

**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, May 10, 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 - SUP2021-00007 – 6800 West 91st Street

Legal Description:

The east 530 feet of the south 750 feet to the southwest ¼ of the northwest ¼ of Section 32, Township 12 South, Range 25 East, excepting that part in rights-of-way, in the City of Overland Park, Johnson County, Kansas.

Overland Park Racquet Club, applicant, is requesting a special use permit to allow 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 - SUP2021-00009 – 14401 Metcalf Avenue

Legal Description:

Lot 4, Lionsgate Market Place a subdivision in the City of Overland Park, Johnson County, Kansas

Joe Van Deuzen, representing Urban Air, applicant, is requesting a special use permit to allow a drinking establishment, for a three-year period of time. This property is currently zoned CP-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2021-00010 – 8751 Lenexa Drive

Legal Description:

Tract I:

Commencing At The Northeast Corner Of Said Northwest Quarter Of The Northwest Quarter Of Section 35; Thence South 00 Degrees 00 Minutes 07 Seconds East Along The East Line Of Said Northwest Quarter Of The Northwest Quarter Of Section 35 This And All Following Bearings Are Based On East Line Of Said Northwest Quarter Of The Northwest Quarter Of Section 35 As Being South 00 Degrees 00 Minutes 07 Seconds East And Should Be Rotated Clockwise 02 Degrees 11 Minutes 14 Seconds To Match The Kansas State Plane Coordinate System, North Zone), A Distance Of 210.553 Meters (690.79 Feet) To The Northeast Corner Of Said Tract; Thence South 89 Degrees 59 Minutes 53 Seconds West Perpendicular To The Last Described Course, Along The North Line Of Said Tract, A Distance Of 9.144 Meters (30.00 Feet) To A Point On The Said North Line, Said Point Being The Point Of Beginning; Thence South 00 Degrees 00 Minutes 07 Seconds East, A Distance Of 60.960 Meters (200.00 Feet) To A Point On The South Line Of Said Tract; Thence South 89 Degrees 59 Minutes 53 Seconds West Along Said South Line, A Distance Of 125.487 Meters (411.70 Feet); Thence North 42 Degrees 50 Minutes 36 Seconds East, A Distance Of 2.013 Meters (6.60 Feet); Thence North 46 Degrees 07 Minutes 56 Seconds East, A Distance Of 36.168 Meters (118.66 Feet); Thence North 44 Degrees 13 Minutes 46 Seconds East, A Distance Of 32.239 Meters (105.77 Feet); Thence Northeasterly On A Non-Tangent Curve To The Right Having A Radius Of 117.671 Meters (386.06 Feet), A Central Angle Of 14 Degrees 06 Minutes 41 Seconds, And A Chord Bearing Of North 51 Degrees 17 Minutes 06 Seconds East, An Arc Length Of 28.981 Meters (95.08 Feet) To A Point On The North Line Of Said Tract; Thence South 53 Degrees 10 Minutes 55 Seconds East Measured (south 53 Degrees 07 Minutes 22 Seconds East Deed), A Distance Of 11.278 Meters (37.00 Feet); Thence North 89 Degrees 59 Minutes 53 Seconds East, A Distance Of 43.969 Meters (144.26 Feet), To The Point Of Beginning.

The Above Described Tract Contains 5,824.869 Square Meters (62,698.12 Square Feet) Or 1.439 Acres, More Or Less.

David Griffiths, representing 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-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2021-00011 – 8861 Lenexa Drive

Legal Description:

Tenant space commonly known as 8861 Lenexa Drive, Lot 8, Block 1, Congleton Industrial Park, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Emery Kittle, applicant, is requesting a special use permit to allow dog grooming, for a two-year period of time. This property is currently zoned M-1, Industrial Park District.

SPECIAL USE PERMIT - SUP2021-00012 – 4209 Merriam Drive

Legal Description:

Lot 4, Southwest Gardens a subdivision in the City of Overland Park, Johnson County, Kansas

Douglas Lytle, applicant, is requesting a special use permit to allow a recreation facility, for a ten-year period of time. This property is currently zoned M-1 Industrial Park District.

REZONING - REZ2021-00003 – 6800 West 93rd Street

Legal Description:

Lot 9 Glenwood Business District, a subdivision in the City of Overland Park, Johnson County, Kansas, more particularly described as PT LT 9 BG NW CR E 74.89' SE 18.25' E 55' ELY NELY CUR LF 130.90' S 43.26' SW 62.93' W 209.89' N 69.90' TO POB OPC 713 9A

6800 W. 93rd Street, LLC, applicant, is requesting a rezoning to CP-2, Planned General Business District, to allow an automotive dealership.

REZONING - REZ2021-00004 – 9100 West 135th Street

Legal Description:

Lot 6, 135th Street Business Park, Third Plat, a subdivision in the City of Overland Park, Johnson County, Kansas, according to the recorded plat thereof.

Erik Eckahrt, representing QuikTrip, applicant, is requesting a rezoning to CP-2, Planned General Business District, to allow a QuikTrip.

REZONING - REZ2021-00005 – 10610 Marty Street

Legal Description:

Lot 1, And The North 155 Feet Of Lot 2, Block 8, Metcalf View, Second Plat, A Subdivision In The City Of Overland Park, Johnson County, Kansas.

Polsinelli PC, representing Akshay Hotels, LLC, applicant, is requesting a rezoning to RP-6, Planned High-Rise Apartment District, to allow multi-family uses.

REZONING - REZ2021-00006 – 6325 West 151st Street

Legal Description:

Part Of The Northwest Quarter Of Section 8, Township 14, Range 25, In The City Of Overland Park, Johnson County, Kansas, More Particularly Described As Follows:

Beginning At The Northeast Corner Of The Northwest Quarter Of Said Section 8; Thence South 02° 07' 33" East Along The East Line Of The Northwest Quarter Of Said Section 8, 506.00 Feet To The Southwest Corner Of Lot 5, Block 9, Green Meadows N0.2; Thence South 87' 40' 18" West Parallel To The North Line Of The Said Northwest Quarter And Along The North Line Blue Valley Commons 2nd Plat, 658.36 Feet; Thence North 02' 07' 33" West Parallel To The Said East Line 506.00 Feet To A Point On The North Line Of Said Northwest Quarter; Thence North 87' 40' 18" East, 658.36 Feet Along Said North Line To The Point Of Beginning, Except Any Part In Streets Or Roads, Said Legal Formerly Described As:

The North 506 Feet Of The East 172.18 Feet Of The Northwest Quarter Of Section 8, Township 14, Range 25, Johnson County, Kansas; And Beginning At A Point 1997.45 East (survey 1993.94 Feet East) Of The Northwest Corner Of Section 8, Township 14, Range 25; Thence South 506 Feet; Thence East 486.18 Feet; Thence North 506 Feet To The North Line Of Said Section 8; Thence West 486.18 Feet To The Point Of Beginning, Except Any Part In Streets Or Roads.

Phelps Engineering, Inc., representing Lamar 151 Partners, LLC, applicant, is requesting a rezoning to RP-3, Planned Garden Apartment District, to allow multi-family development.

REZONING - REZ2021-00007 – 7300 W 159TH ST

Legal Description:

Lot 268, Retreat At Maple Crest, Fifth Plat, A Platted Subdivision Of Land In The City Of Overland Park, Johnson County, Kansas.

Polsinelli PC, representing First Option Bank, applicant, is requesting a rezoning to CP-1, Planned Restricted Business District, to allow for retail development.

REVISED PRELIMINARY PLAN - PDP2021-00013 - Overland Crossing - Vicinity of the southwest corner of 119th Street and Metcalf Avenue

Legal Description:

Lot 1, Lot 2, Lot 7 and Lot 8, CONTINENTAL CENTER, SECOND PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas.

Legacy Development, representing Overland Crossing 13A, LLC, applicant, is requesting approval of a revised preliminary plan to allow the site to be re-developed and improved. This property is currently zoned as CP-2, Planned General Business District.

Sent to The Legal Record for publication on Tuesday, April 6, 2021.