

**City of Leawood
Planning Commission Agenda
January 25, 2022
Dinner Session – 5:30 P.M. – No Discussion of Items
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 OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of minutes from the November 23, 2021 & December 14, 2021 Planning Commission meeting.

CONTINUED TO FEBRUARY 22, 2022

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**

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

CASE 154-21 – MISSION FARMS – PARCEL E – Request for approval of a Preliminary Plan, located north of Interstate 435 and east of Mission Road. **PUBLIC HEARING**

CASE 03-22 – CHURCH OF THE RESURRECTION – ADA DROPOFF – Request for approval of a Revised Final Plan, located south of 137th Street and east of Nall Avenue.

CONSENT AGENDA:

CASE 177-21 – LEAWOOD PLAZA – 2nd PLAT – Request for approval of a Final Plat, located south of 121st Terrace and west of State Line Road.

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 02-22 – HALLBROOK OFFICE CENTER – 5th PLAT – Request for approval of a Final Plat, located south of College Boulevard and west of State Line Road.

CASE 04-22 – CREEKSIDE MONTESSORI SCHOOL – WALL SIGN – Request for approval of a Final Plan, located north of I-435 and west of State Line Road.

CASE 05-22 – RANCHMART – NBKC – Request for approval of a Final Plan, located north of 95th Street and east of Mission Road.

CASE 06-22 – LEAWOOD SOUTH COUNTRY CLUB – DECK AT 18th GREEN – Request for approval of a Revised Final Plan, located south of Overbrook Road and east of High Drive.

CASE 08-22 – S. PAIGE SANDER CPA, LLC (8000 LEE BLVD.) – WALL SIGN – Request for approval of a Final Plan, located south of Somerset Drive and west of Lee Boulevard.

NEW BUSINESS:

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

PUBLIC HEARING

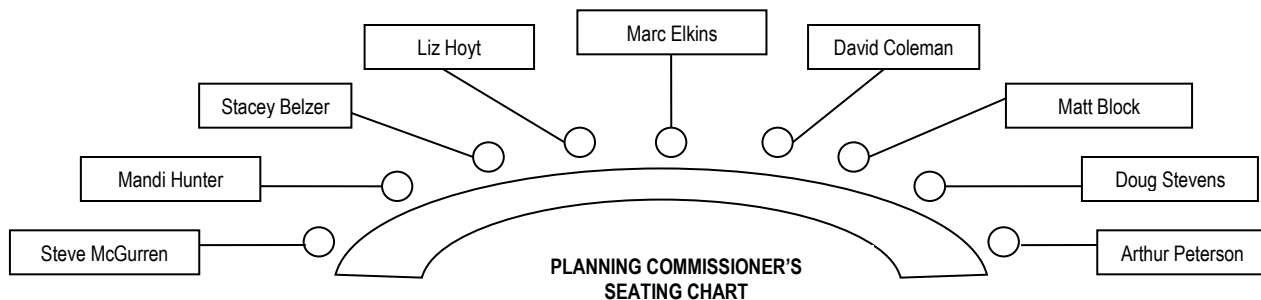
CASE 83-21 – TOWN CENTER PLAZA – LOT 12, NORTH RESTAURANT – Request for approval of a Preliminary Plan and Final Plan, located south of 117th Street and east of Nall Avenue. **PUBLIC HEARING**

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**

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.

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