

City of Leawood
Planning Commission Agenda - Revised
October 24, 2017
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: 6:00 p.m.

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

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of minutes from the September 26, 2017 Planning Commission meeting.

CONTINUED TO THE NOVEMBER 28, 2017 PLANNING COMMISSION MEETING:

CASE 115-17 – 2017 ANNUAL UPDATE TO THE CITY OF LEAWOOD COMPREHENSIVE PLAN – Request for approval of the 2017 Comprehensive Plan. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 97-17 – ENCLAVE AT HIGHLAND VILLAS, SECOND PLAT – Request for approval of a Revised Final Plat, located south of 143rd Street and east of Nall Avenue.

CASE 98-17 – ENCLAVE AT HIGHLAND VILLAS, THIRD PLAT – Request for approval of a Revised Final Plat, located south of 143rd Street and east of Nall Avenue.

CASE 116-17 – TOWN CENTER CROSSING – REVISED SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located south of 119th Street and east of Roe Avenue.

NEW BUSINESS:

CASE 83-17 – LEAWOOD ELEMENTARY SCHOOL PARKING LOT ADDITION – Request for approval of a Revised Final Plan, located north of 123rd Street and east of Norwood Drive.

CASE 96-17 – TOWN CENTER CROSSING – ZOE'S KITCHEN – Request for approval of a Final Plan for a Change to the Façade of a Tenant Space, located south of 119th Street and east of Roe Avenue.

CASE 102-17 – CITY OF LEAWOOD – CITY PARK TEMPORARY STORAGE CONTAINER – Request for approval of a Special Use Permit, Preliminary Plan, and Final Plan, located at north of 109th Street and east of Lee Boulevard. **PUBLIC HEARING**

CASE 107-17 – CITY OF LEAWOOD – IRONWOODS PARK TEMPORARY STORAGE CONTAINERS – Request for approval of a Special Use Permit, Preliminary Plan, and Final Plan, located east of Mission Road and South of Ironwoods Drive. **PUBLIC HEARING**

CASE 108-17 – CITY OF LEAWOOD – PUBLIC WORKS MAINTENANCE FACILITY TEMPORARY STORAGE CONTAINER – Request for approval of a Special Use Permit, Preliminary Plan, and Final Plan, located south of 143rd Street and east of Kenneth Road. **PUBLIC HEARING**

CASE 109-17 – 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 short-term rentals. **PUBLIC HEARING**

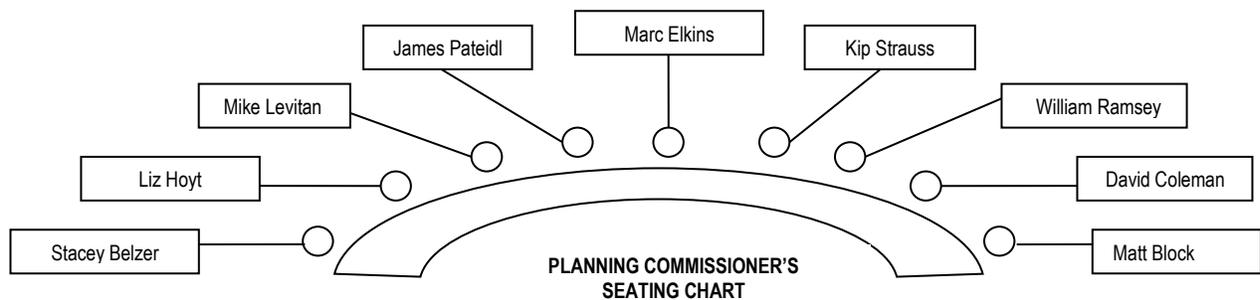
CASE 110-17 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-9-148, HOTEL – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of a hotel. **PUBLIC HEARING**

CASE 111-17 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-1.3(D), ACCESSORY USES: OFFICE, COMMERCIAL INDUSTRIAL AND SPECIAL DEVELOPMENT DISTRICTS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to recycling bins in commercial districts. **PUBLIC HEARING**

CASE 113-17 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.3, R-1 (PLANNED SINGLE FAMILY LOW DENSITY RESIDENTIAL) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to minimum lot size for newly created lots within the R-1 zoning district. **PUBLIC HEARING**

CASE 114-17 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.4, RP-1 (PLANNED SINGLE FAMILY RESIDENTIAL) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to minimum lot size for newly created lots within the RP-1 zoning district. **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.