

ORDINANCE NO. Z-4082

SPECIAL USE PERMIT NO. 2020-00012

AN ORDINANCE RELATING TO ZONING: AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OVERLAND PARK, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to regulations set forth in the Overland Park Municipal Code, Section 18.370, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property, to-wit:

Legal Description:

Proposed Overland Park Fire Station No. 8

A tract of land being situated in a portion of Lot 1; BLUE VALLEY MIDDLE SCHOOL #10, being located in the City of Overland Park, Johnson County, Kansas. Said tract of land being now more particularly described as follows:

Commencing at the Northeast corner of said Lot 1; thence S02°00'36"E, along the East line of said Lot 1, a distance of 10.00 feet to the Point of Beginning; thence continuing S02°00'36"E, along said East line, a distance of 276.00 feet; thence S87°59'24"W, a distance of 380.00 feet; thence N02°00'36"W, a distance of 276.00 feet; thence N87°59'24"E, parallel with the North Line of said Lot 1, a distance of 380.00 feet to the Point of Beginning.

Subject tract contains 104.880 square feet or 2.48 acres more or less.

Section 2. That the real property hereinabove described shall hereafter allow a fire station, for an indefinite period of time.

All Zoning Ordinances or Zoning Regulations of the City of Overland Park, Kansas, affecting the use of the real property hereinbefore described which are inconsistent with this ordinance are hereby made inapplicable to the said property for said period of time.

Section 3. Conditions and Stipulations. The special use permit granted in Sections 1 and 2 hereinabove in addition to full compliance with any general provisions contained in Chapter 18.370 of the Overland Park Municipal Code, Unified Development Ordinance, is hereby made contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions, and restrictions, of which the violation of any hereafter enumerated will be a supplementary basis for revocation in addition to those specified in Section 18.370.050, to-wit:

ORDINANCE NO. Z-4082

- a. The development shall be in accordance with Exhibit “A” (Site Plan), and Exhibit “B” (Building Elevations), which are filed in the office of the Planning Commission Secretary at City Hall and which are incorporated by reference as if set out in full herein. Provided, subsequent revisions may be made thereto in accordance with the application, notice and other requirements of O.P.M.C. Title 18. In addition, the development shall follow and comply with all regulations and standards of the City of Overland Park, unless specifically exempted by the Governing Body.
- b. Prior to the submittal of a building permit, the Planning Commission shall approve final development plans
- c. Prior to the issuance of a certificate of occupancy, all roof-top and ground-mounted mechanical equipment shall be screened from view with an architectural treatment that is compatible with the building architecture.
- d. Access to 175th Street may be modified or restricted by the City Engineer to meet City Ordinance and adopted Access Management Standards in place at the time when 175th Street is improved.
- e. Concurrent with submittal of construction plans for a public improvement permit, the developer’s engineer shall provide a Final Stormwater Management Study that addresses any outstanding items from the Preliminary Stormwater Management Study and includes any design changes. The study shall be approved prior to the issuance of a permit.
- f. Prior to the issuance of a final certificate of occupancy, the owner/developer shall provide a certification of completion and compliance for all constructed stormwater treatment facilities. The owner/developer shall submit a maintenance certification one year after construction is completed, and every two years thereafter. The certification shall be on a form as approved by the Engineering Services Division and shall be performed by a professional engineer licensed in the State of Kansas, unless the Director approves other qualified individuals to perform the certification.
- g. The number, location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
- h. Prior to the issuance of a certificate of occupancy, all new private sidewalks shall comply with the City’s standard details for private sidewalks and sidewalk ramps, unless waived by the Director of Planning and Development Services (Section 18.130.015). Noncompliant pedestrian routes shall be clearly identified on the plans and comply with the building code.

ORDINANCE NO. Z-4082

Section 4. Take Effect. This ordinance shall take effect and be in force as of the date of its passage, approval and publication as provided by law.

PASSED by the City Council this 1st day of June, 2020.

APPROVED by the Mayor this 1st day of June, 2020.

CITY OF OVERLAND PARK, KANSAS

By: (s) Carl Gerlach
Carl Gerlach
Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:

By: (s) Elizabeth Kelley
Elizabeth Kelley
City Clerk

By: (s) Stephen B. Horner
Stephen B. Horner
Senior Assistant City Attorney