

City of Leawood
Planning Commission Agenda
February 28, 2012
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 minutes from the January 24, 2012 Planning Commission meeting and the February 15, 2012 Planning Commission work session.

CONTINUED TO MARCH 27, 2012:

CASE 92-11 – PARKWAY PLAZA – PARKWAY PLAZA RETIREMENT HOMES – Request for approval of a Rezoning, Special Use Permit, Preliminary Site Plan and Preliminary Plat for an independent living, assisted living and skilled nursing facility, located north of 135th Street and west of Roe Ave. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 12-12 – TOWN CENTER PLAZA – EXPRESS – Request for approval of a Final Plan for a Tenant Finish, located at 5016 W. 119th Street.

CASE 15-12 – PARK PLACE – REGUS – Request for approval of a Final Sign Plan, located north of 117th Street and east of Nall Avenue.

CASE 16-12 – VILLAGE OF SEVILLE – SAMMY'S PIZZA & PUB – Request for approval of a Final Sign Plan, located at the northwest corner of 133rd Street and State Line Road.

CASE 27-12 – CENTENNIAL PARK – BUILDING 23, 2ND PLAT – Request for approval of a Final Plat, located at the northeast corner of W. 143rd Street and Overbrook.

CASE 29-12 – PARK PLACE – SPACE G-35 – Request for approval of a Final Plan for a Tenant Finish, located at the northeast corner of 117th Street and Nall Avenue.

CASE 31-12 – TOMAHAWK CREEK OFFICE PARK – AMERICAN ACADEMY OF FAMILY PHYSICIANS – Request for approval of a Final Sign Plan, located at 11400 Tomahawk Creek Parkway.

NEW BUSINESS:

CASE 05-12 – CITY OF LEAWOOD – 2013-2017 CAPITAL IMPROVEMENT PROGRAM – Request for approval of the 2013-2017 Capital Improvement Program. **PUBLIC HEARING**

CASE 10-12 – PARK PLACE – NATIVE 34 – Request for approval of a Final Plan for a Tenant Finish, located at the northeast corner of 117th Street and Nall Ave.

CASE 30-12 – PARK PLACE – BUILDING F EXPANSION ROOF SCREEN – Request for approval of a Revised Final Plan, located north of 117th Street and east of Nall Avenue.

CASE 18-12 – STC FIVE L.L.C. CELLULAR TOWER – Request for approval of a two year extension for a Special Use Permit for the continued use of a wireless communication tower and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 19-12 – VERIZON WIRELESS CELLULAR ANTENNAE – Request for approval of a two year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 20-12 – AT&T MOBILITY CELLULAR ANTENNAE – Request for approval of a two year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 21-12 – CRICKET CELLULAR ANTENNAE – Request for approval of a two year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar.

PUBLIC HEARING

CASE 22-12 – SPRINT-NEXTEL CELLULAR ANTENNAE – Request for approval of a two year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 23-12 – T-MOBILE CELLULAR ANTENNAE – Request for approval of a two year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar.

PUBLIC HEARING

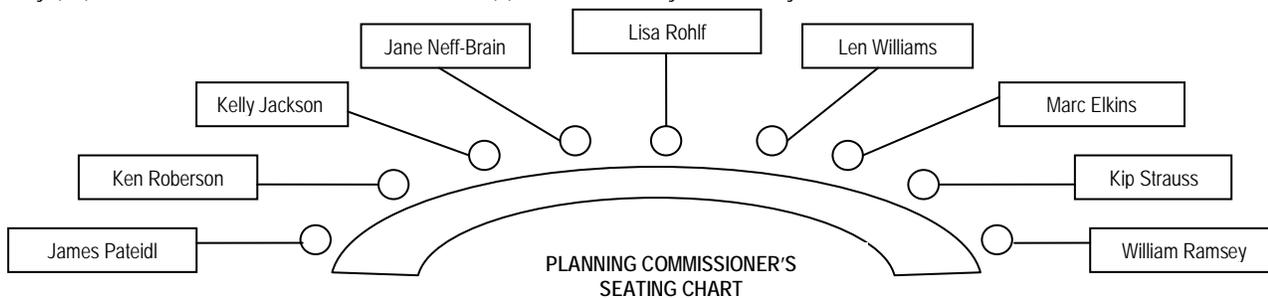
CASE 24-12 – CLEARWIRE CELLULAR ANTENNAE – Request for approval of a two year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar.

PUBLIC HEARING

CASE 119-11 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-4-9, FENCES AND WALLS, - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to fences constructed on top of a deck. **PUBLIC HEARING**

CASE 26-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT – SECTION 16-2-7, TABLE OF USES, - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to uses within the BP (Planned Business Park) district. **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.