

**City of Leawood  
Planning Commission Agenda**

August 26, 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 THE MINUTES:** Approval of the minutes from the July 8, 2008 meeting and the July 22, 2008 meeting.

**CONTINUED TO SEPTEMBER 9, 2008 MEETING:**

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

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

CASE 59-08 - SIENNA II – CITY PROJECT – Request for approval of preliminary site plan, preliminary plat, final site plan, final plat, and rezoning; located on the southeast corner of 137<sup>th</sup> street and Mission Road. **PUBLIC HEARING**

**CONTINUED TO SEPTEMBER 23, 2008 MEETING:**

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

**CONSENT AGENDA:**

68-08 PARK PLACE – BRADLEY PAPER – Request for approval of a final site plan for a tenant finish; located at the northeast corner of 117<sup>th</sup> Street and Nall Ave.

69-08 PARK PLACE – KC SURROUNDINGS – Request for approval of a final site plan for a tenant finish; located at the northeast corner of 117<sup>th</sup> Street and Nall Ave.

70-08 PARK PLACE – MUSE SALON – Request for approval of a final site plan for a tenant finish; located at the northeast corner of 117<sup>th</sup> Street and Nall Ave.

**NEW BUSINESS:**

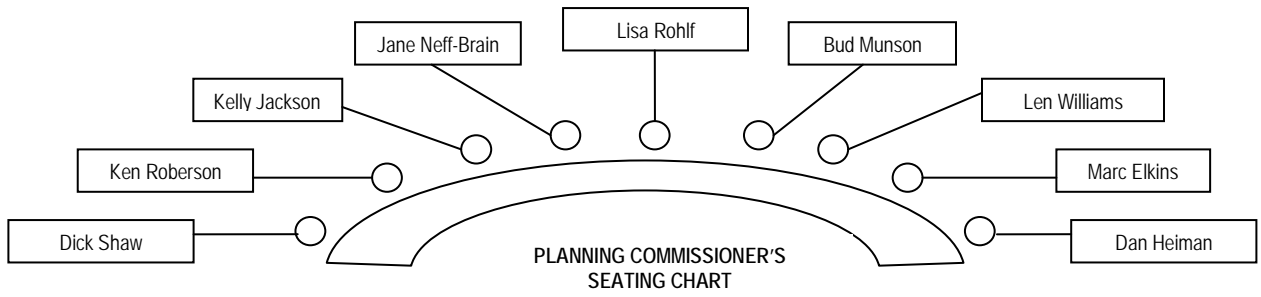
CASE 67-08 – ONE NINETEEN – DEAN AND DELUCA SIGN PLAN – Request for approval of a sign plan; located at the southwest corner of 119<sup>th</sup> Street and Roe Ave.

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

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

CASE 62-08 – LEAWOOD SOUTH COUNTRY CLUB – SPRINT WIRELESS COMMUNICATION TOWER – Request for approval of a rezoning, special use permit, preliminary site plan, preliminary plat, final site plan and final plat; located at 3801 W. 123<sup>rd</sup> Street. **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.