

**City of Leawood
Planning Commission Meeting
August 23, 2016
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: Hoyt, Walden, Levitan, Pateidl, Elkins, Coleman, and Block. Absent: Strauss and Ramsey.

APPROVAL OF THE AGENDA

Chairman Elkins: An amended agenda was put on the dais. Are there any questions?

A motion to approve the amended agenda was made by Coleman; seconded by Pateidl. Motion carried with a unanimous vote of 6-0. For: Hoyt, Walden, Levitan, Elkins, Coleman and Block

APPROVAL OF MINUTES: Approval of the minutes from the July 26, 2016 Planning Commission meeting and the August 9, 2016 Planning Commission meeting.

Comm. Block: On Page 5 of the July 26th minutes, a line refers to area. I don't know what that means.

Chairman Elkins: The sentence is, "The overall project is proposed to be 185,813 square feet on 11.36 acres for a Floor Area of .37.

Ms. Kriks: It is the Floor Area Ratio [F.A.R.] for that project.

Chairman Elkins: Then let's add the word "Ratio" into the minutes. Thank you.

A motion to approve the amended minutes from the July 26, 2016 Planning Commission meeting was made by Pateidl; seconded by Levitan. Motion carried with a unanimous vote of 6-0. For: Hoyt, Walden, Levitan, Elkins, Coleman and Block.

Comm. Walden: On Page 37, the motion did not carry with a vote of 2-5, and it said 0-5.

Ms. Kriks: We'll correct that. Thank you.

A motion to approve the amended minutes from the August 9, 2016 Planning Commission meeting was made by Walden; seconded by Levitan. Motion carried with a unanimous vote of 6-0. For: Hoyt, Walden, Levitan, Elkins, Coleman and Block

**CONTINUED TO THE OCTOBER 25, 2016 PLANNING COMMISSION MEETING:
CASE 73-16 – BRITTANY WOODS FOURTH PLAT – Request for approval of a Revised Final Plat, located at the intersection of 153rd Street and Rosewood.**

CONTINUED TO THE SEPTEMBER 27, 2016 PLANNING COMMISSION MEETING:

CASE 58-16 – LEAWOOD ESTATES LOT 110 – Request for approval of a Final Plan for a Residential Emergency Generator, located south of 95th Street and east of Lee Boulevard.

CONSENT AGENDA:

CASE 90-16 – MISSION PRAIRIE, SECOND PLAT – Request for approval of a Revised Final Plat, located south of 141st Street and west of Pawnee Lane.

CASE 97-16 – LEAWOOD UNITED METHODIST CHURCH – FENCE – Request for approval of a Revised Final Plan, located south of 95th Street and west of Belinder.

A motion to approve the Consent Agenda was made by Pateidl; seconded by Hoyt. Motion carried with a unanimous vote of 6-0. For: Hoyt, Walden, Levitan, Elkins, Coleman and Block.

NEW BUSINESS:

CASE 82-16 – TOWN CENTER CROSSING – KENDRA SCOTT – Request for approval of a Final Plan for modifications to a façade of a storefront, located south of 119th Street and east of Roe Avenue.

Staff Presentation:

City Planner Staci Henry made the following presentation:

Ms. Henry: This is Case 82-16 – Town Center Crossing – Kendra Scott - Request for approval of a Final Plan for modifications to the façade of a storefront, located south of 119th Street and east of Roe Avenue. The property is zoned SD-CR [Planned General Retail]. The applicant is proposing to change the tenant space to align with the Kendra Scott nationally recognized and designed trademark. The existing storefront is framed on both sides of the tenant space with brick columns approved with the main center of the original development. The storefront is proposed to be clear glass with an aluminum metal storefront system that will be painted Victorian Gold metallic. Existing spandrel glass approved with the original development extends above the three tenants: Kendra Scott, Glace and Orvis. An aluminum screen shall be illuminated to accentuate the storefront. The floor of the recessed entry will consist of polished stone to match the décor. Staff recommends approval of Case 82-16, including the stipulations in the Staff Report.

Chairman Elkins: Thank you. Are there questions for staff?

Applicant Presentation:

Mr. Gonzalez, Project Development Manager for Kendra Scott, 3800 N. Lamar, Austin, Texas, appeared before the Planning Commission and made the following comments:

Mr. Gonzalez: I have a PowerPoint with existing storefronts with our brand as well. The storefront screen is an aluminum screen that is painted Victorian Gold metallic, and that is an automotive based paint, so it lasts much longer on its application than any standard paint would. We laser-cut the screen to show our medallion pattern, which is our trademark for our store. The Denver store has the same medallion logo. The Houston store shows the screen that is edge-lit with LED lights that are hidden from view. It shines down on the sides of the panel behind it. This also has LED modules within the center of those medallions, and that is the additional it area on the screen. Our Fairfax store is similar with edge-lit screening and medallions lit within the center. There is flexibility in the lighting. Our final example of Liberty Center in Cincinnati mimics what we would be doing in this location with the screen just above the storefront area.

Chairman Elkins: Do you have any concerns about the stipulations staff has proposed as conditions for approval?

Mr. Gonzalez: From what I understand, one of the stipulations is that the LED needed to be hidden. (*Shows sample*) This might not be easy to see, but any spot that the LEDs could be visible, there would be a baffle to hide, and it would still wash the rest of the panel with the LED lighting.

Chairman Elkins: Are there questions?

Comm. Pateidl: I presume you reviewed the suggested lighting that was just discussed?

Mr. Klein: We had concerns originally because we did not want the LEDs visible. That is why the stipulation is there. Staff has reviewed it, and we agree with his presentation.

Chairman Elkins: Are there other questions?

Comm. Block: Is it the perimeter of the entire sign that has the LEDs, or is it a series of smaller ones?

Mr. Gonzalez: In this one, there would be a series of smaller ones within the center. There would be a module, and we could hide the wiring to match the Victorian Gold or use another method.

Chairman Elkins: Are we looking at an application like Cincinnati, or is it more like the one with the whole sign being lit up?

Mr. Gonzalez: This would be similar to the Cincinnati location.

Chairman Elkins: The one that you show in Houston is not what you are contemplating for this application, correct?

Mr. Gonzalez: The photo is deceiving with the light. It would be similar. The center LEDs that are shown in the picture will be spaced out farther than what is shown. The medallion in this location is 6 inches wider.

Chairman Elkins: On the Liberty Center sign, the lighting seems to be around the perimeter of the screen. I'm curious which is more like what we will see here in Leawood.

Mr. Gonzalez: It is really a combination of the Baybrook Houston location and this one. There is more height to the space here in The Wood than in Cincinnati, so we felt we could add an additional light in the middle.

Chairman Elkins: We really don't have a rendering that shows what is being proposed here.

Mr. Gonzalez: I'll go back to the Fairfax photos, and it will be much closer to what we are proposing with the edge-lit sides and the center is lit as well.

Chairman Elkins: I'm struggling a bit with what the lighting will look like at night, but I think you've answered my questions. We'll move on to discussion. Are there comments? That moves us to a motion.

A motion to recommend approval of CASE 82-16 – TOWN CENTER CROSSING – KENDRA SCOTT – Request for approval of a Final Plan for modifications to a façade of a storefront, located south of 119th Street and east of Roe Avenue – with staff stipulations – was made by Coleman; seconded by Block. Motion carried with a unanimous vote of 6-0. For: Hoyt, Walden, Levitan, Elkins, Coleman and Block.

MEETING ADJOURNED