

**City of Leawood
Planning Commission Agenda**

March 23, 2010

Meeting - 6:00 p.m.

Dinner Session – No Discussion of Items – 5:30 p.m.

Leawood City Hall Council Chambers

4800 Town Center Drive

Leawood, KS 66211

913.339.6700 x 160

CALL TO ORDER/ROLL CALL: Pateidl, ~~Roberson~~ Absent, Jackson, Neff-Brain, Rohlf, Williams, Elkins, Heiman, and Rezac.

APPROVAL OF THE AGENDA: Approved 7-0

APPROVAL OF MINUTES:

Approval of the minutes from the January 26, 2010 Approved 7-0 and February 23, 2010 Approved 7-0 Planning Commission meetings.

CONTINUED TO APRIL 27, 2010 MEETING:

CASE 54-06 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-10 – ARCHITECTURAL STANDARDS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 20-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-1 ACCESSORY USES (GENERATORS) – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 67-09 – BI-STATE CENTENNIAL PARK – PARS ENGINEERING – Request for approval of a Revised Final Site Plan, located north of 141st Terrace and east of Cambridge, within the Bi-State Business Park Lot 17.

CASE 72-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-5.3 – R-1 DISTRICT FRONT ENTRIES – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 73-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-5.3 – RP-1 DISTRICT FRONT ENTRIES – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 86-09 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-6 – SIGNS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 32-10 – TOWN CENTER PLAZA – OUTLOT BUILDING 12 – Request for approval of a Preliminary Site Plan for a 12,254 square foot retail building, generally located between Dean & Deluca and Barnes & Noble. **PUBLIC HEARING**

CONSENT AGENDA: Approved 7-0 (except Case 26-10 Victoria's Secret was removed from consent)

CASE 77-09 – ROOT DENTAL – Request for approval of a Final Sign Plan – Located at 5201 College Blvd.

CASE 02-10 – PLAZA POINTE – MONARCH PLASTIC SURGERY – Request for approval of a Final Sign Plan, located at 4801 W. 135th Street.

CASE 14-10 – TOWN CENTER PLAZA – BATH & BODY WORKS – Request for approval of a Final Site Plan for a Tenant Finish and Sign Plan, located at 5012 West 119th Street.

CASE 23-10 – PARKWAY PLAZA – NU 2 YOU – Request for approval of a Final Sign Plan, located at 4870 W. 135th Street.

CASE 24-10 – LEAWOOD PLAZA – JIA RESTAURANT – Request for approval of a Final Sign Plan, located at 12248 State Line Road.

CASE 25-10 – LEAWOOD PLAZA – NAILS DIVA – Request for approval of a Final Sign Plan, located at 12250 State Line Road.

CASE 26-10 – TOWN CENTER PLAZA – VICTORIA'S SECRET – Request for approval of a Final Site Plan for a Tenant Finish and Sign Plan, located at 5000 W. 119th Street. **Removed from consent agenda – Approved 7-0 with amendment of stipulations**

CASE 27-10 – VILLAS OF LEAWOOD – 8th PLAT – Request for approval of a Final Plat, located at 1949, 1953 and 1955 W. 139th Terrace.

CASE 30-10 – MARKET SQUARE – AUBURN PHARMACY – Request for approval of a Final Sign Plan, located at 13351 Mission Road.

CASE 33-10 – PARKWAY PLAZA – SIGN CRITERIA – Request for approval of Revised Sign Criteria, located at the northwest corner of Roe Avenue and 135th Street.

CASE 28-10 – PARKWAY PLAZA OFFICES – MOHN & SMILEY DENTAL – Request for approval of a Final Sign Plan, located at 13430 Briar.

CASE 35-10 – ONE NINETEEN – SIGN CRITERIA – Request for approval of revised sign criteria, located at the southeast corner of 119th Street and Roe Avenue.

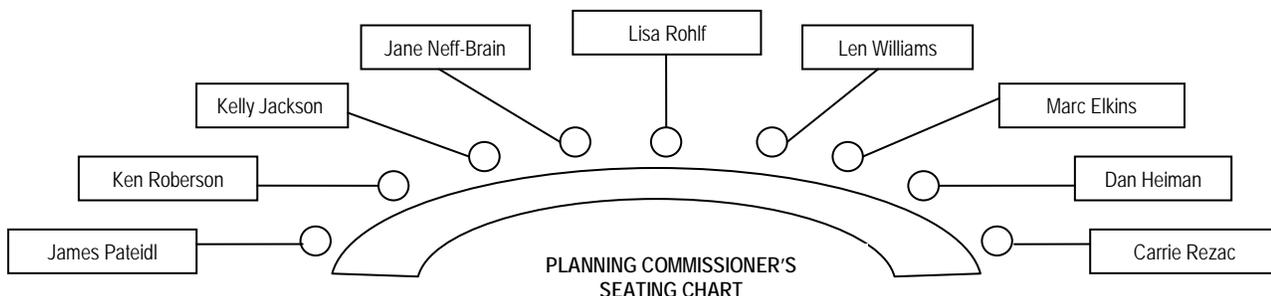
NEW BUSINESS:

CASE 64-09 – CLEARWIRE WIRELESS BROADBAND – Request for approval of a Special Use Permit for a wireless communication antennas on an existing tower, located at 13401 Nall Avenue. **PUBLIC HEARING Approved 7-0**

CASE 31-10 – BANK OF BLUE VALLEY – CLEARWIRE WIRELESS BROADBAND – Request for approval of a Special Use Permit for a wireless communications antenna for Clearwire Wireless Broadband, located at 13401 Mission Road. **PUBLIC HEARING Approved 7-0**

CASE 29-10 – ONE NINETEEN – LA BODEGA – Request for approval of a Final Site Plan for a tenant finish, located at the southeast corner of 119th Street and Roe Avenue. **Approved 4-3 with amendment of stipulations**

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.