

**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, February 8, 2021, 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 - SUP2020-00042 – 12509 West 154th Terrace**

Legal Description:

Lot 4A, Morse Village Resurvey Replat Of Lots 4 & 5 Block 6, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

John and Miriam Iliff, are requesting a special use permit to allow chickens, for a 10-year period of time. This property is currently zoned RR-J, Rural Residential District, Johnson County.

**SPECIAL USE PERMIT - SUP2020-00043 – 6819 Lamar Avenue**

Legal Description:

6819 Lamar Ave., Lot 3, Copley Place, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Stephen P & Kathleen S Ward, are requesting a special use permit to allow chickens, for a five-year period of time. This property is currently zoned R-1, Single-Family Residential District.

**SPECIAL USE PERMIT - SUP2020-00044 – 7543 Floyd Street**

Legal Description:

The E 52.5 feet of the S 50 feet of Lot 11 ex. Track 52 in streets of Marty's 2nd Addition, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Oades Brothers, is requesting a special use permit to allow renewal of an off-site parking lot, for a 10-year period of time. This property is currently zoned DFD, Downtown Form District.

**SPECIAL USE PERMIT - SUP2020-00045 – 6827 Lamar Avenue**

Legal Description:

6827 Lamar Ave., Lot 2, Copley Place, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

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

**SPECIAL USE PERMIT - SUP2020-00047 – 10001 West 75th Street**

Legal Description:

Part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 24, Township 12 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Beginning at a point on the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section and 730.47 feet East of the Northwest corner thereof; thence South parallel to the West line of Section 24 a distance of 268.71 feet; thence Southeasterly to a point on the Easterly right of way of Wedd Street, said point being 435.42 feet South of the North line of said Southwest Quarter; thence North and parallel to the West line of Section 24 a distance of 435.42 feet; thence West along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 292.05 feet to the point of beginning, subject to that part in Wedd Street.

Big Bob's Outlet, is requesting a special use permit to allow renewal of a flooring store, for a two-year period of time. This property is currently zoned M-1, Industrial Park District.

**SPECIAL USE PERMIT - SUP2020-00048 – 8900 West 135th Street**

Legal Description:

Lot 1, Hyvee Business Park, a subdivision of land in the City of Overland Park,

Johnson County Kansas.

Kaw Valley Greenhouses, Inc., is requesting a special use permit to allow a temporary location for a retail garden center, for a four-month period of time. This property is currently zoned CP-2, Planned General Business District.

**SPECIAL USE PERMIT - SUP2020-00049 – 8200 West 135th Street**

Legal Description:

All of Lot 11, OVERLAND POINTE MARKET PLACE, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

McCarty Investment Group, Inc., is requesting a special use permit to allow a pet hotel, for an indefinite period of time. This property is currently zoned CP-2, Planned General Business District.

**REZONING - REZ2020-00011 – 6300 West 110th Street**

Legal Description:

Tract A, Plat of R.H.W., a subdivision of land in the City of Overland Park, Johnson County, Kansas.

6300 Overland Hotel, LLC, applicant, is requesting a rezoning to RP-6, Planned High-Rise Apartment District, to allow apartments.

**REZONING - REZ2020-00012 – 7641 Frontage Road**

Legal Description:

All that part of Lot 2, and Lot 3, BLOCK2, ANTIOCH VILLAGE, a subdivision in the city of Overland Park, Johnson County, Kansas more particularly described as follows:

Commencing at the Southwest corner of said Lot 3; thence South 52°40'32" East, coincident with the Southwesterly line of said Lot 3, a distance of 268.68 feet to the Point of Beginning; thence departing said Southwesterly line, South 89°40'32" East, 364.12 feet; thence South 00°19'28" West, 17.77 feet; thence South 89°40'32" East, 364.24 feet to a point on the East line of said Lot 2; thence South 00°20'00" West, 373.80 feet to the Southeast corner of said Lot2; thence North 89°47'47" West, coincident with the South line of said Lot 2, a distance of 208.08 feet; thence North 52°40'32" West, coincident with the Southwest line of said Lot 2, a distance of 651.39 feet to the Point of Beginning,

Containing 177,032 square feet, or 4.064 acres, more or less.

David Herron and Partners, LLC, applicant, is requesting a rezoning to BP, Business Park District, to allow a corporate office and warehouse.

**REVISED PRELIMINARY PLAN - 95METCALF SOUTH - PDP2020-00032 - Vicinity of the southeast corner of 95th Street and Metcalf Avenue**

Legal Description:

All Of The North Half Of The Northwest Quarter Of The Northwest Quarter Of Section 5, Township 13, Range 25, In The City Of Overland Park, Johnson County, Kansas, Except The North 55 Feet Thereof In 95th Street Right-Of-Way, And Except The West 100 Feet Thereof In U.s. 69 Highway Right-Of-Way; And Except Any Part Used Or Dedicated For Streets, Roads Or Highways, Except That Part Platted As Metcalf South Shopping Center, 95metcalf - First Plat, 95metcalf - Second Plat; And 95metcalf - Third Plat;

**And**

All Of The South Half Of The Northwest Quarter Of The Northwest Quarter Of Section 5, Township 13, Range 25, In The City Of Overland Park, Johnson County, Kansas, Except The South 162.11 Feet Thereof, And Except The West 100 Feet Thereof, Except That Part Used Or Dedicated For Streets, Roads Or Highways, And Except That Part Platted As 95metcalf - First Plat And 95metcalf - Second Plat;

**And**

Lot 1, Metcalf South Shopping Center, A Subdivision In The City Of Overland Park, Johnson County, Kansas, Except That Part Platted As 95metcalf - First Plat;

**And**

All Of Lot 1 & Tract A, 95metcalf - First Plat, A Subdivision In The City Of Overland Park, Johnson County, Kansas;

**And**

Tract B, 95metcalf - Second Plat, A Subdivision In The City Of Overland Park, Johnson County, Kansas;

**And**

Lot 4, 95metcalf - Third Plat, A Subdivision In The City Of Overland Park, Johnson County, Kansas.

**Less And Except The Following Described Tract:**

Part Of Tract A, 95 Metcalf First Plat And Tract B, 95 Metcalf Second Plat, Both Being Subdivisions Of Land In The City Of Overland Park, Johnson County, Kansas And Part Of The Northwest Quarter Of Section 5, Township 13 South, Range 25 East, In The City Of Overland Park, Johnson County, Kansas And Being More Particularly Described As Follows:

Commencing At The Northwest Corner Of The Northwest Quarter Of Said Section 5; Thence North 87°34'07" East, Along The North Line Of Said Northwest Quarter, A Distance Of 1323.45 Feet, To The Intersection Of Said

North Line With The East Line Of The Northwest Quarter Of The Northwest Quarter Of Said Section 5; Thence South 02°24'40" East, Along The East Line Of Said Quarter-Quarter, A Distance Of 678.38 Feet To The Point Of Beginning; Thence South 02°24'40" East, Continuing Along Said East Line, A Distance Of 498.69 Feet To The North Line Of The South 162.11 Feet Of The Northwest Quarter Of The Northwest Quarter Of Said Section 5; Thence South 87°51'39" West, Along The North Line Of The South 162.11 Feet Of Said Quarter-Quarter, A Distance Of 351.00 Feet; Thence North 02°25'49" West, Departing Said North Line, Distance Of 379.65 Feet; Thence North 87°34'11" East, A Distance Of 29.00 Feet To A Point Of Curvature; Thence Easterly And Northeasterly Along A Curve To The Left, Said Curve Having A Radius Of 80.00 Feet, Delta Of 90°00'00, For An Arc Length Of 125.66 Feet To The Point Of Tangency; Thence North 02°25'49" West, A Distance Of 37.26 Feet; Thence North 87°34'11" East, A Distance Of 242.16 Feet To The Point Of Beginning.

95Metcalf Properties Inc., applicant, is requesting approval of a revised preliminary plan to allow revisions to a commercial development. This property is currently zoned CP-2, Planned General Business District.

**Sent to The Legal Record for publication on Tuesday, January 5, 2020.**