

City of Leawood
Planning Commission Agenda
November 23, 2021
Dinner Session – 5:30 P.M. – No Discussion of Items
Planning Commission Meeting – 6:00 P.M.
Leawood City Hall – City Council Chambers
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 OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of minutes from the October 26, 2021 Planning Commission meeting.

CONTINUED TO THE DECEMBER 14, 2021 PLANNING COMMISSION MEETING:

CASE 82-21 – COCHERL FAMILY SUBDIVISION LOT 1 – HEARTLAND ENTERPRISES – Request for approval of a Revised Preliminary Plan and Revised Final Plan, located north of 143rd Street and east of Kenneth Road.

PUBLIC HEARING

CASE 83-21 – TOWN CENTER PLAZA – LOT 12, NORTH RESTAURANT – Request for approval of a Preliminary Plan and Final Plan, located south of 117th Street and east of Nall Avenue. **PUBLIC HEARING**

CASE 152-21 – MACALLISTER PLACE – Request for approval of a Rezoning, Preliminary Plat and Preliminary Plan, located south of 135th Street and east of Roe Avenue. **PUBLIC HEARING**

CASE 147-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-1.3, PERMITTED ACCESSORY USES, BUILDINGS AND STRUCTURES - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to greenhouses. **PUBLIC HEARING**

CASE 148-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-1.4, ATTACHED ACCESSORY STRUCTURE REQUIREMENTS AND EXEMPTIONS - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to greenhouses. **PUBLIC HEARING**

This meeting is open to the public. For public safety, the City requires that masks be worn in public access areas of its buildings. The meeting will also be livestreamed via YouTube. The link to the meeting will be posted at www.leawood.org prior to the meeting. If you wish to participate virtually, you should register at planning@leawood.org at least 1 day in advance.

If you require any accommodation (i.e. qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please notify this office at 913.663.9160 or Email at planning@leawood.org no later than 96 hours prior to the scheduled commencement of the meeting.

CASE 149-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-2.2, DETACHED STRUCTURES - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to greenhouses. **PUBLIC HEARING**

CASE 150-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-3.7, SPECIAL USES DESIGNATED - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to greenhouses. **PUBLIC HEARING**

CASE 168-21 – 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 greenhouses. **PUBLIC HEARING**

CASE 169-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-1.2, LOCATION AND HEIGHT OF ACCESSORY USES, BUILDINGS AND STRUCTURES – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to greenhouses. **PUBLIC HEARING**

CASE 172-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-9-130, GREENHOUSE, COMMERCIAL – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to greenhouses. **PUBLIC HEARING**

CASE 173-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-9-131, GREENHOUSE, NON-COMMERCIAL – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to greenhouses. **PUBLIC HEARING**

CASE 171-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-2.6, SEWAGE DISPOSAL; SEPTIC TANKS, pertaining to sanitary sewer and septic tanks. **PUBLIC HEARING**

CONTINUED TO THE JANUARY 25, 2022 PLANNING COMMISSION MEETING:

CASE 110-21 – BI-STATE CENTENNIAL PARK – INTERNATIONAL AVIATION – Request for approval of a Preliminary Plan and Final Plan, located north of 141st Terrace and east of Kenneth Road. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 120-21 – STATE LINE OFFICES – 12728 STATE LINE ROAD – SIGN CRITERIA – Request for approval of a Final Plan, located north of 128th Street and west of State Line Road.

CASE 121-21 – 8700 STATE LINE ROAD BUILDING – SIGN CRITERIA – Request for approval of a Final Plan, located north of 89th Street and west of State Line Road.

NEW BUSINESS:

CASE 138-21 – CITY OF LEAWOOD PUBLIC ART – PRAISE SCULPTURE – Request for approval of a Final Plan, located north of 148th Street and east of Mission Road.

CASE 151-21 – LEAWOOD AQUATIC CENTER SIGNAGE – Request for approval of a Final Plan, located south of I-435 and east of Lee Boulevard.

CASE 140-21 – CITY OF LEAWOOD – TOMAHAWK CREEK NORTH LAKE RESTROOM - Request for approval of a Preliminary Plan and Final Plan, located south of 114th Street and east of Tomahawk Creek Parkway. **PUBLIC HEARING**

CASE 156-21 – PARKWAY PLAZA – DESIGN GUIDELINES – Request for approval of a Final Plan to update Development Design Guidelines, located north of 135th Street and west of Roe Avenue.

CASE 95-21 – PARKWAY PLAZA – THE RESIDENCES AT PARKWAY PLAZA – Request for approval of a Final Plat and Final Plan, located north of 135th Street and east of Briar Street.

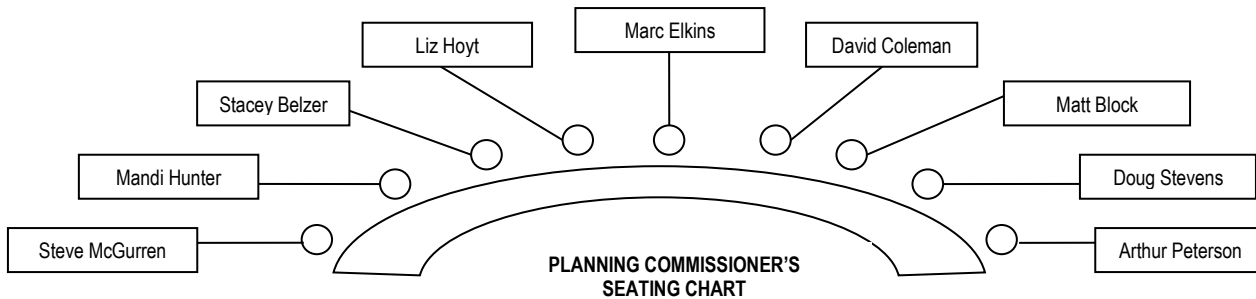
CASE 144-21 – MARKET SQUARE – ADVANCED AMBULATORY SURGICAL CENTER – Request for approval of a Final Plan for a generator, located north of 135th Street and east of Mission Road.

CASE 153-21 – CORNERSTONE OF LEAWOOD – CHARLES SCHWAB – Request for approval of a Preliminary Plan, located south of 135th Street and east of Nall Avenue. **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

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- 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.