

**City of Leawood**  
**Planning Commission Agenda**  
**July 28, 2015**  
**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:** Hoyt, Walden, Levitan, Pateidl, Williams, Elkins, Strauss, Ramsey, and Coleman

**APPROVAL OF THE AGENDA:**

**APPROVAL OF MINUTES:**

Approval of the minutes from the June 23, 2015 Planning Commission meeting.

**CONTINUED TO AUGUST 25, 2015:**

CASE 61-15 – THE GLYN OF LEAWOOD - Request for approval of a Rezoning, Preliminary Plan, and Preliminary Plat, located north of 151<sup>st</sup> Street and east of Mission Road. **PUBLIC HEARING**

CASE 75-15 – LEABROOKE TOWN MANORS – Request for approval of a Preliminary Plan and Preliminary Plat, located north of 148<sup>th</sup> Street and west of Kenneth Road. **PUBLIC HEARING**

**CONSENT AGENDA:**

CASE 64-15 – HIGHLAND VILLAS – MONUMENT SIGN – Request for approval of a Final Sign Plan, located south of 143<sup>rd</sup> Street and east of Nall Avenue.

CASE 81-15 – HEALIENT PHYSICIANS – MONUMENT SIGN – Request for approval of a Final Sign Plan, located at 4801 College Boulevard.

**NEW BUSINESS:**

CASE 76-15 – TOWN CENTER CROSSING – MITCHELL GOLD + BOB WILLIAMS – Request for approval of a Revised Final Plan for changes to the façade – located east of Roe Avenue and south of 119<sup>th</sup> Street.

CASE 138-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6.13, SIGN REGULATIONS: PERMANENT SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to window signs. **PUBLIC HEARING**

CASE 95-15 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6.3, SIGN REGULATIONS: OFFICE, COMMERCIAL AND INDUSTRIAL SIGNAGE IN PLANNED DISTRICTS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to window signs. **PUBLIC HEARING**

CASE 89-15 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-7, TABLE OF USES – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the use of medical outpatient care facilities. **PUBLIC HEARING**

CASE 90-15 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-5.4, REQUIRED PARKING RATIOS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to health clubs. **PUBLIC HEARING**

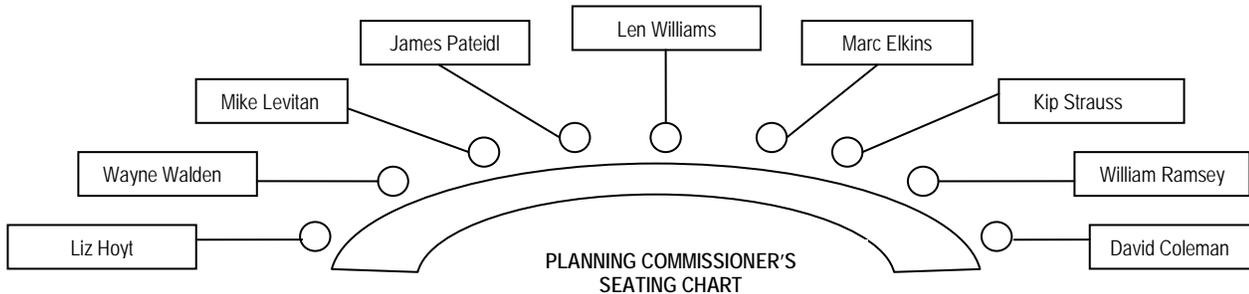
CASE 91-15 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to residential driveways.

**PUBLIC HEARING**

CASE 93-15 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-5.3, Off-street Parking, Storage, Loading Regulations and Parking Lot Design Standards: Design Standards – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to parking areas within single family residential districts.

**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 FOR 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. The petition must be signed by the owners of record of 20% or more of any real property proposed to be rezoned, or by the owners of record of 20% or more of the total real property within the area required to be notified in Article 16-5-4.1 of the proposed zoning of specific property, excluding streets and public ways and property excluded pursuant to 16-5-4.3.

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.