

ORDINANCE NO. Z-4116

SPECIAL USE PERMIT NO. 2020-00039

AN ORDINANCE RELATING TO ZONING: AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OVERLAND PARK, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to regulations set forth in the Overland Park Municipal Code, Section 18.370, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property, to-wit:

Legal Description:

Northwest Quarter Of Section 32, Township 12 South, Range 25 East City of Overland Park, Johnson County, Kansas.

A tract of land being a part of the Northwest Quarter of Section 32, Township 12 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, and more particularly described as follows:

Basis of bearings: Bearings in this description are based on the East line Northwest Quarter Section 32, T12S, R25E, having a bearing of South 02° 02' 12" East as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD 83.)

Commencing at the Northeast Corner of the Northwest Quarter said Section 32, Thence South 02° 02' 12" East, 1782.28 feet, along the East line of the Northwest Quarter of said Section 32, Thence South 87° 56' 07" West, 40.00 feet to the Southeast corner of Lot 1, Block 2, Cedar Crest, a subdivision plat recorded in Book 57, Page 22, Johnson County, Kansas; Thence South 87° 35' 59" West, 500.01 feet, on the South line of Lot 1 and Lot 18, Block 2 of said Cedar Crest to the Southwest corner of said Lot 18, Block 2; Thence South 02° 02' 12" East, along the East line of Lot 1, Block 1 of said Cedar Crest a distance of 236.35 feet; Thence departing said East line, North 87° 57' 48" East, 18.50 feet, to the Point of Beginning; Thence North 02° 02' 12" West, 57.00 feet; Thence North 87° 57' 48" East, 44.00 feet; Thence South 02° 02' 12" East, 57.00 feet; Thence South 87° 57' 48" West, 44.00 feet, to the Point of Beginning, said Tract containing 2,508 square feet or 0.0575 acres.

Section 2. That the real property hereinabove described shall hereafter allow renewal of a utility building, for a 10-year period of time. This property is currently zoned R-1, Single-Family Residential District.

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All Zoning Ordinances or Zoning Regulations of the City of Overland Park, Kansas, affecting the use of the real property hereinbefore described which are inconsistent with this ordinance are hereby made inapplicable to the said property for said period of time.

Section 3. Conditions and Stipulations. The special use permit granted in Sections 1 and 2 hereinabove in addition to full compliance with any general provisions contained in Chapter 18.370 of the Overland Park Municipal Code, Unified Development Ordinance, is hereby made contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions, and restrictions, of which the violation of any hereafter enumerated will be a supplementary basis for revocation in addition to those specified in Section 18.370.050, to-wit:

- a. Generator testing may only be conducted Monday through Friday, 10:00 am to 5:00 pm.

Section 4. Take Effect. This ordinance shall take effect and be in force as of the date of its passage, approval and publication as provided by law.

PASSED by the City Council this 1st day of February, 2021.

APPROVED by the Mayor this 1st day of February, 2021.

CITY OF OVERLAND PARK, KANSAS

By: (s) Carl Gerlach
Carl Gerlach
Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:

By: (s) Elizabeth Kelley
Elizabeth Kelley
City Clerk

By: (s) Stephen B. Horner
Stephen B. Horner
Senior Assistant City Attorney