

**City of Leawood  
Planning Commission Meeting  
September 13, 2022  
Dinner Session – 5:30 p.m. – No discussion of items  
Leawood City Hall Council Chambers  
Meeting - 6:00 p.m.  
4800 Town Center Drive  
Leawood, KS 66211  
913.339.6700 x 160**

**CALL TO ORDER/ROLL CALL:** McGurren, Coleman, Block, Stevens, Hunter, Belzer, Hoyt, Peterson, Elkins. Absent: Hunter.

**APPROVAL OF THE AGENDA**

Chairman Elkins: There is a quorum present. Does staff have any revisions to the agenda?

Mr. Lang: We do not.

**A motion to approve the agenda was made by Coleman; seconded by Block. Motion carried with a unanimous vote of 7-0. For: McGurren, Coleman, Block, Stevens, Hunter, Belzer, Hoyt, and Peterson.**

CASE 104-22 – TOWN CENTER CROSSING – ROCKHILL GRILLE – Request for approval of a Final Plan located south of 119th Street and east of Roe Avenue.

**Staff Presentation:**

City Planner Grant Lang made the following presentation:

Mr. Lang: This is Case 104-22 – Town Center Crossing – Rockhill Grille. The applicant is requesting approval for a 152-sq.-ft. addition for the Rockhill Grille, located on the east side of the main Town Center Crossing development. This site was previously La Bodega. The building addition will allow Rockhill Grille to expand into the space with a walk-in cooler. The Town Center Crossing development is currently under the 30% minimum requirement for open space. With this project, the open space requirement will not decrease, as the developer is reconfiguring the existing impervious areas. The construction of the addition material will match the existing development. With that, staff recommends approval with the stipulations stated in the Staff Report. I'm happy to answer questions.

Chairman Elkins: Thank you. Questions for staff?

Comm. Block: There were a couple places where it says 152 sq.ft; in others, it talks about 52 sq.ft. Should those all be 152 sq.ft?

Mr. Lang: The 152 reference is the total addition; the reference to 52 square feet is where they are modifying green space. To not fall below the 30% requirement, they are making up for it with the 52 square feet. The Leawood Development Ordinance requires 30%, and now, the development is under that. In order to not further reduce the number, we have requested that they make up for it. They reconfigured some sidewalks, and it makes the net zero.

Mr. Klein: Essentially, part of the 152 square feet will be 52 square feet of grass that is currently pervious.

Chairman Elkins: Is that the only change as compared to the Preliminary Plan that we approved?

Mr. Klein: Yes.

Comm. McGurren: Regarding the letter that was received from the Fire Department on September 6th, is there any update to the portion highlighted in red?

Mr. Lang: They haven't made updates on the building side. They want to get the approvals first. When it comes time to resubmit building plans, they'll reflect the plans we're approving tonight.

Comm. Coleman: On page 2 under criteria for Open Space, we're talking 30% and they will switch it out. Does the Board of Zoning Appeals variance have to do with this, or is it the original application?

Mr. Lang: When the development came in several years ago to add parking on the back side, they reduced it and got that variance.

Comm. Coleman: This made me think about the parking issue from last time. Did we disapprove the parking at the last meeting? This is the first restaurant we've seen come in, correct?

Chairman Elkins: That discussion was for the Preliminary Plan for this proposal.

Mr. Lang: The parking got approved in a separate application. This proposal does not impact the parking because it is on a per-seat basis for restaurants. This is adding square footage, but because it is not the traditional retail, the parking is not changed.

Comm. Coleman: Are cars allowed to park on Tomahawk Creek Parkway, Roe, or 119<sup>th</sup> Street?

Mr. Lang: I don't know if parking is allowed, but I've never seen any.

Comm. Coleman: The more I go around that development, I foresee a parking situation. I wonder if the overflow is going to impact any of the streets around it.

Brian Scovill: The city code specifies certain roads have restricted parking. I'd have to check the list to see if those streets allow parking, and I can get back to you.

Comm. Coleman: Obviously, this restaurant's opening will affect parking.

Chairman Elkins: Other questions for staff?

**Applicant Presentation:**

Dev Anand, President of Dev, Inc., licensed architect and general contractor, appeared before the Planning Commission and made the following comments:

Mr. Anand: Grant and Mark did a great job summarizing the project. I'd be happy to answer questions.

Chairman Elkins: Do you have any objections with the 20 stipulations staff has included?

Mr. Anand: No, sir.

Chairman Elkins: If there are no other questions, is there additional discussion?

**A motion to recommend approval of CASE 104-22 – TOWN CENTER CROSSING – ROCKHILL GRILLE – Request for approval of a Final Plan located south of 119th Street and east of Roe Avenue – was made by Belzer; seconded by McGurren. Motion carried with a unanimous roll-call vote of 7-0. For: McGurren, Coleman, Block, Stevens, Belzer, Hoyt, Peterson.**

Chairman Elkins: Is there any other formal business? I would note for anyone participating by Zoom, the work session will resume in approximately 5-10 minutes.