

**City of Leawood
Planning Commission Agenda**

May 27, 2008
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive

CALL TO ORDER/ROLL CALL: Shaw, Roberson, Jackson, Conrad, Rohlf, Munson, Williams, Elkins, and Heiman.

APPROVAL OF THE AGENDA

CONTINUED TO JUNE 10, 2008 MEETING:

CASE 122-07 – PARK PLACE – THE ELEMENT HOTEL – Request for approval of a final site plan; located at the northeast corner of 117th Street and Nall Avenue.

CASE 127-07 – PARK PLACE TOWNHOMES – Request for approval of a preliminary site plan and final site plan; located at the northeast corner of 117th Street and Nall Avenue. **PUBLIC HEARING**

36-08 ONE NINETEEN – HABITAT SHOE STORE – Request for approval of a final site plan; located at the southeast corner of 119th Street and Roe Avenue.

37-08 ONE NINETEEN – PRODUCTS BY MARIA – Request for approval of a final site plan; located at the southeast corner of 119th Street and Roe Avenue.

42-08 PARK PLACE – INGREDIENT SIGN PLAN – Request for approval of a final site plan; located at the northeast corner of 117th Street and Nall Avenue.

43-08 LEAWOOD OAKS – Request for approval of a final plat; located approximately at 93rd Street and Lee Blvd.

CONSENT AGENDA:

CASE 29-08 – MISSION FARMS – MULBERRY & MOTT – Request for approval of a final site plan; located at the southeast corner of 105th Street and Mission Road.

CASE 30-08 – CENTENNIAL PARK – BUILDING 23 – Request for approval of a final plat; located at the northeast corner of 143rd Street and Overbrook Road.

CASE 31-08 – CENTENNIAL PARK - BUILDING 19 – Request for approval of a final plat; located south of 141st Terrace and east of Overbrook.

CASE 32-08 – TUSCANY RESERVE FOURTH PLAT – Request for approval of a final plat; located at 3419 W. 138th Street.

CASE 34-08 – HAZELWOOD 6TH PLAT – Request for approval of a final plat; located north of Wenonga Circle and east of Pawnee Lane.

OLD BUSINESS:

CASE 05-08 – ONE NINETEEN – GREEN EARTH DRY CLEANERS (BLDG A) – Request for approval of a special use permit, preliminary site plan, and final site plan; located at the southeast corner of 119th Street and Roe Avenue. **PUBLIC HEARING**

NEW BUSINESS:

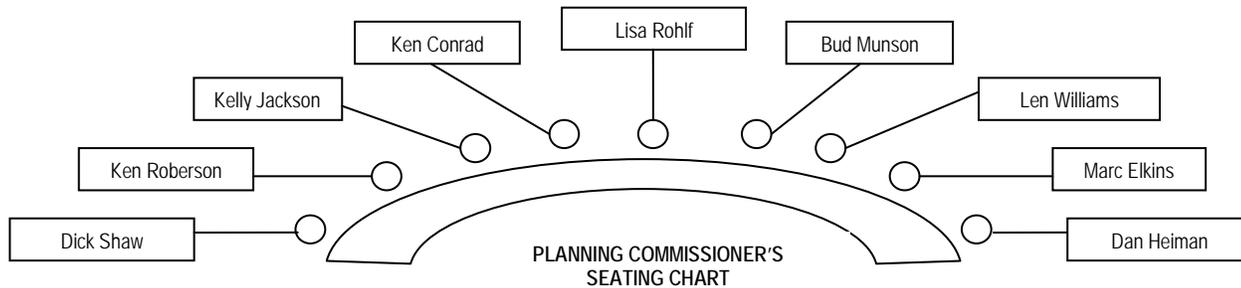
CASE 35-08 – LEAWOOD PUBLIC LIBRARY ADDITION – Request for approval of a preliminary site plan, final site plan, and final plat; located at the northwest corner of Roe Avenue and Town Center Drive. **PUBLIC HEARING**

CASE 46-08 – ONE NINETEEN- DEAN & DELUCA (BLDG D) – Request for approval of a revised final site plan; located at the southwest corner of 119th Street and Tomahawk Creek Parkway.

CASE 41-08 – ONE NINETEEN – REVISED SIGN CRITERIA – Request for approval of a final site plan; located at the southeast corner of 119th Street and Roe Ave.

CASE 27-08 – PARK PLACE – BUILDING G – Request for approval of a preliminary site plan and final site plan; located at the northeast corner of 117th Street and Nall Avenue. **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, 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.