

**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, November 9, 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"

Persons who wish to provide testimony at the public hearing may 1) submit comments in writing to 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 - SUP2020-00029 – 11325 College Boulevard

Legal Description:

LOT 2, Compass Center Second Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

WB Development Partners, is requesting a special use permit to allow a rehabilitation hospital, for an indefinite period of time. This property is currently zoned CP-O, Planned Office Building District.

REZONING - REZ2020-00007 – 11400 College Boulevard

Legal Description:

Tract A, Commerce Terrace, a subdivision in the City of Overland Park, Johnson County, Kansas.

Wil Anderson, applicant, is requesting a rezoning to RP-6, Planned High-Rise Apartment District, to allow a conversion to apartments.

REZONING - REZ2020-00008 – 15175 Metcalf Avenue

Legal Description:

ALL OF LOT 18, 19 and 20, Stanley, a subdivision in the City of Overland Park, Johnson County, Kansas.

Samuel Bowden, applicant, is requesting a rezoning to R-1, Single-Family Residential District, to allow a single-family house.

REZONING - REZ2020-00009 – Vicinity of the northwest corner of 119th Street and Nall Avenue

Legal Description:

Parcel 1:

Tract B, as shown on the Lot Split Certificate of Survey recorded November 27, 2018 in Book 201811, Page 006154, of Lot 1, SPRINT WORLD HEADQUARTERS FIRST PLAT, REPLAT, a subdivision located in the City of Overland Park, Johnson County, Kansas, according to the recorded plat thereof, EXCEPT that part used or dedicated for any public street, public road, or public right-of-way; being more particularly described as follows:

All of Lot 1, SPRINT WORLD HEADQUARTERS FIRST PLAT, REPLAT; except the following described tract of land:

A tract of land being situate at the northwest corner of Lot 1, SPRINT WORLD HEADQUARTERS FIRST PLAT, REPLAT, a subdivision in Overland Park, Johnson County, Kansas according to the recorded plat thereof and being filed in the Office of the Register of Deeds for said County and State in Plat Book 100 at Page 28, said tract of land lying South of and coincident with the Southerly right-of-way line of 115th Street as now established 110 feet wide. Said tract of land now being more particularly described as follows:

Commencing at the Northwest corner of aforesaid Lot 1; thence Easterly along the Northerly line of said Lot 1, being along a curve to the left having an initial tangent bearing of North 79°19'51" East, a radius of 865.00 feet and a central angle of 02°41'14", an arc length of 40.57 feet to the East right-of-way line of Glenwood Avenue as now established by the Deed of Dedication filed in the aforesaid Office of the Register of Deeds in Book 5587 at Page 836 and the Point of Beginning of the tract of land to be herein described; thence continuing Easterly and Northeasterly along the last described curve, being along the Northerly line of said Lot 1 and along the Southerly right-of-way line of aforesaid 115th Street, along a curve to the left having an initial tangent bearing of North 76°38'37" East, a radius of 865.00 feet and a central angle of 17°48'07", an arc length of 268.76 feet; thence South 02°03'18" East, departing from the Northerly line of said Lot 1 and the Southerly right-of-way line of said 115th Street, not

tangent to the last described curve, a distance of 258.36 feet; thence South 87°56'42" West, perpendicular to the last described course, a distance of 182.78 feet; thence Southerly, Southwesterly and Westerly along a curve to the right, having an initial tangent bearing of South 03°36'57" West, a radius of 30.00 feet and a central angle of 84°10'00", an arc length of 44.07 feet; thence South 87°46'57" West, tangent to the last described curve, a distance of 30.00 feet; thence Westerly and Northwesterly along a curve to the right, tangent to the last described course, having a radius of 30.00 feet and a central angle of 28°30'30", an arc length of 14.93 feet to a point on the Easterly right-of-way line of said Glenwood Avenue as now established 73 feet wide by said Deed of Dedication; thence North 08°40'58" West along the Easterly right-of-way line of said Glenwood Avenue, a distance of 136.64 feet; thence North 19°42'18" East along the Easterly right-of-way line of said Glenwood Avenue, a distance of 57.84 feet to the Point of Beginning.

TOGETHER WITH

All of vacated 117th Street, as described in Ordinance No. VAC-2056, recorded April 29, 1998 in Book 5564, Pages 378, 378A, 379 and 379A, EXCEPT that part used or dedicated for any public street, public road, or public right-of-way.

Parcel 2:

All that part of the East One-Half of Section 17, Township 13, Range 25, in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 17; thence South 87 degrees 54 minutes 17 seconds West, along the South line of said Northeast Quarter, a distance of 60.00 feet, to the West line of Nall Avenue, as now established, and the Point of Beginning; thence South 1 degree 30 minutes 48 seconds East, along said West line, a distance of 1,295.36 feet, to the Northerly right-of-way line of 117th Street, as now established; thence South 88 degrees 29 minutes 12 seconds West, along said Northerly line, a distance of 145.52 feet, to a point of curvature; thence Westerly and Southwesterly continuing along said Northerly line and along a curve to the left, having a radius of 680.00 feet, a central angle of 27 degrees 03 minutes 26 seconds, a distance of 321.12 feet, to the Southeast corner of Lot 2 of the Certificate of Survey of Lot 2, Block 5, Overland Park Plaza II, a subdivision of land, according to said Certificate of Survey recorded June 16, 1997, as File No. 2713198; thence North 9 degrees 46 minutes 00 seconds West, along the Easterly line of said Lot 2B and the Easterly line of Lot 2 of said Certificate of Survey, a distance of 1,463.34 feet, to the Southerly right-of-way line of 115th Street, as now established; thence Easterly along said Southerly line and along a curve to the left, having a radius of 855.00 feet, an initial tangent bearing of South 73 degrees 23 minutes 30 seconds East, a central angle of 18 degrees 42 minutes 13 seconds, a distance of 279.10 feet, to a point of tangency; thence North 87 degrees 54

minutes 17 seconds East, continuing along said Southerly line, a distance of 390.18 feet, to the West right-of-way line of said Nall Avenue; thence South 1 degree 41 minutes 29 seconds East, along said West line, a distance of 40.00 feet, to the Point of Beginning, EXCEPT that part used or dedicated for any public street, public road, or public right-of-way AND EXCEPT any portion within vacated 117th Street adjacent to the south.

Occidental Management, applicant, is requesting a rezoning to MXD, Planned Mixed Use District, to allow mixed use development.

REZONING - REZ2020-00010 – Vicinity of the northwest corner of 115th Street and Nall Avenue

Legal Description:

CP2 Zoning Description:

All that part of Lot 1, SPRINT WORLD HEADQUARTERS SECOND PLAT, a subdivision of land, part of vacated 112th Street, and part of the Northeast Quarter of Section 17, Township 13, Range 25, all in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence North 01°41'29" West, along the East line of said Northeast Quarter, a distance of 172.25 feet; thence South 88°18'31" West, a distance of 70.00 feet, to the intersection of the West right-of-way line of Nall Avenue with the Northerly right-of-way line of 115th Street, as said avenue and street are now established, said point also being the Point of Beginning; thence South 42°57'18" West, along the Northerly right-of-way line of said 115th Street, a distance of 32.18 feet; thence South 87°54'17" West, continuing along said Northerly right-of-way line, a distance of 358.34 feet, to a point of curvature; thence Westerly and Northwesterly, continuing along said Northerly right-of-way line, and along a curve to the right, having a radius of 745.00 feet, and a central angle of 9°09'22", a distance of 119.05 feet; thence North 1°42'46" West, a distance of 681.78 feet; thence South 88°18'43" West, a distance of 179.30 feet; thence North 0°54'50" West, a distance of 292.75 feet; thence South 88°20'23" West, a distance of 69.86 feet; thence North 1°53'49" West, a distance of 106.88 feet; thence North 29°46'07" East, a distance of 254.14 feet; thence North 26°48'55" East, a distance of 30.84 feet; thence North 1°04'51" West, a distance of 104.84 feet to the Southerly right-of-way line of 112th Street, as now established; thence Easterly and Northeasterly, along the Southerly right-of-way line of said 112th Street, and along a curve to the left, having a radius of 445.00 feet, and a central angle of 29°26'43", and whose initial tangent bearing is North 86°46'43" East, a distance of 228.69 feet, to a point of tangency; thence North 57°20'00" East, continuing along said Southerly right-of-way line, a distance of 97.48 feet, to a point of curvature; thence Northeasterly and Easterly, continuing along said

Southerly right-of-way line, and along a curve to the right, having a radius of 405.00 feet, and a central angle of 29°32'00", a distance of 208.76 feet, to a point of tangency; thence North 86°52'00" East, continuing along said Southerly right-of-way line, a distance of 71.77 feet; thence South 59°05'16" East, continuing along said Southerly right-of-way line, a distance of 31.09 feet, to the West right-of-way line of said Nall Avenue; thence South 01°41'29" East, along the West right-of-way line of said Nall Avenue, a distance of 1,569.55 feet, to the Point of Beginning, containing 20.818 acres, more or less.

MXD Zoning Description:

All that part of Lot 1, SPRINT WORLD HEADQUARTERS SECOND PLAT, a subdivision of land, part of vacated 112th Street, and part of the Northeast Quarter of Section 17, Township 13, Range 25, all in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence North 01°41'29" West, along the East line of said Northeast Quarter, a distance of 172.25 feet; thence South 88°18'31" West, a distance of 70.00 feet, to the intersection of the West right-of-way line of Nall Avenue with the Northerly right-of-way line of 115th Street, as said avenue and street are now established; thence South 42°57'18" West, along the Northerly right-of-way line of said 115th Street, a distance of 32.18 feet; thence South 87°54'17" West, continuing along said Northerly right-of-way line, a distance of 358.34 feet, to a point of curvature; thence Westerly and Northwesterly, continuing along said Northerly right-of-way line, and along a curve to the right, having a radius of 745.00 feet, and a central angle of 9°09'22", a distance of 119.05 feet to the Point of Beginning; thence continuing Westerly and Northwesterly, along said Northerly right-of-way line, and along a curve to the right, having a radius of 745.00 feet, and a central angle of 32°38'38", and whose initial tangent bearing is North 82°56'21" West a distance of 424.46 feet, to a point of tangency; thence North 50°17'43" West, continuing along said Northerly right-of-way line, a distance of 171.70 feet, to a point of curvature; thence Northwesterly, continuing along said Northerly right-of-way line, and along a curve to the left, having a radius of 1,440.00 feet, and a central angle of 17°44'22", a distance of 445.84 feet, to the Easterly right-of-way line of Outlook, as now established; thence North 20°46'17" East, along the Easterly right-of-way line of said Outlook, a distance of 125.68 feet, to a point of curvature; thence Northerly and Northeasterly, continuing along said Easterly right-of-way line, and along a curve to the right, having a radius of 1,470.00 feet, and a central angle of 08°46'14", a distance of 225.02 feet, to a point of tangency; thence North 29°32'31" East, continuing along said Easterly right-of-way line, a distance of 757.86 feet, to the Southerly right-of-way line of 112th Street, as now established; thence Southeasterly, Easterly and Northeasterly, along the Southerly right-of-way line of said 112th Street, and along a curve to the left, having a radius of 445.00 feet, and a central angle of 32°45'48", and whose initial tangent bearing is South 60°27'29" East, a distance

of 254.46 feet; thence South 1°04'51" East, a distance of 104.84 feet; thence South 26°48'55" West, a distance of 30.84 feet; thence South 29°46'07" West, a distance of 254.14 feet; thence South 1°53'49" East, a distance of 106.88 feet; thence North 88°20'23" East, a distance of 69.86 feet; thence South 0°54'50" East, a distance of 292.75 feet; thence North 88°18'43" East, a distance of 179.30 feet; thence South 1°42'46" East, a distance of 681.78 feet, to the Point of Beginning, containing 16.393 acres, more or less.

Galleria Residences North LLC, applicant, is requesting a rezoning to RP-6, Planned High-Rise Apartment District, CP-2, Planned General Business District, and MXD, Planned Mixed Use District, to allow for a mixed use component to a shopping center and multi-family project.

REVISED PRELIMINARY PLAN - PRAIRIEFIRE PHASE 2 - PDP2020-00024 - 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.

Merrill Companies, applicant, is requesting approval of a revised preliminary plan to allow a mixed use development. This property is currently zoned MXD, Planned Mixed Use District.

**CERTIFICATE OF CONFORMITY - 7905 SANTA FE FACADE UPDATE -
DEV2020-00070 - 7905 Santa Fe Drive**

Legal Description:

(7905 Santa Fe Drive) Lots 21 and 22, Dale's Addition, a subdivision in the City of Overland Park, Johnson County, Kansas.

Emily Brown, applicant, is requesting approval of a certificate of conformity to allow a facade update. This property is currently zoned DFD, Downtown Form District.

Sent to The Legal Record for publication on Tuesday, October 13, 2020.