

**City of Leawood
Planning Commission Agenda
January 28, 2014
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 January 14, 2014 Planning Commission meeting and work session.

CONTINUED TO February 25, 2014:

CASE 135-13 – IRONHORSE GOLF COURSE CLUBHOUSE EXPANSION – Request for approval of a Revised Preliminary Plan and Revised Final Plan, located approximately at 146th Street and Mission 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 95th Street and east of Mission Road. **PUBLIC HEARING**

CASE 08-14 – TOWN CENTER PLAZA – DEAN AND DELUCA EXPANSION - REVISED PRELIMINARY PLAN AND REVISED FINAL PLAN, located north of 119th Street and west of Roe Avenue. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 05-14 – TOWN CENTER PLAZA – CLAIRE'S – Request for approval of a Revised Final Plan for a Tenant Finish, located north of 119th Street and east of Nall Avenue.

CASE 10-14 – PLAZA POINTE 4TH PLAT – Request for approval of a Revised Final Plat, located south of 135th Street and west of Roe Avenue.

CASE 13-14 – TOWN CENTER PLAZA – GYMBOREE – Request for approval of a Revised Final Plan for a Tenant Finish, located north of 119th Street and east of Nall Avenue.

CASE 15-14 – TOWN CENTER PLAZA – ALTAR'D STATE – Request for approval of a Final Plan for a Tenant Finish, located north of 119th Street and east of Nall Avenue.

NEW BUSINESS:

CASE 136-13 – TOWN CENTER CROSSING – ANTHEM MEDIA – Request for approval of a Final Plan for a Tenant Finish, located south of 119th Street and east of Roe Avenue.

CASE 138-13 – NALL VALLEY SHOPS – REVISED SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located north of 151st Street and east of Nall Avenue.

CASE 141-13 – ENCLAVE AT CEDAR POINTE – Request for approval of a Preliminary Plan and Preliminary Plat, located north of 133rd Street and east of Nall Avenue. **PUBLIC HEARING**

CASE 01-14 – PARKWAY PLAZA – THE VENUE OF LEAWOOD – Request for approval of a Preliminary Plan and Special Use Permit for an Assembly Hall, located north of 135th Street and west of Roe Avenue. **PUBLIC HEARING**

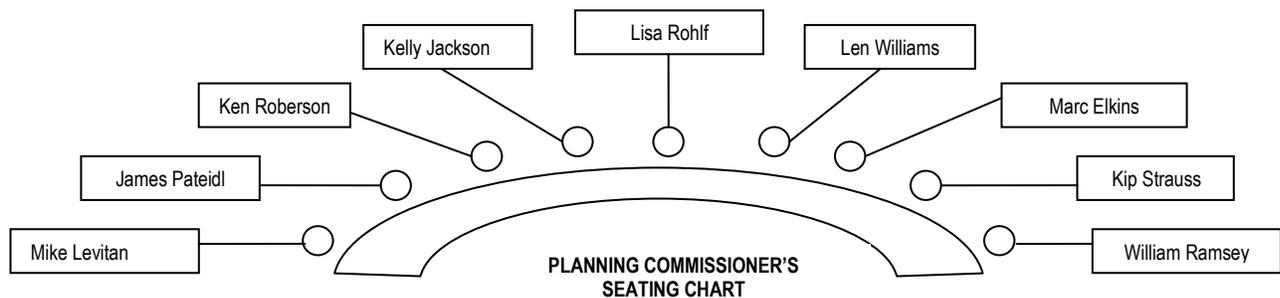
CASE 07-14 – CORNERSTONE OF LEAWOOD – CHARLES SCHWAB – Request for approval of a Final Plan, located south of 135th Street and east of Nall Avenue.

CASE 09-14 – GRACE GARDENS – REZONING – Request for approval of a Rezoning from RP-1 (Planned Single Family Residential District) to RP-3 (Planned Cluster Attached Residential District), Preliminary Plan, Final Plan, and Final Plat, located south of 143rd Street and east of Nall Avenue. **PUBLIC HEARING**

CASE 12-14 – LEAWOOD SHOPS – SIGN CRITERIA – Request for approval of a Final Sign Plan, located south of Somerset Drive and west of Lee Boulevard.

CASE 14-14 – CITY PARK – GOOGLE FIBER HUT – Request for approval of a Preliminary Plan, Special Use Permit for Utility Service Facility, and Final Plan, located east of Mission Road and north of Lee Boulevard. **PUBLIC HEARING**

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.