

**City of Leawood**  
**Planning Commission Agenda**  
**February 26, 2013**  
**Dinner Session – 5:30 p.m. No Discussion of Items**  
**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:** Levitan, Pateidl, Roberson, Jackson, Rohlf, Williams, Elkins, Strauss, and Ramsey.

**APPROVAL OF THE AGENDA:**

**APPROVAL OF MINUTES:**

Approval of the minutes from the February 12, 2013 Planning Commission work session.

**CONTINUED TO MARCH 12, 2013:**

CASE 16-13 – TUSCANY RESERVE VILLAGE – Request for approval of a Rezoning and Revised Preliminary Plan, located generally northwest of 137<sup>th</sup> Street and Chadwick. **PUBLIC HEARING**

CASE 129-12 – PARKWAY PLAZA – 8<sup>TH</sup> PLAT – Request for approval of a Revised Final Plat, located north of 135<sup>th</sup> Street and west of Roe Avenue.

CASE 19-13 – PARKWAY PLAZA – 9<sup>TH</sup> PLAT – Request for approval of a Revised Final Plat, located north of 135<sup>th</sup> Street and west of Roe Avenue.

CASE 23-13 – PLAZA POINTE – CROSS FIRST BANK GENERATOR – Request for approval of a Special Use Permit, Preliminary Plan and Final Plan, located south of 135<sup>th</sup> Street and west of Roe Avenue. **PUBLIC HEARING**

CASE 24-13 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6.13, PERMANENT SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to signage on architectural structures. **PUBLIC HEARING**

CASE 25-13 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of an architectural structure.  
**PUBLIC HEARING**

CASE 40-13 – PUBLIC ART PIECE – Request for approval of a Final Plan for a piece of public art.

**CONTINUED TO MARCH 25, 2013:**

CASE 01-13 – PARKWAY PLAZA – SPRINT ANTENNAE AND ASSOCIATED EQUIPMENT – Request for approval of Special Use Permit, located north of 135<sup>th</sup> Street and west of Roe Avenue. **PUBLIC HEARING**

CASE 27-13 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-1.3, PERMITTED ACCESSORY USES, BUILDINGS, AND STRUCTURES – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to generators and noise requirements. **PUBLIC HEARING**

CASE 143-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6.13, PERMANENT SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to signage for public/semi-public campuses. **PUBLIC HEARING**

CASE 31-13 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of building identification symbols. **PUBLIC HEARING**

**CONSENT AGENDA:**

CASE 20-13 – PARK PLACE – SWEET PEA & COMPANY – Request for approval of a Final Sign Plan, located south of Town Center Drive and east of Nall Avenue.

CASE 21-13 – MISSION FARMS – NEW YOU – Request for approval of a Final Sign Plan, located south of 105<sup>th</sup> Street and east of Mission Road.

CASE 22-13 – PARK PLACE – CLICKSPEED – Request for approval of a Final Plan for a Tenant Finish, located south of Town Center Drive and east of Nall Avenue.

CASE 26-13 – LEAWOOD COMMONS – S&G FAMILY DENTISTRY – Request for approval of a Revised Final Plan for a Tenant Finish, located north of Town Center Drive and east of Ash Street.

**NEW BUSINESS:**

CASE 06-13 – CITY OF LEAWOOD – 2014-2018 CAPITAL IMPROVEMENT PROGRAM – Request for approval of the 2014-2018 Capital Improvement Program. **PUBLIC HEARING**

CASE 30-13 – CAMELOT COURT – HEN HOUSE EXPANSION – Request for approval of a Special Use Permit for big box retail, located south of Town Center Drive and east of Roe Avenue. **PUBLIC HEARING**

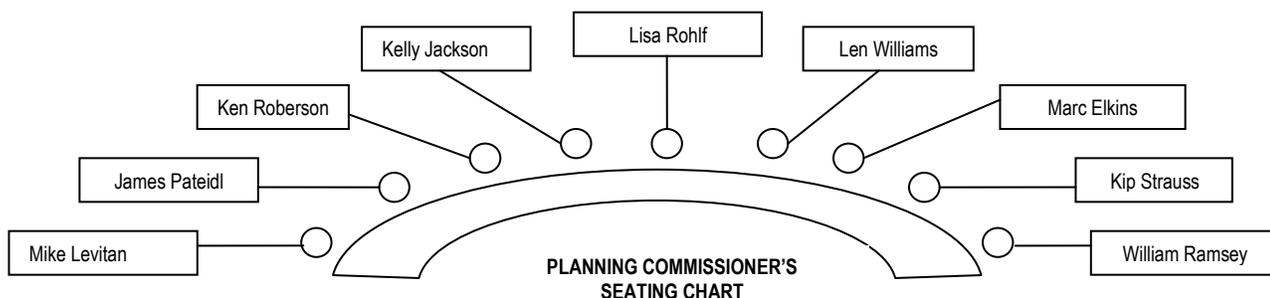
CASE 28-13 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6, SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to administrative approval of permanent signage. **PUBLIC HEARING**

CASE 18-13 – CITY OF LEAWOOD - 2013 COMPREHENSIVE PLAN – Request for approval of the 2013 Comprehensive Plan. **PUBLIC HEARING**

**OTHER BUSINESS:**

Appointment of Planning Commission Liaison for the 135<sup>th</sup> Street Plan

**ADJOURN REGULAR MEETING:** 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.