

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

June 24, 2008
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700

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

APPROVAL OF THE AGENDA

APPROVAL OF MINUTES: Approval of the minutes from the May 27, 2008 meeting.

CONTINUED TO JULY 8, 2008 MEETING:

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

CASE 39-08 – TOWN CENTER BUSINESS PARK – WALGREENS – Request for approval of a rezoning, special use permit, and preliminary site plan; located at the northeast corner of 117th Street and Roe Ave. **PUBLIC HEARING**

CASE 44-08 – TOWN CENTER BUSINESS PARK – DISCOVER O – Request for approval of a preliminary site plan; located north of 117th Street and east of Roe Ave. **PUBLIC HEARING**

CONTINUED TO JULY 22, 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**

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

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.

47-08 MOLLE OFF SITE PARKING – Request for approval of a special use permit; located south of 103rd Street and east of State Line Road. **PUBLIC HEARING**

CONSENT AGENDA:

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.

49-08 ONE NINETEEN – SALON ONE 19 & SPA – Request for approval of a final site plan; located at the southeast corner of 119th Street and Roe Ave.

50-08 ONE NINETEEN – MITZY LONDON'S – Request for approval of a final plan for signage; located at the southeast corner of 119th Street and Roe Ave.

53-08 PARKWAY 134 OFFICE CONDOMINIUMS SECOND PLAT – Request for approval of a final plat; located at the northwest corner of 135th Street and Roe Avenue.

54-08 PARK PLACE SIGN CRITERIA – Request for approval of a revised final site plan for sign guidelines; located at the northeast corner of 117th Street and Roe Ave.

55-08 MISSION FARMS – ZEST RESTAURANT – TENANT FINISH – Request for approval of a final site plan; located at the southeast corner of 105th Street and Mission.

NEW BUSINESS:

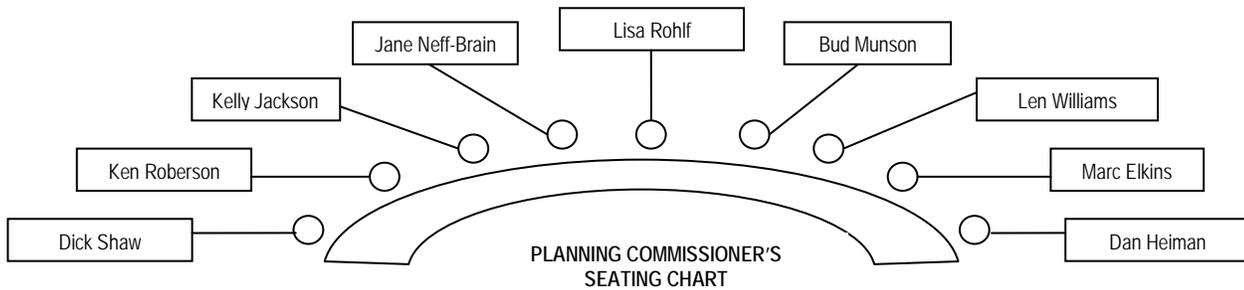
48-08 PARK PLACE CALIFORNIA PIZZA KITCHEN – Request for approval of a final site plan; located north of 117th Street and east of Nall Ave.

51a-08 LDO AMENDMENT ARTICLE 9 – Request for approval to amend Article 9, Definitions, of the Leawood Development Ordinance. **PUBLIC HEARING**

51b-08 LDO AMENDMENT SECTION 16-4-1 – Request for approval to amend Section 16-4-1, Accessory Uses, of the Leawood Development Ordinance. **PUBLIC HEARING**

52-08 GLEN ABBEY OF LEAWOOD – Request for approval of a revised final plat and final plan; located north of 143rd Street and east of Nall Ave.

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.