

**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, March 9, 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 - SUP2019-00069 – 7512 West 80th Street

Legal Description:

A parcel of land lying within the NE ¼ of Section 30, Township 12, Range 25, W 50.2' LTS 11 & 12 & E 50' LTS 13 & 14 BLK 1 EX S 9' W 50.2' LT 12 IN ST & EX S 9' E 50' LT 13 IN ST, of Overland Park Subdivision in the City of Overland Park, Johnson County Kansas.

Nexus IT Group, Inc., is requesting a special use permit to allow a temporary commercial structure for a donut trailer, for a two-year period of time. This property is currently zoned DFD, Downtown Form District.

SPECIAL USE PERMIT - SUP2019-00070 – 9205 West 75th Street

Legal Description:

Lot 61, Southwest Gardens, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Nicholas Brown, is requesting a special use permit to allow a temporary commercial use for a barber/salon, for a five-year period of time. This property is currently zoned CP-O, Planned Office Building District.

SPECIAL USE PERMIT - SUP2020-00001 – 10399 West 133rd Street

Legal Description:

All of Lot 1, Replat of Lot 2 Blue Valley High School No. 3 & District Stadium Complex, a subdivision in the City of Overland Park, Johnson County, Kansas.

Crown Castle USA Inc., is requesting a special use permit to allow renewal of a communications tower, for a ten-year period of time. This property is currently zoned R-1, Single-Family Residential District.

SPECIAL USE PERMIT - SUP2020-00002 – 7809 West 151st Street

Legal Description:

Tenant space commonly known as 7809 W 151st Street, a part of Eastland Meadows, Second Plat, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

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

SPECIAL USE PERMIT - SUP2020-00003 – 8787 Lenexa Drive

Legal Description:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35; THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35 THIS AND ALL FOLLOWING BEARINGS ARE BASED ON EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35 AS BEING SOUTH 00 DEGREES 00 MINUTES 07 SECONDS EAST AND SHOULD BE ROTATED CLOCKWISE 02 DEGREES 11 MINUTES 14 SECONDS TO MATCH THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE), A DISTANCE OF 210.553 METERS (690.79 FEET) TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 9.144 METERS (30.00 FEET) TO A POINT ON THE SAID NORTH LINE, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS EAST, A DISTANCE OF 60.960 METERS (200.00 FEET) TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 125.487 METERS (411.70 FEET); THENCE NORTH 42 DEGREES 50 MINUTES 36 SECONDS EAST, A DISTANCE OF 2.013 METERS (6.60 FEET); THENCE NORTH 46 DEGREES 07 MINUTES 56 SECONDS EAST, A DISTANCE OF 36.168 METERS (118.66 FEET); THENCE NORTH 44 DEGREES 13 MINUTES 46 SECONDS EAST, A DISTANCE OF 32.239 METERS (105.77 FEET); THENCE NORTHEASTERLY ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 117.671 METERS (386.06 FEET), A CENTRAL ANGLE OF 14 DEGREES 06 MINUTES 41 SECONDS, AND A CHORD BEARING OF NORTH 51 DEGREES 17 MINUTES 06 SECONDS EAST, AN ARC LENGTH OF 28.981 METERS (95.08 FEET) TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE SOUTH 53 DEGREES 10 MINUTES 55 SECONDS EAST MEASURED (SOUTH 53 DEGREES 07 MINUTES 22 SECONDS EAST DEED), A DISTANCE OF 11.278

METERS (37.00 FEET); THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, A DISTANCE OF 43.969 METERS (144.26 FEET), TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 5,824.869 SQUARE METERS (62,698.12 SQUARE FEET) OR 1.439 ACRES, MORE OR LESS.

Almighty Tow Service, is requesting a special use permit to allow renewal of a tow lot, for a 10-year period of time. This property is currently zoned CP-3, Planned Commercial District.

SPECIAL USE PERMIT - SUP2020-00004 – 12751 West 127th Street

Legal Description:

Tract "A"

Beginning at the northwest corner of the NE1/4 of Section 27, T13S, R24E, Johnson County, Kansas; thence N 87°48'35" E, along the north line of said NE 1/4, a distance of 255.50 feet; thence S 02°11'25" E a distance of 60.00 feet; thence S 03°10'07" E a distance of 864.00 feet; thence S 50°51'31" E a distance of 663.00 feet, thence S 22°11'46" E a distance of 600.00 feet; thence S 40°27'42" W a distance of 427.00 feet; thence N 53°02'32" W a distance of 870.00 feet; thence S 64°54'37" W a distance of 114.00 feet; thence S 02°47'50" W a distance of 600.00 feet; thence S 35°37'20" W a distance of 341.00 feet; thence N 59°33'22" W a distance of 252.85 feet; thence N 30°26'38" E a distance of 140.07 feet; thence N 59°33'22" W a distance of 217.00 feet; thence N 13°36'43" W a distance of 431.00 feet; thence N 19°43'08" E a distance of 262.00 feet; thence N 14°10'59" W a distance of 685.00 feet; thence N 07°41'44" E a distance of 850.00 feet; thence N 01°58'24" W a distance of 60.00 feet to a point on the north line of the NW1/4, of said Section 27; thence N 88°01'36" E, along the north line of said NW1/4, a distance of 660.79 feet to the Point of Beginning, containing 62.127 acres, more or less.

Tract "B"

Beginning at a point on the north line of the SW1/4 of Section 27, T13S, R24E, Johnson County, Kansas, said point being 382.92 feet west of the northeast corner of said SW1/4; thence S 30°26'38" W a distance of 102.00 feet; thence S 07°34'10" W a distance of 820.00 feet; thence S 29°47'00" W a distance of 247.00 feet; thence S 06°21'28" E a distance of 228.76 feet; thence westerly on a curve to the left having an initial tangent bearing of S 86°25'40" W and a radius of 1400 feet, for a distance of 256.24 feet; thence S 75°56'28" W a distance of 306.97 feet; thence N 05°19'10" W a distance of 325.36 feet; thence N 08°58'40" E a distance of 850.00 feet; thence N 21°42'50" E a distance of 383.00 feet; thence N 44°33'19" E a distance of 94.00 feet; thence S 59°33'22"

E a distance of 242.00 feet; thence N 30°26'38" E a distance of 140.00 feet; thence S 59°33'22" E a distance of 252.85 feet to the Point of Beginning, containing 20.246 acres, more or less.

The City of Overland Park, is requesting a special use permit to allow renewal of a drinking establishment, for a five-year period of time. This property is currently zoned R-1, Single-Family Residential District.

SPECIAL USE PERMIT - SUP2020-00005 – 12501 Quivira Road

Legal Description:

All of Lot 1, "Overland Park Golf Club." a subdivision in the City of Overland Park, Johnson County, Kansas.

The City of Overland Park, is requesting a special use permit to allow renewal of a drinking establishment, for a five-year period of time. This property is currently zoned R-1, Single-Family Residential District.

REVISED PRELIMINARY PLAN - BVSD ELEMENTARY 24 - PDP2020-00001 – Vicinity of the northwest corner of 183rd Street and Quivira Road

Legal Description:

All that part of Tract D, as established in Coventry Valley, First Plat, a subdivision in the City of Overland Park, Johnson County, Kansas, together with all that part of an unplatted tract of land lying in the Southeast Quarter of Section 27, Township 14 South, Range 24 East, described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of Section 27, Township 14 South, Range 24 East; thence South 88 degrees 02 minutes 22 seconds West, on the South line of said Southwest Quarter, a distance of 902.40 feet to a point; thence North 01 degree 57 minutes 38 seconds West, departing said South line, a distance of 682.56 feet to the Southwest corner of Tract M, said corner also being a point on a non-tangent curve lying on the North line of W. 182nd Terrace right of way, all as established in Coventry Valley, Third Plat, a subdivision in the City of Overland Park, Johnson County, Kansas, the POINT OF BEGINNING; thence in a Westerly direction, departing the West line of said Tract M, on the North line of said W. 182nd Terrace right of way and on a curve to the right whose initial tangent bears North 85 degrees 05 minutes 00 seconds West, having a radius of 385.00 feet, through a central angle of 16 degrees 23 minutes 29 seconds, an arc distance of 110.14 feet to a point of tangency; thence North 68 degrees 41 minutes 31 seconds West, continuing on said North line, a distance of 100.47 feet to a point of curvature; thence in a Westerly direction, continuing on said North line and on a curve to the left, having a radius

of 1220.00 feet, through a central angle of 31 degrees 37 minutes 50 seconds, an arc distance of 673.51 feet to a point of tangency; thence South 79 degrees 40 minutes 39 seconds West, continuing on said North line, a distance of 221.16 feet to a point on a non-tangent curve, said point also lying on the East line of Long Street right of way, as established in Coventry Valley, First Plat, a subdivision in the City of Overland Park, Johnson County, Kansas; thence in a Northerly and Northwesterly direction, on said East line and on a curve to the left whose initial tangent bears North 13 degrees 41 minutes 09 seconds West, having a radius of 510.00 feet, through a central angle of 41 degrees 30 minutes 25 seconds, an arc distance of 369.46 feet to a point on a non-tangent line; thence North 34 degrees 47 minutes 39 seconds East, departing said East line, a distance of 170.99 feet to a point; thence North 13 degrees 10 minutes 28 seconds East a distance of 166.83 feet to a point; thence North 59 degrees 28 minutes 17 seconds East a distance of 600.71 feet to a point; thence South 23 degrees 43 minutes 12 seconds East a distance of 51.08 feet to a point; thence South 62 degrees 17 minutes 02 seconds East a distance of 111.85 feet to a point; thence South 68 degrees 27 minutes 43 seconds East a distance of 286.21 feet to the Northwest corner of said Tract M; thence South 22 degrees 29 minutes 24 seconds East, on the West line of said Tract M a distance of 185.72 feet to a point; thence South 39 degrees 19 minutes 14 seconds East, continuing on said West line, a distance of 300.55 feet to a point; thence South 07 degrees 34 minutes 41 seconds East, continuing on said West line, a distance of 158.08 feet to a point; thence South 30 degrees 49 minutes 41 seconds West, continuing on said West line, a distance of 108.16 feet to a point; thence South 07 degrees 56 minutes 27 seconds East a distance of 135.28 feet to the POINT OF BEGINNING, containing 812,395 Square Feet or 18.6500 Acres, more or less.

Blue Valley USD 229, applicant, is requesting approval of a revised preliminary development plan to allow an elementary school. This property is currently zoned PRN, Planned Residential Neighborhood District.

TEXT AMENDMENT ZRR-3285

The City of Overland Park, Kansas, applicant, is requesting amendments to the Unified Development Ordinance for Section 18.150.070 - pertaining to Planned Zoning Districts; Standards of Development of the UDO. (Case No. PLM2020-00007)

Sent to The Legal Record for publication on Tuesday, February 4, 2020.