

**City of Leawood
Planning Commission Meeting
July 24, 2018
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: Belzer, Hoyt, Pateidl, Coleman, Block, and Stevens.
Absent: Hunter, Strauss, and Elkins

APPROVAL OF THE AGENDA

Chairman Pateidl: If there are no changes to the agenda, is there a motion to approve?

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

APPROVAL OF MINUTES: Approval of the minutes from the June 26, 2018 Planning Commission meeting.

Chairman Pateidl: Are there any additions or corrections? Seeing none, do I have a motion for approval?

A motion to approve the minutes from the June 26, 2018 Planning Commission meeting was made by Stevens; seconded by Belzer. Motion carried with a unanimous vote of 5-0. For: Belzer, Hoyt, Coleman, Block, and Stevens.

CONTINUED TO THE AUGUST 28, 2018 PLANNING COMMISSION MEETING:

CASE 71-18 – 135th STREET AND KENNETH ROAD – MIXED USE AND MEDIUM DENSITY RESIDENTIAL – Request for approval of a Rezoning from AG (Agricultural) to MXD) (Mixed Used Development) and RP-3 (Planned Cluster Attached Residential District), Special Use Permit for an Assisted Living Facility, Preliminary Plan, and Preliminary Plat, located south of 135th Street and west of Kenneth Road. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 78-18 – TOMAHAWK CREEK OFFICE PARK – NUETERRA CAPITAL (HEALTHCARE INVESTMENT FIRM) – WALL SIGN – Request for approval of a Final Sign Plan, located north of 114th Street and west of Tomahawk Creek Parkway.

CASE 84-18 – LEAWOOD EXECUTIVE CENTRE – VALUE HEALTH – WALL SIGN – Request for approval of a Final Sign Plan, located north of 113th Terrace and east of Roe Avenue.

CASE 85-18 – LEAWOOD SUBDIVISION, LOT 828 – Request for approval of a Revised Final Plat – Located north of 86th Street and east of Ensley Place

CASE 86-18 – CORNERSTONE PRESBYTERIAN CHURCH – MONUMENT SIGN – Request for approval of a Revised Final Plan, located south of 133rd Street and east of Pembroke Lane.

CASE 93-18 – LEAWOOD PLAZA – DALMARK ROOF REPLACEMENT – Request for approval of a Revised Final Plan, located north of 123rd Street and west of State Line Road.

Chairman Pateidl: Does anyone wish to pull any items from the Consent Agenda? Seeing none, is there a motion for approval?

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

NEW BUSINESS:

CASE 92-18 – TOWN CENTER PLAZA – FRANCESCA’S – Request for approval of a Revised Final Plan for Changes to the Façade of a Tenant Space, located north of 119th Street and east of Nall Avenue.

Staff Presentation:

City Planner Jessica Schuller made the following presentation:

Ms. Schuller: This is Case 92-18 – Town Center Plaza – Francesca’s – Request for approval of a Revised Final Plan for Changes to the Façade of a Tenant Space. Francesca’s is located in Town Center Plaza. It is a retail boutique, and they are requesting approval of a Tenant Finish to alter their two existing exterior awnings that are located on the west side of the building. They are currently black awnings, and they would like to change to a patterned awning. The pattern is called Taupe Clarity, produce by Sunbrella Fabrics. It features a taupe background with a cream lattice pattern. Town Center Plaza does currently have a number of brightly colored awnings; although, a few of them have a pattern. Bravo and Panera Bread are two exceptions to this, as they have striped awnings. The application is in compliance with the Leawood Development Ordinance and the Design Guidelines for Town Center Plaza. Staff recommends approval of Case 92-18 with the stipulations in the Staff Report, and I would be happy to answer any questions.

Chairman Pateidl: Thank you. Are there any questions for staff? Is the applicant here?

Applicant Presentation:

Scott Hussion, Infinity Sign Systems, 4900 Lister Avenue, Kansas City, MO, appeared before the Planning Commission and made the following comments:

Mr. Hussion: I really don't have too much to add. I'm just here to go through the motions. I did make six copies in case you want to see what it looks like.

Ms. Schuller: There is also a sample of the material that I can bring around.

Mr. Hussion: I don't know if you have other questions.

Chairman Pateidl: Are there questions regarding this application? Thank you very much. I have one quick question. There are four stipulations related to this recommendation. Do you have any objections to the stipulations?

Mr. Hussion: The fabric has to be fabric?

Ms. Schuller: We would be approving that material tonight.

Mr. Hussion: I have no objections.

Chairman Pateidl: Are there any other questions? This does not require a Public Hearing. Is there any discussion?

A motion to recommend approval of CASE 92-18 – TOWN CENTER PLAZA – FRANCESCA'S – Request for approval of a Revised Final Plan for Changes to the Façade of a Tenant Space, located north of 119th Street and east of Nall Avenue – subject to four Stipulations – was made by Coleman; seconded by Block. Motion carried with a unanimous vote of 5-0. For: Belzer, Hoyt, Coleman, Block, and Stevens.

MEETING ADJOURNED