

**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, October 12, 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](http://opkansas.civicweb.net) and selecting "Watch Live"**

**Persons who wish to provide testimony at the public hearing may 1) submit comments in writing to [planningcommission@opkansas.org](mailto:planningcommission@opkansas.org); 2) appear in-person.**

**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 - SUP2020-00027– 7420 West 135th Street**

Legal Description:

Lot 1, Shoppes at Deer creek Woods III, Eighth Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

Deer Creek Animal Hospital, is requesting a special use permit to allow an animal hospital, for a ten-year period of time. This property is currently zoned MXD, Mixed Use District.

**SPECIAL USE PERMIT - SUP2020-00028 – 7225 West 91st Street**

Legal Description:

Tract 1

Lot 1, REPLAT OF NORTH REGENCY PARK, a subdivision in the City of Overland Park, Johnson County, Kansas.

## Tract 2B

All that part of Lot 2, REPLAT OF NORTH REGENCY PARK, a subdivision of land now in the City of Overland Park, Johnson County, Kansas, more particularly described as follows: Commencing at the most Easterly Southeast corner of said Lot 2, thence North 89 degrees 52 minutes 58 seconds West, along the South line of said Lot 2, a distance of 114.31 feet, to the True point of Beginning of subject tract; thence continuing North 89 degrees 52 minutes 58 seconds West, along the South line of said Lot 2 and its extension, a distance of 117.29 feet; thence North 0 degrees 07 minutes 02 seconds East, a distance of 12.82 feet; thence North 89 degrees 52 minutes West, a distance of 135 feet; thence North 0 degrees 08 minutes East, a distance of 76.56 feet, thence South 89 degrees 52 minutes East, a distance of 5.98 feet; thence North 0 degrees 08 minutes 50 seconds East, a distance of 20 feet; thence South 89 degrees 51 minutes 10 seconds East, a distance of 126.81 feet, thence South 0 degrees 08 minutes West, a distance of 8.07 feet, thence South 89 degrees 52 minutes East, a distance of 110.50 feet, thence South 0 degrees 08 minutes West, a distance of 61 feet, thence South 89 degrees 52 minutes East, a distance of 9 feet, thence South 0 degrees 08 minutes West, a distance of 40.24 feet, to the True Point of Beginning of subject tract.

Shown as Tract 2B on that certain Certificate of Survey Minor Lot Split Lot 2, Replat of North Regency Park filed of record June 12, 2002 as Document No. 3428008 in Book 7877 at Page 412.

## Tract 3A

All that part of Lot 3, REPLAT OF NORTH REGENCY PARK, a subdivision of land now in the City of Overland Park, Johnson County, Kansas, more particularly described as follows: Beginning at the Northwest corner of said Lot 3; thence South 89 degrees 52 minutes East, along the North line of said Lot 3, a distance of 87.05 feet; thence South 0 degrees 08 minutes West, a distance of 105.64 feet, thence North 89 degrees 52 minutes West, a distance of 8.41 feet, thence South 0 degrees 08 minutes West, a distance of 29.36 feet, thence North 89 degrees 52 minutes West, a distance of 9.00 feet, thence South 0 degrees 08 minutes West, a distance of 196.16 feet, to a point on the South line of said Lot 3 and 168.59 feet East of the Southwest corner thereof, as measured along said South line; thence North 89 degrees 52 minutes 58 seconds West, along the South line of said Lot 3, a distance of 168.59 feet to the Southwest corner thereof; thence north 0 degrees 07 minutes 02 seconds East, along the Westerly line of said Lot 3, a distance of 34.38 feet, to a point of curvature; thence Northerly and Northeasterly along the Westerly line of said Lot 3, said line being on a curve to the right having a radius of 275 feet and a central angle of 43 degrees 51 minutes 37 seconds, a distance of 210.51 feet, to a point of reverse curvature, thence Northeasterly and Northerly, along the Westerly line of said Lot

3, said line being on a curve to the left having a radius of 80 feet, a central angle of 43. degrees 50 minutes 39 seconds and whose initial tangent bearing is North 43 degrees 58 minutes 39 seconds East, a distance of 61.22 feet, to a point of tangency; thence North 0 degrees 08 minutes East, along the Westerly line of said Lot 3, a distance of 50.85 feet to the point of beginning.

Shown as Tract 3A on that certain Certificate of Survey Minor Lot Split, Lot 3, Replat of North Regency Park filed of record January 17, 2003 as Document No. 3551348 in Book 8562 at Page 655.

PV Capital LLC, is requesting a special use permit to allow a research plaza for a hospital, for an indefinite period of time. This property is currently zoned CP-2, Planned General Business District.

**CERTIFICATE OF CONFORMITY - MIMI'S COUTURE BRIDAL - DEV2020-00059 - 8015 Santa Fe Drive**

8015 Santa Fe Drive: a part of Dale's Addition No. 2, a subdivision in the City of Overland Park, Johnson County, Kansas.

Arthur Davis, applicant, is requesting approval of a certificate of conformity to allow a bridal store. This property is currently zoned DFD, Downtown Form District.

**Sent to The Legal Record for publication on Tuesday, September 15, 2020.**