

**City of Leawood
Planning Commission Agenda
June 26, 2012
Dinner Session – 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 May 22, 2012 Planning Commission meeting and the June 12, 2012 Planning Commission work session.

CONSENT AGENDA:

CASE 38-12 – ONE NINETEEN – LULU LEMON – SIGN - Request for approval of a Revised Final Sign Plan, located south of 119th Street and east of Roe Avenue.

CASE 137-11 – MISSION FARMS – REVISED SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located south of 105th Street and east of Mission Road.

CASE 40-12 – MISSION FARMS – DEVELOPMENT SIGN – Request for approval of a Final Sign Plan, located south of 105th Street and east of Mission Road.

CASE 60-12 – HALLBROOK OFFICE CENTER – Request for approval of a Final Sign Plan, located north of 112th Street and west of State Line Road.

CASE 65-12 – PARK PLACE – THE RESIDENCES – SPACE F-04 – Request for approval of a Final Plan for a tenant finish, located south of Town Center Drive and east of Nall Avenue.

CASE 69-12 – PARK PLACE – ARCHER PARK – Request for approval of a Revised Final Plan, located south of Town Center Drive and east of Nall Avenue.

CASE 71-12 – SOMERSET SHOPS – Request for approval of a Final Plan and Final Plat, located at the southwest corner of Somerset Drive and Lee Boulevard.

CASE 73-12 – PARKWAY PLAZA – VISION PROFESSIONALS OF LEAWOOD – Request for approval of a Final Sign Plan, located north of 135th Street and west of Roe Avenue.

CASE 74-12 – HALLBROOK COUNTRY CLUB – Request for approval of a Final Plan, located north of 114th Street and west of State Line Road.

CASE 76-12 – TOWN CENTER PLAZA – ALLEN EDMONDS – Request for approval of a Final Sign Plan, located north of 119th Street and east of Nall Avenue.

CASE 81-12 – 89th & STATE LINE - BMO HARRIS BANK – SIGNS – Request for approval of a Final Sign Plan, located north of 89th Street and east of State Line Road.

CASE 82-12 – LEAWOOD COMMONS – BMO HARRIS BANK – SIGNS – Request for approval of a Final Sign Plan, located north of Town Center Drive and east of Nall Avenue.

NEW BUSINESS:

CASE 33-12 – LEAWOOD SOUTH COUNTRY CLUB – MAINTENANCE BUILDING – SPRINT WIRELESS – Request for approval of a Special Use Permit for wireless communication antennae use and associated equipment, located south of 123rd Street and east of Mission Road. **PUBLIC HEARING**

CASE 57-12 – PALO VERDE – LOT 2 – iMODULES – Request for approval of a Preliminary Plan, Final Plan, Preliminary Plat and Final Plat, located at 5101 College Blvd. **PUBLIC HEARING**

CASE 64-12 – SOMERSET SHOPS – DOG PAWZ – Request for approval of a Final Plan, located at the southwest corner of Somerset Drive and Lee Boulevard.

CASE 68-12 – PARK PLACE – REVISED OFFICE & TENANT SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located south of Town Center Drive and east of Nall Avenue.

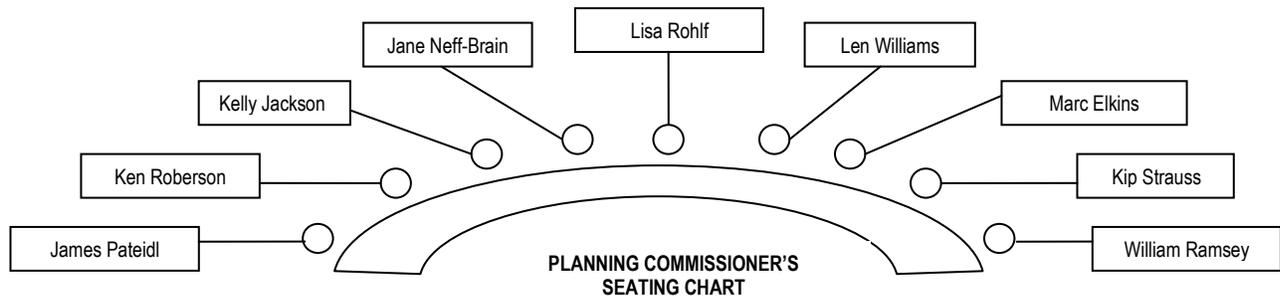
CASE 66-12 – PARK PLACE – AMC SIGNS - Request for approval of a Final Sign Plan, located at the southeast corner of Town Center Drive and Nall Avenue.

CASE 67-12 – PARK PLACE – 801 CHOPHOUSE - Request for approval of a Final Sign Plan, located at the northeast corner of 117th Street and Nall Avenue.

CASE 70-12 – PARK PLACE – BUILDING J EXPANSION – Request for approval of a Final Plan, located south of Town Center Drive and east of Nall Avenue.

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**

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.