

**City of Leawood
Planning Commission Agenda**

July 27, 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, Jackson, Neff-Brain, Rohlf, Williams, Elkins, Heiman, and Rezac.

APPROVAL OF THE AGENDA: *Approved 8-0*

APPROVAL OF MINUTES: *Approved 8-0*

Approval of the minutes from the June 22, 2010 Planning Commission meeting.

CONTINUED TO AUGUST 24, 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 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 64-10 – TOWN CENTER PLAZA – LOT 9 – WALGREENS – Request for approval of a Special Use Permit and Preliminary Site Plan, located at 4701 Town Center Drive. **PUBLIC HEARING**

CONSENT AGENDA: *Approved 8-0*

CASE 38-10 – MARKET SQUARE – AMERICAN SHOE – Request for approval of a Final Sign Plan, located at 3610 W 135th Street.

CASE 63-10 – JIFFY LUBE – Request for approval of a Final Site Plan, located at the southwest corner of 103rd Street and State Line Road.

CASE 67-10 – ONE NINETEEN – THE ROASTERIE CAFÉ – Request for approval of a Final Site Plan for a Tenant Finish, located at the southeast corner of 119th Street and Roe Avenue. – Applicant requested to take off agenda for a minor change to the color of the blade sign. Approved 8-0

CASE 69-10 – BI-STATE CENTENNIAL PARK – TERRA TECHNOLOGIES – Request for approval of a Final Sign Plan, located at 1920 W 143rd Street, Suite 140.

CASE 71-10 – LEAWOOD PLAZA – PEACHWAVE FROZEN YOGURT – Request for approval of a Final Site Plan for a Tenant Finish, located at 12130 State Line Road.

CASE 72-10 – LEAWOOD SQUARE – SHELTER INSURANCE – Request for approval of a Final Sign Plan, located at 12910 State Line Road.

NEW BUSINESS:

CASE 46-10 – MISSION FARMS – FIRST REPLAT – Request for approval of a Final Plat, Preliminary Site Plan and Final Site Plan for Lot 12 and Lot 19 of Mission Farms, located at 10342 Mohawk Road and 10343 Mohawk Road. **PUBLIC HEARING** *Approved 8-1 (Pateidl opposed)*

CASE 70-10 – REED’S ADDITION – Request for approval of a Rezoning, Preliminary Site Plan and Preliminary Plat, located at 146th Terrace and Mission Road. **PUBLIC HEARING Denied 8-0**

CASE 40-10 – ESTATES OF OLD LEAWOOD – Request for approval of a Special Use Permit for a temporary sales trailer, located at 8901 Sagamore Road. **PUBLIC HEARING Approved 8-0**

10:00 meeting ended – the following cases were continued to August 10th:

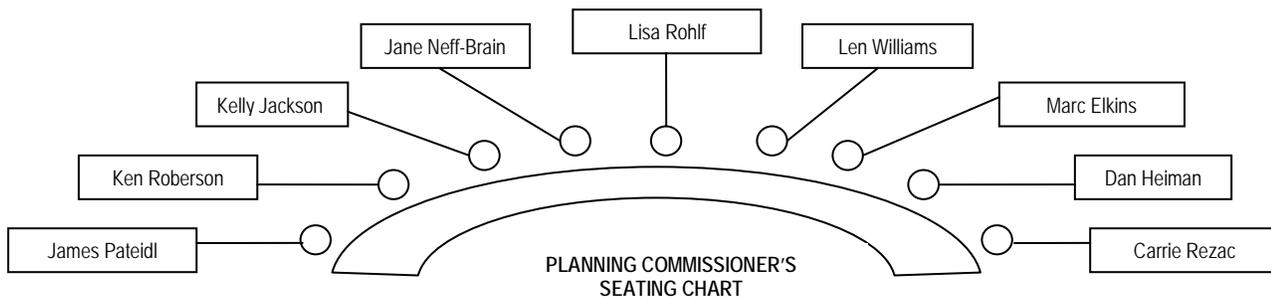
CASE 54-10 – MISSION FARMS – DEVELOPMENT MONUMENT SIGN – Request for approval of a Final Sign Plan, located at Mission Road and 105th Street.

CASE 65-10 – TOMAHAWK CREEK PARKWAY SCULPTURE GARDEN – OPPENHEIM SCULPTURE – Request for approval of public art, located along Tomahawk Creek Parkway in the north pond, south of College Boulevard.

CASE 66-10 – I-LAN PARK SCULPTURE – JESSE SMALL SCULPTURE – Request for approval of public art, located at 12601 Nall Avenue.

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**

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.