

**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, August 10, 2020, at 1:30 p.m., in the City Council Chamber of City Hall, 8500 Santa Fe Drive.

Please Note: To reduce the spread of COVID19, social distancing guidelines will be followed at the meeting. There will be a limited seating in the Council Chambers for members of the public. The public is encouraged to view the live stream at opkansas.civicweb.net and selecting "Watch Live" OR by viewing or listening to the meeting via an online virtual meeting tool.

Persons who wish to provide testimony at the public hearing may 1) submit comments in writing to planningcommission@opkansas.org; 2) provide comments by using an online virtual meeting tool; or 3) appear in-person.

Instructions for viewing or listening to the meeting using the virtual meeting tool will be provided on the meeting agenda, which will be available on the City's website at opkansas.org no later than July 30, 2020. Individuals unable to access the website can call City Hall at 913-895-6217 on or after this date to obtain a phone number to listen to the meeting.

Persons who wish to appear before the Planning Commission to provide in-person comments will be asked to abide by social distancing guidelines and, depending on the number of persons in attendance, may be asked to wait outside the Council Chamber until the item is being considered by the Planning Commission.

A public hearing will be held in consideration of the following items to wit:

SPECIAL USE PERMIT - SUP2020-00018 – 10225 Glenwood Street

Legal Description:

10225 Glenwood Street, more particularly described as Lot 68 Replat of James Place, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

George Holler, is requesting a special use permit to allow chickens, for a ten-year period of time. This property is currently zoned R-1, Single-Family Residential District.

SPECIAL USE PERMIT - SUP2020-00019 – 7702 Shawnee Mission Parkway

Legal Description:

7702 Shawnee Mission Parkway, a part of Section 7, Township 12, Range 25, more particularly described as follow: 7-12-25 PT W 1/2 SE 1/4 SW 1/4 SE 1/4 LYING WITHIN TURKEY CR DIST E/L TURKEY CR DIST BEING 1792' W SE COR SEC 7 EX 1.35 ACS 1.02 ACS M/L OPC-0209A

Smoketown BBQ & Catering, is requesting a special use permit to allow a drinking establishment, for a three-year period of time. This property is currently zoned C-2, General Business District.

SPECIAL USE PERMIT - SUP2020-00021 – 8909 West 95th Street

Legal Description:

Tenant space commonly known as 8909 W 95th Street, a part of Lot 1, Cherokee South Plaza, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

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

SPECIAL USE PERMIT - SUP2020-00022 – Vicinity of the southeast corner of 95th Street and Mission Road

Legal Description:

Lot 1, Ranch Mart South Shopping Center First Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

Ranch Mart South LLC, is requesting a special use permit to allow indoor self-storage, for a 20-year period of time. This property is currently zoned CP-2, Planned General Business District.

REZONING - REZ2020-00004 – 7120 West 143rd Street

Legal Description:

BP Zoning Tract – Lot 3 of Preliminary Development Plan

Part of the East Half of the Southeast Quarter of Section 31, Township 13 South, Range 25 East, City of Overland Park, Johnson County, Kansas. Commencing at the Southeast Corner of said Section 31, thence heading N02°05'24"W along the East Line of said Southeast Quarter, a distance of 348.09' to the Point of

Beginning; thence departing said Section Line, heading S87°45'49"W, a distance of 309.68'; thence heading N02°10'53"W, a distance of 116.36'; thence heading N27°39'32"W, a distance of 92.36'; thence heading along a non-tangential curve to the left, having a radius of 187.00', a chord bearing of N34°05'34"E, and an arc length of 120.70'; thence along a curve to the right having a radius of 187.00', a chord bearing of N51°44'57"E, and an arc length of 235.95'; thence heading N87°53'46"E, a distance of 101.59' to a point on the East Line of said Southeast Quarter; thence along said East Line, heading S02°05'24"E, a distance of 424.82' to the Point of Beginning, subject of the Right of Way of Metcalf Avenue and containing 97,496 square feet, or 2.24 Acres, more or less, net Rights of Way, subject to easements and restrictions of record.

CP-O Zoning Tract – Lots 1 & 2 of Preliminary Development Plan

Part of the East Half of the Southeast Quarter of Section 31, Township 13 South, Range 25 East, City of Overland Park, Johnson County, Kansas. Beginning at the Southeast Corner of said Section 31, thence along the South Line of said Southeast Quarter, heading S87°49'18"W, a distance of 604.11'; thence departing said South Line, heading N02°05'24"W, a distance of 60.00' to a point on the North Right of Way of 143rd Street, as now established; thence along a curve to the left having a radius of 187.00', a chord bearing of N10°19'59"W, and an arc length of 48.33'; thence heading N17°44'19"W, a distance of 22.37'; thence along a curve to the right having a radius of 187.00', a chord bearing of N09°54'51"W, and an arc length of 51.07'; thence heading N02°05'24"W, a distance of 124.44'; thence along a curve to the right having a radius of 212.00', a chord bearing of N39°36'38"E, and an arc length of 308.59'; thence along a curve to the left having a radius of 187.00', a chord bearing of N66°56'49"E, and an arc length of 93.76'; thence heading S27°39'32"E, a distance of 92.36'; thence heading S02°10'53"E, a distance of 116.36'; thence heading N87°45'49"E, a distance of 309.68' to a point on the East Line of said Southeast Quarter; thence along said East Line, heading S02°05'24"E, a distance of 348.09' to the Point of Beginning, subject to the Rights of Way of 143rd Street and Metcalf Avenue, and containing 204,924 square feet, or 4.70 Acres, more or less, net Rights of Way, subject to easements and restrictions of record.

GYS Development LLC, applicant, is requesting a rezoning to BP, Business Park District, and CP-O, Planned Office Building District, to allow a self storage facility and office park.

REZONING - REZ2020-00005 – Vicinity of the southeast corner of 95th Street and Mission Road

Legal Description:

TRACT 1:

LOT 1, 2 AND 3, RANCH MART SOUTH SHOPPING CENTER FIRST PLAT, A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS.

AND

ALL THAT PART OF LOT 5, RANCH MART SOUTH SHOPPING CENTER THIRD PLAT, A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 25 EAST, IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, RANCH MART SOUTH SHOPPING CENTER THIRD PLAT, A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS; THENCE NORTH 02 DEGREES 57 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 124.04 FEET TO A POINT; THENCE NORTH 87 DEGREES 31 MINUTES 34 SECONDS EAST A DISTANCE OF 28.61 FEET TO A POINT; THENCE NORTH 02 DEGREES 28 MINUTES 26 SECONDS WEST TO DISTANCE OF 259.63 FEET TO A POINT; THENCE SOUTH 87 DEGREES 36 MINUTES 54 SECONDS WEST A DISTANCE OF 33.49 FEET TO A POINT; THENCE NORTH 02 DEGREES 23 MINUTES 06 SECONDS WEST A DISTANCE OF 88.44 FEET TO A POINT; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 95TH STREET, AS NOW ESTABLISHED; THENCE NORTH 87 DEGREES 36 MINUTES 54 SECONDS EAST ALONG SAID SOUTH RIGHT- OF-WAY LINE, A DISTANCE OF 44.11 FEET TO A POINT; THENCE SOUTH 02 DEGREES 40 MINUTES 49 SECONDS EAST A DISTANCE OF 472.15 FEET TO A POINT; THENCE SOUTH 87 DEGREES 36 MINUTES 54 SECONDS WEST A DISTANCE OF 40.04 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

AND

ALL THAT PART OF LOT 4, RANCH MART SOUTH SHOPPING CENTER, SECOND PLAT, A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE WEST 22.08 FEET; THENCE NORTH 68.82 FEET; THENCE SOUTHEAST 31.16 FEET; THENCE SOUTH 47.19 FEET TO THE POINT OF BEGINNING.

TRACT 2:

ALL THAT PART OF LOT 5, RANCH MART SOUTH SHOPPING CENTER THIRD PLAT, A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 25 EAST, IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, RANCH MART SOUTH SHOPPING CENTER THIRD PLAT, THENCE SOUTH 87 DEGREES 36 MINUTES 54 SECONDS WEST A DISTANCE OF 96.35 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, AN INITIAL TANGENT BEARING OF NORTH 42 DEGREES 30 MINUTES 56 SECONDS EAST, A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES 05 SECONDS AND AN ARC LENGTH OF 30.54 FEET TO A POINT; THENCE SOUTH 87 DEGREES 36 MINUTES 54 SECONDS WEST A DISTANCE OF 25.03 FEET TO A POINT; THENCE NORTH 02 DEGREES 40 MINUTES 49 SECONDS WEST A DISTANCE OF 472.15 FEET TO A POINT, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 95TH STREET, AS NOW ESTABLISHED; THENCE NORTH 87 DEGREES 36 MINUTES 54 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 104.00 FEET TO POINT; THENCE SOUTH 02 DEGREES 40 MINUTES 49 SECONDS EAST A DISTANCE OF 497.15 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

TRACT 3:

ALL OF LOT 4, RANCH MART SOUTH SHOPPING CENTER, SECOND PLAT, A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE WEST 22.08 FEET; THENCE NORTH 68.82 FEET; THENCE SOUTHEAST 31.16 FEET; THENCE SOUTH 47.19 FEET TO THE POINT OF BEGINNING.

TRACT 4:

A PARCEL OF LAND LOCATED IN THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13, RANGE 25 BEING FURTHER

DESCRIBED AS FOLLOWS: TR 2 BEG PT 562.15' S & 120' E NW COR N 14 NW 1/4 NW 1/4 E 75' X S 120'.

AND

A PARCEL OF LAND LOCATED IN THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13, RANGE 25 BEING FURTHER DESCRIBED AS FOLLOWS: TR 3 BEG 562.15' S & 195' E NW COR N 1/2 NW 1/4 NW 1/4 E 75' X S 120'.

AND

A PARCEL OF LAND LOCATED IN THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13, RANGE 25 BEING FURTHER DESCRIBED AS FOLLOWS: TR 4 BEG 562.15' S & 270' E NW COR N 1/2 NW 1/4 NW 1/4 E 77' X S 120'.

AND

A PARCEL OF LAND LOCATED IN THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13, RANGE 25 BEING FURTHER DESCRIBED AS FOLLOWS: TR 5 BEG 562.15' S & 347' E NW COR N 1/2 NW 1/4 NW 1/4 E 79.42' X S 120'.

AND

A PARCEL OF LAND LOCATED IN THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13, RANGE 25 BEING FURTHER DESCRIBED AS FOLLOWS: TR 6 BEG 562.15' S & 426.42' E NW COR N 1/2 NW 1/4 NW 1/4 E 85' X S 120'.

AND

A PARCEL OF LAND LOCATED IN THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13, RANGE 25 BEING FURTHER DESCRIBED AS FOLLOWS: TR 7 BEG 562.15' S & 511.42' E NW COR N 1/2 NW 1/4 NW 1/4 E 85' X S 120'.

AND

A PARCEL OF LAND LOCATED IN THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13, RANGE 25 BEING FURTHER DESCRIBED AS FOLLOWS: TR 8 BEG 562.15' S & 596.42' E NW COR N 1/2 NW 1/4 NW 1/4 E 50.45' NELY 35.53' S 127.32' W 85' N TO BEG.

AND

A PARCEL OF LAND LOCATED IN THE N 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13, RANGE 25 BEING FURTHER DESCRIBED AS FOLLOWS: TR 9 BEG 562.15' S & 646.87' E NW COR N 1/2 NW 1/4 NW 1/4 NELY 35.53' TO PT BEG NELY 31.37' E 106.46' S 145' W 132.25' N 127.32 TO BG.

AND

A PARCEL OF LAND LOCATED IN THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13, RANGE 25 BEING FURTHER DESCRIBED AS FOLLOWS: TR 1 BG 562.15' S NW CRN 1/2 NW 1/4 NW 1/4 E 120' S 120' W 120' N 120' TO POB EX W 30' & EX .027 AC FOR ST.

AND

All of 95th Terrace right-of-way described in Book 131, Pg. 695 as follows:

Beginning at a point 30 feet east and 120 feet north of the southwest corner of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 13S, Range 25, Johnson County, Kansas; thence East and parallel to the south line of said North 1/2 of the Northwest 1/4 of the Northwest 1/4, a distance of 617.0 feet, to a point of curvature; thence along a curve to the left having a radius of 85 feet, a distance of 97.44 feet, more or less, to a point 170.0 feet north of said south line, a distance of 694.46 feet, more or less, to a point 30 feet east of the west line of said North 1/2 of the Northwest 1/4 of the Northwest 1/4; thence South and parallel to the said west line, a distance of 50 feet, to the point of beginning.

EPC Real Estate Group, applicant, is requesting a rezoning to MXD, Planned Mixed Use District, to allow apartments to be added to an existing commercial development.

**REVISED PRELIMINARY PLAN - PRAIRIEFIRE PHASE 2 - PDP2020-00015 –
Vicinity of the southwest corner of 135th Street and Nall Avenue**

Legal Description:

All that part of Lot 4, Nicklaus Golf Club at Lionsgate Second Plat, and an unplatted portion of

land, all lying in the Northeast Quarter of Section 32, Township 13 South, Range 25 East, in the

City of Overland Park, Johnson County, Kansas, described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of Section 32, Township 13 South, Range 25 East; thence North 87 degrees 50 minutes 31 seconds East along the North line of the Northeast Quarter of said Section 32 a distance of 47.63 feet to a point; thence South 2 degrees 09 minutes 29 seconds

East a distance of 100.00 feet to the point of intersection of the East right of way line of Lamar Avenue and the South right of way line of 135th Street, the POINT OF BEGINNING; thence North 87 degrees 50 minutes 31 seconds East along the South right of way line of 135th Street a distance of 2535.97 feet to a point on the West right of way line of Nall Avenue; thence South 2 degrees 05 minutes 12 seconds East along the West right of way line of Nall Avenue a distance of 1308.78 feet to a point; thence South 87 degrees 54 minutes 43 seconds West a distance of 118.86 feet to a point; thence in a Northwesterly direction along a curve to the right, having a radius of 513.00 feet, through a central angle of 25 degrees 21 minutes 59 seconds, an arc distance of 227.12 feet to a point; thence North 66 degrees 43 minutes 18 seconds West along the South right of way line of 137th Street as established by in Book 6474 at Page 292 a distance of 705.17 feet to a point; thence in a Northwesterly, Westerly and Southwesterly direction along the Southerly right of way line of said 137th Street and along a curve to the left, having a radius of 1160.00 feet, through a central angle of 55 degrees 15 minutes 27 seconds, an arc distance of 1118.73 feet to a point; thence South 58 degrees 01 minutes 15 seconds West along the Southerly right of way line of said 137th Street a distance of 467.69 feet to a point on the East right of way line of Lamar Avenue; thence North 31 degrees 58 minutes 45 seconds West along the East right of way line of Lamar Avenue a distance of 80.00 feet to a point; thence in a Southwesterly, Westerly and Northwesterly direction along the East right of way line of Lamar Avenue and along a curve to the right whose initial tangent bears South 58 degrees 01 minutes 15 seconds West, having a radius of 20.00 feet, through a central angle of 93 degrees 33 minutes 38 seconds, an arc distance of 32.66 feet to a point on compound curvature; thence in a Northeasterly direction along the East right of way line of Lamar Avenue and along a curve to the right, having a radius of 810.00 feet, through a central angle of 34 degrees 21 minutes 55 seconds, an arc distance of 485.83 feet to a point; thence North 5 degrees 56 minutes 48 seconds East along the East right of way line of Lamar Avenue a distance of 215.17 feet to a point; thence in a Northeasterly direction along the East right of way line of Lamar Avenue and along a curve to the left, having a radius of 2640.00 feet, through a central angle of 5 degrees 04 minutes 22 seconds, an arc distance of 233.74 feet to a point; thence North 5 degrees 27 minutes 38 seconds East along the East right of way line of Lamar Avenue a distance of 37.20 feet to a point; thence North 3 degrees 52 minutes 30 seconds East along the East right of way line of Lamar Avenue a distance of 63.11 feet to a point; thence North 1 degree 56 minutes 41 seconds West along the East right of way line of Lamar Avenue a distance of 134.06 feet to the POINT OF BEGINNING and containing 2,864,277 Square Feet or 61.623 Acres, more or less.

McPrairiefire Phase II Land LLC, applicant, is requesting approval of a revised preliminary development plan to allow modifications to the approved stipulations. This property is currently zoned MXD, Planned Mixed Use District.

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