

**City of Leawood
Planning Commission Agenda**

May 24, 2011

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 Ramsey.

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of the April 12, 2011 Planning Commission work session minutes and the April 26, 2011 Planning Commission meeting minutes.

CONTINUED TO JUNE 28, 2011:

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**

CASE 114-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-6 – PERMANENT SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 43-11 – NALL VALLEY SHOPS – SOUTHERN BLU' STYLE BOUTIQUE – Request for approval of a Final Sign Plan, located at the northeast corner of Nall Avenue and 151st Street.

CASE 45-11 – IRONHORSE CENTER – SIMMONS FIRST NATIONAL BANK – Request for approval of a Final Sign Plan, located south of 151st Street and east of Nall Avenue.

CASE 46-11 – PARK PLACE – TALLULAHBELLE'S – Request for approval of a Final Plan for a Tenant Finish, located at 5255 W. 116th Place.

CASE 47-11 – PARK PLACE – CARMEN'S CAFE EXPANSION – Request for approval of a Final Plan, located at 11526 Ash Street.

CASE 54-11 – ONE NINETEEN – FLIRT BOUTIQUE – Request for approval of a Final Sign Plan, located at the southeast corner of 119th Street and Roe Avenue.

CASE 55-11 – TOWN CENTER PLAZA – AMORE CHOCOLATE PIZZA COMPANY – Request for approval of a Final Sign Plan, located at 4821 W. 117th Street.

NEW BUSINESS:

CASE 48-11 – PARK PLACE – 801 CHOPHOUSE – Request for approval of a Final Plan for a Tenant Finish, located at the northeast corner of 117th Street and Nall Ave.

CASE 49-11 – PARK PLACE – BUILDING I – Request for approval of a Final Plan for a Tenant Finish, located at the northeast corner of 117th Street and Nall Ave.

CASE 50-11 – PARK PLACE – BUILDING J REVISIONS – Request for approval of a Revised Final Plan, located north of 117th Street and east of Nall Ave.

CASE 51-11 – CAMELOT COURT – OKLAHOMA JOE'S BBQ RESTAURANT – Request for approval of a Final Site Plan, located east of Roe Avenue and south of 117th Street.

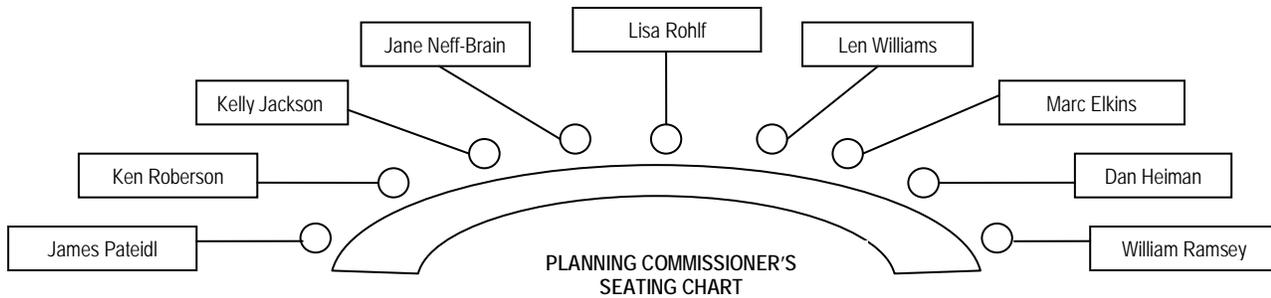
CASE 52-11 – BI-STATE/CENTENNIAL PARK – CENTRAL STATES BEVERAGE – Request for approval of a Revised Preliminary Site Plan and Revised Final Site Plan, located at 1900 W. 143rd Street. **PUBLIC HEARING**

CASE 57-11 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – ARTICLE 9, DEFINITIONS (PERTAINING TO KENNELS) – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CASE 119-10 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-7, TABLE OF USES – (PERTAINING TO KENNELS) – Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

ELECTION OF OFFICERS:

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.