

**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, June 8, 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:

Please Note: At this time, the June 8th meeting is scheduled to be conducted in the Council Chambers of City Hall. However, in the event public health and emergency issues related to COVID-19 continue, the June 8th meeting might be conducted virtually. In such event, notice of the intent to conduct this meeting virtually will be provided as early as practicable; and such notice will provide instructions on how members of the public may participate remotely in any scheduled public hearings.

SPECIAL USE PERMIT - SUP2020-00014 – 16350 Kenneth Road

Legal Description:

TRACT II:

BEGINNING 260 FEET SOUTH OF THE NORTHEAST CORNER OF THE EAST 13 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, JOHNSON COUNTY, KANSAS, THENCE S 87°48'34" W(M) (WEST(D)) 174.24 FEET; THENCE S 02°11'26" E(M) (SOUTH(D)) 250 FEET; THENCE N 87°48'34" E(M) (EAST(D)) 174.24 FEET; THENCE N02°11'26" W (NORTH(D)) 250 FEET TO THE POINT OF BEGINNING.

TRACT III:

ALL OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, EXCEPT THE NORTH HALF OF THE NORTH THEREOF, CONTAINING SIXTY (60) ACRES, MORE OR LESS, FURTHER EXCEPTING A TRACT OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE N2°23'11" W(M) (N 2°22'22" W(D)), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 300 FEET; THENCE S 87°41'06" W(M) (S 87°41'39" W(D)), PARALLEL WITH SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1324.65

FEET(M) (1,324.72 FEET(D)) TO A POINT OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE S 2°11'26" E(M) (S 2°10'45" E(D)), A DISTANCE OF 300 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE N87°41'06" E(M) (N 87°41'39" E(D)), ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1325.68 FEET(M) (1325.74 FEET(D)) TO THE POINT OF THE BEGINNING, AND EXCEPT ANY PART TAKEN, USED OR DEDICATED FOR ROAD OR PUBLIC RIGHTS-OF-WAY.

TRACT IV:

THE EAST ½ OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, IN JOHNSON COUNTY, KANSAS, CONTAINING 10 ACRES MORE OR LESS, EXCEPT THE NORTH 256.80 FEET OF THE EAST 367.08 FEET OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, IN JOHNSON COUNTY, KANSAS, EXCEPT ANY PART TAKEN, USED OR DEDICATED FOR ROADS OR PUBLIC RIGHT OF WAY.

TRACT V:

THE WEST ½ OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, IN JOHNSON COUNTY, KANSAS

TRACT VI: (UNPLATTED)

BEGINNING AT THE NORTHEAST CORNER OF THE EAST 13 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP14, RANGE 25, JOHNSON COUNTY, KANSAS, THENCE S 02°11'26" E(M) (SOUTH(D) 260 FEET; THENCE S 87°48'34" W(M) (WEST(D)) 174.24 FEET; THENCE S 02°11'26" E(M) (SOUTH(D) 250 FEET; THENCE N 87°48'34" E(M) (EAST(D)) 174.24 FEET; THENCE S 02°11'26" E(M) (SOUTH(D) 323.17 FEET; THENCE S 87°41'06" W(M) (S 87°41'39" WD) 426.07 FEET; (430.32 D) THENCE N 02°11'26"W (ALONG THE WEST LINE OF SAID EAST 13 ACRES) 832.46 FEET; THENCE N 87°35'23" E (ALONG NORTH LINE OF THE SE1/4) 426.07 FEET TO THE POINT OF BEGINNING.

Aubrey Farms LLC, is requesting a special use permit to allow renewal of temporary commercial use for Aubrey Vineyards, for a two-year period of time. This property is currently zoned RUR-J, Rural District, Johnson County.

REZONING - REZ2020-00002 – Vicinity of the southwest corner of 88th and Farley Streets

Legal Description:

All of Lots 68 and 69 of LOTS 28 TO 119 BREYFOGLE and All that part of Lots 1, 2, 5 and 6, MAJESTIC GARDENS, both being subdivisions of land in the City of Overland Park, Johnson County, Kansas, situated in the Northwest Quarter of Section 36, Township 12 South, Range 24 East and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 36; thence North $87^{\circ}25'01''$ East along the North line of said Northwest Quarter a distance of 1335.75 feet to the point of intersection with the centerline of Farley Street as now established; thence South $02^{\circ}05'24''$ East along said centerline a distance of 499.69 feet to the point of intersection with the centerline of W. 88th Street as now established and the POINT OF BEGINNING; thence continuing along the centerline of said Farley Street South $02^{\circ}05'24''$ East a distance of 250.30 feet; thence South $87^{\circ}25'49''$ West along the North line of said Lot 1 and the Easterly extension thereof for a distance of 140.00 feet; thence South $02^{\circ}07'43''$ East a distance of 119.71 feet to the South line of said Lot 2; thence North $71^{\circ}26'00''$ West along said South line a distance of 11.11 feet to the angle point in said South line; thence South $87^{\circ}54'36''$ West along said South line and the Westerly extension thereof for a distance of 180.00 feet to the West line of said Lot 6; thence North $02^{\circ}01'38''$ West along said West line and the West line of said Lot 69 and the Northerly extension thereof for a distance of 364.43 feet to the centerline of said W. 88th Street; thence North $87^{\circ}25'01''$ East along said centerline a distance of 329.93 feet to the POINT OF BEGINNING. Except that part in public road right-of-way.

Containing 104,503 square feet or 2.3991 acres more or less, in gross.

Savita, LLC, applicant, is requesting a rezoning to RP-4, Planned Cluster Housing District, to allow a multi-family development.

REZONING - REZ2020-00003 – Vicinity of the northwest corner of 135th Street and Nieman Road

Legal Description:

Beginning at the Southeast corner of Lot 1, NIEMAN PLAZA, a subdivision in the City of Overland Park, Johnson County, Kansas; thence N $02^{\circ}19'07''$ W, along the East line of said Lot 1, a distance of 249.87 feet; thence Northwesterly, along the Northeasterly line of said Lot 1, on a curve to the left having a radius of 25.00 feet, for a distance of 29.71 feet; thence N $70^{\circ}24'59''$ W, continuing along the Northeasterly line of said Lot 1, a distance of 56.19 feet; thence Easterly, along the Southerly line of an access easement, as platted, on a curve to the left

having an initial tangent bearing of S 70°24'59" E and a radius of 350.00 feet, for a distance of 334.21 feet; thence Easterly, continuing along the Southerly line of said access easement, on a curve to the right having an initial tangent bearing of N 54°52'21" E and a radius of 25.00 feet, for a distance of 31.25 feet; thence Southeasterly, along the Westerly line of an access easement, on a curve to the right having an initial tangent bearing of S 53°31'08" E and a radius of 125.00 feet, for a distance of 111.71 feet; thence S 02°18'50" E, continuing along the Westerly line of said access easement, a distance of 23.82 feet to a point on the Northerly line of Lot 2, NIEMAN PLAZA; thence S 87°40'53" W, along the Northerly line of said Lot 2, a distance of 137.46 feet; thence S 64°01'38" W, continuing along the Northerly line of said Lot 2, a distance of 24.50 feet; thence S 02°19'07" E a distance of 191.99 feet to a point on the South line of said Lot 2; thence S 87°40'53" W, along the South line of said Lot 2, a distance of 168.37 feet to the TRUE POINT OF BEGINNING, containing 1.43885 acres, more or less.

Christie Kids, LLC/135 Development Inc., applicant, is requesting a rezoning to CP-2, Planned General Business District, to allow a multi-tenant building with a drive-thru.

**REVISED PRELIMINARY PLAN - DEER CREEK WOODS - PDP2020-00008 –
Vicinity of the northwest corner of 135th Street and Metcalf Avenue**

Legal Description:

All that part of the Southeast Quarter of Section 30, Township 13 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of Section 30, Township 13 South, Range 25 East; thence North 2 degrees 05 minutes 52 seconds West along the East line of the Southeast Quarter of said Section 30 a distance of 691.04 feet to a point; thence South 87 degrees 54 minutes 08 seconds West a distance of 315.50 feet to the POINT OF BEGINNING; thence South 2 degrees 05 minutes 52 seconds East a distance of 186.56 feet to a point; thence in a Southwesterly direction along a curve to the right, having a radius of 177.00 feet, through a central angle of 89 degrees 10 minutes 07 seconds, an arc distance of 275.46 feet to a point; thence South 87 degrees 04 minutes 15 seconds West a distance of 303.57 feet to a point; thence in a Northwesterly direction along a curve to the right, having a radius of 134.99 feet, through a central angle of 44 degrees 36 minutes 36 seconds, an arc distance of 105.10 feet to a point of reverse curvature; thence along a curve to the left, having a radius of 135.00 feet, through a central angle of 44 degrees 15 minutes 33 seconds, an arc distance of 104.28 feet to a point; thence South 87 degrees 25 minutes 18 seconds West a distance of 81.22 feet to a point; thence South 88

degrees 30 minutes 06 seconds West a distance of 26.84 feet to a point; thence in a Southwesterly direction along a curve to the left whose initial tangent bears South 87 degrees 57 minutes 48 seconds West, having a radius of 200.00 feet, through a central angle of 19 degrees 50 minutes 13 seconds, an arc distance of 69.24 feet to a point; thence South 68 degrees 07 minutes 35 seconds West a distance of 114.16 feet to a point; thence in a Southwesterly direction along a curve to the right, having a radius of 270.00 feet, through a central angle of 71 degrees 54 minutes 40 seconds, an arc distance of 338.87 feet to a point; thence North 39 degrees 57 minutes 45 seconds West a distance of 12.50 feet to a point; thence South 50 degrees 02 minutes 15 seconds West a distance of 52.00 feet to a point; thence North 39 degrees 57 minutes 45 seconds West a distance of 13.81 feet to a point; thence South 50 degrees 02 minutes 15 seconds West a distance of 30.00 feet to a point; thence North 39 degrees 57 minutes 45 seconds West a distance of 112.10 feet to a point; thence South 56 degrees 33 minutes 20 seconds West a distance of 16.61 feet to a point; thence North 33 degrees 30 minutes 08 seconds West a distance of 113.84 feet to a point; thence North 56 degrees 29 minutes 52 seconds East a distance of 538.43 feet to a point on the East line of the Southwest Quarter of the Southeast Quarter of said Section 30; thence North 2 degrees 02 minutes 15 seconds West along the East line of the Southwest Quarter of the Southeast Quarter of said Section 30 a distance of 175.99 feet to the Southwest corner of Tract A, Deer Creek Woods First Plat, a subdivision in the City of Overland Park, Johnson County, Kansas; thence North 62 degrees 39 minutes 04 seconds East along the Southerly line of said Tract A, a distance of 265.54 feet to a point; thence North 27 degrees 20 minutes 56 seconds West along the Southerly line of said Tract A, a distance of 40.00 feet to a point; thence North 62 degrees 39 minutes 04 seconds East along the Southerly line of said Tract A, a distance of 165.01 feet to a point; thence South 27 degrees 20 minutes 56 seconds East along the Southerly line of said Tract A, a distance of 40.00 feet to a point; thence North 62 degrees 39 minutes 04 seconds East along the Southerly line of said Tract A, a distance of 76.90 feet to a point; thence North 66 degrees 21 minutes 49 seconds East along the Southerly line of said Tract A, a distance of 15.08 feet to a point; thence South 3 degrees 15 minutes 04 seconds East a distance of 106.55 feet to a point; thence in a Southeasterly direction along a curve to left, having a radius of 210.00 feet, through a central angle of 61 degrees 40 minutes 15 seconds, an arc distance of 226.04 feet to a point of compound curvature; thence along a curve to left, having a radius of 150.00 feet, through a central angle of 39 degrees 12 minutes 18 seconds, an arc distance of 102.64 feet to a point; thence South 2 degrees 06 minutes 10 seconds West a distance of 85.89 feet to a point; thence South 12 degrees 53 minutes 45 seconds West a distance of 71.56 feet to a point; thence South 40 degrees 16 minutes 17 seconds West a distance of 158.81 feet to a point; thence South 43 degrees 55 minutes 28 seconds West a distance of 186.00 feet to a point; thence North 87 degrees 44 minutes 19 seconds East a distance of 202.55 feet to a point; thence North 32 degrees 03 minutes 30 seconds East a distance of 167.20 feet to a point; thence North 89 degrees 01

minutes 57 seconds East a distance of 299.54 feet to the POINT OF BEGINNING and containing 742,203 Square Feet or 17.039 Acres, more or less.

Blue Cross Blue Shield of Kansas City, applicant, is requesting approval of a revised preliminary development plan to allow a building expansion. This property is currently zoned MXD, Planned Mixed Use District.

**REVISED PRELIMINARY PLAN - BLUE VALLEY NORTH HIGH SCHOOL
AUXILIARY GYM - PDP2020-00009 – 12200 Lamar Avenue**

Legal Description:

All of tract A, Blue Valley School District Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

Blue Valley USD 229, applicant, is requesting approval of a revised preliminary development plan to allow the addition of a school auxiliary gym. This property is currently zoned R-1, Single-Family Residential District.

Sent to The Legal Record for publication on Tuesday, May 5, 2020.