

**City of Leawood**  
**Planning Commission Agenda**  
**April 26, 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 March 22, 2022 Planning Commission meeting and the April 12, 2022 Planning Commission work session.

**CONTINUED TO MAY 23, 2022:**

CASE 25-22 – 8900 STATE LINE ROAD – JOHNSON COUNTY WASTEWATER PUMPSTATION, PS #10/11 – Request for approval of zoning to SD-O (Planned Office), preliminary plan and special use permit located south of 89<sup>th</sup> Street and west of State Line Road. **PUBLIC HEARING**

CASE 26-22 – 10346 STATE LINE ROAD – JOHNSON COUNTY WASTEWATER PUMPSTATION, PS #13/13A – Request for approval of a zoning to BP (Planned Business Park), preliminary plan and special use permit located north of 104<sup>th</sup> Street and west of State Line Road. **PUBLIC HEARING**

CASE 27-22 – 11200 OVERBROOK ROAD – JOHNSON COUNTY WASTEWATER PUMPSTATION, PS #14/16 – Request for approval of a preliminary plan and special use permit located south of College Boulevard and west of State Line Road. **PUBLIC HEARING**

**CONSENT AGENDA:**

CASE 38-22 – RANCH MART NORTH – NBKC BANK PATIO FURNITURE – Request for approval of a Revised Final Plan, located north of 95<sup>th</sup> Street and east of Mission Road.

This meeting is open to the public. For public safety, the City encourages that masks be worn in public access areas of its buildings, but it is not required. The meeting will also be livestreamed via YouTube. The link to the meeting will be posted at [www.leawood.org](http://www.leawood.org) prior to the meeting. If you wish to participate virtually, you should register at [planning@leawood.org](mailto: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](mailto:planning@Leawood.org) no later than 96 hours prior to the scheduled commencement of the meeting.

**NEW BUSINESS:**

CASE 41-22 – LEAWOOD CITY PARK – LEAWOOD BIKE-WALK HUB SIGNAGE – Request for approval of a Final Plan, located south of I-435 and east of Lee Boulevard.

CASE 37-22 – PARK PLACE – PLATE (RESTAURANT) – Request for approval of a Revised Final Plan, located north of 117<sup>th</sup> St. and east of Nall Avenue.

CASE 146-21 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-2.6, SEWAGE DISPOSAL, SEPTIC TANKS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to septic tanks. **PUBLIC HEARING**

CASE 44-22 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.1, AG (Agriculture District) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to sanitary sewer and septic tanks. **PUBLIC HEARING**

CASE 45-22 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.2, RP-A5 (Planned Rural Residential District) (5 Acres per Dwelling) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to sanitary sewer and septic tanks. **PUBLIC HEARING**

CASE 46-22 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.3, R-1 (Planned Single Family Low Density Residential District) (15,000 Sq. Feet per Dwelling) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to sanitary sewer and septic tanks. **PUBLIC HEARING**

CASE 47-22 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.4, RP-1 (Planned Single Family Residential District) (12,000 Sq. Feet per Dwelling) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to sanitary sewer and septic tanks. **PUBLIC HEARING**

CASE 48-22 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.5, RP-2 (Planned Cluster Detached Residential District) (6000 Sq. Feet per Dwelling) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to sanitary sewer and septic tanks. **PUBLIC HEARING**

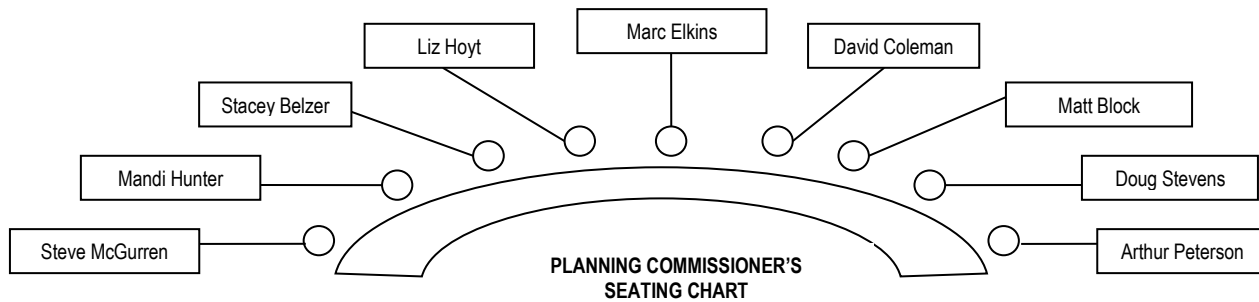
CASE 49-22 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.6, RP-3 (Planned Cluster Attached Residential District) (6000 Sq. Feet per Dwelling) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to sanitary sewer and septic tanks. **PUBLIC HEARING**

CASE 50-22 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.7, RP-4 (Planned Apartment House Residential District) (4000 Sq. Feet per Dwelling) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to sanitary sewer and septic tanks. **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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