

**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, December 14, 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 - SUP2020-00030 – 11099 West 135th Street**

Legal Description:

Lot 1, Overland Park Community Park, a subdivision in the City of Overland Park, Johnson County, Kansas.

The City of Overland Park, is requesting a special use permit to allow the renewal of a drinking establishment, for a five-year period of time. This property is currently zoned R-1, Single-Family Residential District.

**SPECIAL USE PERMIT - SUP2020-00031 – 4935 Mackey Street**

Legal Description:

Lot 61, Southwest Gardens, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Boyd Real Estate, is requesting a special use permit to allow the renewal of storage of vehicles/tow lot, for a 10-year period of time. This property is currently zoned M-1, Industrial Park District.

**SPECIAL USE PERMIT - SUP2020-00032 – 4941 Hadley Street**

Legal Description:

All that part of Tract “E” in the Northwest Quarter of Section 6, Township 12, Range 25, Johnson County, Kansas of Certificate of Survey of William R Roberts, filed in Book 5 of Plats at Page 46 in the office of Register of Deeds in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of said Tract “E”; thence 00 degrees, 05 minutes, 00 seconds east along the west line of said Tract “E”; a distance of 128.05 feet; thence north 89 degrees, 55 minutes, 00 seconds east, a distance of 198.75 feet; thence north 21 degrees, 34 minutes, 10 seconds west, a distance of 191.95 feet to the present South Line of Merriam ; thence south 68 degrees, 25 minutes, 50 seconds west along said South line of said right of way, a distance of 138.04 feet to the point of beginning, excluding all property located in streets.

Vernon Estes, is requesting a special use permit to allow a temporary commercial use, for a two-year period of time. This property is currently zoned M-1, Industrial Park District.

**SPECIAL USE PERMIT - SUP2020-00033 – 7387 West 162nd Street**

Legal Description:

Lot 1, Blue Valley Business Center, 2nd Plat, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

K.D. Christian Construction Company, Inc., is requesting a special use permit to allow the renewal of outdoor storage for a construction company, for a 10-year period of time. This property is currently zoned PRB-3J, Planned Urban Retail Business District, Johnson County.

**SPECIAL USE PERMIT - SUP2020-00034 – 6675 West 119th Street**

Legal Description:

A tract of land lying in the Northwest One Quarter of Section 20, Township 13 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas and being part of Lot 1, The Fountains Shopping Center, according to the recorded plat thereof, said tract being more particularly described as follows: Commencing at the Southeast corner of said Lot 1; thence South 87 degrees 57 minutes 42 seconds West along the South line of said Lot 1 a distance of 66.41 feet; thence North 02 degrees 02 minutes 18 seconds West a distance of 9.15

feet to the TRUE POINT OF BEGINNING; thence South 87 degrees 51 minutes 11 seconds West a distance of 131.92 feet to a point; thence North 02 degrees 08 minutes 49 seconds West a distance of 127.11 feet to a point; thence North 87 degrees 49 minutes 14 seconds East a distance of 131.92 feet to a point; thence South 02 degrees 08 minutes 49 seconds East a distance of 127.18 feet to a point, said point being the POINT OF BEGINNING, and containing 0.3851 acres, more or less.

The Cheesecake Factory Restaurants Inc., is requesting a special use permit to allow the renewal of a drinking establishment, for a five-year period of time. This property is currently zoned CP-1, Planned Restricted Business District.

**REVISED PRELIMINARY PLAN - OVERLAND POINTE MARKETPLACE -  
PDP2020-00025 - Vicinity of the northwest corner of 135th and Hemlock Streets**

Legal Description:

Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, Tract A and Tract C of Overland Pointe Market Place First Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

Whataburger Restaurants LLC, applicant, is requesting approval of a revised preliminary plan to allow a drive thru restaurant. This property is currently zoned CP-2, Planned General Business District.

**REVISED PRELIMINARY PLAN - KOMPASS KAPITAL PLAZA - PDP2020-00026 -  
9800 Metcalf Avenue**

Legal Description:

Tract 1:

All that Part Of The Southeast 1/4 Of The Northeast 1/4 Of Section 6, Township 13, Range 25, now in The City Of Overland Park, Johnson County, Kansas, more Particularly Described As Follows:

Commencing At The Northeast Corner Of The Southeast 1/4 Of The Northeast 1/4 Of Said Section 6; Thence South 2° 25' 48" East, Along The East Line Of The Southeast 1/4 Of The Northeast 1/4 Of Said Section 6, A Distance Of 752 Feet; Thence South 87° 34' 12" West, A Distance Of 100 Feet, To The True Point Of Beginning Of Subject Tract, Said Point Also Being On The Westerly Right-Of-Way Line Of U.s. No. 69 Highway, As Now Located; Thence North 2° 25' 48" West, Along The Westerly Right-Of-Way Line Of Said U.s. No. 69 Highway, A Distance Of 311.33 Feet, To A Point 401.05 Feet South Of The South Right-Of-Way Line Of 97th Street As Now Located; Thence South 87° 34' 12" West, A Distance Of 176 Feet; Thence South 2° 25' 48" East, A Distance Of 311.33 Feet; Thence North 87° 34' 12" East, A Distance Of 176 Feet, To The

True Point Of Beginning Of Subject Tract, Except That Part In Streets Or Roads. Containing 1.26 Acres (54,794.08 Square Feet) More Or Less.

Tract 2:

All That Part Of The Southeast 1/4 Of The Northeast 1/4 Of Section 6, Township 13, Range 25, Now In The City Of Overland Park, Johnson County, Kansas, More Particularly Described As Follows:

Commencing At The Northeast Corner Of The Southeast 1/4 Of The Northeast 1/4 Of Said Section 6, Thence South 2° 25' 48" East, Along The East Line Of The Southeast 1/4 Of The Northeast 1/4 Of Said Section 6, A Distance Of 752 Feet; Thence South 87° 34' 12" West, A Distance Of 306 Feet, To The True Point Of Beginning Of Subject Tract; Thence Continuing South 87° 34' 12" West, A Distance Of 294 Feet, To A Point Of Curvature; Thence Westerly Along A Curve To The Right Having A Radius Of 231.11 Feet, A Distance Of 26.06 Feet, Thence North 2° 25' 48" West, A Distance Of 273.53 Feet; Thence North 87° 34' 12" East, A Distance Of 320 Feet; Thence South 2° 25' 48" East, A Distance Of 275 Feet, To The True Point Of Beginning Of Subject Tract, Except That Part In Streets Or Roads. Containing 2.02 Acres (87,986.66 Square Feet) More Or Less.

Tract 3:

All That Part Of The Southeast 1/4 Of The Northeast 1/4 Of Section 6, Township 13, Range 25, Now In The City Of Overland Park, Johnson County, Kansas, More Particularly Described As Follows:

Commencing At The Northeast Corner Of The Southeast 1/4 Of The Northeast 1/4 Of Said Section 6; Thence South 2° 25' 48" East, Along The East Line Of The Southeast 1/4 Of The Northeast 1/4 Of Said Section 6, A Distance Of 353.84 Feet; Thence South 87° 34' 12" West, A Distance Of 306 Feet To The True Point Of Beginning Of Subject Tract, Said Point Also Being 355 Feet South Of The North Line Of The Southeast 1/4 Of The Northeast 1/4 Of Said Section 6; Thence South 2° 25' 48" East, A Distance Of 123.16 Feet; Thence South 87° 34' 12" West, A Distance Of 320 Feet; Thence North 2° 25' 48" West, A Distance Of 124.39 Feet, To A Point 355 Feet South Of The North Line Of The Southeast 1/4 Of The Northeast 1/4 Of Said Section 6, Thence North 87° 47' 19" East, Along A Line 355 Feet South Of And Parallel To The North Line Of The Southeast 1/4 Of The Northeast 1/4 Of Section 6, A Distance Of 320 Feet, To The True Point Of Beginning Of Subject Tract, Except Those Parts In Streets Or Roads. Containing 0.91 Acres (39,606.26 Square Feet) More Or Less.

JRMA, applicant, is requesting approval of a revised preliminary plan to allow a detached conference room and outdoor plaza. This property is currently zoned CP-O, Planned Office Building District.

**REVISED PRELIMINARY PLAN - KANSAS PAIN MANAGEMENT - PDP2020-00027 -**

## **Vicinity of the northeast corner of College Boulevard and Quivira Road**

### **Legal Description:**

Part Of Lot 2, Farmers Insurance Group Subdivision, A Subdivision In The City Of Overland Park, Johnson County, Kansas, According To The Recorded Plat Thereof, More Particularly Described As Follows: Beginning At The Northwest Corner Of Said Lot 2; Thence North 87 Degrees 54 Minutes 26 Seconds East, Along The North Line Of Said Lot 2, A Distance Of 191.00 Feet; Thence South 2 Degrees 05 Minutes 25 Seconds East, Parallel With The West Line Of Said Lot 2, A Distance Of 320.06 Feet To A Point On The South Line Of Said Lot 2; Thence South 87 Degrees 54 Minutes 35 Seconds West, Along Said South Line, A Distance Of 171.00 Feet; Thence North 47 Degrees 05 Minutes 25 Seconds West, Along The Southwesterly Line Of Said Lot 2, A Distance Of 28.28 Feet To A Point On The West Line Of Said Lot 2; Thence North 2 Degrees 05 Minutes 25 Seconds West, Along Said West Line, A Distance Of 300.06 Feet To The Point Of Beginning.

Together With Lots 1, 2, And 3, College Oaks, A Subdivision In The City Of Overland Park, Johnson County, Kansas.

Together With Lot 1, Farmers Insurance Group Subdivision, A Subdivision In The City Of Overland Park, Johnson County, Kansas; Except That Part Of Said Lot 1, More Particularly Described As Follows:

Beginning At The Westerlymost Northwest Corner Of Said Lot 1; Thence North 42 Degrees 54 Minutes 35 Seconds East, Along The Northwesterly Line Of Said Lot 1, A Distance Of 28.28 Feet; Thence North 87 Degrees 54 Minutes 35 Seconds East Along The North Line Of Said Lot 1, A Distance Of 190.91 Feet; Thence In An Easterly Direction Continuing Along Said North Line And Along A Curve To The Right, Tangent To The Last Described Course And Having A Radius Of 519.83 Feet And A Central Angle Of 8 Degrees 45 Minutes 06 Seconds, An Arc Distance Of 79.40 Feet; Thence South 2 Degrees 05 Minutes 25 Seconds East, Parallel With The West Line Of Said Lot 1, A Distance Of 273.95 Feet; Thence South 87 Degrees 54 Minutes 35 Seconds West, A Distance Of 290.00 Feet To A Point On The West Line Of Said Lot 1; Thence North 2 Degrees 05 Minutes 25 Seconds West Along Said West Line, A Distance Of 260.00 Feet To The Point Of Beginning.

Kansas Pain Management, applicant, is requesting approval of a revised preliminary plan to allow a building addition. This property is currently zoned CP-O, Planned Office Building District.

**REVISED PRELIMINARY PLAN - 95TH & NIEMAN REDEVELOPMENT -  
PDP2020-00028 - Vicinity of the southwest corner of 95th Street and Nieman Road**

Legal Description:

All of Lot 1 of Oak Park Shopping Center, a subdivision in the City of Overland Park, Johnson County, Kansas.

Walter Morris Companies, applicant, is requesting approval of a revised preliminary plan to allow a retail development. This property is currently zoned CP-2, Planned General Business District.

**REVISED PRELIMINARY PLAN - BLUE VALLEY NORTHWEST HIGH SCHOOL COMPETITION GYM - PDP2020-00029 - 13260 Switzer Road**

Legal Description:

All Part Of Lot 1 And Lot 2, Final Plat Of Blue Valley High School No. 3 & District Stadium Complex, A Subdivision In The City Of Overland Park, Johnson County, Kansas.

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

**REVISED PRELIMINARY PLAN - BLUE VALLEY HIGH GYM AND PERFORMING ARTS ADDITION - PDP2020-00030 - 6001 West 159th Street**

Legal Description:

All part of Final Plat of Blue Valley High School, a subdivision in the City of Overland Park, Johnson County, Kansas.

Blue Valley USD 229, applicant, is requesting approval of a revised preliminary plan to allow a new gym and performing arts venue. This property is currently zoned R-1, Single-Family Residential District.

**TEXT AMENDMENT ZRR-3301**

The City of Overland Park, Kansas, applicant, is requesting an amendment to Section 18.130.025 of the Unified Development Ordinance in order to update and revise the City's Addressing Standards. (Case No. PLM2020-00072)

**Sent to The Legal Record for publication on Tuesday, November 10, 2020.**