

**City of Leawood  
Planning Commission Meeting  
May 27, 2014  
Meeting - 6:00 p.m.  
Leawood City Hall Council Chambers  
4800 Town Center Drive  
Leawood, KS 66211  
913.339.6700 x 160**

**Dinner at Hereford House at Town Center Plaza at 5001 Town Center Drive, Leawood KS 66211  
following Planning Commission meeting – No Discussion of Items**

**CALL TO ORDER/ROLL CALL:** Pateidl, Roberson, Rohlf, Strauss, and Ramsey. Absent: Levitan, Jackson and Williams. Arrived after the meeting began: Elkins

**APPROVAL OF THE AGENDA:**

Mr. Klein: The agenda is revised with a continuance of the Election of Officers.

**A motion to approve the amended agenda was made by Ramsey; seconded by Roberson. Motion passed with a unanimous vote of 4-0. For: Pateidl, Roberson, Strauss and Ramsey.**

**APPROVAL OF MINUTES:**

Approval of the minutes from the April 29, 2014 Planning Commission meeting, and the May 13, 2014 Planning Commission work session.

**A motion to approve the minutes from the April 29, 2014 Planning Commission meeting and the May 13, 2014 Planning Commission work session was made by Roberson; seconded by Strauss. Motion passed with a unanimous vote of 4-0. For: Pateidl, Roberson, Strauss and Ramsey.**

**CONTINUED TO JUNE 24, 2014:**

CASE 135-13 – IRONHORSE GOLF COURSE CLUBHOUSE EXPANSION – Request for approval of a Revised Preliminary Plan and Revised Final Plan, located approximately at 146th Street and Mission Road. **PUBLIC HEARING**

CASE 77-13 – RANCH MART – MCDONALD'S DOUBLE DRIVE-THRU – Request for approval of a Revised Preliminary Plan and Special Use Permit, located north of 95th Street and east of Mission Road. **PUBLIC HEARING**

CASE 73-14 – LEAWOOD SOUTH MONOPINE ANTENNAE – Request for approval of a Special Use Permit, located north of Sagamore and east of Pembroke Circle. **PUBLIC HEARING**

CASE 76-14 – PARK PLACE – UMB BANK AND WORK/LIVE UNITS – Request for approval of a Final Plan and Final Plat, located north of 117th Street and east of Nall Avenue.

**CONTINUED TO JULY 22, 2014**

CASE 21-14 – CROWN CASTLE CELLULAR TOWER – Request for approval of a one year extension for a Special Use Permit for the continued use of a wireless communication tower and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 22-14 – AT&T MOBILITY CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 23-14 – CRICKET CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 24-14 – CLEARWIRE CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 25-14 – T-MOBILE CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 26-14 – VERIZON WIRELESS CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment , located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 27-14 – SPRINT-NEXTEL CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

**CONSENT AGENDA:**

CASE 72-14 – VILLA MILANO – AT&T FIBER CABINET - Request for approval of a Final Plan, located south of 137th Street and east Mission Road.

CASE 74-14 – LEAWOOD UNITED METHODIST CHURCH – Request for approval of a Revised Final Plan, located south of 95th Street and east of Chadwick Street.

CASE 77-14 – CURE OF ARS CATHOLIC CHURCH ALTERATIONS – Request for approval of a Revised Final Plan, located north of 95th Street and east of Mission Road.

**A motion to approve the Consent Agenda was made by Roberson; seconded by Ramsey. Motion passed with a unanimous vote of 4-0. For: Pateidl, Roberson, Strauss and Ramsey.**

**NEW BUSINESS:**

CASE 83-14 – 135TH STREET COMMUNITY PLAN – Request for approval of the 135th Street Community Plan. **(PUBLIC HEARING)**

**Staff Presentation:**

Director of Planning and Development Richard Coleman and Assistant Director Mark Klein made the following comments:

Mr. Coleman: I'd like to say a few things first about this plan. This started in November, 2012 when City Administrator Scott Lambers asked me to look for a national caliber spokesperson to talk to Planning Commission and City Council about 135<sup>th</sup> Street. We conducted a study and finally came up with Jim Hyde, who was from San Francisco who graciously came in for a joint meeting to talk about the Mixed-Use Development and the planning on 135<sup>th</sup> Street. He laid out a number of tenants in his presentation. That occurred in May, 2012. Then, the Mid-America Regional Council at that time put out a call for submissions

for a grant for sustainable places program, which the planning staff then submitted a proposal and received a grant. Then, we solicited consultants for the plan and ended up hiring Design Workshop, who then worked with staff and a steering committee, which had Len Williams and Kevin Jeffries with the Chamber. Carrie Rezac and James Azeltine from City Council were also on that committee. We had a number of workshops during 2013. We had three public meetings with input from the public. We wrapped up the basic plan at the end of November, 2013. We worked with Design Workshop on edits, and then we had a couple joint meetings with the Planning Commission and City Council to review the plan in spring of 2014. It was accepted by City Council, so now we are here for the acceptance of the 135<sup>th</sup> Street Community Plan. I wanted to give an overview of the process.

Mr. Klein: This plan very much embraces Mixed-Use Development and also talks about density. It offers transitions from the existing residential north of 133<sup>rd</sup> and south of 137<sup>th</sup>, and it increases density as it moves toward 135<sup>th</sup> Street.

Chair Rohlf: Once this is approved and adopted by the Governing Body, how does the city anticipate utilizing this document?

Mr. Coleman: It will be accepted by reference into the Comprehensive Plan. That is the next item on the agenda. Once that is done and approved, it would be used much in the same way that the Design Guidelines were used. It's a guide. There are some suggestions in it for changes to the LDO, but those would be taken up individually as time permits.

Comm. Pateidl: Mr. Coleman, the next step, as I understand it, is an effort to determine what is needed to implement this plan. Can you describe for us what the implementation means and what that phase will be?

Mr. Coleman: The implementation would be developing another plan that would take the tenants of the 135<sup>th</sup> Street Community Plan and put them more in concrete ordinances that could be adopted into the LDO. It is moving from a more generalized statement to a more definitive statement about the type, look and function of the developments in the corridor.

Comm. Pateidl: Who will be involved in establishing this implementation plan, and roughly how long will it take?

Mr. Coleman: We'll follow the same process and ask for a liaison from Planning Commission and City Council for that effort. A lot of it is dependent on an application for another grant. There is currently not funding for the grant in the Capital Improvement Program of the city, so much would depend on getting a grant. Pending that, we would move forward with the steering committee and also look to hire a consultant to help draft the plan.

*Commissioner Elkins joined the meeting.*

## **Public Hearing**

**As no one was present to speak, a motion to close the Public Hearing was made by Roberson; seconded by Elkins. Motion passed with a unanimous vote of 5-0. For: Pateidl, Roberson, Elkins, Strauss and Ramsey.**

Chair Rohlf: That takes us up to discussion, leading to a motion.

**A motion to recommend approval of CASE 83-14 – 135TH STREET COMMUNITY PLAN – Request for approval of the 135th Street Community Plan – was made by Elkins; seconded by Roberson. Motion passed with a unanimous vote of 5-0. For: Pateidl, Roberson, Elkins, Strauss and Ramsey.**

CASE 84-14 – 2014 ANNUAL UPDATE TO THE CITY OF LEAWOOD COMPREHENSIVE PLAN – Request for approval of the 2014 Comprehensive Plan. **(PUBLIC HEARING)**

**Staff Presentation:**

Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 84-14 – Annual update to the City of Leawood Comprehensive Plan for 2014. The primary change is the incorporation of the 135<sup>th</sup> Street Community Plan that you just recommended. Additionally, it looked at some properties that perhaps needed to be adjusted as far as designation. For instance, Town Center Plaza was designated Mixed-Use, and it will continue to be retail, so it was changed. Plaza Pointe and a small triangular piece of property in the southeast corner of the Corridor were also changed to Mixed-Use. The other changes are updating dates, names and also the land areas within each of the zoning districts. Staff is recommending approval of this case, and I'll be happy to answer any questions.

**Public Hearing**

**As no one was present to speak, a motion to close the Public Hearing was made by Roberson; seconded by Strauss. Motion passed with a unanimous vote of 5-0. For: Pateidl, Roberson, Elkins, Strauss and Ramsey.**

Comm. Elkins: I have a technical question for staff. This amendment calls for the incorporation by reference of the 135<sup>th</sup> Street Plan, but the Governing Body has not approved it yet. Are we on solid ground to incorporate it, or do we need to have some sort of condition on our approval?

Mr. Coleman: It will be pending their approval of the Comprehensive Plan.

Comm. Elkins: That is good. I think it's appropriate for the 135<sup>th</sup> Street Plan to be part of the City of Leawood's Comprehensive Plan. I just wanted to make sure we did it in a proper fashion. Thank you.

**A motion to recommend approval of CASE 84-14 – 2014 ANNUAL UPDATE TO THE CITY OF LEAWOOD COMPREHENSIVE PLAN – Request for approval of the 2014 Comprehensive Plan, noting the incorporation by reference of the 135<sup>th</sup> Street Community Plan – was made by Elkins; seconded by Roberson. Motion passed with a unanimous vote of 5-0. For: Pateidl, Roberson, Elkins, Strauss and Ramsey.**

*MEETING ADJOURNED*