

**NOTICE OF PUBLIC HEARING  
CITY PLANNING COMMISSION  
CITY OF OVERLAND PARK, KANSAS**

Notice is hereby given that the City Planning Commission of Overland Park, Kansas, will hold a public hearing Monday, February 10, 2020, at 1:30 p.m., in the City Council Chamber of City Hall, 8500 Santa Fe Drive, in consideration of the following items to-wit:

**SPECIAL USE PERMIT - SUP2019-00066 – 8841 West 75th Street**

Legal Description:

Tenant spaces 11-14 of Antioch 75 Shops commonly known as 8841 West 75<sup>th</sup> Street, a portion of the following:

Beginning at a point 295.15' west and 45' south of the NEC of the SE ¼ of section 24, township 12 south, range 24 east; thence 215' south; thence 29.85' west; thence 49' south; thence 338.66' west; thence 45' north; thence 298.49' west; thence 220.12' north to a point 962.60' west & 43.88' south of the NEC of the SE ¼ of section 24, township 12 south, range 24 east; thence northeasterly 8.29'; thence 137.80' east; thence 2' north; thence 516.80' east; thence 5' south; thence 5' east to the POB.

Dos Reales, Inc., is requesting a special use permit to allow a drinking establishment renewal, for a five-year period of time. This property is currently zoned CP-2, Planned General Business District.

**SPECIAL USE PERMIT - SUP2019-00067 – 8905 West 135th Street**

Legal Description:

Tenant space commonly known as 8905 W 135th Street, part of Lot 4, Ritz Charles Plaza, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Twisted LLC, is requesting a special use permit to allow a drinking establishment renewal, for a five-year period of time. This property is currently zoned CP-2, Planned General Business District.

**SPECIAL USE PERMIT - SUP2019-00068 – 6905 West 135th Street**

Legal Description:

The south 260 feet of the southernmost part of Lot 25, Corbin Park, Eleventh Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

Talking Dog Inc., is requesting a special use permit to allow a doggie daycare renewal, for a ten-year period of time. This property is currently zoned CP-2, Planned General Business District.

**REZONING - REZ2019-00019 – Vicinity of the southeast corner of 175th Street and Pflumm Road**

Legal Description:

A tract of land lying in the North One-Half of the Northwest One-Quarter of Section 27, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

COMMENCING at the Northwest corner of the said Northwest One-Quarter; thence South 02 degrees 29 minutes 10 seconds East, along the West line of the said Northwest One-Quarter a distance of 1328.37 feet to the Southwest corner of the said North One-Half; thence North 88 degrees 00 minutes 08 seconds East, along the South line of said North One-Half a distance of 551.66 feet to the POINT OF BEGINNING; thence North 53 degrees 29 minutes 15 seconds East, a distance of 70.55 feet; thence South 60 degrees 33 minutes 53 seconds East, a distance of 76.66 feet to a point on South line of the said North One-Half; thence South 88 degrees 00 minutes 08 seconds West, along the South line of said North One-Half distance of 123.54 feet; to the Point of Beginning. Said tract contains 2,469.3 square feet or 0.0567 acres, more or less.

Wolf Run, LLC, applicant, is requesting a rezoning to R-1, Single-Family Residential District, to allow a residential subdivision.

**REVISED PRELIMINARY PLAN - CENTURY FARMS POOL AND AMENITIES - PDP2019-00040 – Vicinity of the southwest corner of 167th Street and Quivira Road**

Legal Description:

TRACT "C," FINAL PLAT OF CENTURY FARMS FIRST PLAT REPLAT IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS & TRACT "D," FINAL PLAT OF CENTURY FARMS, SECOND PLAT IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS.

Century Farms Development, LLC, applicant, is requesting approval of a revised preliminary development plan to allow a pool and amenities. This property is currently zoned R-1, Single-Family Residential District.

**REVISED PRELIMINARY PLAN - PRICE CHOPPER - PDP2019-00044 – 8686**  
**Antioch Road**

Legal Description:

TRACT I:

All that part of Blocks 19, 20, 21 and 22, all that part of the vacated street lying Northwesterly of said Blocks 19 and 20, as vacated by File No. 438831 in Book 55 Miscellaneous at page 24; all that part of vacated Benson Avenue, as vacated by File No. 621949 in Book 119 Miscellaneous at page 72 and File No. 566432 in Book 1 Miscellaneous at page 70; and all that part of vacated 86th Street Terrace, as vacated by File No. 1215587 in Book 1438 at page 903, all in ELMHURST, a subdivision in Overland Park, Johnson County, Kansas, being more particularly described as follows: Beginning at a point on the Northwesterly line of Lot 11 of said Block 22 that is North 65 degrees 01 minutes 20 seconds East, 11.92 feet from the West corner of said Lot 11, said point being a point on a line lying 5.00 feet North of and parallel with the North line of 87th Street, as now established; thence South 89 degrees 49 minutes 40 seconds West along said parallel line, 2.97 feet to the true point of beginning of the tract of land to be herein described; thence continuing South 89 degrees 49 minutes 40 seconds West along said parallel line, 78.81 feet; thence North 0 degrees 10 minutes 20 seconds West, 45.00 feet; thence South 89 degrees 49 minutes 40 seconds West, 142.64 feet; thence South 65 degrees 01 minutes 20 seconds West, 107.26 feet to a point on a line parallel with and 5.00 feet North of the North line of said 87th Street; thence South 89 degrees 49 minutes 40 seconds West along said parallel line, 95.34 feet to a point on the Southeasterly line of said Block 20, thence North 65 degrees 01 minutes 20 seconds East along said Southeasterly line, 200.34 feet to the Southwesterly corner of Lot 44 in said Block 20; thence North 24 degrees 58 minutes 40 seconds West along the Westerly line of said Lot 44, 125.00 feet to the Northwesterly corner thereof; thence North 65 degrees 01 minutes 20 seconds East along the Northerly line of said Lot 44 and the Northerly line of Lot 45 of said Block 20, 50.00 feet to the Southwesterly corner of Lot 2 in said Block 20; thence North 24 degrees 58 minutes 40 seconds West along the Westerly line of said Lot 2 and the Northerly prolongation thereof, 155.00 feet to a point on the Southeasterly line of Santa Fe Drive K-58 Highway, as established by Vacation Instrument filed of record as File No. 438831 in Book 55 at page 24 of Miscellaneous Records; thence North 65 degrees 01 minutes 20 seconds East along said Southeasterly line, 125.00 feet to the point of intersection of the Northwesterly prolongation of the Easterly line of Lot 15 in said Block 19; thence South 24 degrees 58 minutes 40 seconds East along said Northwesterly prolongation and said Easterly line of Lot 15, 81.20 feet; thence North 90 degrees 00 minutes 00 seconds East, 157.86 feet; thence South 0 degrees 00 minutes 00 seconds East, 161.25 feet to a point on a line that is the Southerly prolongation of the Easterly line of Lot 19 in said Block 19; thence

South 24 degrees 58 minutes 40 seconds East along said prolonged line, 10.98 feet to the point on the centerline of vacated 86th Street Terrace; thence South 65 degrees 01 minutes 20 seconds West along said centerline, 5.11 feet; thence South 0 degrees 00 minutes 00 seconds East, 164.1 feet to the point of beginning.

TRACT II:

All that part of Blocks 19 and 22; all that part of the vacated street lying Northwesterly of said Block 19, as vacated by File No. 438831 in Book 55 Miscellaneous at Page 24; and all that part of vacated 86th Street Terrace as vacated by File No. 1215587 in Book 1438 Miscellaneous at page 903, all in ELMHURST, a subdivision in Overland Park, Johnson County, Kansas, being more particularly described as follows: Beginning at a point on the Northwesterly line of Lot 11 of said Block 22 that is North 65 degrees 01 minutes 20 seconds East, 11.92 feet from the West corner of said Lot 11, said point being a point on a line lying 5.00 feet North of and parallel with the North line of 87th Street, as now established; thence North 65 degrees 01 minutes 20 seconds East along the Northwesterly line of Lots 11 and 12 in said Block 22, 193.40 feet to a point on the West line of Antioch Road, as now established by Condemnation Suit No. 42182; thence North 0 degrees 00 minutes 00 seconds West along said West line 136.00 feet; thence North 20 degrees 19 minutes 23 seconds West, 28 79 feet; thence North 0 degrees 00 minutes 00 seconds West and parallel to said West line of Antioch Road, 149.00 feet; thence North 7 degrees 35 minutes 41 seconds East, 75.66 feet, to a point on said West line of Antioch Road; thence North 0 degrees 00 minutes 00 seconds West along said West line, 81.84 feet, to an angle point; thence North 25 degrees 57 minutes 23 seconds (28 seconds per unrecorded Ground Lease) West along said West line 30.00 feet to a point on the Southeasterly right-of-way line of Santa Fe Drive (K-58 Highway), as now established; thence South 65 degrees 01 minutes 20 seconds West, 394.17 feet to the point of intersection of the Northwesterly prolongation of the Easterly line of Lot 15 in said Block 19; thence South 24 degrees 58 minutes 40 seconds East along said Northwesterly prolongation and said Easterly line of Lot 15, 81.20 feet; thence North 90 degrees 00 minutes 00 seconds East, 157.86 feet; thence South 0 degrees 00 minutes 00 seconds East, 161.25 feet to a point on a line that is the Southerly prolongation of the Easterly line of Lot 19 in said Block 19; thence South 24 degrees 58 minutes 40 seconds East along said prolonged line, 10.98 feet to a point on the centerline of vacated 86th Street Terrace; thence South 65 degrees 01 minutes 20 seconds West along said centerline 5.11 feet; thence South 0 degrees 00 minutes 00 seconds East, 164.10 feet to a point on a line drawn 5.00 feet North of and parallel to the North right-of-way line of said 87th Street; thence North 89 degrees 49 minutes 40 seconds East along said parallel line, 2.97 feet to the point of beginning.

TRACT III:

All that part of vacated Benson Avenue, as vacated by File No. 566432 in Book 100 Miscellaneous at Page 70 and all that part of vacated 86th Street Terrace, as vacated by File No. 1215587 in Book 1438 Miscellaneous at Page 903, all in ELMHURST, a subdivision in Overland Park, Johnson County, Kansas, being more particularly described as follows: Beginning at a point on the Northwesterly line of Lot 11 of said Block 22 that is North 65 degrees 01 minutes 20 seconds East, 11.92 feet from the West corner of said Lot 11, said point being a point on the North line of 87th Street, as now established by File No. 1227891 in Volume 1465 at Page 9 in the Recorder of Deeds Office for Johnson County, Kansas; thence South 89 degrees 49 minutes 40 seconds West along said North line of 87th Street, 81.78 feet to the true point of beginning of the tract of land to be herein described; thence North 0 degrees 10 minutes 20 seconds West, 45.00 feet; thence South 89 degrees 49 minutes 40 seconds West, 142.64 feet; thence South 65 degrees 01 minutes 20 seconds West, 107.26 feet to a point on the North line of said 87th Street; thence North 89 degrees 49 minutes 40 seconds East along said North line of 87th Street, 240.00 feet to the point of beginning.

Super Market Developers, Inc., applicant, is requesting approval of a revised preliminary development plan to allow a building addition. This property is currently zoned CP-1, Planned Restricted Business District.

**Sent to The Legal Record for publication on Tuesday, January 7, 2020.**