

**City of Leawood
Planning Commission Meeting
July 25, 2017
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, Levitan, Strauss, Ramsey, Coleman, and Block. Absent: Belzer, Pateidl, Elkins

APPROVAL OF THE AGENDA

Chairman Ramsey: If there are no changes to the agenda, I would ask for a motion to approve.

A motion to approve the agenda was made by Strauss; seconded by Block. Motion carried with a unanimous vote of 5-0. For: Hoyt, Levitan, Strauss, Coleman, and Block.

APPROVAL OF MINUTES: Approval of the minutes from the June 27, 2017 Planning Commission meeting.

A motion to approve the minutes from the Planning Commission meeting was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 5-0. For: Hoyt, Levitan, Strauss, Coleman, and Block.

CONTINUED TO THE JUNE 25, 2017 PLANNING COMMISSION MEETING:

CONSENT AGENDA:

CASE 72-17 – CORNERSTONE OF LEAWOOD, THIRD PLAT – Request for approval of a Revised Final Plat, located south of 135th Street and east of Nall Avenue.

A motion to approve the Consent Agenda was made by Strauss; seconded by Levitan. Motion carried with a unanimous vote of 5-0. For: Hoyt, Levitan, Strauss, Coleman, and Block.

NEW BUSINESS:

CASE 08-17 – THE RESERVE AT MISSION WOODS – Request for approval of a Zoning to R-1 (Planned Single Family Low Density Residential), Preliminary Plan and Preliminary Plat, located south of 103rd Street and east of Mission Road. **PUBLIC HEARING**

Staff Presentation:

Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 08-17. The applicant is requesting approval for a Zoning to R-1 (Planned Single Family Low Density Residential), Preliminary Plan and Preliminary Plat, Final Plan and Final Plat for 7 single family residential lots on 4.76 acres for a density of 1.47 dwelling units per acre. This particular piece of property is currently vacant. It used to have a single family house that was torn down in 2016. The applicant is proposing a single family subdivision. It has always been shown with the R-1 zoning designation on the Zoning Map; however, we could not find a formal ordinance for it, so they are asking for an official Zoning designation tonight.

The applicant is proposing 7 single family lots that will be arranged on the east side of a single street that comes off 103rd Street and extends to the south and terminates in the cul-de-sac. The 7 lots are an average size of 20,969 square feet. Dorset Manor to the west has an average lot size of 17,913 square feet. Leawood East to the east of the proposed subdivision has an average lot size of 14,641 square feet. In the Staff Report, lots are called out that are directly adjacent, so the numbers will be slightly different but still in the same general range. Saddlewood is to the north, and the lots north have an average lot size of 17,954 square feet. The applicant is proposing to put a sidewalk and sidewalk easement along the east side of Glenfield Street. The sidewalk easement allows the sidewalk to be pushed farther back from the curb and allows a larger tree line. A monument sign is also proposed at the southwest corner of 103rd and Glenfield Street. The community mailbox will be located in front of Lot 1 on the east side of the street. The applicant is proposing to obtain an easement that leads directly to the south for a sanitary sewer easement which will connect into a manhole that is located on the south side of Howe Drive. They will also extend a storm sewer easement to the east with an existing easement that will run to the east. There are a number of mature trees located along that property line on the Mission Farms lot directly to the south within the easement. The applicant has stated an interest in using as many of the trees as possible. They have had conversations with the property owner as well with regard to that. Staff is recommending approval of this application, and I would be happy to answer any questions.

Chairman Ramsey: Questions for staff?

Comm. Hoyt: I was reading through the actual report you gave us, and on Page 3, it states that the applicant stated that fences are not permitted within the subdivision except for lots with swimming pools. In the Interact Meeting, I noticed someone asked about fences, and the response was that homeowners would have an option to install a fence in a style approved. Was that resolved at some point?

Mr. Klein: Yes, the Interact Meeting was in January. We had a number of discussions with the applicant with regard to the fencing. It was the applicant's choice to limit the amount of fencing. Other subdivisions of theirs have not had fencing. They prefer not to have fencing; however, they do want to allow pools. This would allow fencing around the pools.

Comm. Hoyt: I know there were several recommendations of the city engineer in the report from June 22nd. Would you say the stipulations and the report reflect the inclusion of the concerns of the city engineer?

Mr. Klein: I believe so. We've been talking with the applicant and Public Works.

Mr. Ley: We've been working with the applicant. Most of the items have been addressed. Utility easements were added toward the end and may not be on the current plan, but they can be added.

Comm. Block: I thought when we considered a monument sign in the past for a neighborhood, it talked about the size of the text. Is this different than that? I think it was called out a different way when we discussed it. I thought the square footage of the actual sign was a concern of staff. Is this different? It looks large in relation to the rest of the monument.

Mr. Klein: I believe these are 10" letters. Per the Leawood Development Ordinance, 18" letters are allowed on the monument signs. You may be thinking of the Glen of Leawood on Mission Road. They started out with a much larger monument sign and then scaled it down. The landscape architect and engineer on this project worked on that one as well, so they were familiar with the requirements.

Comm. Block: You're satisfied, then, with the relationship of the monument to the lettering?

Mr. Klein: Yes.

Chairman Ramsey: Any other questions for staff? We'll hear from the applicant.

Applicant Presentation:

Craig Eymann, 12120 Catalina, Leawood, appeared before the Planning Commission and made the following comments:

Mr. Eymann: This was a fairly unique property, as a single family home had been on it for 40-45 years. It's fairly heavily treed. We wanted to provide buffering between existing neighborhoods because they were used to that, so we came up with a single loaded street, leaving a buffer to the east for the residents there and deep lots to the west so that we can also have buffer to the end of the lots of the houses. We also want to keep the homes relatively in scale with the existing homes. These will be more of a villa-type home. We expect the square footage to be someplace in the 3,500-4,500 square foot range as opposed to doing bigger lots and double loading the street with large homes. It will be maintenance provided and will be similar to a project we just completed a block down, which is Manors of Mission Farms. It is a similar project with high-end homes. Everything will be custom, and each house will be unique. We met with the neighbors, and they seem to be satisfied with the plan.

Chairman Ramsey: Are there any questions for the applicant? Thank you. This requires a Public Hearing.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Strauss; seconded by Hoyt. Motion carried with a unanimous vote of 5-0. For: Hoyt, Levitan, Strauss, Coleman, and Block.

Chairman Ramsey: Is there any discussion on this application?

Comm. Strauss: There is a requirement for a sidewalk along 103rd, correct?

Mr. Klein: Yes, and they pushed it back a bit. Originally, it was a wavy sidewalk. We asked them to push it back and straighten it out.

Comm. Strauss: Do you know any history on the developments to the east on why they are not cul-de-sacs? It looks like this particular parcel and the parcels to the east were possibly planned to continue into Mission Farms.

Mr. Klein: I know Mission Farms coming in from 103rd Terrace was supposed to go across. That did not occur when the Mission Farms development took place.

Chairman Ramsey: Originally, that was Saddle and Sirloin. It just ran in. I suspect they built the street, assuming someday Saddle and Sirloin might develop.

Mr. Ley: There are cul-de-sac bulbs at the end of those streets.

Chairman Ramsey: Any other questions or comments? The Interact Meetings were held in January, 2016. Have there been any other comments since then from citizens with questions or concerns?

Mr. Klein: There was a gentleman who lives directly to the south who had some comments, and he has been working fairly closely with the applicant. I've talked with him a couple times, including just before this meeting to see if he had comments he wanted included in the application. He did not send any comments.

Mr. Eymann: Was that storm water related?

Mr. Klein: It was.

Chairman Ramsey: Mr. Eymann, there are 26 stipulations. Are you in agreement with those?

Mr. Eymann: I am.

Chairman Ramsey: Are there any other comments?

A motion to recommend approval of CASE 08-17 – THE RESERVE AT MISSION WOODS – Request for approval of a Zoning to R-1 (Planned Single Family Low Density Residential), Preliminary Plan and Preliminary Plat, located south of 103rd Street and east of Mission Road with 26 staff stipulations – was made by Strauss; seconded by Coleman. Motion carried with a unanimous vote of 5-0. For: Hoyt, Levitan, Strauss, Coleman, and Block.

MEETING ADJOURNED