

**City of Leawood
Planning Commission Agenda
March 28, 2017
Meeting - 8:00 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 March 14, 2017 Planning Commission meeting and the March 21, 2017 Planning Commission meeting.

CONTINUED TO THE APRIL 11, 2017 PLANNING COMMISSION MEETING:

CASE 31-17 – BROOKWOOD ELEMENTARY SCHOOL – Request for approval of a Special Use Permit for a Public Elementary School, Preliminary Plan and Preliminary Plat, located at 3411 W. 108th Street.

PUBLIC HEARING

CASE 35-17 - CHURCH OF THE NATIVITY – CHURCH EXPANSION – Request for approval of Special Use Permits for a Place of Worship and Private Elementary School, Preliminary Plat, Preliminary Plan, Final Plat, and Final Plan, located north of 119th Street and east of Tomahawk Creek Parkway. **PUBLIC HEARING**

CONTINUED TO THE APRIL 25, 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 103rd Street and east of Mission Road. **PUBLIC HEARING**

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, Preliminary Plan, and Preliminary Plat, located south of I-435 and east of Mission Road. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 25-17 – PARK PLACE – THE RESIDENCES POOL AND CABANA – Request for approval of a Revised Final Plan, located north of 117th Street and east of Nall Avenue.

CASE 29-17 – NBKC BANK – MONUMENT SIGN – Request for approval of a Final Sign Plan, located south of 83rd Terrace and east of State Line Road.

CASE 30-17 – ENCLAVE AT HIGHLANDS VILLAS, FIRST PLAT – Request for approval of a Revised Final Plat, located south of 143rd Street and east of Nall Avenue.

NEW BUSINESS:

CASE 23-17 – NALL VALLEY SHOPS – NALL VALLEY WINE AND SPIRITS – Request for approval of a Special Use Permit for Packaged Liquor Sales – located north of 151st Street and east of Nall Avenue.

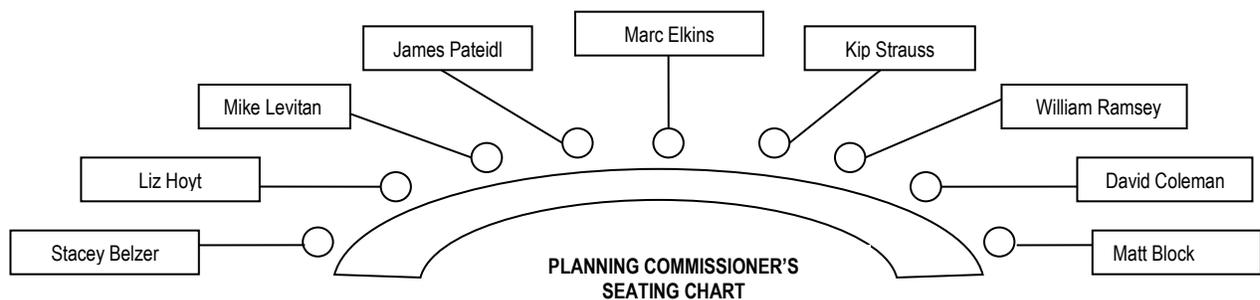
PUBLIC HEARING

CASE 32-17 – HALLBROOK EAST VILLAGE – Request for approval of a Final Plan and Final Plat, located south of 112th Street and west of State Line Road.

CASE 34-17 – PARK PLACE – AINSWORTH RESTAURANT – Request for approval of a Final, located north of 117th Street and east of Nall Avenue.

CASE 36-17 – MOLLE OFF-SITE PARKING – Request for approval of a renewal of a Special Use Permit for Off-Site Parking, located south of 104th Street and west of State Line Road. **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.