

City of Leawood
Planning Commission Agenda
July 28, 2020
Leawood City Hall – Main Conference Room
Meeting – 6:00 p.m.
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL:

McGurren, Peterson, Hoyt, Belzer, Hunter, Coleman, Block, Stevens, Elkins

APPROVAL TO SUSPEND CERTAIN RULES OF PLANNING COMMISSION DUE TO PANDEMIC:

MEETING STATEMENT:

To reduce the likelihood of the spread of COVID-19 and to comply with social distancing recommendations, this meeting of the Leawood Planning Commission is being conducted using the Zoom media format, with some of the commissioners appearing remotely. The meeting is being livestreamed on YouTube and the public can access the livestream by going to www.leawood.org for the live link. The public is strongly encouraged to access this meeting electronically; however, if you wish to comment on a public hearing item, please contact the Community Development Department to make arrangements.

Public comments will only be accepted during the public hearing portion of each agenda item where a public hearing is required. The City encourages the public to submit comments in writing prior to the public hearing by emailing comments to pcpubliccomments@leawood.org. Written public comments received at least 24 hours prior to the meeting will be distributed to members of the Planning Commission. Those wishing to appear remotely using the Zoom format media, should register at pcpubliccomments@leawood.org on or before Friday, July 24th at 5:00 pm. Individuals who contacted the Planning Department in advance to provide public comments will be called upon by name.

Electronic copies of tonight's agenda are available on the City's website at www.Leawood.org under Government / Planning Commission / Agendas & Minutes. Because this meeting is being live-streamed, all parties must state their name and title each time they speak. This will ensure an accurate record and make it clear for those listening only. This applies to all commissioners, staff, applicants and members of the public who may speak. All motions must be stated clearly. After each motion is made and seconded, a roll call vote will be taken. The Chair or staff will announce whether the motion carried and the count of the vote. Reminder, please mute all microphones when you are not speaking. Thank you.

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of minutes from the June 23, 2020 Planning Commission meeting.

CONTINUED TO AUGUST 25th PLANNING COMMISSION:

CASE 49-20 – CAMERON’S COURT – Request for approval of a Rezoning from AG (Agricultural) and SD-O (Planned Office) to RP-2 (Planned Cluster Residential Detached) and MXD (Mixed Use District), Preliminary Plan, and Preliminary Plat, located south of 133rd Street and west of State Line Road. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 58-20 – EURONET WORLDWIDE – SIGN PLAN – Request for approval of a Final Plan for a Sign Plan, located south of 114th Street and west of Tomahawk Creek Parkway.

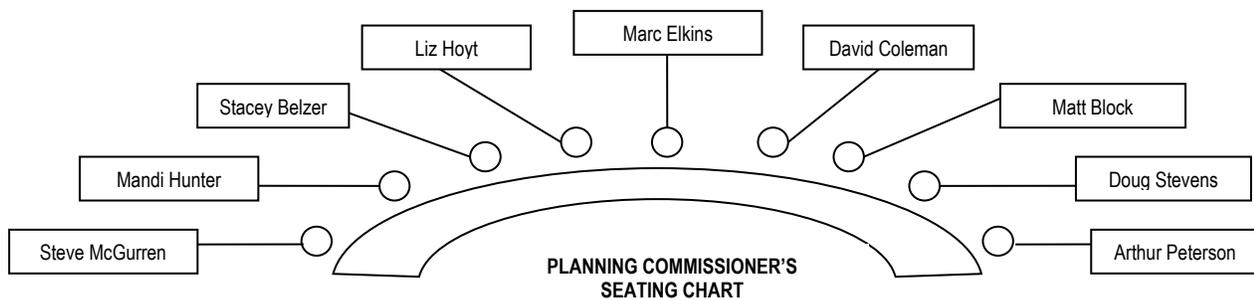
NEW BUSINESS:

CASE 56-20 – LEAWOOD FIRE STATION #1 & PARK – Request for approval of a Preliminary Plat and Final Plat, located south of 96th Street and East of Lee Boulevard. **PUBLIC HEARING**

ADJOURN REGULAR MEETING:

Meetings will end at 9:00 p.m. unless the Commission votes to extend the meeting for a period of thirty (30) minutes. An additional thirty (30) minute extension, for a maximum of two (2) extensions, may be voted by the Commission members.

LEAWOOD PLANNING COMMISSION



The Leawood Planning Commission is a nine member non-partisan body whose members are appointed by the Mayor and confirmed by the Governing Body.

The Planning Commission prepares the Comprehensive Plan that is used as a general guide for the development of the community. The Comprehensive Plan is reviewed and updated annually as part of the commission's ongoing process of evaluating trends and patterns. The Commission also reviews all zoning, special use permit, and site plan and plat applications prior to making recommendations to the governing body for final action.

The regular scheduled public meetings of the Planning Commission are held at 6:00 PM on the fourth Tuesday of each month in the City Council chambers, 4800 Town Center Drive. The Commission may also conduct a study session followed by a meeting on the second Tuesday of each month.

Anyone wishing to appear on the Planning Commission agenda or study session agenda should contact Planning Services at (913) 339-6700.

REZONING AND SPECIAL USE PERMIT PROCEDURES FOR LEAWOOD, KANSAS

Newspaper publications: The city will be responsible for publishing the notice of public hearing in the official City newspaper not less than 20 days prior to the end of the public hearing.

Posting of the sign: Upon submission of the application, the City will supply the applicant with a sign to be posted on the property. The sign must be posted not less than 20 days prior to the public hearing.

Letters of notification: The applicant will be responsible for mailing notices by certified mail, return receipt requested, of the proposed zoning change to all land owners located within 200 feet of the area proposed to be altered. These notices must be sent a minimum of 20 days prior to the Planning Commission hearing.

Public hearing: The Planning Commission hears all zoning requests, hearing from the applicant and anyone in the audience wishing to speak for or against the proposal. The Commission will then make a recommendation for approval or denial to the City Council or continue the application to another Planning Commission agenda. The following is an outline of the public hearing process.

1. Staff summarization of comments and recommendations.
2. Applicant presentation and response to staff comments and recommendations.
3. Public Hearing
 - a. Anyone wishing to speak, either in favor or in opposition has an opportunity to speak.
 - b. It is appreciated if the speakers keep repetition to a minimum.

4. The applicant will have an opportunity to respond to points raised during the hearing.
5. Planning Commission discussion.
6. Motion and second by the Planning Commission.
7. Planning Commission discussion of motion.
8. Planning Commission vote on the motion.

Protest period: Certain property owners may file a petition protesting the application within 14 days after the close of the Planning Commission public hearing. The petition must be signed by the owners of record of 20% or more of any real property proposed to be rezoned, or by the owners of record of 20% or more of the total real property within the area required to be notified in Article 16-5-4.1 of the proposed zoning of specific property, excluding streets and public ways and property excluded pursuant to 16-5-4.3.

City Council Action: After the protest period has concluded, the application will be placed on an agenda for a City Council meeting. The Council may then take action on the proposal. The Council may approve the Planning Commission's recommendation, or it may amend and approve or remand the proposal to the Planning Commission for further consideration.

**City of Leawood
Planning Commission Meeting
June 23, 2020
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: McGurren, Peterson, Hoyt, Belzer, Stevens, Hunter, Coleman, Block, and Elkins. Absent: none

APPROVAL TO SUSPEND CERTAIN RULES OF PLANNING COMMISSION DUE TO PANDEMIC:

A motion to suspend certain rules of Planning Commission due to pandemic was made by Coleman seconded by Hunter. Motion carried with a unanimous roll call vote of 8-0. For: McGurren, Peterson, Hoyt, Belzer, Stevens, Hunter, Coleman, and Block.

MEETING STATEMENT:

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motion carried and the count of the vote. Reminder, please mute all microphones when you are not speaking. Thank you.

APPROVAL OF THE AGENDA

Chairman Elkins: Does staff have any revisions?

Mr. Sanchez: We do not.

A motion to approve the agenda was made by Coleman; seconded by Block. Motion carried with a unanimous roll call vote of 8-0. For: McGurren, Peterson, Hoyt, Belzer, Stevens, Hunter, Coleman, and Block.

APPROVAL OF MINUTES: Approval of the minutes from the May 12, 2020 and May 26, 2020 Planning Commission meetings.

Comm. McGurren: On Page 9, under Comm. McGurren, the word “I” should be “is.”

A motion to approve the corrected minutes from the May 12, 2020 Planning Commission meeting was made by Coleman; seconded by Block. Motion carried with a unanimous roll call vote of 8-0. For: McGurren, Peterson, Hoyt, Belzer, Stevens, Hunter, Coleman, and Block.

A motion to approve the minutes from the May 26, 2020 Planning Commission meeting was made by Coleman; seconded by Block. Motion carried with a unanimous roll call vote of 8-0. For: McGurren, Peterson, Hoyt, Belzer, Stevens, Hunter, Coleman, and Block.

CONTINUED TO THE AUGUST 25, 2020 PLANNING COMMISSION MEETING:

CASE 49-20 – CAMERON’S COURT – Request for approval of a Rezoning from AG (Agricultural) and SD-O (Planned Office) to RP-2 (Planned Cluster Residential Detached) and MXD (Mixed Use District), Preliminary Plan, and Preliminary Plat, located south of 133rd Street and west of State Line Road. PUBLIC HEARING

CONSENT AGENDA:

CASE 44-20 – CITY OF LEAWOOD 2021-2026 CAPITAL IMPROVEMENT PROGRAM – Request for approval of the 2021-2026 Capital Improvement Program public improvements, facilities and utilities as being in conformance with the Comprehensive Plan.

CASE 47-20 – LEAWOOD MISSION VALLEY – MONUMENT SIGN – Request for approval of a Final Plan for a Monument Sign, located south of 151st Street on Granada Road.

A motion to approve the Consent Agenda was made by Coleman; seconded by Stevens. Motion carried with a unanimous roll call vote of 8-0. For: McGurren, Peterson, Hoyt, Belzer, Stevens, Hunter, Coleman, and Block.

Chairman Elkins: Is there any other business to be brought before the commission? If not, I would entertain a motion to adjourn.

A motion to adjourn was made by Coleman; seconded by Block. Motion carried with a unanimous roll call vote of 8-0. For: McGurren, Peterson, Hoyt, Belzer, Stevens, Hunter, Coleman, and Block.

MEETING ADJOURNED

City of Leawood Planning Commission Staff Report

MEETING DATE: July 28, 2020

REPORT WRITTEN: July 16, 2020

**EURONET WORLDWIDE – REQUEST FOR APPROVAL OF A FINAL PLAN FOR A SIGN PLAN-
Located south of 114th Street and west of Tomahawk Creek Parkway - Case 58-20
CONSENT AGENDA**

STAFF RECOMMENDATION:

Staff recommends approval of Case 58-20 Euronet Worldwide – request for approval of a Final Plan for a Sign Plan, with the stipulations outlined in the staff report.

APPLICANT:

- The applicant is Celina Gerling with Luminous Neon Inc.
- The property is owned by Academy 1740, Inc.

REQUEST:

- The applicant is requesting approval of a Final Plan for a sign plan to include a wall sign and updated lettering on an existing monument sign.

ZONING:

- The property is currently zoned SD-O (Planned Office).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Office.

LOCATION:



SURROUNDING ZONING:

- North To the north of the property is an office building within the Tomahawk Creek Office Park, zoned SD-O (Planned Office).
- South To the south of the property, across Tomahawk Creek Parkway, is Tomahawk Creek, zoned REC (Planned Recreation).
- East To the east of the property, across Tomahawk Creek Parkway, is a parking area for Tomahawk Creek, zoned REC.
- West To the west of the property is the Pinnacle Office Building development, zoned SD-O

SITE PLAN:

- The applicant is proposing a wall sign on the southwest corner of the existing building, facing south.
- In addition to a wall sign, the applicant is proposing to add “Euronet WORLDWIDE” as an additional line of text to the existing monument sign, located at the southern entrance into the site.

ELEVATIONS:

Monument Sign

- The existing monument is 6’ 3 ½” inches in length and 3’ 1” in height and constructed of brick with a concrete cap for the top of the monument.
- The face of the sign is constructed of 3/8” brass letters with light oxidized brushed horizontal finish, to match the existing letters on the monument sign.
- The monument sign will state “11400 TOMAHAWK” on the first line, “CREEK PARKWAY” on the second line, and “Euronet WORLDWIDE” on the new third line.
- The proposed lettering mounted for the monument sign is in compliance with the Leawood Development Ordinance.
- A sign permit from the Planning Department shall be obtained prior to erection of the wall sign.

Wall Sign

- The letters on the sign are to be constructed of fabricated aluminum, painted brushed aluminum.
- The text of the sign will read “Euronet WORLDWIDE”
- The proposed wall sign lettering is in compliance with the Leawood Development Ordinance.
- A sign permit from the Planning Department shall be obtained prior to erection of the wall sign.

LIGHTING:

- The monument sign has existing exterior ground mounted lighting that is not proposed to be changed with this application.
- The wall sign will be internally illuminated-reverse channel letters, which will create a halo lit sign, using white LED’s.

LANDSCAPING:

- No additional landscaping is proposed with this application.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve Case 58-20, Euronet Worldwide – Final Plan for a Sign Plan, with the following stipulations:

1. The project is limited to the addition of a line of text to the existing southern monument sign, and a wall sign on the southwest corner of the existing building, facing south.
2. A sign permit from the Planning Department shall be obtained prior to erection of any signs.
3. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
4. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through four.

June 23, 2020

Michael Brown
CEO
Euronet Worldwide, Inc.
3500 College Blvd.
Leawood, KS 66211

RE: Signage Approval at 11400 Tomahawk Creek Parkway, Leawood, KS 66211.

Dear Mike,

This letter is to inform you that we have reviewed and approved your proposed signage, both on Exterior of the building and existing monument sign located at 11400 Tomahawk Creek Parkway, Leawood, KS 66211. The approval is based on the renderings/elevations provided by Luminous Neon, Inc. and are dated 6/22/2020.



STRONG MEDICINE FOR AMERICA

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Vice Speaker
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Stilwell, KS

Executive Vice President
Douglas E. Henley, MD
Leawood, KS



Euronet WORLDWIDE

Regards,

Joe Anthuis, CFM
Director, Administration Division
American Academy of Family Physicians
11400 Tomahawk Creek Parkway
Leawood, KS 66211
913-906-6260

11400 Tomahawk Creek Parkway, Leawood,

Get Satellite with Maps & Directions App™ (includes convenient web search with a Chrome browser new tab extension).

Create the best business software to create
Route planning software

Pinnacle Corporate Center II

American Academy of Family Physicians

existing
AAFP
wall
sign
(new)

AAFP
monument

monument
location

Leawood 27.8 °C - 29.4 °C

(https://www.laurenzoni.com/...&FORM=BMLOGO)

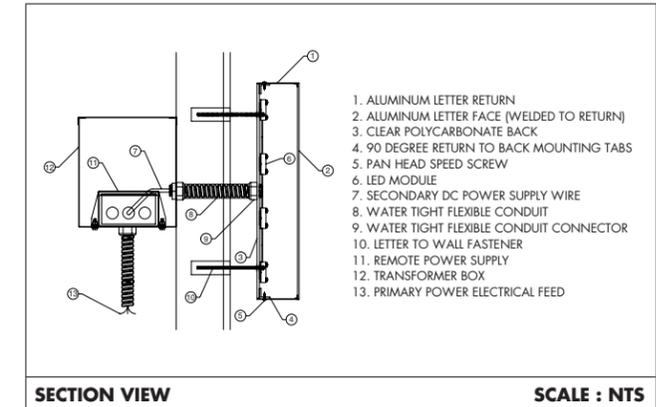
existing



← Proposed new sign

existing

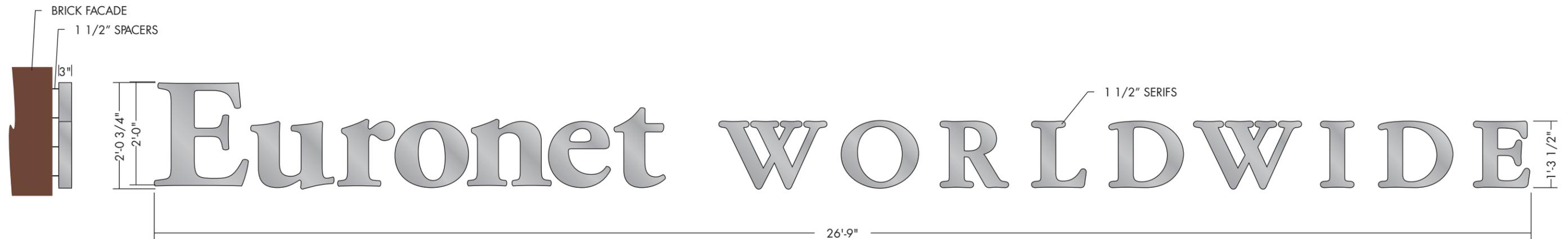




INDIVIDUALLY MOUNTED REVERSE CHANNEL LETTER
LED ILLUMINATION & REMOTE POWER SUPPLY



APPROXIMATING NIGHT VIEW



All noted dimensions are approximate and may be modified slightly during manufacturing to allow proper component usage.

2533 SQ FT OF TENANT AREA
5% ALLOWANCE 126.6 SQ FT
PROPOSED 55.17 SQ FT

SPECIFICATIONS:

- PRODUCE AND INSTALL (1) SET OF INTERNALLY-ILLUMINATED REVERSE CHANNEL LETTERS
- "EURONET WORLDWIDE" - FABRICATED ALUMINUM LETTERS PAINTED BRUSHED ALUMINUM AND HALO LIT WHITE LEDS
- INSTALLS STUD MOUNTED 1 1/2" OFF OF FASCIA
- NOTE: FONT MODIFIED FOR PRODUCTION

CUSTOMER: EURONET WORLDWIDE
NAME: JAY BROOKS
LOCATION: 11400 TOMAHAWK CREEK PKWY
LEAWOOD, KS 66211

DATE: 7/16/20
DESIGN NO: SP-34647ELANDLORDr2
ARTIST: JH

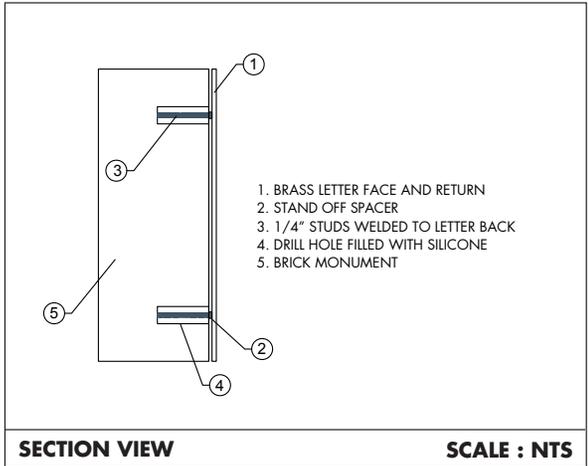
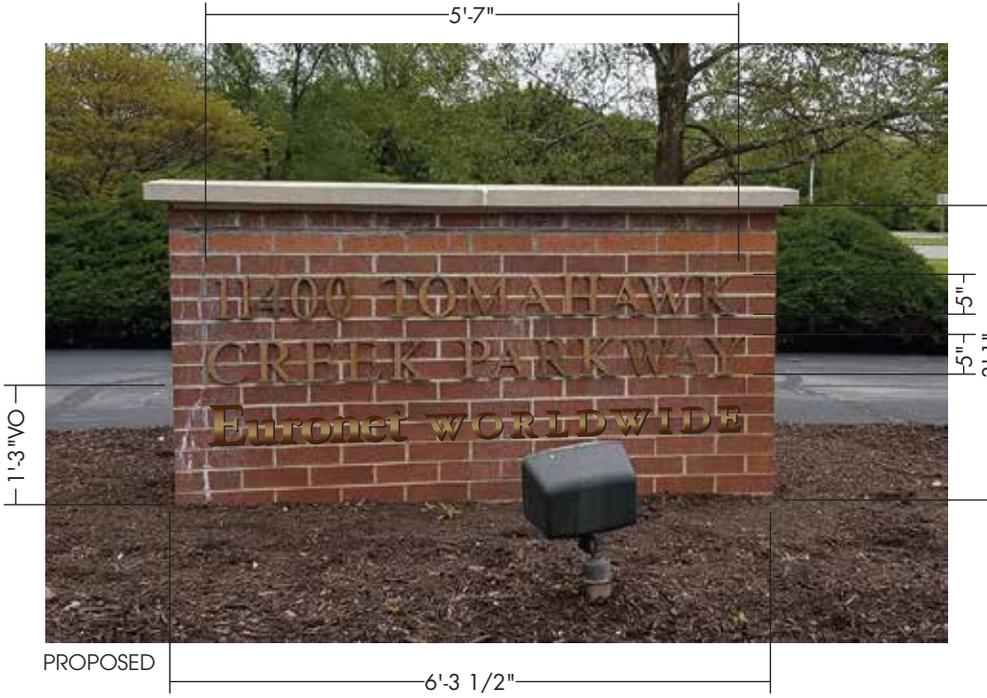
SCALE: 1/2" = 1'

APPROVED:

DATE:

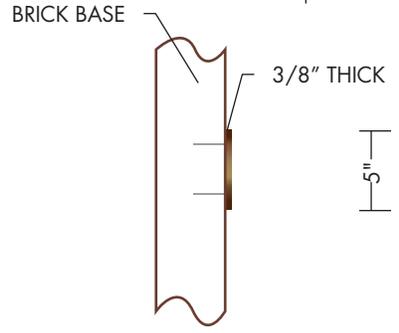


LUMINOUS Neon Inc
ART & SIGN SYSTEMS



SECTION VIEW **SCALE : NTS**

NON-ILLUMINATED FLAT CUT OUT LETTER
FLUSH MOUNT



All noted dimensions are approximate and may be modified slightly during manufacturing to allow proper component usage.

SPECIFICATIONS: • FURNISH AND INSTALL (2) SETS OF FLAT CUT OUT LETTERS FOR EXISTING DOUBLE-FACED BRICK ENTRY MONUMENT • "EURONET WORLDWIDE" - 3/8" THICK BRASS LETTERS WITH LIGHT OXIDIZED BRUSHED HORIZONTAL FINISH TO MATCH EXISTING • STUD MOUNTED FLUSH	CUSTOMER: EURONET WORLDWIDE NAME: JAY BROOKS LOCATION: 11400 TOMAHAWK CREEK PKWY LEAWOOD, KS 66211	DATE: 7/16/20 DESIGN NO: SP-34647LANDLORDr2 ARTIST: JH	
	SCALE: 1/2" = 1'		
APPROVED:		DATE:	

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City of Leawood Planning Commission Staff Report

MEETING DATE: July 28, 2020
REPORT WRITTEN: July 17, 2020

LEAWOOD FIRE STATION #1 & PARK – REQUEST FOR APPROVAL OF A PRELIMINARY PLAT & FINAL PLAT – LOCATED SOUTH OF 96TH STREET AND EAST OF LEE BOULEVARD – CASE 56-20

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approval of CASE 56-20, Leawood Fire Station #1– Request for a Preliminary Plat & Final Plat, subject to the stipulations in the staff report.

APPLICANT:

- The applicant and engineer is Judd Claussen with Phelps Engineering, Inc.
- The properties are owned by The City of Leawood.

REQUEST:

- The applicant is requesting approval of a Preliminary & Final Plat to combine five lots (Lots 115, 116, 117, 118, and 119) within Leawood Estates residential subdivision into one lot.

ZONING:

- The property is currently zoned R-1 (Planned Single Family Low Density Residential (15,000 Sq. Feet per Dwelling)).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Public and Open Space - Public.

LOCATION:



SURROUNDING ZONING:

- North To the north is single family residential, Leawood Estates zoned RP-1 (Planned Single Family Residential District) (12,000 Sq. Feet per Dwelling)).
- South To the south, is single family residential, Leawood Estates zoned RP-1.
- East To the east, is single family residential, Leawood Estates zoned RP-1.
- West To the west, across Lee Boulevard, is single family residential, Leawood Estates zoned RP-1.

SITE PLAN COMMENTS:

- The site is located within the Leawood Estates residential subdivision.
- Existing fire station #1 is located on lot 116, former Leawood City Hall is located on lot 117, and a Cellular Tower is located on lot 118.

FINAL PLAT:

- The applicant is proposing to replat lots 115, 116, 117, 118, and 119, removing the lot lines that bisect the existing property, creating one contiguous lot.
- The Final Plat contains the following: 3.691 Acres / 160,767 Sq. ft.

EASEMENTS

10' Utility Easement	Back Lots 115-119, northern lot 115, between lots 118 & 119
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BULK REGULATIONS:

- The following table outlines the required and provided regulations for the project:

<u>Criteria</u>	<u>Required</u>	<u>Provided</u>	<u>Compliance</u>
Front Setback	35'	35'	Complies
Side Setback	15'	15'	Complies
Rear Setback	30'	30'	Complies

SIGNAGE:

- No signage is proposed with this application

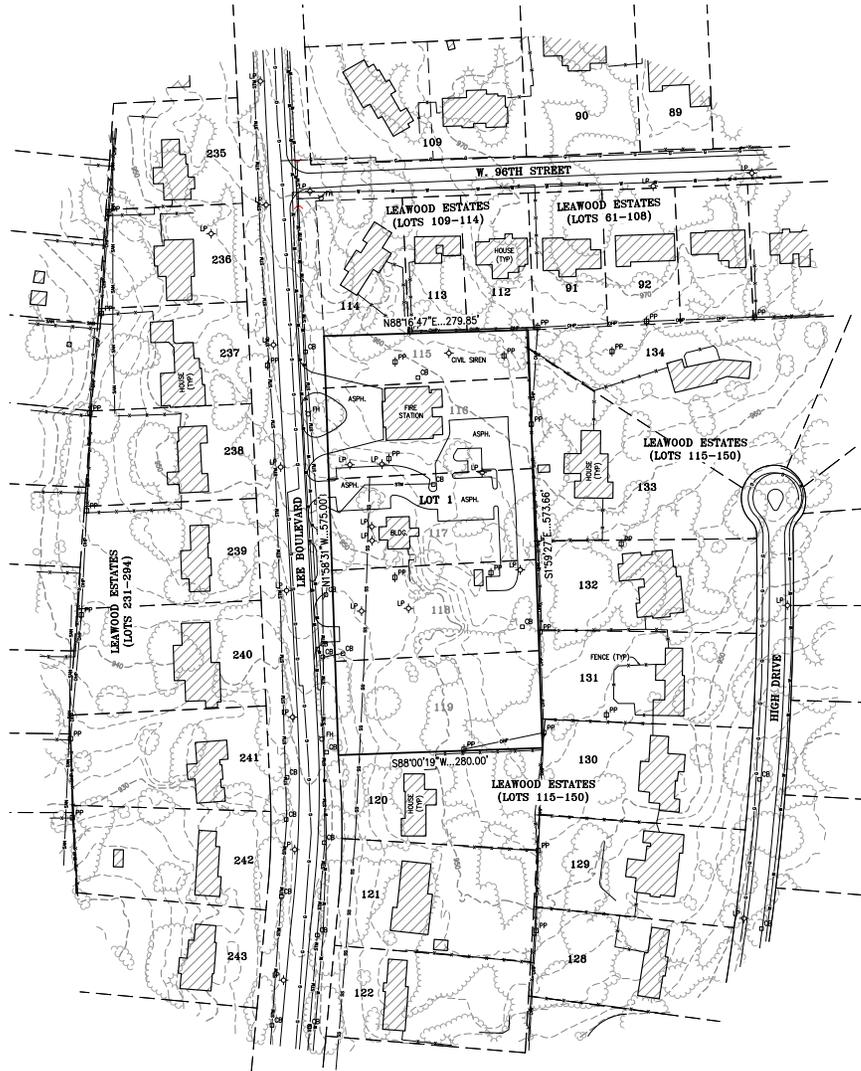
STAFF RECOMMENDATION:

Staff recommends the Planning Commission approval of CASE 56-20, Leawood Fire Station #1– Request for a Preliminary & Final Plat, with the following stipulations:

1. This approval is limited to a Preliminary & Final Plat combining five lots (Lots 115, 116, 117, 118, and 119) within Leawood Estates residential subdivision into one lot.
2. In addition to the stipulations listed in the report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledgement in writing that they agree to stipulations one through two.

PRELIMINARY PLAT OF LEAWOOD FIRE STATION 1 AND PARK

RESURVEY AND REPLAT OF LOTS 115 THRU 119, LEAWOOD ESTATES
A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF
SECTION 3, TOWNSHIP 13 SOUTH, RANGE 25 EAST,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



LEGAL DESCRIPTION
Resurvey and replat of Lots 115 thru 119, LEAWOOD ESTATES, a subdivision of land in the Northeast Quarter of Section 3, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, containing 3.691 acres, more or less, of replatted land.



SCALE: 1" = 40'
0' 40' 80'

BEARING BASIS: STATE PLANE
COORDINATE SYSTEM, KANSAS
NORTH ZONE (NAD83)

LEGEND

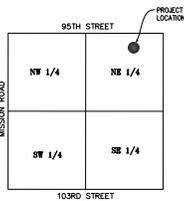
- B/L DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- (P) DENOTES PLATTED
- (M) DENOTES MEASURED

ZONING NOTE:

EXISTING ZONE R-1
PROPOSED ZONE REC

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 20167, JOHNSON COUNTY, KANSAS, PANEL NO. 200700055, AND DATED AUGUST 3, 2006.



LOCATION MAP
SECTION 3-13-25



Approved by the Planning Commission of the City of Leawood, Johnson County, Kansas,

this ____ day of _____, 20 ____.

Chairman: Marc E. Elkins

OWNER/DEVELOPER:

CITY OF LEAWOOD

**LEAWOOD FIRE STATION 1
AND PARK**

PEI	PLANNING	PHILIP BINGEN, INC.
	ENGINEERING	and by: Christopher
	CONSULTANTS	Orlinda Kattus, project
		City of Leawood
		March 2019

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-RE
ENGINEERING - E-30
CITY OF LEAWOOD
CITY ENGINEER - JEFFREY B. BROWN
ENGINEERING - 200702268

Fire Station No. 1 Park and Re-plat
Interact meeting held by Zoom on 7/15/2020 at 6 pm

Attendee (screen name)

Judd Claussen	Phelps Engineeing, Inc
Doug Ubben, Jr.	Phelps Engineering, Inc
Brian Scovill	City of Leawood
Ross Kurz	City of Leawood
Richard Coleman	
cashaw (Cary Shaw)	
David	
Ellen Brown	
Rick Bernauer	
Rob's iPad	
16362339621	
William	
19137071551	
Pixel 3a XL	
Kati Geller	

Interact Meeting Notes

Leawood Fire Station #1 and Park Plat

7/15/2020 – 6:00 PM

- Judd Claussen welcomed everyone to the meeting, introduced himself and Brian Scovill City Engineer, purpose of the meeting.
- Judd went over the need for Zoom call due to COVID and the format of the meeting and how to participate on the Zoom call. Participants can click on "raise your hand" to ask questions.
- Judd Sent letter out to everyone within 500' of the property.
- Mapping shown on aerial notification map. Property is the 5 parcels in red. Purpose of the project is to re-plat the 5 lots in red into one lot.
- Mapping shown Preliminary Plat is shown. Same 5 lot area is highlighted in yellow.
- Mapping of the Final Plat of the extents of the 5 lots to be re-platted into 1 lot was also shown.
- No improvements are associated with this application. The City of Leawood is only re-platting into one lot now, to remove the interior lot lines so as to allow for a fire station planning process in the future.
- The hearing for the re-plat is scheduled to go before City of Leawood planning commission on Tuesday, July 28th at 6:00 p.m.
- Neighbors informed that a fire station is eventually planned this property at a future date. No plans are finalized or available now. The plans for a fire station will be a future application. While the fire station is not associated with this submittal for a replat, it is for the eventual fire station project.

Meeting was then opened for questions:

Cary Shaw, 9618 High Drive, directly to the east of the property that was purchased by the City.

- You've explained why, but what is the zoning on each of those lots currently?
 - Answer: R-1, per JoCo AIMS.
- Are those existing 4 lots still residing with same deeds and restrictions as 9619 (Lee Blvd)?
 - We had gotten several questions after the letter went out, and one was in regard to what happens to the current deed restrictions. Re-platting has no effect on the deed restrictions.
- In my past (experience) when this type of step is taken, its generally also to have the zoning and deed restrictions removed.
 - With this replat the city is not requesting any changes to the zoning or deed restrictions. Those issues will be addressed at some other point in some other manner. We don't have information on how that will work or move forward.
- Everyone to the east of this site have all talked and we have a strong interest in what goes on here. We are seeing changes on what goes on this lot, where people have pitched a tent on that lot, and yesterday we had two guys with backpacks on that lot. We have people

- walking their dogs along the fence, and dogs are making a mess, and we have to go over and clean it up. With this being said, in your title (of the plat), it calls it "LEAWOOD FIRE STATION 1 AND PARK." It is our understanding there is no park planned. Is that correct?
- No park is associated with this and if there were to be a park it would be at some future date.
 - Also in talking with Scott (Lambers) there is another set of drawings being prepared of a single story fire station. Most of the folks we talk to around the whole group do not want a two story unit that is there. We have no problem with a fire station, but I was encouraged when I heard that there was a single-story design that is coming in. I know its not for this meeting, but I wanted to get this information out to others. Can you offer anything on that?
 - I have not seen any fire station plans recently. I did see some fire station plans a few years ago for a few minutes, and I know those have not been through the planning and development process. Those plans have not been finalized in any way. So the City has no official fire station plans at this time. Everything at this point is concept or preliminary in nature.
 - Leawood #2 blends into that neighborhood beautifully. I don't know why the City even considers wasting money on design, when Leawood #2 would fit on this site perfectly. And for those that have not seen it, it is at 12701 Mission Rd., if you want to go down there and look at it. Talking with Scott also, the City is in need, and one of the main reasons based on the site layout, is they need to remove the 35 ft. setback on 9619 Lee Blvd (lot). Has there been any discussion related to that? I can say that from my standpoint who is directly behind this and talking with Catherine, none of us would necessarily have a problem with the setback being removed so that plat wouldn't even have to be done. We are not interested in any of the deeds restrictions being removed, but the 35 ft setback to allow the fire station to be put on there, the way Scott described it is they are not going to remove any of the trees, the property would stay as basically an open lot.
 - The replatting does not impact the perimeter lot lines. It essentially removes the interior lot lines. So those would allow certain features of the new site to be installed whether its an awning, driveway or fire station, or just whatever might come that way or be developed in the design process, it would allow items to be built across those (existing) lines. We have to complete the platting process to remove these interior lines for the development plan for any kind of fire station.....(without it) doesn't make any sense because you would have buildings and parking that don't meet current setbacks off of existing property lines. So the plat allows us to take these 5 lots and combine it into one and eliminate those interior lot lines that would handcuff us with any kind of design.
 - The lot #115 gives kind of a buffer between those residential lots up there on 96th Street. If the lot lines are removed throughout the rest, then basically all these buildings are demolished and a whole new site plan, then literally you could build a fire station or anything, a pavilion which no one wants a pavilion, no one wants a park there that I've talked to. The reason is they don't want to lose the quiet use of their back yards, they don't want the traffic on Lee Blvd., they don't want the safety issues, they don't want a stoplight put on their for traffic, there are no sidewalks on this, but that would allow by taking away

- the interior lot lines, that changes where those buildings could be located. Am I right or wrong?
- That is correct. Those interior lot lines do have setback restrictions associated with them, and that is the point of this replat is to remove those requirements associated with those interior lot lines.
 - So if we as the residents around this reject this, and I don't know what the vehicle is to reject this I guess make comments next week. But if everyone on the west side of Lee, the north side of this, the east side of this, and the south side of this, cause anyone else outside of that is not going to be impacted by this. Its these homes that are going to be impacted by it. If we do not want the plat to go through, that doesn't stop the fire station from being built if it just needs a variance over that lot line or up to that lot line that's interior there. Because I can tell you this in talking with as many people I have, there is no interest in removing the deeds restrictions and now knowing that those others are still residential and those deeds and restrictions still apply. I think that information is going to be important for all the neighbors. If we say no, what is likely to occur?
 - The planning process for the fire station is going to have its own application and its interact meetings to present that to you and work through that plan. So you will that chance to dive into the layout of the fire station and the improvements at a future date coming up. We can't do anything without going through that process.
 - I would also mention you would need to get with the planning department to verify when and how the City can issue variances associated with setbacks. Its very restrictive on when the City can provide a variance in relation to a setback and my experience is that they don't go away, so much as they get reduced up to 25% reduction in certain circumstances. The planning department would be the go-to for more information regarding that issue.
 - Whom should we talk to?
 - Contact any of the city planners (Grant Lang or Ricky Sanchez). Might talk to one of them as to variances on setbacks.
 - The deeds and restrictions to be removed off of 9619, there was a map issued by City engineering, that showed the parcels that were allowed to vote in that process, it is my understanding talking with city officials that if that document comes up for us to vote on that and to say yes or no to removing the deeds and restrictions, we can say either send in a no vote or throw it away and if we throw it away it is a no vote. Is that correct?
 - You should contact the city legal department. I do not know the answer to that.

Kati Geller

- I have a couple of questions. I talked today to Scott Lambers and I understand that the proposed plan is to have the fire station driveway to the fire station about 10 feet from the north border from what we refer to as "Susan's lot", the lot that is just next to my home at 9625 Lee Blvd. Is that correct?
 - I have not seen any recent drawings of the fire station so I am not able to confirm that.

- It is my understanding also that the park that the City was contemplating is actually a museum that would be in the old city hall on Susan's property. Is that what is being contemplated?
 - I have no information with respect to that. I have not been informed as to whether that may be true or not true. I am not informed on that matter.
- My understanding from Scott is that a rezoning may not be necessary if in fact Susan's lot is used for a park. Do you know anything about that?
 - Again, I am not informed on that.
- If Susan's lot is used as a museum for the old City hall or a park and a rezoning is not required then would all of us as neighbors not have the yes or no vote that a normal rezoning requires? If there's no rezoning necessary because the City designates the area for a park, then if its all already platted together so that the boundaries between the properties are erased, then there will be no need to rezone it and no way for us to give a yes or no vote, correct?
 - I don't know if a park project would require additional interact meetings as it relates to development plans. A preliminary and final development plan would normally go to planning commission, so that would be a good question for the planning dept to answer.
- Can you tell me how far to the treeline does the driveway proposed go for the north of the fire station?
 - There is no design with this application. We don't have that information. That would be subject to a future interact meeting and site plan review at some point in the future.
- Is the drive for the fire trucks intended to come from the front of the fire station or around from the back and to the south of the fire station, which would be my side of the fire station?
 - We just don't have any information as to it relates to the fire station or park.
- Is there a way before any decision is voted upon for joining Susan's lot which is zoned residential to other lot, that we can first find out exactly what is intended for Susan's lot, specifically if there is public parking intended for that lot or even for the area where there's no public parking north of this plat?
 - We do not have an approved plan for the fire station or park. The City does not have a design for the park. The design for the fire station will be completed later this year, after the replatting process has been completed.
- Why can we not first have a design before we change the residential zoning in effect by joining it to a plat where there is no boundary?
 - The zoning is not changing with this replat. There will be interact meeting associated with this development of park, fire station or otherwise. There will be opportunities to be heard on those potential developments as it relates to these sites. This replat is associated with combining five into one lot and again there will be opportunities, and I am certain that if a park were to move forward, it would have to follow the Leawood Development Ordinance (LDO) and there would be opportunities for interact meetings with that process.

- I know there would be. And I love our city council because they operate very openly with respect to opportunities to be heard. The only thing that I'm concerned about is that there will no longer be the normal procedure for a yes or a no vote from the neighbors as to whether Susan's lot can be re-designated from a residential lot to a lot with a park. We don't know yet whether there's going to be public parking on that lot. Really I'm worried like Cary said, I live right next to the lot and for me, not only will the value of the property be impacted by parking or access on that lot, but my own peace enjoyment. Strangers will be able to literally see me enter my garage every day. Anything I do in my yard, any entertaining I do, my privacy, my sense of security will be uprooted. So for me knowing that there is no yes or no vote is important indication that we are not ready to plat all of these things together. That maybe, if I could, we are all impacted by this and I would hope that we have more feedback. For example are there more public uses for the museum, as opposed to just a walk up museum? Will there be meetings there? Will there be traffic and vehicles going in there? Or is it a historic building that people can walk up to rather than park around? Obviously there's provisions made for handicap, but would that be made on the north side where it doesn't impact the privacy of all the homes behind it and to side of it? In particular I will not be able to enter my home without strangers watching. I will not walk on my walk. I will not be able to lay in the back yard or have people there without people watching. There are significant worries for me. For security purposes as well as for privacy and entertainment and value of my home. Because who's going to buy a home like that to begin with if I ever needed to sell? I think this is the cart before the horse, and if you've had problems with getting variances in the past, is that not because those applying for the variances are citizens operating on property they own? If the fire station needs a variance to encroach a little on what is now Susan's property, and no one objects to that, I don't know why the City would have a problem granting that? Do you?
 - The Leawood Development Ordinance specifies how and when variances are allowed. So if the LDO does not allow for the variance, then it cannot be granted. You've raised a lot of great questions that are specific to some future park or fire station, but we just don't have any development plans to show or communicate what the city would like to do there. Keep in mind, these five lots will all still be zoned R-1 just like they are today.
- Right, I understand that, but we are talking about a change from an "R" zone a residential zone no matter what the others are, even if it were improper in their day. And that might be because everyone agrees, who knows, for the property right next to mine that is crucial to the privacy of my home, that lot is residential. So just speaking about that one and I'm sure other neighbors across the street would like to know whether there's parking intended when the fire station, the old one, is vacated? So they would also like to know about parking. Why would the City under that ordinance not grant a variance to go for just the parking not the fire station itself, ten feet from Susan's current boundary? It would not be over the boundary, according to Scott, it would be 10 feet to the north of the boundary. So it is not an encroachment on the property itself, just ten feet there for a drive. Why would that be an issue?

- I don't know all the development ordinances rules and regulations, around what variances can be approved and which ones cannot as it relates to setbacks and lot lines. Great questions for the planning department. Those are questions that are really geared towards the future development of the property.
- I am so happy you said that, but I am concerned again about what the purpose of this meeting is if not to give us assurances as to why a variance cannot occur as a least restrictive means to accomplish your end? What are we really here for? I know that a lot of the neighbors because the notice was just given to us this week for this meeting. But I'm just trying to find out since it sounds like nobody here can tell us why a variance wouldn't work or why we cannot actually have plans before all these lots are joined? Because with that I don't think anyone would object at all.
 - You bring up good questions, unfortunately I do not have answers for all those questions.
- Who is on this meeting from the City?
 - Judd and Brian. Just to reiterate, the planning process for the fire station for the park or the fire station until the platting process is done. That is why we are here today. The zoning does not change. The deed restrictions do not change. It is simply to remove the interior lot lines. We can't evaluate any kind of variance or anything like that with them still in place.
- When I talked to Scott there was a good argument that there won't need to be any deed restriction change because of the designation of the museum as a park once the lots are all joined together and that potential is a bit worrisome to me because I still don't understand why we can't do the planning before we join the plat. Obviously, the property all belongs to the City. So once the plans are there and we all know what is going on and the City is really good at getting feed back and taking our needs into consideration. So I don't hear any legal reason at all why we can't get the plans first or the variance.
 - These are good questions, and I would encourage you to follow back up with the planning department. We have had other projects in the past where we've had to get lot lines removed before we could proceed with development plan applications. With the lot lines there it doesn't make any sense to evaluate a new site plans with those lot lines in place. A new site plan can't be approved because it would be in conflict with those lot lines.
- How about just joining together all the lots together except Susan's until the plans are in place, since they all have public buildings on them?
 - I don't believe that is the City's interest at this time.
- Is there anyone from the City here?
 - (Brian) I am from the City. I am the City Engineer, but I can tell you that for the purposes of this meeting and the re-plat I just don't have any different answer but I'd be happy to follow up on that and get back to you.
- Do the neighbors have the opportunity to give feedback about this to the city council about this plat and how this may adversely affect this process? It is clear you already have plans for the fire station. It is clear you are capable of designing and engineering of

plans without getting it all platted. It seems to me this is a convenience more than anything else.

- There will be an opportunity for everyone to get additional information as well as state your concerns or ask questions and that will be at the public hearing at planning commission on Tuesday, July 28 at 6 pm. That is a public hearing where everyone can speak.
- Is it not City Council?
 - Planning commission is a recommending body to the City Council. It goes to Planning commission first, where the public hearing is held. They consider the application, and vote whether to recommend or vote to deny the application. It then moves on from there to the City Council.
 - City Council is tentatively planned for Monday, August 17th at 7 pm.
- This is being recorded so you know our questions, right?
 - Yes this is being recorded and there will be a written narrative of the questions and answers.
- So really for us to attend on the 28th is not really going to allow us to have any feedback to any of the parties because you've already heard us is that right?
 - No, you will still be able to speak at the planning commission meeting and there will be planners at that meeting. Between now and then if we are unable to answer your questions, there will be another opportunity, or if you have more questions, there will be another opportunity to be heard at that time.
- I'm not as concerned about being heard as I am wanting to know what the answers are?
 - Sure and that is why there will be additional City staff at that meeting.
- It sounds like the Planning commission has already decided that they want this as one plat?
 - The planning commission has not heard this case.

Ellen Brown

- Where these dotted lines are now, it sounds to me that what this is for is to remove these dotted lines between these lots and combine all these into one lot, correct?
 - Correct. The existing lot lines between the lots would be removed with the replat.
- Why does this have to be done, because it looks like to me there are still there, yet there's been a fire station, there's been a community garden, there's been a parking lot, there's been a built there and taken down all while those lines are currently there. So why are we needing to get rid of them now?
 - This was platted a long time ago. The codes back then allowed for drives and buildings to cross lot lines. Fast forward to today and the codes have gotten much more stringent. In particular fire codes where you cannot have lot lines bisecting buildings due to fire reasons, so that is why these have to be cleaned up.
- Do the residents get a vote in this application?
 - This is an information meeting to tell you about the application that has been filed. Explained the plat approval process that they have input to the planning

commission at the public hearing, but not an actual vote. City planning commission members hear the case and evaluate it and whether it meets LDO and make a recommendation for or against the application. From there it goes to the City Council where they have the final say. Council is also a public meeting where you can attend.

- When you are bringing this to planning commission, you are presenting this to them that we have these 5 lots and you want to join them into one because you need to put a fire station somewhere on here, but we have all this land left over that we have no idea what we are going to do with, but is that ok?
 - The fire station has no plan associated with it. What you see on the preliminary plat drawing is what is existing condition and it is not changing from that with this application. There is going to be a future plan for the fire station.
- I don't understand how people can make a decision as to whether or not it is a good decision to join all these, when they have no idea what you are saying. You are saying we are going to join all these and make one giant lot and we're going to build a petting zoo on it. Nobody knows what you're saying and what you are agreeing to?
 - You are not agreeing to putting a petting zoo or a fire station. That is going to be another public hearing process. This is just to remove the lot lines so that the planning process for whatever is being proposed in the future can proceed.
- What all the neighbors are frustrated with is that it's really hard to believe that you have no idea what is going to go on there, but yet you know you need so much more land.
 - Right, and the City has worked on fire station plans in the past, but at this point in time, there is no fire station plan that has been vetted, or approved, or is being recommended.
- So why wouldn't you make a fire station plan, based on the four lots that you have?
 - You would normally want to verify that you can get the lines removed before you propose to move forward with a full-blown plan that would suggest something that could impact a development ordinance requirement. In this case, we are mostly talking about these interior lot lines. You would want to verify that everyone is on board, and its appropriate and acceptable to remove those lot lines before you develop a plan.
- As someone who lives directly behind what you are talking about doing, it's frustrating that you are not really asking permission, you are just saying here's what we're doing, you're going to be ok with that right?
 - We are asking for permission because we are going through this process. We don't know all the answers, but we are taking notes so we have answers coming into planning commission. We are asking their permission to be able to do this. They are a body of residents and business owners in Leawood and they make a recommendation and then it goes to City Council where we ask their permission to be able to do it too. So it is not a foregone conclusion that this will be approved at all.
- Speaking as someone who completely re-built a house and the hoops I had to jump through before I could either lay a piece of concrete or wood, with the City of Leawood

and all the plans that had to be approved, it's frustrating that we have no idea what is going to go on, and yet we are supposed to sit back and watch all this happen.

- I can appreciate wanting to know what is going to be there and the details of that. If I were a homeowner here, I would want to know that too. All I can tell you is that this is the first step in that planning process is to be able to remove these lot lines so that we can move forward with a plan that will work because the lot lines have been removed. So once these lot lines have been A) removed or B) stay in place, then we will sit down and we'll verify what can we do now? If this isn't approved, and these lot lines stay in place, we'll have to take that into consideration as we develop plans for this fire station.
- I mean realistically they have to be removed. You can't built a fire station and parking lot and stuff with lines that are already existing. So realistically they have to be removed. We don't want that last one to be removed. That's the hill we're dying on. Ok remove the other lines. They've already built over. That's not a big deal. And any planning commission is going to say the same thing. They've already been built. It's that last one.
 - Those are all good comments and that is something the City planning commission and City Council will have to make a decision on.
- Thank you for listening.

Cary Shaw

- This is something I used to do. I did this in the City of Sioux Falls. Four lots I wanted to bring into one. I'd bring in a preliminary plan and I just had squares and boxes on it. And they would say yes we could go for that. And then I would go to everyone of the home owners around it and say because I've built homes and churches and parking lots and everything else. I would go around the whole block and say to everyone, here's what I want to do. Are you guys on board with this? Before any lot lines were removed, any plats were done. Because while you are saying that the zoning doesn't change and the restrictions do not change, the lot lines would disappear which affects the setbacks. What are the setbacks if this becomes one parcel?
 - The exterior setbacks would not change. That still would remain in place. The only setbacks that would change are interior setbacks which are established because of those interior lot lines. So there wouldn't be any setbacks between these lots anymore.
- That's not what I'm asking, I'm asking about...we understand there would be no setbacks. It virtually allows all the buildings to be demolished, and a fire station to be put somewhere, and the rest of it turned into a park. And I think you guys are getting fileted here and unfortunately you are the first line of our response. And Brian I appreciate you being the lone ranger here for the city, but anything could be built on those properties, because right now you have commercial buildings sitting on a residential lot. And I understand per your comment Judd that there's more stringent codes but the City is the City and the City can do whatever it wants. And we can say we are not interested at all, but they get purposeful and they all of a sudden think this will

be good for everybody. But it's the souls around it that end up having to live with the traffic, the crime. I mean like I said, this lot 119 only has been gone for a few months now and we've already had a tent pitched on it in the woods/trees, and then guys with backpacks. And with some kind encouragement I helped them move along. We want the fire station and we wish the police station was still there, because it worked and it was good. But, the two story fire station is our big concern and not having anything change on lot 119, and not having a park. And that is why we are asking is just to have a preliminary site development plan that would show what does the city want to do with all 5 of these lots. How much of the space is going to be used for the fire station? How much is going to be used for the museum? We've seen plans for a fire station having the two wings cut off, the old fire station left on, and we've seen a pavilion built around it to allow for anybody to use as a public deal. That right there destroys the harmony of all the houses on the west side of Lee, on the backside on High and Catherine's group down to the south and the people up north. That is why we are asking, can the city table this plat request, get some kind of plan out there, invite us all in all that surround, invite us into a workshop, and just show what they are going to do? It's an easy way to get everyone to buy in. That's how I used to do it when I was a developer. Cause if you want to fight people, and I didn't ever want to fight people, people that are massed together become an ugly mob. We don't want that. We want the fire station. We want this property to complement our homes because a fire station helps us all. We just want to be part of it.

- Great Comments Cary. We appreciate you putting those in. We are going to put that in as part of the record here tonight, and pass that onto the planners and the City leaders so they can understand your questions and comments.

Brian indicated that while we weren't able to answer all questions to everyone's satisfaction, we will document them and see to getting answers for them. You'll have a chance to ask additional questions at the Planning Commission, which will be Tuesday July 28 at 6 pm at City Hall.

Cary Shaw

- Will it be an interactive zoom meeting like this or is this one where we can just write questions?
 - I believe the planning commission will be a meeting similar to this in that they will open a public hearing, each person will be identified and they will have a chance to speak their name, address and will be given the microphone for a certain period of time, a time limit and be heard. And then the next person can be identified and heard. So on and so forth.

Seeing no more hands, that concluded the meeting. Thanked all for attending, participating and will work to get you additional answers.

From: cary shaw <ccshaw29@msn.com>
Sent: Wednesday, July 22, 2020 6:50 PM
To: Planning Commission Public Comments; Andrew Osman; Debra Filla; leebldhighdriveowners@groups.outlook.com; BJ Meeker; Committees - City Council; robarb@me.com; tcauton@att.net; jrncfadden@sbcglobal.net; jclaussen@phelpsengineering.com
Subject: Public Hearing: Leawood Fire Station1 & Park 9605-9619 LeeBlvd

Members of the Leawood Planning Commission:

July 28th 2020 the planning commission will be considering approval for replatting 5 RESIDENTIAL ZONED LOTS to One Parcel.

The Information meeting held on July 15th with Judd Claussen (Phelps Engineering) & Brian Scovill (Leawood Engineering) with concerned homeowners was very informative. Judd and Brian answered many questions but were unable to provide answers due to an incomplete planning process by the city. The city has failed to present a clear and complete Site Development Plan for the lots 9605-9619 Lee Blvd.

The homeowners at 9610,9612,9614,9618,9626 High Drive and 9625 Lee Blvd REJECT the the REPLAT REQUEST. There are many othr homeowners in the area that are concerned as well. This request if made by a citizen or developer would be rejected outright due to incomplete and poorly developed plans and justification for the need.

The reason for rejecting the replat request by the adjoining homeowners is due to the following:

- City not providing a clear and complete development plan for the entire site.
- City not providing a solid reason for needing this replat.
- City developing a site that is currently zoned (Residential) and having Deeds & Restrictions from 1952 still enforce and governing these lots.

The City has spent nearly \$1,000,000.00 without any clear plan. None of the adjoining homeowners or homeowners in the area have seen a complete site developement plan. Also, to date before anything was to change the Leawood Estates HOA was to be informed and for the HOA to inform the residents in the area of interest.

The city council has approved expenditures on this site without a clear & completre site development plan in amounts below. These are approximate dollars per city council minutes.

\$450K Purchase of 9619 Lee Blvd

\$350K Architecture/Design & Engineering

\$100K Demolition of 9619 LEE, demo and removal of tower and control booth

\$ 50K Restoration/Maintenance of 9619 and former Ploice Station Lot.

\$ 50K Demolition of former Police Station

The adjoining and area homeowners appeal to the Planning Commission Members to table or reject this re-plat request until the city provide a clear long term site development plan that is approved by the majority of the adjoining homeowners.

Please consider the impact that re-platting these lots without a clear plan will have on the adjoining homeowners and their property values. Please consider how changing this site will impact safety, traffic and quiet use of our homes.

Please consider each of the following requests:

- Residents request the P & Z to REJECT Platting the 5 lots 9605-9619 Lee Blvd into one parcel. Note: Each of these lots are zoned RESIDENTIAL.
- Residents request the P & Z to not allow REZONING of any of the lots from Residential to COMMERCIAL/OFFICE/MUNICIPAL/PARK.
- All Deeds & Restrictions are to remain as approved referenced on Book 44 Page 44 395433 Leawood Estates Declaration of Restrictions for lots 9605, 9609, 9615, 9617, 9619 Lee Blvd.
- No Park of anytype is desired by the adjoining homeowners.

Please Note:

All of the residents polled are in favor of a **New Single Story FireStation** designed to meet the needs of the fire department but also compliment the residential properties adjoining and across from the new facility.

The two story design presented at past council meetings is not desired in a residential neighborhood. Leawood II Fire Station on South Mission Road is preferred.

Thank you,

Cary C. Shaw
9618 High Drive Drive
Leawood, Kansas 66206

LeeBlvdHighDriveHomeowers Committee Member

WARNING: This email originated from an EXTERNAL SOURCE. DO NOT CLICK LINKS or ATTACHMENTS unless you recognize the sender and know the content is safe.

From: Mike Faulconer <mike@hometeamkc.com>
Sent: Wednesday, July 22, 2020 11:57 AM
To: Planning Commission Public Comments
Cc: Jo Faulconer; leebldhighdrivehomeowners@groups.outlook.com
Subject: Planning Commission Meeting - July 28, 2020

Dear Leawood, Planning Committee Members:

My wife, JoAnn, and I have lived at 9612 High Drive for 25+ years and raised our two sons here. We have been fortunate to live here—we appreciate the area and our wonderful neighbors.

We will try to attend the July 28th Zoom meeting, but are on vacation then. We both are going on record as to our requests and desires for the proposed Fire Station 1 and Park:

- 1) We vote “no” on the 5 parcels being platted into one parcel.
- 2) We vote “no” on the release of the 1952 Covenants and Restrictions for the former house at 9619 Lee Blvd.
- 3) We ask that the new fire station be limited on one-story and blend in with the existing neighborhood.

Thank you for considering our requests.

Michael Faulconer
9612 High Drive
Leawood, KS 66206

Mike Faulconer
HomeTeam
Leawood KS
www.kansascity-homeinspections.com

Office 913 642-3515