

**City of Leawood  
Planning Commission Agenda  
February 28, 2017  
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:**

Belzer, Hoyt, Levitan, Pateidl, Elkins, Strauss, Ramsey, Coleman, and Block

**APPROVAL OF THE AGENDA:**

**APPROVAL OF MINUTES:**

Approval of the minutes from the January 10, 2017 and January 24, 2017 Planning Commission meetings.

**CONTINUED TO THE MARCH 14, 2017 PLANNING COMMISSION MEETING:**

CASE 13-17 – TOMAHAWK CREEK WASTEWATER TREATMENT FACILITY EXPANSION – Request for approval of a Special Use Permit for a Public Utility Facility/Wastewater Treatment Plant, Revised Preliminary Plan, and Preliminary Plat, located south of I-435 and east of Mission Road. **PUBLIC HEARING**

**CONTINUED TO THE MARCH 28, 2017 PLANNING COMMISSION MEETING:**

CASE 08-17 – THE RESERVE AT MISSION WOODS – Request for approval of a Zoning to R-1 (Planned Single Family Low Density Residential), Preliminary Plan and Preliminary Plat, located south of 103<sup>rd</sup> Street and east of Mission Road. **PUBLIC HEARING**

**CONSENT AGENDA:**

CASE 09-17 – MANILDRA GROUP USA (INTERNATIONAL AGRIBUSINESS COMPANY) – WALL SIGN – Request for approval of a Final Sign Plan, located south of College Boulevard and east of Roe Avenue.

CASE 10-17 – CAMELOT COURT – HEN HOUSE GENERATOR – Request for approval of a Revised Final Plan, located north of 119<sup>th</sup> Street and east of Roe Avenue.

CASE 12-17 – TOWN CENTER PLAZA – J. JILL (WOMEN'S APPAREL) – Request for approval of a Revised Final Plan for change to the façade of a storefront, located north of 119<sup>th</sup> Street and west of Roe Avenue.

CASE 14-17 – LONGWOOD FOREST, LOT 5 – Request for approval of a Revised Final Plat, located south of 110<sup>th</sup> Street and west of Delmar Street.

**NEW BUSINESS:**

CASE 01-17 – SADDLE AND SIRLOIN CELLULAR TOWER – Request for approval of a Special Use Permit for a Wireless Communication Facility including cellular tower, associated equipment and screening, located south of I-435 and east of Mission Road.

**PUBLIC HEARING**

CASE 05-17 – PARKWAY PLAZA – HUNTER FAMILY VISION – Request for approval of a Final Plan, located north of 135<sup>th</sup> Street and west of Roe Avenue.

CASE 15-17 – LEAWOOD PLAZA – DALMARK MANAGEMENT GROUP – Request for approval of a Final Plan, located north of 123<sup>rd</sup> Street and west of State Line Road.

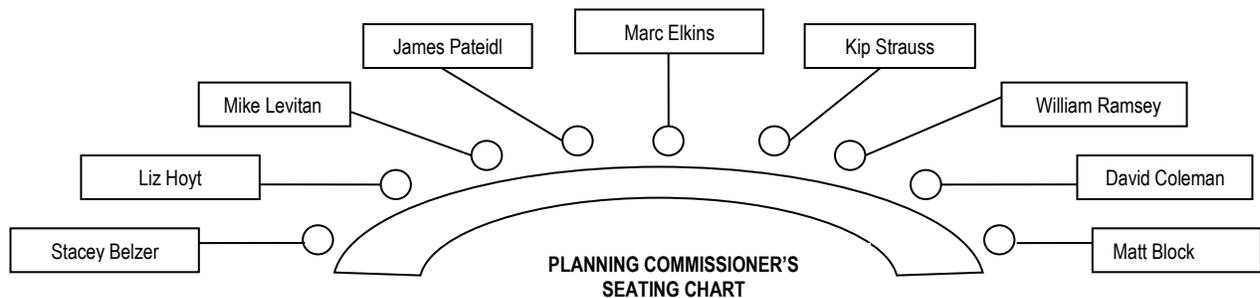
CASE 17-17 – MARKET SQUARE CENTER – LANCASTER LIQUOR – Request for approval of a Special Use Permit for Packaged Liquor Sales, located south of 133<sup>rd</sup> Street and east of Mission Road. **PUBLIC HEARING**

CASE 37-17 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-6.4, MXD (MIXED-USE DEVELOPMENT DISTRICT) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to required mix of uses. **PUBLIC HEARING**

CASE 38-17 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-9-219, PUBLIC UTILITY FACILITIES – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of public utility facilities. **PUBLIC HEARING**

CASE 39-17 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-4.7, STRUCTURES PERMITTED ABOVE THE HEIGHT LIMITS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining height exceptions for structures associated with government uses, public uses, and public utility facilities. **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.