

**City of Leawood
Planning Commission Agenda
August 12, 2014
Dinner Session – 5:30 p.m. - No Discussion of Items
Meeting - 6:00 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, Jackson, Williams, Elkins, and Walden. Absent: Pateidl, Roberson, Strauss and Ramsey.

APPROVAL OF THE AGENDA:

A motion to approve the agenda was made by Jackson; seconded by Elkins. Motion passed with a unanimous vote of 4-0. For: Levitan, Jackson, Elkins and Walden.

APPROVAL OF MINUTES:

Approval of the minutes from the July 22, 2014 Planning Commission meeting

A motion to approve the minutes from the July 22, 2014 Planning Commission meeting was made by Elkins; seconded by Walden. Motion passed with a unanimous vote of 4-0. For: Levitan, Jackson, Elkins and Walden.

CONTINUED TO AUGUST 26, 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 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**

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

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

CONSENT AGENDA:

CASE 115-14 – PARK PLACE – SPACE G-25 (FUTURE RETAIL SPACE) – Request for approval of a Final Plan for a Tenant Finish, located north of 117th Street and east of Nall Avenue.

CASE 123-14 – PARK PLACE – BSA LIFE STRUCTURES – Request for approval of a Final Plan for a Tenant Finish, located north of 117th Street and east of Nall Avenue.

A motion to approve the Consent Agenda was made by Elkins; seconded by Jackson. Motion passed with a unanimous vote of 4-0. For: Levitan, Jackson, Elkins and Walden.

NEW BUSINESS:

CASE 11-14 – CORNERSTONE – REVISED SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located south of 135th Street and east of Nall Avenue.

Staff Presentation:

City Planner Michelle Kriks made the following presentation:

Ms. Kriks: May I present Case 11-14 – Request for approval of a Revised Sign Plan for Cornerstone development. The applicant is requesting to modify the Sign Criteria only for the outparcel tenants and freestanding buildings, which are those tenants from 0-9,999 square feet of build space. Some of the proposed changes include:

- Increase the maximum average height of the sign from 24 inches to 32 inches.
- The multi-line signs shall be no more than 18 inches when the letters are of equal size. If the lines of the sign are not of equal size, the first line of the sign shall be a maximum of 26 inches, while the second line cannot exceed 65% of the height of the first line.
- The tenants shall still be allowed three signs per building. However, while the previous Sign Criteria stated that the third sign was to be 18 inches in height and shall be limited to the façade which faces the main center. The third sign shall be allowed on any façade not already signed and shall be limited to 20 inches in height.

Staff recommends approval of Case 11-14 with the stipulations outlined in the Staff Report, and I'd be happy to answer any questions.

Chairman Williams: Are there any questions for staff?

Applicant Presentation

Kevin Campbell, Yaeger Architects, 7780 W. 119th Street, Overland Park, KS, appeared before the Planning Commission and made the following comments:

Mr. Campbell: As you've heard, we've been working with staff for approval of the Charles Schwaab sign. The signage we and staff feel is appropriate requires an amendment to get it on the building.

Chairman Williams: Are there questions for the applicant? Thank you. Comments or discussion?

A motion to recommend approval of CASE 11-14 – CORNERSTONE – REVISED SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located south of 135th Street and east of Nall Avenue – with 3 Staff Stipulations – was made by Elkins; seconded by Jackson. Motion approved with a unanimous vote of 4-0. For: Levitan, Jackson, Elkins and Walden.

CASE 87-14 – SUNSET HEIGHTS ESTATE – Request for a rezoning from AG (Agricultural) to R-1 (Planned Single Family Low Density Residential), Preliminary Plan, Preliminary Plat, Final Plan and Final Plat, located north of 141st Street and west of Kenneth Road. **PUBLIC HEARING**

Staff Presentation

City Planner Ursula Brandt made the following presentation:

Ms. Brandt: This is Case 87-14 – Request for rezoning from AG to R-1, Preliminary Plan, Preliminary Plat, Final Plan and Final Plat for Sunset Heights Estate. The property is currently un-platted and has four existing structures: a house, a detached garage, a barn and a shed. The rezoning from AG to R-1 would result in side setbacks of 15 feet, front setback of 35 feet and a rear setback of 620 feet. The garage, barn and shed are all legal, nonconforming structures and will continue to be with the rezoning and due to setbacks and detached structure ordinances. Currently the house is a legal, nonconforming structure, but with the rezoning, it will be brought into conformance. There are no plans to subdivide the lot. The property owner wants to expand the current house and keep the lot a single-family residential lot. Staff is recommending approval of Case 87-14 with the stipulations outlined in the Staff Report, and I would be happy to answer any questions.

Chairman Williams: Is the primary reason for the rezoning because they want to expand the house, and in order to do that, they need to be in the R-1 zoning?

Ms. Brandt: That is correct.

Applicant Presentation

Daniel Taylor, owner, 13920 Kenneth Road, appeared before the Planning Commission and made the following comments:

Mr. Taylor: It's pretty cut and dried. I just want to put an addition on the house and can't in its current state because of the setbacks. We were asked to rezone it instead of going through the variance process.

Comm. Walden: When was the house built?

Mr. Taylor: I think it was built in the mid '50s.

Chairman Williams: Are there any other questions? This case requires a Public Hearing.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Jackson; seconded by Elkins. Motion passed with a unanimous vote of 4-0. For: Levitan, Jackson, Elkins and Walden.

A motion to recommend approval of CASE 87-14 – SUNSET HEIGHTS ESTATE – Request for a rezoning from AG (Agricultural) to R-1 (Planned Single Family Low Density Residential), Preliminary Plan, Preliminary Plat, Final Plan and Final Plat, located north of 141st Street and west of Kenneth Road – with 7 Stipulations – was made by Jackson; seconded by Levitan. Motion passed with a unanimous vote of 4-0. For: Levitan, Jackson, Elkins and Walden.

MEETING ADJOURNED