

City of Leawood Planning Commission Agenda

June 26, 2007
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive

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

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES:

CONTINUED TO THE JULY 10, 2007 MEETING:

CASE 35-07 AT&T LIGHTSPEED – Request for approval of a Special Use Permit, located at 12901 Roe Ave. **Public Hearing**

CASE 56-07 LEAWOOD SOUTH COUNTRY CLUB – WIRELESS COMMUNICATION TOWER – Request for approval of a Special Use Permit, located at 12700 Overbrook Road. **Public Hearing**

CASE 57-07 AT&T LIGHTSPEED – Request for approval of a Special Use Permit, located at 12301 Linden Street. **Public Hearing**

CASE 58-07 AT&T LIGHTSPEED – Request for approval of a Special Use Permit, located at 4300 w. 124TH Street. **Public Hearing**

CASE 59-07 AT&T LIGHTSPEED – Request for approval of a Special Use Permit, located at 11900 Ensley Lane. **Public Hearing**

CASE 60-07 AT&T LIGHTSPEED – Request for approval of a Special Use Permit, located at 12301 Cherokee. **Public Hearing**

CASE 61-07 AT&T LIGHTSPEED – Request for approval of a Special Use Permit, located at 11404 Canterbury Circle. **Public Hearing**

CASE 62-07 AT&T LIGHTSPEED – Request for approval of a Special Use Permit, located at 13201 Mission Road. **Public Hearing**

CASE 64-07 SABATES EYE CENTER – Request for approval of a revised preliminary site plan, located south of 112th Street and east of Nall Ave. **Public Hearing**

CASE 68-07 PARKWAY PLAZA OFFICE CONDOMINIUMS 1ST PLAT – FINAL – Request for approval of a final plat, located at the northwest corner of 135th Street and Roe Ave.

CASE 65-07 M&I BANK AT VILLAGGIO – Request for approval of a preliminary site plan, located at the southwest corner of 135th Street and Fontana. **Public Hearing**

CONTINUED TO THE JULY 24, 2007 MEETING:

CASE 50-06 MOLLE TOYOTA OFF SITE PARKING. Request for approval of a Special Use Permit, located south of 104th Street and west of State Line Road. **Public Hearing**

CASE 52-07 VILLAGE OF SEVILLE – OUTLOTS – Request for approval of a revised preliminary site plan, located at northeast corner of 133rd Street and State Line Road. **Public Hearing**

CONTINUED TO AUGUST 14, 2007

CASE 55-07-LEAWOOD FIRE STATION #2 CELLULAR ANTENNAE – 12701 MISSION ROAD. Request for approval of Special Use Permit, located at 12701 Mission Road. **Public Hearing**

CONTINUED TO THE AUGUST 28, 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 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 66-06 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 OCTOBER 9, 2007

CASE 28-07 WEST SIDE AT MISSION – Request for approval of a rezoning from SD-CR and SD-O to MXD, preliminary plat and preliminary site plan, located at the northwest corner of 135th Street and Mission Road. **Public Hearing**

CONSENT AGENDA:

CASE 54-07 REED’S ADDITION – Approval of a final plat, located north of Ironwoods Drive and west of Mission Road.

CASE 69-07 I PARKWAY 133, SECOND PLAT – Request for a final plat, located at 135th Street and Roe Ave., within the Parkway Plaza Development.

CASE 70-07 ONE NINETEEN WEST ELM TENANT FINISH – Request for a final site plan, located at the southeast corner of 119th Street and Roe Ave. within the One Nineteen Development.

CASE 71-07 ONE NINETEEN Z-GALLERY – Request for a final site plan, located at the southeast corner of 119th Street and Roe Ave, within the One Nineteen Development.

OLD BUSINESS:

Case 48-07 IRONWOODS PARK IMPROVEMENTS – Request for approval of a revised final site plan, located approximately at 146th Street and Mission Road. **Public Hearing**

NEW BUSINESS:

CASE 36-07 AT&T VRAD CABINET – 3601 W. 123rd. Request for approval of a special use permit, located at 12901 Roe Ave. **Public Hearing**

CASE 44-07 PARKWAY PLAZA SUMO RESTAURANT - Request for approval of a final site plan, located north of 135th Street and west of Briar.

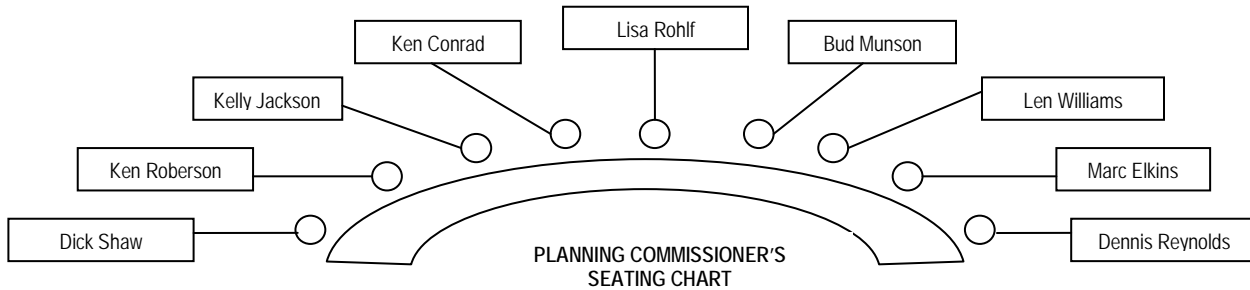
CASE 45-07 HALLBROOK OFFICE – Request for approval of a rezoning from SD-CR (Planned General Retail) to SD-O (Planned Office), preliminary site plan and preliminary plat, located north of 112th Street and west of State Line Road. **Public Hearing**

CASE 67-07 PARK PLACE BUILDING F – Request for approval of a revised final site plan, located at the southeast corner of 117th Street and Nall Ave.

CASE 51-07 CAPITOL FEDERAL AT NALL VALLEY SHOPS – Request for approval of a preliminary site plan, located at the northeast corner of 151st Street and Nall Ave. **Public Hearing**

CASE 53-07 PLAZA POINTE – LOT 11 – Request for approval of a preliminary site plan, located at 135th Street and Roe Ave., within the Plaza Pointe Development. **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.