

**City of Leawood
Planning Commission Agenda
November 13, 2012
Dinner Session – 5:30 p.m.
Work Session 6:00 p.m. – 7:00 p.m.
Leawood City Hall - Main Conference Room
Regular Meeting - 7:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160**

CALL TO ORDER/ROLL CALL: Levitan, Pateidl, Roberson, Jackson, Rohlf, Williams, Elkins, Strauss, and Ramsey.

APPROVAL OF THE AGENDA:

A motion to approve the agenda was made by Ramsey; seconded by Roberson. Motion approved with a unanimous vote of 8-0. For: Levitan, Pateidl, Roberson, Jackson, Williams, Elkins, Strauss and Ramsey.

CONTINUED TO NOVEMBER 27, 2012:

CASE 77-12 – PARKWAY PLAZA – SPRINT ANTENNAE AND ASSOCIATED EQUIPMENT – Request for approval of Special Use Permit, located north of 135th Street and west of Roe Avenue. (PUBLIC HEARING)

CASE 121-12 – MISSION FARMS – PHASES 3 AND 4 – Request for approval of a Revised Preliminary Plan, located south of 105th Street and east of Mission Road. (PUBLIC HEARING)

CASE 122-12 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6, SIGN REGULATIONS, - Request for approval of an amendment to the Leawood Development Ordinance. (PUBLIC HEARING)

CASE 126-12 – 10314 STATE LINE ROAD – Request for approval of a Special Use Permit and Preliminary Plan, located at 10314 State Line Road. (Public Hearing)

OLD BUSINESS:

CASE 128-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of Research Services – Limited. (PUBLIC HEARING)

Staff Presentation:

Assistant Director Mark Klein made the following presentation:

Mr. Klein: Madame Chair and members of the commission, this is Case 128-12 – Leawood Development Ordinance Amendment to Article 9, Definitions. Case 127-12 deals with Section 16-2-7. This case was originally heard by the Planning Commission in the October meeting with regard to Research Services and where they should be allowed with what types of uses. We just had a work session with regard to that with the building official and fire marshal present. They are here to answer any additional questions. A revised memo on your dais is related to these two cases. There were concerns expressed with regard to the

wording. I removed the word “conduction,” and it now states that “Research Services – Limited is an establishment engaged in the basic and applied research, including the production of prototype products.” This reflects the suggestions with regard to the language. Staff is recommending approval of this application and will be happy to answer any questions.

Chair Rohlf: Mark, will you change the word “any” halfway down?

Mr. Klein: Yes, thank you.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Jackson; seconded by Williams. Motion approved with a unanimous vote of 8-0. For: Levitan, Pateidl, Roberson, Jackson, Williams, Elkins, Strauss and Ramsey.

A motion to recommend approval of CASE 128-12 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of Research Services – Limited – was made by Williams; seconded by Elkins. Motion approved with a vote of 7-1. For: Levitan, Roberson, Jackson, Williams, Elkins, Strauss and Ramsey. Opposed: Pateidl.

CASE 127-12 – 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 Research Services – Limited. **(PUBLIC HEARING)**

Staff Presentation:

Assistant Director Mark Klein made the following presentation:

Mr. Klein: Madame Chair and members of the Planning Commission, this is Case 127-12 – Leawood Development Ordinance Amendment to Section 16-2-7, Table of Uses. This particular amendment adds Research Services – Limited to the Table of Uses under Office as a Special Use Permit. Since it is added to Office, it would also be added to the MX-D portion of the ordinance as well, and MX-D allows all uses in the other zoning districts with the exception of BP. Staff is recommending approval of this application and will be happy to answer any questions.

Comm. Pateidl: Looking at the closing paragraph of your memo, I am confused. Are we saying they will limit these services to Mixed-Use and Office?

Mr. Klein: That is what it does. It is only being added into the Table of Uses under the Office Section; however, within the MX-D District, it states that within that district, it includes all uses permitted within the RP-2, RP-3, RP-4, SD-O [Planned Office] and SD-CR [Planned General Retail] and SD-NCR [Neighborhood Retail].

Comm. Pateidl: So you are clarifying the contents of Mixed-Use; you are not adding these different zoning categories.

Mr. Klein: That is correct.

Public Hearing.

As no one was present to speak, a motion to close the Public Hearing was made by Jackson; seconded by Williams. Motion approved with a unanimous vote of 8-0. For: Levitan, Pateidl, Roberson, Jackson, Williams, Elkins, Strauss and Ramsey.

A motion to recommend approval of CASE 127-12 – 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 Research Services – Limited – was made by Williams; seconded by Elkins. Motion approved with a vote of 7-1. For: Levitan, Roberson, Jackson, Williams, Elkins, Strauss and Ramsey. Opposed: Pateidl.