

**City of Leawood  
Planning Commission Agenda  
August 27, 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 July 23, 2013 Planning Commission meeting.

**CONTINUED TO September 24, 2013:**

CASE 60-13 – LEAWOOD PLAZA – Request for approval of a Rezoning from SD-NCR (Planned Neighborhood Retail) to SD-CR (Planned General Retail) and Revised Preliminary Plan, located north of 123<sup>rd</sup> Street and west of State Line Road. **PUBLIC HEARING**

CASE 77-13 – RANCH MART – MCDONALD’S DOUBLE DRIVE-THRU – Request for approval of a Revised Preliminary Plan and Special Use Permit, located north of 95<sup>th</sup> Street and east of Mission Road. **PUBLIC HEARING**

**CONSENT AGENDA:**

CASE 67-13 – MANORS AT MISSION FARMS – Request for approval of a Revised Final Plan and Revised Final Plat, located south of W. 105<sup>th</sup> Street and east of Mission Road.

CASE 107-13 – TOWN CENTER PLAZA – HELZBERG DIAMONDS – Request for approval of a Final Plan for a Tenant Finish, located north of 119<sup>th</sup> Street and east of Nall Avenue.

Case 110-13 – LEAWOOD PUBLIC WORKS FACILITY – FENCES – Request for approval of a Revised Final Plan, located south of 143<sup>rd</sup> Street and east of Kenneth Road.

**OLD BUSINESS:**

CASE 66-13 – MISSION FARMS – PHASE 3 – Request for approval of a Revised Final Plat and Revised Final Plan, located south of W. 105<sup>th</sup> Street and east of Mission Road.

**NEW BUSINESS:**

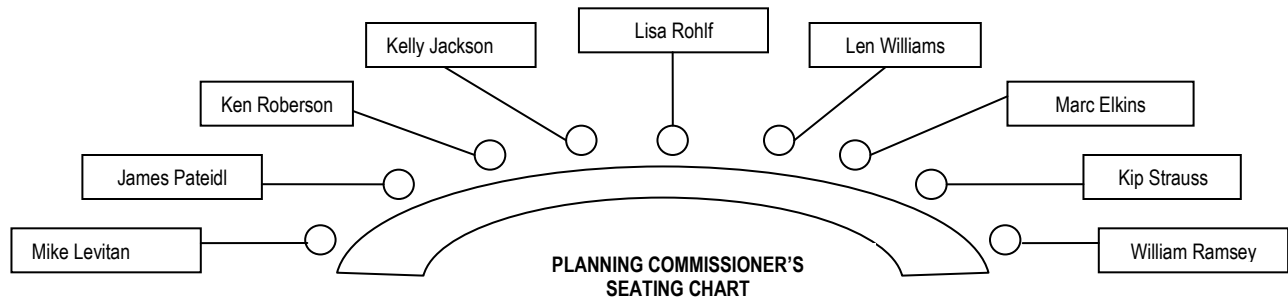
CASE 56-12 – UNITED METHODIST CHURCH OF THE RESURRECTION CAMPUS SIGNAGE – Request for approval of a Final Sign Plan, located south of 137<sup>th</sup> Street and east of Nall Avenue.

CASE 103-13 – LEAWOOD ELEMENTARY SCHOOL – CANOPY – Request for approval of a Revised Final Plan, located north of 123<sup>rd</sup> Street and east of Norwood Street.

CASE 104-13 – TUSCANY RESERVE VILLAGE – Request for approval of a Rezoning (From RP-2, Planned Cluster – Detached Residential District, to RP-3, Planned Cluster – Attached Residential District), Revised Preliminary Plan, and Revised Preliminary Plat. **PUBLIC HEARING**

CASE 106-13 – RANCH MART – CARE SPOT – Request for approval of a Tenant Finish, located north of 95<sup>th</sup> Street and east of Mission Road.

**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.