

**City of Leawood**  
**Planning Commission Agenda - Revised**  
**April 27, 2021**  
**Leawood City Hall – City Council Chambers**  
**Planning Commission Meeting**  
**Meeting – 6:00 p.m.**  
**4800 Town Center Drive**  
**Leawood, KS 66211**  
**913.339.6700 x 160**

**CALL TO ORDER/ROLL CALL:**

McGurren, Coleman, Block, Stevens, Hunter, Belzer, Hoyt, Peterson, Elkins

**APPROVAL TO SUSPEND CERTAIN RULES OF PLANNING COMMISSION DUE TO PANDEMIC:**

**MEETING STATEMENT:**

To reduce the likelihood of the spread of COVID-19 and to comply with social distancing recommendations, this meeting of the Leawood Planning Commission is being conducted using the Zoom media format, with some of the commissioners appearing remotely. The meeting is being livestreamed on YouTube and the public can access the livestream by going to [www.leawood.org](http://www.leawood.org) for the live link. The public is strongly encouraged to access this meeting electronically; however, if you wish to comment on a public hearing item, please contact the Planning Department to make arrangements.

Public comments will only be accepted during the public hearing portion of each agenda item where a public hearing is required. The City encourages the public to submit comments in writing prior to the public hearing by emailing comments to [planning@leawood.org](mailto:planning@leawood.org). Written public comments received at least 24 hours prior to the meeting will be distributed to members of the Planning Commission. Those wishing to appear remotely using the Zoom format media, should register at [planning@leawood.org](mailto:planning@leawood.org) on or before Friday, April 23<sup>rd</sup>, at 5:00 pm. Individuals who contacted the Planning Department in advance to provide public comments will be called upon by name.

Electronic copies of tonight's agenda are available on the City's website at [www.Leawood.org](http://www.Leawood.org) under Government / Planning Commission / Agendas & Minutes. Because this meeting is being live-streamed, all parties must state their name and title each time they speak. This will ensure an accurate record and make it clear for those listening only. This applies to all commissioners, staff, applicants and members of the public who may speak. All motions must be stated clearly. After each motion is made and seconded, a roll call vote will be taken. The Chair or staff will announce whether the motion carried and the count of the vote. Reminder, please mute all microphones when you are not speaking. Thank you.

**APPROVAL OF THE AGENDA:**

**APPROVAL OF MINUTES:**

Approval of minutes from the March 23, 2021 and April 13, 2021 Planning Commission meeting, and the April 13, 2021 Work Session.

**CONTINUED TO THE MAY 25, 2021 PLANNING COMMISSION MEETING:**

CASE 89-20 STATE LINE MXD – Request for approval of a Rezoning From SD-O (Planned Office) and R-1 (Planned Single Family Low Density Residential District (15,000 Sq. Ft. Per Dwelling)) to MXD (Mixed Use Development District), and Preliminary Plat, Preliminary Plan, located south of W. 86<sup>th</sup> Terrace and west of State Line Road.

**PUBLIC HEARING**

CASE 07-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-9-55, Car Wash, Full Service,, Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of a Car Wash – Full Service. **PUBLIC HEARING**

CASE 36-21 – MOLLE TOYOTA OFF SITE PARKING – Request for approval of a Special Use Permit, located north of I-435 and west of State Line Road. **PUBLIC HEARING**

**CONTINUED TO THE JUNE 22, 2021 PLANNING COMMISSION MEETING:**

CASE 69-20 – HILLS OF LEAWOOD VILLAS – Request for approval of a Final Plat and Final Plan, located north of 151<sup>st</sup> Street and east of Mission Road.

**CONSENT AGENDA:**

CASE 13-21- CITY OF LEAWOOD 2022-2026 CAPITAL IMPROVEMENT PROGRAM – Request for approval of the 2022-2026 Capital Improvement Program public improvements, facilities and utilities as being in conformance with the Comprehensive Plan.

CASE 46-21 – TOMAHAWK CREEK PLAZA - SIGN CRITERIA – Request for approval of a final sign plan, located north of 114<sup>th</sup> Street and west of Tomahawk Creek Parkway

**OLD BUSINESS:**

CASE 44-21 – 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 residential density. **PUBLIC HEARING**

**NEW BUSINESS:**

CASE 47-21 – CITY OF LEAWOOD – PARKS MAINTENANCE FACILITY – Request for approval of a preliminary plan, final plan and final plat, located south of 143<sup>rd</sup> Street and east of Overbrook Road. **PUBLIC HEARING**

CASE 48-21 – PARK PLACE – PLATE (RESTAURANT) – Request for approval of a final plan, located north of 117<sup>th</sup> Street and east of Nall Avenue.

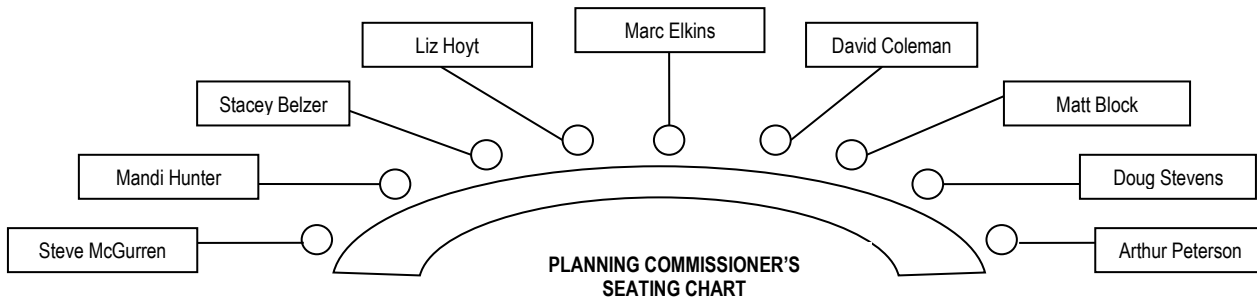
CASE 09-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-3-14, EXPIRATION OF AN APPROVED DEVELOPMENT PLAN – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the expiration of final development plans. **PUBLIC HEARING**

CASE 39-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-8-2.6, ABANDONMENT OF A FINAL PLAT – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the expiration of a Final Plat. **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.