materialize due to personal situations with the investors. Councilmember Osman pointed out that while that would have been a positive development; the existing surrounding developments necessitate input from real estate brokers, owners and developers.

Mr. Lambers stated that Mixed-Use in the corridor was a specific topic of discussion with numerous commercial developers. Mayor Dunn stated that without this new plan nothing like Prairie Fire could be constructed on 135th because of the density, which exceeds the .25 Floor Area Ratio [F.A.R.] currently allowed without bonuses, which could increase it to .45. She further pointed out that the plan was more lenient and allowed for nodes of Mixed-Use over the course of 20-30 years. Councilmember Osman asked if a developer could build an office on a 10-acre tract of land. Mr. Lambers replied that it would be unlikely because the entire tract of land would need to be planned in its entirety. Councilmember Osman replied that while this allows for expansion, it also pigeonholes the area as Mixed-Use, which he feels might not be the best use.

Councilmember Rezac stated that, from a Comprehensive Plan perspective, she agrees with the comments that this is a long-term vision and that through sessions and panels, she is learning that Mixed-Use is the direction of development and is sustainable, which is the ultimate goal. She would like to meet with developers to discover details that could be beneficial to the planning.

Mayor Dunn mentioned a conversation with a gentleman from the Urban Land Institute who also spoke of sustainability, which is why the grant from the Mid-America Regional Council was available.

A motion to approve Resolution No. 4258 was made by Councilmember Azeltine; seconded by Councilmember Rezac. The motion was approved with a vote of 7-1. Nay: Osman for reasons stated.

- D. **Resolution No. 4259**, approving the Planning Commission's recommendation to adopt an update to the Leawood Comprehensive Plan text and Map (PC Case 84-14) [from the May 27, 2014 Planning Commission meeting]

A motion to approve Resolution No. 4259 was made by Councilmember Rezac; seconded by Councilmember Robinett. The motion was approved with a vote of 7-1. Nay: Osman for reasons stated.

- E. **Ordinance No. 2669**, repealing Ordinance No. 2656, establishing a Temporary Moratorium ending on July 22, 2014, on all Planning Activity, including, but not limited to Rezonings, Site Plans, Plats, and Special Use Permits for property located in the 135th Street Corridor, as depicted on the exhibit attached hereto and incorporated herein by reference [Roll Call vote]

Councilmember Cain commended staff, as she was able to assure Church of the Resurrection of a two-month process.

A motion to pass Ordinance No. 2669 was made by Councilmember Cain; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 8-0.

7. CONSENT AGENDA

Consent agenda items have been studied by the Governing Body and determined to be routine enough to be acted on in a single motion. If a Councilmember requests a separate discussion on an item, it can be removed from the consent agenda for further consideration.

- B. Accept minutes of the June 2, 2014 Governing Body meeting
- C. Accept minutes of the June 2, 2014 Governing Body Work Session
- D. Accept minutes of the May 19, 2014 Governing Body Work Session
- E. Accept minutes of the May 13, 2014 Park and Recreation Advisory Board meeting
- F. Approve purchase in the amount of \$36,597.00 from ABCreative, pertaining to amenities for the Leawood Dog Park, located at 10601 Lee Boulevard
- G. Approve Change Order No. 16 in the amount of \$35,194.00 to Titan Built pertaining to the Leawood Justice Center Project to be located at Town Center Drive & Tomahawk Creek Parkway [Project # 76008]
- H. Approve Change Order No. 1 in the amount of \$429,125.63 to Miles Excavating, Inc., pertaining to the 85th Terrace and High Drive Sewer Line improvement, in connection with the 2014 Residential Street Reconstruction Project [Project # 80214, 721045, and 80251]
- I. Approve Change Order No. 1, and 3rd and Final Pay Request in the amount of \$48,915.00 to Jays Plumbing, Heating Air Conditioning and Excavating, pertaining to repair of sewer line located at Leawood Fire Station No. 2, 12701 Mission Road [Project # 74052]
- J. Approve 4th and Final Pay Request in the amount of \$12,900.00, to O'Donnell & Sons Construction, pertaining to the 119th Street Mill & Overlay Program [Project Nos. 72017, 80250, 70513, 72017, and 71014]
- K. Approve Massage Therapy License for Healing Process Massage Therapy, located at 11213 Nall Avenue, in accordance with Code § 5-510
- L. **Resolution No. 4260**, approving and authorizing the Mayor to execute an Inter-local Agreement between the City and the Board of County Commissioners of Johnson County, Kansas [BOCC] for the construction of Sewer Line Improvements near the 85th Terrace and High Drive intersection, in connection with the 2014 Residential Street Reconstruction Project [Project # 80214, 72045, and 80251]
- M. **Resolution No. 4261**, calling for a Public Hearing to be held on Monday, August 4, 2014 at 7:30 P.M., or as soon thereafter as may be heard to consider the 2015 Fiscal Budget for the City of Leawood, Kansas
- N. **Resolution No. 4262**, accepting a Permanent Utility Easement and Temporary Construction Easement from Glen Abbey, LLC, for Tract 12/13; property located on the northeast corner of 143rd Street & Juniper property, pertaining to the 143rd Street Improvement Project between Nall and Windsor [Project # 80162]
- O. **Resolution No. 4263**, accepting a Permanent Utility Easement from Glen Abbey, LLC, for Tract 14A; property located on the northeast quadrant of 143rd Street & Juniper property, pertaining to the 143rd Street Improvement Project between Nall and Windsor [Project # 80162]

- P. **Resolution No. 4264**, accepting a Permanent Utility Easement from Worthington Homes Association, Inc., for property located at 4609 W. 140th Street, pertaining to the 143rd Street Improvement Project between Nall and Windsor [Project # 80162]
- Q. **Resolution No. 4265**, accepting a Permanent Utility Easement from Stephen M. Palermo and Debra Beth Palermo, for property located at 5102 W. 143rd Terrace, pertaining to the 143rd Street Improvement Project between Nall and Windsor [Project # 80162]
- R. **Resolution No. 4266**, accepting a Permanent Utility Easement and Temporary Construction Easement from Velinda J. Ingram Trust dated March 1, 2011, and Jeffrey S. Ingram Trust dated March 1, 2011, for property located at 4601 W. 143rd Street, pertaining to the 143rd Street Improvement Project between Nall and Windsor [Project # 80162]
- S. **Resolution No. 4267**, accepting a Permanent Utility Easement from Keshava N. Kumar and Vinutha K. Kumar, for property located at 4906 W. 143rd Terrace, pertaining to the 143rd Street Improvement Project between Nall and Windsor [Project # 80162]
- T. **Resolution No. 4268**, accepting a Permanent Utility Easement from Nasser Khaleghi and Maria Toeticia A. Khaleghi, for property located at 14200 Windsor, pertaining to the 143rd Street Improvement Project between Nall and Windsor [Project # 80162]
- U. **Resolution No. 4269**, accepting a Deed of Dedication from Barbara A. Patterson, Trustee, for Tract 55, for property located at 3208 W. 143rd Street, pertaining to the 143rd Street Improvement Project between Nall and Windsor, in accordance with the GASB-34 Guidelines of Reporting Inventory of Assets [Project # 80162]
- V. **Resolution No. 4270**, accepting a Deed of Dedication from Velinda J. Ingram Trust dated March 1, 2011, and Jeffrey S. Ingram Trust dated March 1, 2011, for property located at 4601 W. 143rd Street, pertaining to the 143rd Street Improvement Project between Nall and Windsor, in accordance with the GASB-34 Guidelines of Reporting Inventory of Assets [Project # 80162]
- W. **Resolution No. 4271**, accepting a Deed of Dedication from Nasser Khaleghi and Maria Toeticia A. Khaleghi, for property located at 14200 Windsor, pertaining to the 143rd Street Improvement Project between Nall and Windsor, in accordance with the GASB-34 Guidelines of Reporting Inventory of Assets [Project # 80162]
- X. Fire Department Monthly Report
- Y. Police Department Monthly Report
- Z. Municipal Court Monthly Report

Councilmember Azeltine requested Consent Agenda Item 7A be pulled.

A motion to approve the remainder of the Consent Agenda was made by Councilmember Rasmussen; seconded by Councilmember Robinett. The motion was approved with a unanimous vote of 8-0.

- A. Accept Appropriation Ordinance Nos. 2014-20, 2014-21, and 2014-22

Councilmember Azeltine inquired about an amount for almost \$42,000 on the appropriation ordinance. Ms. Long replied it is many smaller items combined into one payment. Unfortunately, the software is not able to separate them out.

A motion to approve Item No. 7.A. was made by Councilmember Azeltine; seconded by Councilmember Rawlings. The motion was approved with a unanimous vote of 8-0.

8. MAYOR'S REPORT

- A. Mayor Dunn joined Congressmen Kevin Yoder and Emanuel Cleaver in kicking off Kansas City's debut as the national headquarters of the Village Square. Former U.S. Ambassador to Portugal Allan Katz brought this program to UMKC from Tallahassee, Florida, and their primary mission is civil discourse.
- B. Mayor Dunn participated in many of the activities involving the recent Kansas City visit by the RNC Site Section team for the KC 2016 Convention. Kansas City is one of the four finalists being considered, and a final decision should be announced later this summer.
- C. Councilmembers Rasmussen, Rawlings and Azeltine joined Mayor Dunn, along with a number of other elected officials, at the Leawood Chamber's fundraiser "Taste of Leawood" on Saturday night. It was held outdoors in the City Hall courtyard. Everyone was fortunate that weather cooperated this year. Congratulations to the committee, the Chamber board, Chamber Chair Nancy McAuley, Kevin Jeffries and his staff for a very successful event. She extended her gratitude to the Leawood City Staff, who assisted with all the arrangements.
- D. Mayor Dunn attended funeral services for Leawood resident, active volunteer and philanthropist George Lieberman, who passed away on June 8th and extended sincere sympathies to his wife Floriene and the entire family.

9. COUNCILMEMBERS' REPORT

Councilmember Azeltine stated he is requesting consideration for the funding of an Economic Development position with the Chamber of Commerce, and to schedule a Governing Body Work Session on Monday, September 15, 2014, at 6:00 P.M. to discuss consideration of funding Economic Development position with the Chamber of Commerce.

Councilmember Azeltine apologized that he will not be at the Budget Session and also recognized the Chamber President Kevin Jeffries and Chamber Chairman Nancy McAuley. In the wake of the HyVee CID application, he feels there is a need for a point person for economic development. He asked the Chamber for a proposal that would establish a full-time economic professional within the Chamber, charged not only with business recruiting and retention but also with community promotion, intended to attract citizens from outside the city, hopefully increasing sales tax revenues for Leawood. This would save significant time in reviewing development proposals. Such a position could help minimize points of contention. He feels Leawood needs to promote the community in a more aggressive manner with all the competition adjacent to the city. The Leawood Chamber is one of the fastest growing in the nation, with a revenue increase from \$26,000 in 1998 to almost \$.5 million in 2014.

The salary proposed for the Director of Economic Development position would be \$144,000; the current allocation to the Chamber for the 2015 budget year is \$91,000. If the position were to be added in 2014, difficult decisions would need to be made. Leawood is the only community of the first class in Johnson County, except for Prairie Village, without a dedicated Economic Development Staff. Leawood's process for planning and development has a reputation for being difficult, and a buffer between staff and the community could be helpful.

Mayor Dunn suggested a work session to discuss and deliberate since the Budget meeting is scheduled for Monday night and there is not sufficient time between now and then to discuss the topic thoroughly.

Councilmember Rasmussen stated that Leawood had an Economic Development person on the payroll years ago.

Councilmember Rezac was supportive of Councilmember Azeltine's suggestion. She feels there is an unintentional disconnect between the Council and the economic development portion of the City.

Councilmember Robinett agreed with Councilmember Azeltine's proposal. He feels the Chamber is doing more than when it was first formed. To assume existing staff can handle those responsibilities could be too much. Other cities around Johnson County are expanding economic staff efforts as competition grows in commercial development.

Chamber of Commerce President Kevin Jeffries, 2919 West 124th Terrace, clarified that the proposal was not in lieu of the original proposal; it was an alternative for consideration. The original proposal included a marketing professional to promote Leawood. This person would do business recruitment, business retention and also would market the City. Regarding the previous position years ago, this person was working with a \$20,000 grant to the City in 1999. In 2001, the City's \$30,000 Chamber contribution represented 43% of the budget. Today, the approximately \$89,000 represents less than 20% of the budget. The Chamber has done well with the City's resources. A dedicated staff person would bring better communication and positive results. He will bring data to future meetings and appreciates that this position may not be created this year. Chamber Chair Nancy McAuley also feels it would be a win-win situation for the City and the Chamber.

Councilmembers Rawlings and Rasmussen asked how the new person's responsibilities would differ from Mr. Jeffries' and suggested that the topic could be discussed at future work sessions.

Mayor Dunn asked that information be brought about other Johnson County cities and their approach to the situation.

Councilmember Azeltine agreed that a distinction between Mr. Jeffries' current position and a dedicated economic development professional would be helpful in the work session.

Mr. Lambers stated that for budget planning purposes, he proposed a \$9,000 increase to \$100,000 as a City contribution for the 2015 budget. A budget amendment could be made to increase that, if desired.

A motion to schedule a work session on September 15th was made by Councilmember Azeltine; seconded by Councilmember Rezac. The motion was approved with a unanimous vote of 8-0.

10. STAFF REPORT

- A. Chris Claxton, Parks & Recreation Director
Update on status of Restrooms located at Ironwoods Park, 14701 Mission Road; the trail located on 123rd Street; and the Dog Park located at City Park, 10601 Lee Boulevard.

The, restrooms at Ironwoods Park have been enclosed. The exterior will be done by the end of the week. The masonry has been completed. Sidewalks will be completed by the end of the week. Connection to sanitary sewer will be done by the end of the week. Interior amenities will be installed next week. The project is 88% complete, and the project should be completed by July 1st.

Mayor Dunn stated that the project appears smaller than anticipated and felt it would be more appealing to residents who were concerned about size. Councilmember Cain agreed that it is well done and asked if Ms. Claxton could give an example of numbers of children at events who would use the facilities. Ms. Claxton stated the first concert on June 3rd had 568 children.

At 123rd and Mission Trail, the wall stain should be completed by the end of the week. Seventy percent [70%] of the split rail fence has been installed. Asphalt should be completed by the end of the week. Most of the landscaping is done and the project should be completed by July 1st.

Lastly, the dog park has been difficult because of the rain. The entry off the trail and trail improvements west of the bridge will happen simultaneously. The rain delayed the water line installation until this week. Pads for the amenities will go in soon. The installation of signage will tentatively be August 15th mainly because of the flat work. The balance of the budget is currently \$120,000, some of which will be used for trail work. The fence is coming along nicely. An update will go on the website and Facebook tomorrow. The location of the transit shelters have been determined, however, they have not been staked.

- B. Introduction of Cindy Jacobus, Assistant City Clerk
Deb Harper, City Clerk, introduced the new Assistant City Clerk, Cindy Jacobus, whose most recent position was at the Johnson County K-State Research and Extension office as the Finance Manager and Office Professional supporting three agents.

COMMITTEE RECOMMENDATIONS

11. PLANNING COMMISSION

[From the April 29, 2014 Planning Commission meeting]

- A. **Ordinance No. 2670**, amending Article 9, Definitions, of the Leawood Development Ordinance [LDO], by adding Section 16-9-2362A entitled, ‘Retail Sales with Limited Manufacturing’ (PC Case 47-14) [Roll Call Vote]

Mark Klein, Planning Official, stated that staff is trying to be proactive about potential future uses such as live-work units with residential and manufacturing. The proposal is that with the definition of Retail Sales with Limited Manufacturing, a minimum of 51% of the sales space would need to be dedicated to the sales itself. Additionally, the products would be required to be sold on site. Hazardous materials would be limited to 10% of what would be allowed under the International Building Code and International Fire Code. Manufacturing would be related to and compatible with other office/retail uses in the area. The next application would allow Retail Sales with Limited Manufacturing in the Planned General Retail [SD-CR] with a Special Use Permit and by extension in the MX-D District.

A motion to pass Ordinance No. 2670 was made by Councilmember Rasmussen; seconded by Councilmember Robinett. The motion was approved with a unanimous vote of 8-0.

- B. **Ordinance No. 2671**, amending Section 16-2-7, Table of Uses, of the Leawood Development Ordinance [LDO], pertaining to Retail Sales with Limited Manufacturing (PC Case 52-14) [Roll Call Vote]

A motion to pass Ordinance No. 2671 was made by Councilmember Azeltine; seconded by Councilmember Cain. The motion was approved with a unanimous vote of 8-0.

12. OLD BUSINESS

Resolution No. 4272, approving and authorizing the Mayor to execute a First Amended and Restated Camelot Court Shopping Center Redevelopment Agreement pertaining to the Community Improvement District [CID] for the Camelot Court Shopping Center located at 119th and Roe Avenue [CONTINUED FROM THE JUNE 2, 2014 GOVERNING BODY MEETING]

Patty Bennett, City Attorney, stated this is the same agreement that has been presented several times. The changes were to limit the total to \$8 million and a few other changes in wording such as ‘resolution’ to ‘ordinance’.

A motion to approve Resolution No. 4272 was made by Councilmember Rawlings; seconded by Councilmember Robinett. The motion was approved with a unanimous vote of 8-0.

13. OTHER BUSINESS - None

14. NEW BUSINESS

- A. **Resolution No. 4273**, pledging the intentions of the Governing Body of the City of Leawood, Kansas, if the City is re-authorized by the electorate to levy a one-eighth of one percent [.125%] City Retailers' Sales Tax

Mayor Dunn stated the increase will be for infrastructure improvements, split uniformly between stormwater and streets. This is the 4th authorization.

A motion to approve Resolution No. 4273 was made by Councilmember Robinett; seconded by Councilmember Cain. The motion was approved with a unanimous vote of 8-0.

- B. Authorizing staff to apply to the Mid-America Regional Council (MARC) in 2014 for a planning grant to create an implementation plan for mixed use development on 135th Street

Scott Lambers, City Administrator, stated this is the second phase. The City is hoping to receive a funding match of \$25,000-\$30,000 and a grant of \$100,000-\$110,000. Councilmember Rasmussen asked if an implementation plan was a marketing plan. Mr. Lambers said it is getting into a relatively new concept of form-based zoning which shows different building heights and zones in which they can go. This is taking it to another level of detail to guide the development of the 135th Street Corridor.

A motion to approve Item 14B was made by Councilmember Rasmussen; seconded by Councilmember Rezac. The motion was approved with a unanimous vote of 8-0.

- C. Authorize staff to initiate amendments to the Leawood Development Ordinance [LDO] to establish FAR standards for the 135th Corridor

A motion to approve Item No. 14C was made by Councilmember Rasmussen; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 8-0.

- D. Authorize staff to initiate amendments to the Leawood Development Ordinance [LDO] for zoning classification minimums for the 135th Corridor for commercial, residential and retail/restaurant

A motion to approve Item No. 14D was made by Councilmember Rezac; seconded by Councilmember Cain. The motion was approved with a unanimous vote of 8-0.

Councilmember Rawlings stated a concern that Councilmember Osman has talked to developers who do not want to develop on 135th Street. He feels it is important information to consider as plans for the Corridor are discussed.

There being no further business, the meeting was adjourned at 8:55 P.M.

Deb Harper, CMC, City Clerk