

**City of Leawood  
Planning Commission Agenda  
July 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 June 28, 2022 Planning Commission meeting.

**CONTINUED TO AUGUST 23, 2022:**

CASE 63-22 – 137 TWIN VILLAS – Request for approval of a preliminary plan, preliminary plat, final plan and final plat, located south of 137<sup>th</sup> Street and west of Mission Road. **PUBLIC HEARING**

**CONSENT AGENDA:**

CASE 73-22 – RANCH MART NORTH – LASH & COMPANY – Request for approval of a final plan for a tenant finish located north of 95<sup>th</sup> Street and east of Mission Road.

**NEW BUSINESS:**

CASE 61-22 – SOMERSET SHOPS – LEAWOOD WINE & SPIRITS – Request for approval of a Special Use Permit and Final Plan located south of Somerset Drive and west of Lee Boulevard. **PUBLIC HEARING**

CASE 56-22 – THE WOODLANDS SUBDIVISION – AT&T DSL UTILITY BOX – Request for approval of a Special Use Permit located south of 129<sup>th</sup> Street and east of Roe Avenue. **PUBLIC HEARING**

CASE 62-22 – TOWN CENTER CROSSING – ALTERNATE PARKING STUDY – Request for approval of a Preliminary Plan and Final Plan, located south of 119<sup>th</sup> Street and east of Roe Avenue. **PUBLIC HEARING**

CASE 27-22 – JOHNSON COUNTY WASTEWATER PUMP STATION, 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**

CASE 87-22 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-9-209, DEFINITION OF POOL CABANA – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to pool cabanas. **PUBLIC HEARING**

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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 they are 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.

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CASE 78-22 – 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 pool cabanas. **PUBLIC HEARING**

CASE 79-22 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the car washes – partially enclosed and car washes – full service, fully enclosed. **PUBLIC HEARING**

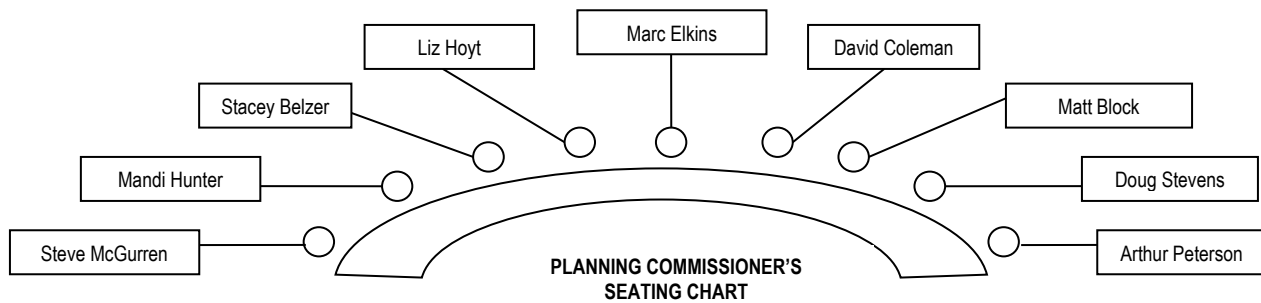
CASE 80-22 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-7, TABLE OF USES – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to car washes – partially enclosed. **PUBLIC HEARING**

CASE 81-22 – 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 car washes – partially enclosed. **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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