

**City of Leawood  
Planning Commission Agenda**

June 28, 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, Strauss, and Ramsey.

**APPROVAL OF THE AGENDA:**

**APPROVAL OF MINUTES:**

Approval of the May 24, 2011 Planning Commission meeting minutes and the June 14, 2011 Planning Commission work session minutes.

**CONTINUED TO JULY 12, 2011:**

CASE 44-11 - SOMERSET SHOPS - VINTAGE MARKET - Request for a Final Plan for a Tenant Finish, located south of Somerset and west of Lee Boulevard.

CASE 53-11 - IRONHORSE CENTRE PADDY O' QUIGLEY SIGN - Request for approval of a Final Sign Plan, located south of 151st Street and east of Nall Ave.

CASE 58-11 - ONE NINETEEN - GLACE ARTISAN ICE CREAM SIGN - Request for approval of a Final Sign Plan, located at the southeast corner of 119<sup>th</sup> Street and Roe Avenue.

CASE 63-11 - PARKWAY PLAZA - COUNTRY CLUB BANK SIGN - Request for a Final Sign Plan, located north of 135th Street and east of Briar.

CASE 64-11 - HALLBROOK FARMS - COUNTRY CLUB BANK SIGN - Request for approval of a Final Sign Plan, located north of College Boulevard and west of State Line Road.

**CONTINUED TO JULY 26, 2011:**

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**

CASE 60-11 – AT&T MOBILITY – WIRELESS ANTENNAE – Request for approval of a Special Use Permit for a wireless antennae and associated equipment, located south of I-435 and east of Mission Road. **Public Hearing**

CASE 61-11 – AT&T MOBILITY – WIRELESS ANTENNAE – Request for approval of a Special Use Permit for a wireless antennae and associated equipment, located north of 135<sup>th</sup> Street and east of Nall Avenue. **Public Hearing**

**CONSENT AGENDA:**

CASE 59-11 - FURR'S ORIENTAL RUGS SIGN - Request for approval of a Final Sign Plan, located south of 103rd Street and west of State Line Road.

CASE 56-11 - TUSCANY RESERVE - 5TH PLAT - Request for approval of a Revised Final Plat, located at 3423 W. 138<sup>th</sup> Street.

CASE 65-11 - TOWN CENTER PLAZA - SEDUZIONE HOSIERY BOUTIQUE SIGN - Request for a final Sign Plan, located at 5037 W. 117<sup>th</sup> Street.

CASE 71-11 - ST. MICHAEL THE ARCHANGEL PLAYGROUND EXPANSION - Request for approval of a Revised Final Site Plan, at the northeast corner of 143<sup>rd</sup> Street and Nall Avenue.

**NEW BUSINESS:**

CASE 62-11 - ONE NINETEEN - TREATS UNLEASHED - Request for approval for a Revised Final Site Plan for a Tenant Finish, located west of Tomahawk Creek Parkway and south of 119th Street.

CASE 70-11 - PARK PLACE - SPACE A-10 - Request for approval of a Final Site Plan for a Tenant Finish, located at the southeast corner of Town Center Drive and Nall Avenue.

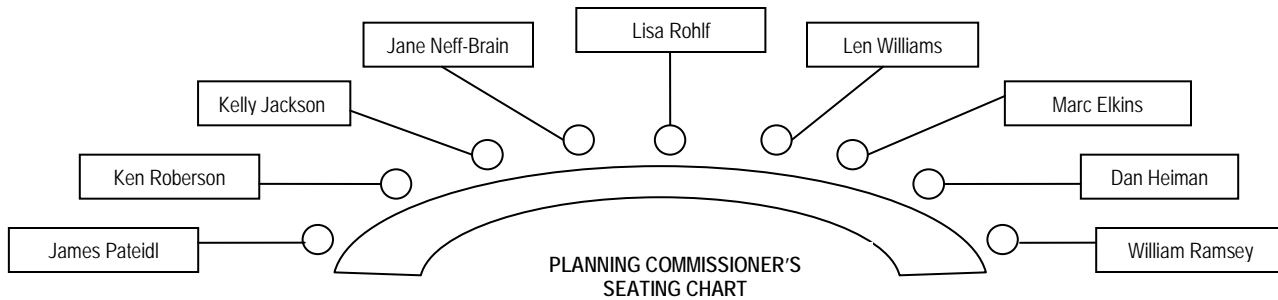
CASE 72-11 - TOWN CENTER PLAZA - SUITE 200 - Request for approval of a Final Site Plan for a Tenant Finish, located north of 119th Street and east of Nall Avenue.

CASE 66-11 - PARK PLACE - BUILDING F EXPANSION & 6<sup>th</sup> PLAT - Request for approval of a Revised Preliminary Site Plan, Revised Final Plan, and Revised Final Plat, located north of 117th Street and east of Nall Avenue. **PUBLIC HEARING**

CASE 69-11 – PARK PLACE – THE RESIDENCES – Request for approval of a Revised Preliminary Site Plan, located north of 117<sup>th</sup> Street and east of Nall Avenue. **PUBLIC HEARING**

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**

**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.