

**City of Leawood
Planning Commission Work Session
December 11, 2018
Annual Update Report Regarding Self-Propelled Leawood
Annual Review of the Comprehensive Plan**

Planning Commission Members in Attendance: Strauss, Hoyt, Pateidl, Coleman, Stevens, Belzer, Elkins

Planning Staff in Attendance: Richard Coleman, Community Development; Mark Klein, Planning; Ricky Sanchez, Planner; Brian Scovill, Public Works; Andrew Hall, Assistant City Attorney

Visitors in attendance: Owen Veer, student; Nelson Schutte, student, Cooper Owenstein, student

Chairman Elkins: Welcome.

Comm. Pateidl: I visited briefly with them before the meeting. They are three students from the Kansas City Christian School, and they're here for their government class.

Chairman Elkins: We're glad you're here. For your purposes, this is the Planning Commission for the City of Leawood. The commissioners are all volunteers. They are appointed by the mayor and confirmed by City Council for three-year terms that are staggered. I serve as chairman, and the group elects its chairman on an annual basis in May. The purpose for this evening's meeting is, by statutory obligation, the Planning Commission must review the Comprehensive Plan for the City of Leawood on an annual basis. The statute gives a lot of latitude on how that is achieved. It could be a combination of staff and commission as well as public input. This is the first step of the 2019 review. Staff has updated the plan that we reaffirmed last year. Once we've had a chance to discuss it, we will consider it a Planning Commission meeting, at which time, there will be a Public Hearing for the public to provide input. The statute emphasizes that input. Unfortunately, we have not had a great deal of input except for a separate plan for the development of the 135th Street Corridor that is incorporated into the Comprehensive Plan. With that, I will turn it over to staff.

Mr. Klein: We actually had a work session on March 14th to go over changes in the Comprehensive Plan map. We reformatted the plan as well. Tonight, we would like to run through changes in the map and the text.

The first change has to do with Fire Station No. 1 at 9617 Lee Boulevard. The existing station will be torn down, and a new one will be built there. The Police Station has been moved to the Justice Center. Additionally, a park will be added to the northern section.

Mr. Coleman: The fire station was torn down a while ago.

Comm. Strauss: I thought I saw it.

Mr. Coleman: Not the historic one that was built in 1948. It will be torn down as well. There is also a telecommunications tower that will be removed in this coming summer.

Comm. Strauss: I'd love to see a Site Plan with the proposed improvements.

Mr. Klein: They've done some preliminary work, but I don't know that they have a Site Plan.

Comm. Strauss: I went to that meeting where they talked about bringing the old City Hall over here. I was curious on how that will be laid out, but if they're still working on it, they're still working on it.

Mr. Klein: The other change we talked about is on the south side of I-435. When Johnson County Wastewater did their expansion, there was a land swap with the city, so we changed the boundaries of Johnson County Wastewater to reflect the change. We also added a symbol to indicate more clearly that it was for Johnson County Wastewater.

In the area of Hallbrook, there is an area that was shown as all Mixed Use on the side of College Boulevard. Since that is mostly Office, we decided it would be more appropriate to show that as Office. Village of Seville at 133rd and State Line has an added symbol to show the micro-hospital.

Comm. Strauss: There is another street in that development.

Mr. Klein: That is a good point. The area at 135th Street and Kenneth Road was changed to show a clearer alignment.

Comm. Strauss: Does it go north of the water? That was the big argument.

Mr. Klein: At this point, they haven't platted anything.

Mr. Coleman: It actually always went north. It's just that our consultant made a mistake and showed it straight at one point, and we didn't catch it.

Mr. Klein: Just north of Public Works, we've designated lots for future parks on 143rd St. and Kenneth. At 151st Street and Mission Road is Hills of Leawood. They had a different road network than what was previously shown. This is more reflective of the previously approved subdivision that wasn't developed. Additionally, we added the trails on most of these.

Those are the changes to the Comprehensive Plan Map. We also have added in historic trails: Santa Fe, Oregon, and California. They are included on the overall Comprehensive Plan Map and also in a blowup of the map as well.

Mr. Coleman: There will be an auto route on the National Historic Trails Plan for this area, so it will have signs showing these trails. There are opportunities for Mission Trail Elementary because they're right on the trail. They might be able to do some kind of historic marker or something like that.

Comm. Hoyt: Do they know about this?

Mr. Coleman: I would assume they do because of the name of the school.

Comm. Hoyt: Do they know about this renewed emphasis on signage?

Mr. Coleman: I'm not sure if Mid-America Regional Council (MARC) has contacted them or not.

Comm. Coleman: It looks like it goes right on the edge.

Chairman Elkins: What is the bullseye on Tomahawk Creek Parkway?

Comm. Stevens: It is a trailhead opportunity.

Chairman Elkins: Where they come together on State Line Road, going east into Missouri, is that where that cemetery is?

Mr. Coleman: Yes.

Chairman Elkins: They denoted the street with post rocks.

Mr. Coleman: Kansas City has had that for quite a long time.

Chairman Elkins: It looks good. They actually renamed the street Cemetery Trail Street.

Mr. Coleman: Yes, and across 119th Street at Minor Drive, there is a park on the south side that has historic markers.

Comm. Coleman: That is the one by the Blue River?

Mr. Coleman: No, this is closer to Leawood. It is directly east of State Line Road. It would be northeast of the cemetery. Minor Park has trail ruts still there. It's one of the few places they are still visible.

Comm. Coleman: It is actually pretty cool. I've taken visitors there to show them.

Mr. Coleman: It's amazing how much history is in the area.

Mr. Klein: I'd like to go over some of the text changes. The city has grown to 34,659. That was the latest estimate from the 2017 Census.

Chairman Elkins: What is ACS?

Mr. Klein: It is American Community Survey (ACS). It is used for in-between years.

Mr. Coleman: We'll have the big census coming up here shortly.

Comm. Stevens: There is more in the text and all these charts that are based on 2015 numbers. It made me wonder if it carried through.

Mr. Klein: Some of the information, we don't get with the American Community Survey. When we get the detail from the decennial census when they break everything down with hard numbers. The ACS is based more off a survey with a sampling of information and an estimate. We have tried to keep the charts as consistent as possible. We have the ten-year decennial census, and since we had an estimate that was halfway to the next one, we included those numbers. As we get more numbers, we may update the text but not the chart because it might be a little bit off.

Chairman Elkins: You expect that 4.62% increase in population to drop even further by the time we get to 2019 and 2020, I presume.

Mr. Coleman: Probably 3%. We're running out of land.

Chairman Elkins: I'm surprised we grew at all.

Mr. Coleman: Some of the growth is due to new family formations. People with kids are moving back, so we're not just all getting old.

Mr. Klein: We went to the Finance Department and got updated information. We replaced the 2015 numbers with the 2017 numbers.

Mr. Coleman: That is one of the things that City Council has wanted to maintain: a three-legged stool for the finances for the city. The other third is made up of fees and charges.

Chairman Elkins: Is the increase's reliance on sales tax a function of increasing sales tax, or does it reflect economic expansion?

Mr. Coleman: It reflects economic expansion. The city is balanced, and the city doesn't want to be reliant on sales taxes only. Some cities become overly dependent on sales taxes, and when a recession hits, it disrupts everything. They're laying off staff and retrenching. Then, it turns around, and they're trying to rebuild everything they got rid of. It makes it more difficult to operate.

Mr. Klein: We also wanted to update Ranchmart. In 2017, we had buildings under construction that are now completed. We have an application coming in for another building, so it might be updated the following year.

We wanted to reflect that Park Place has an additional building on the east end. Parkway Plaza had some activity as well that we have reflected in the text. That is pretty much it.

Comm. Coleman: On the numbering of the pages, the first couple pages have Roman Numerals, and there is a repeat of Page 1. Then, Page 35 talks about religious institutions in Table 3.20. There are three religious institutions, but in the wording above, it mentioned two.

Comm. Strauss: In the plan, we have the 135th Street Corridor as Mixed Use. In light of some discussions on the recent project and how it went, I wonder if anything needs to be modified in the Comprehensive Plan. I was shocked to hear the applicant say that they don't think Mixed Use is right for this area, and they decided not to say anything during the public meetings because it wasn't right for them to speak. We're hearing that landowners don't think Mixed Use is correct. Then, can you talk about what City Council's feedback was on that application? That will give us some insight into what they're thinking about Mixed Use. I wonder how that affects what we show in the Comprehensive Plan.

Mr. Coleman: Basically, the plan was Mixed Use. The concern we had was that we didn't think the plan of Mixed Use was very good. They complied with the Mixed-Use portion. I don't see a need for change. We might want to look to address more of the details on how the plans are put together.

Comm. Strauss: I understand that. They complied with the amount of Residential, Office, and Commercial. They said that they don't think Mixed Use will work in this area, as I remember.

Mr. Coleman: Part of that is they wanted to build 120 duplex units. That is what drove the plan from the beginning.

Comm. Strauss: Can you tell us City Council's feedback? They approved the plan.

Mr. Coleman: They approved the plan. We made some adjustments between the Planning Commission and Governing Body. There were a couple changes to the Mixed-Use buildings. One got switched to strictly an office building; another increased in height; another one decreased. Regarding 137th Street, the applicant talked to the property owner to the west and made a deal. The city already had the right-of-way for about 330 feet of 137th Street from Chadwick in the first ten-acre property but nothing in the next ten-acre property between that property and the applicant's property. The woman who owns the property agreed with them that she would dedicate the right-of-way to the city, and they would build that road. The city, at some point, would contribute money from escrow to build Chadwick. I think John Petersen said they would pay for the other half of the street. It will connect all the way through from Kenneth to Chadwick, which is a good thing.

Chairman Elkins: I sat through it, so this is my take on it. There was a large variety of opinions expressed by Governing Body, not so much about the substance of the plan but rather the binding nature of the plan. There were a few councilmembers who strongly articulated their view that the 135th Street Plan wasn't binding. There were others that felt strongly that they should stay with it. I think it would be fair to say there was not a clear consensus to move away from the plan.

Mr. Coleman: I would agree with that. I think there was a lot of diversity. There was one vote opposed to the plan. A couple councilmembers would have approved almost anything that came in, maybe even if it didn't align with the Mixed-Use requirements. That is my read on it. Other people were fine with it.

Comm. Strauss: Do you think the marching orders were that similar types of projects are fine in the area? I viewed it that it was a mix of uses but it wasn't Mixed Use.

Mr. Coleman: I agree with that, but I don't know that there's any particular marching orders to take out of this.

Comm. Strauss: But a precedent has been set.

Mr. Coleman: I don't know. A plan has been approved. That doesn't necessarily mean the next plan, even if similar, would be approved. It might, but it might not.

Chairman Elkins: My take on what I heard there in the four hours was that they were pleased the second time around that we had discussed it in such great detail and had given commentary on stipulations and whatnot. They felt like the plan had gotten a very good vetting from our commission as a result. I think the marching orders are, if plans come forward, we should consider them and compare them to the 135th Street Plan, identify details the diverge away from that, comment on stipulations, and then it is up to City Council to decide how closely they want the development to stick to the plan. That is my take on it. Our marching orders, I believe, are to give it a full, comprehensive vetting.

Mr. Coleman: There are some new members of the council that don't have the history and involvement with the plan, so that probably has a little bit to do with it.

Comm. Strauss: Based on what transpired, I was just wondering if anything needed to be modified in the Comprehensive Plan.

Mr. Coleman: I don't know about that, but in the 135th Street Community Plan, we could look at modifications to make it so that it is a little more prescriptive of the vision. I think there is some misunderstanding from some people. It was mentioned at City Council that we couldn't have Park Place all the way up and down there. That was never the intent of the plan. It may be that we look at working out some type of model plan for 40 acres.

Chairman Elkins: To address Kipp's question, since the 135th Street Community Plan is a part of this Comprehensive Plan, should we be looking at and commenting on it in the

same way we're looking at commenting on the rest of it? Is this the time for us to address those thoughts that you just had around the 135th Street Community Plan?

Comm. Strauss: Exactly because I feel like Planning Commission, City Council, and staff are not on the same page. I think we're all looking at this corridor a little differently. I wonder if there should be a work session. That would be good for the new members, also.

Mr. Coleman: I can look into it.

Chairman Elkins: I think it is really the mayor or City Council's call. I certainly wouldn't be opposed to it.

Mr. Coleman: I would have to ask the powers that be if they are interested.

Comm. Strauss: It is always good when staff, Planning Commission, and City Council are all driving in the same direction.

Mr. Coleman: That is true. We're still working on trying to get Cornerstone taken care of. We're working with the developer on that. Probably our biggest challenge is finding the right developer with the right product to work in there. Since it's already laid out, most of the lots are a specific size. We're trying to get a senior living facility there, but to do it, the parking would have to be underground or structured, which is more expensive. We're trying to figure out some way to make that work.

Chairman Elkins: Have permits been pulled on the hotel?

Mr. Coleman: Yes, the hotel is under construction. I think that will help having The Element there. It will attract other developers looking at the site. It could be another restaurant because there are several pad sites there. More buildings are filling in Parkway Plaza. We're about out of land for Single Family Residential. I think there is one ten-acre tract designated for Single Family that hasn't been developed, and that's about it.

Chairman Elkins: Any other comments on the plan?

Comm. Stevens: I have a couple minor questions. On Page 3 of the introduction, it describes what Section Three includes, which is the different districts and the developments within those. The second sentence of the paragraph says, "Additionally, specific studies of various development concerns within Leawood are included." It makes me think that sentence should be taken out or modified. Maybe it is not "concerns."

Mr. Klein: Just as far as how development is taking place.

Comm. Stevens: Quickly, I noticed the exhibit of the schools and worship areas. It seems like it would be nice to squeeze in a listing of worship areas because the exhibit is keyed and numbered, but they're not named.

Mr. Klein: It would tie the reference to the text. I think it does mention the names of them in the text, but they don't reference back; you're right.

Comm. Stevens: On the next page, it is a similar situation with the approved commercial developments where the key matches the map.

Mr. Coleman: We appreciate that. Most of the graphics are new.

Comm. Stevens: I wondered if the blowup areas on Pages 27, 33, and 43 should have a legend that says the circle is a commercial development.

Mr. Klein: That is a good idea.

Comm. Stevens: Later on in the text, you have keyed the development to that map. At the end, do the exhibits need to be updated, or are these the adopted ones?

Mr. Klein: These are the adopted ones.

Comm. Stevens: I didn't know if the cover or the picture of these were out of date or not matching.

Mr. Klein: The pictures actually look like what we have currently.

Mr. Coleman: We'll talk with Parks and Recreation and Self-Propelled Leawood because they handle that.

Comm. Stevens: It's a minor deal.

Mr. Coleman: If you're going through this and see anything else, just send us an email, and we'll take care of it.

Chairman Elkins: Other comments or questions for staff? The only thing I would add is I sat through the Governing Body meeting with discussions on Ranchmart North and the development at 135th Street and Kenneth. One thing that a number of councilmembers did was to comment on how much they appreciate the hours that this group spends to the benefit of the city. I wanted you all to know that what we do is recognized by City Council, and they are very appreciative, so much so that two or three of the members made a note to include it in the record. I want to add my thanks to you all as well. You make it easy for me to chair because you've all done your homework well in advance. Same thanks go to staff because you do a great job of supporting us. We all read things carefully, and sometimes we bring things to your attention. I'm sure you get a little tired of me finding grammatical errors or not being able to keep Block and Coleman straight on the recording, but other than that, it is an indication of how much attention everybody pays to this. As we head into the next year, I want you to know I'm grateful for the opportunity to serve with you all. Anything else for the good of the order?

MEETING ADJOURNED