

City of Leawood
Planning Commission Agenda
August 24, 2010
Dinner Session – No Discussion of Items – 5:30 p.m.
Meeting - 6:00 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. **ALL PRESENT**

APPROVAL OF THE AGENDA: 8-0 Approved

APPROVAL OF MINUTES: 8-0 Approved

Approval of the minutes from the August 10, 2010 Planning Commission meeting.

CONTINUED TO SEPTEMBER 28, 2010 MEETING:

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**

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**

CONSENT AGENDA: 8-0 Approved

CASE 74-10 – MARKET SQUARE CENTER – CHINA KING – Request for approval of a Revised Final Sign Plan, located at 3634 West 135th Street.

CASE 75-10 – TOWN CENTER PLAZA – CLARKS – Request for approval of a Final Site Plan for a tenant finish, located at 5000 West 119th Street.

CASE 76-10 – PARKWAY PLAZA – SAZZY'S – Request for approval of a Final Sign Plan, located at 4800 West 135th Street.

CASE 78-10 – PLAZA POINTE – CROSSFIRST BANK LEAWOOD – Request for approval of a Final Site Plan, located at the southwest corner of Roe Avenue and 135th Street.

CASE 79-10 – PARKWAY PLAZA OFFICES – LASER SHARP FITNESS – Request for approval of a Final Sign Plan, located at 13420 Briar.

CASE 80-10 – BI-STATE CENTENNIAL PARK – LEAWOOD HIGHLANDS BUSINESS CENTER, 2nd PLAT – Request for approval of a Final Plat, located north of 141st Terrace and east of Overbrook Road.

CASE 82-10 – SOMERSET SHOPS – DOG PAWZ – Request for approval of a Final Sign Plan, located at 7960 Lee Boulevard.

OLD BUSINESS:

CASE 66-10 – I-LAN PARK – JESSE SMALL SCULPTURE – Request for approval of public art, located at 12601 Nall Avenue. (Continued from the August 10, 2010 Planning Commission meeting) 8-0 Approved

CASE 60-10 – LEAWOOD JUSTICE CENTER – Request for approval of a Preliminary Site Plan located at the southwest corner of 117th Street and Tomahawk Creek Parkway. (City Council remanded to Planning Commission) **PUBLIC HEARING** 8-0 Approved to close Public Hearing / 3-5 Denied

7:26 PM Roberson and Elkins Excused

CASE 54-10 – MISSION FARMS – DEVELOPMENT MONUMENT SIGN – Request for approval of a Final Sign Plan, located at Mission Road and 105th Street. (Continued from the August 10, 2010 Planning Commission meeting) **6-0 Denied**

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 6-0 Approved to close Public Hearing / 6-0 Approved**

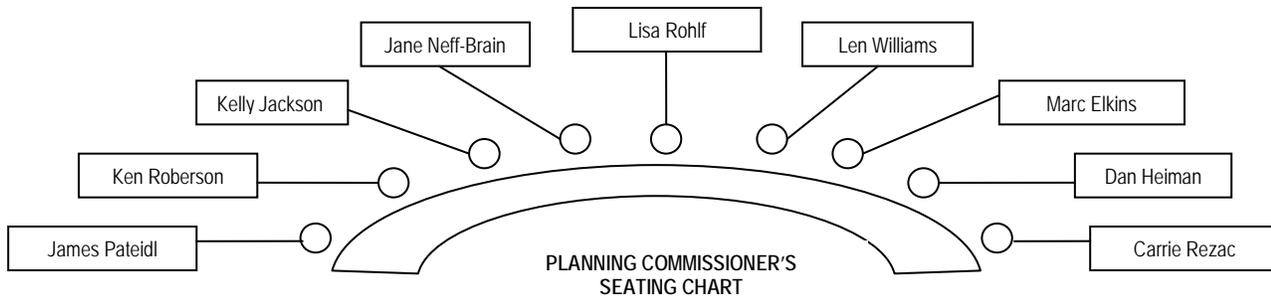
CASE 67-09 – BI-STATE/CENTENNIAL PARK – PARS ENGINEERING CONSULTING, INC. – Request for approval of a Revised Final Site Plan, located north of 141st Terrace and east of Cambridge. **6-0 Approved**

NEW BUSINESS:

CASE 77-10 – ONE NINETEEN – RASPUTIN RESTAURANT AND VODKA BAR – 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 continuance to Sept 28th PC meeting**

CASE 73-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-1.3 RECYCLE BINS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING 6-0 Approved to close Public Hearing / 6-0 Denied**

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.