

**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, April 12, 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 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 - SUP2021-00004 – 8787 Lenexa Drive

Legal Description:

Commencing at the NE corner of the NW ¼ of the NW ¼ of Section 35, Township 12, Range 24. Thence 890.79 feet South and 230 feet West to the initial point of beginning; thence South 200 feet. West 372.87 feet, thence NE along the eastern ROW of I-35, 250.03 feet, thence East 222.83 feet to the point of beginning.

Almighty Tow Service, LLC, applicant, is requesting a special use permit to allow the renewal of a tow lot, for a 10-year period of time. This property is currently zoned CP-3, Planned Commercial District.

SPECIAL USE PERMIT - SUP2021-00005 – 10412 Mastin Street

Legal Description:

Tenant space commonly known as 10412 Mastin Street, Wycliff West, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Villa Capri, Inc., applicant, 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-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2021-00006 – 7465 West 161st Street

Legal Description:

Tenant space commonly known as 7465 W. 161st Street, a part of Lot 4, Block 2, Blue Valley Business Center, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Music House, applicant, is requesting a special use permit to allow a temporary commercial use in an industrial district for a teaching facility, for a two-year period of time. This property is currently zoned PEC-3J, Planned Research Development and Light Industrial Park District, Johnson County.

REZONING - REZ2021-00002 – Vicinity of the southwest corner of 175th Street and Pflumm Road

Legal Description:

All that part of the Northeast Quarter of Section 28, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 28; thence S 2°29'10" E, along the East line of the Northeast Quarter of said Section 28, a distance of 523.31 feet to the point of beginning; thence continuing S 2°29'10" E, along the East line of the Northeast Quarter of said Section 28, a distance of 2133.28 feet, to the Southeast corner thereof; thence S 88°16'49" W, along the South line of the Northeast Quarter of said Section 28, a distance of 1326.79 feet to the Southwest corner of the East One-half of the Northeast Quarter of said Section 28; thence N 2°34'45" W, along the West line of the East One-half of the Northeast Quarter of said Section 28, a distance of 2163.93 feet; thence N 87°25'15" E, a distance of 670.74 feet; thence Easterly on a curve to the right, said curve being tangent to the last described course and having a radius of 471.00 feet, an arc distance of 131.14 feet; thence Easterly on a curve to the left, said curve being tangent to the last described course and having a radius of 829.00 feet, an arc distance of 229.47 feet; thence N 87°30'50" E, a distance of 303.43 feet to the point of beginning, containing 65.7225 acres, more or less, of unplatted land.

Mission Peak Capital, applicant, is requesting a rezoning to RP-1A, Planned Small-Lot Single-Family Residential District, to allow a single-family subdivision.

PRELIMINARY PLAN - NEW DIEMER ELEMENTARY SCHOOL - PDP2021-00006 - 9600 Lamar Avenue

Legal Description:

Lot 1, Nall Hills Resurvey of Block 36 and the East ½ of Block 37, a subdivision of land located in Overland Park, Johnson County, Kansas.

Incite Design Studio, representing the Shawnee Mission School District, applicant, is requesting approval of a revised preliminary plan to allow redevelopment of an elementary school. This property is currently zoned R-1, Single-Family Residential District.

REVISED PRELIMINARY PLAN - WOLF CREEK PLAZA - PDP2021-00008 - Vicinity of the southwest corner of 175th Street and Pflumm Road

Legal Description:

All that part of the Northeast Quarter of Section 28, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 28; thence S 2°29'10" E, along the East line of the Northeast Quarter of said Section 28, a distance of 523.31 feet; thence S 87°30'50" W, a distance of 303.43 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 829.00 feet, an arc distance of 229.47 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 471.00 feet, an arc distance of 131.14 feet; thence S 87°25'15" W, a distance of 670.74 feet to a point on the West line of the East One-half of the Northeast Quarter of said Section 28; thence N 2°34'45" W, along the West line of the East One-half of the Northeast Quarter of said Section 28, a distance of 492.93 feet to the Northwest corner of the East One-half of the Northeast Quarter of said Section 28; thence N 88°17'22" E, along the North line of the Northeast Quarter of said Section 28, a distance of 1331.11 feet to the point of beginning, containing 15.3223 acres, more or less, of unplatted land.

Pflumm 175th Investors, LLC, applicant, is requesting approval of a revised preliminary plan to allow a modification to an existing approved commercial plan. This property is currently zoned CP-2, Planned General Business District.

Sent to The Legal Record for publication on Tuesday, March 9, 2021.