

**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, June 14, 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 - SUP2021-00013 – 16260 Foster Street

Legal Description:

16260 Foster Street, Lot 07, Blue Valley Business Center Eighth Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

DGD Properties, LLC, applicant, is requesting a special use permit to allow temporary commercial use of an automotive showroom, for a two-year period of time. This property is currently zoned BP, Business Park District.

SPECIAL USE PERMIT - SUP2021-00014 – 5104 Indian Creek Parkway

Legal Description:

COMMENCING at the Northeast Corner of Lot 1, HIGHLANDS VILLAGE WEST, FIRST PLAT (Found 1/2" Bar with Cap "Phelps"); thence along the North line of said Lot 1, South 63°13'47" West, a distance of 192.31 feet to the POINT OF BEGINNING; thence continuing along said North line of Lot 1, South 63°13'47" West, a distance of 68.51 feet thence leaving said North line; thence North

26°46'13" West, a distance of 22.47 feet; thence North 23°54'09" West, a distance of 64.50 feet; thence North 64°02'38" East, a distance of 24.97 feet; thence South 51°45'08" East, a distance of 95.46 feet to the POINT OF BEGINNING

KGI Wireless representing T-Mobile/Sprint, applicant, is requesting a special use permit to allow the renewal of a communications tower for a ten-year period of time. This property is currently zoned CP-2, Planned General Business District.

REZONING - REZ2021-00008 – 9500 Mission Road

Legal Description:

A Tract of land being part of Tract A, Block 17, EMPIRE ESTATES, in the City of Overland Park, Johnson County, Kansas as described by Steven C. Shafer, PLS-852, of BHC, CLS 175, said Tract of land being more particularly described by metes and bounds as follows:

(Note: For course orientation, the bearings in this description are based on the North line of the Northeast Quarter of Fractional Section 4, Township 13 South, Range 25 East, having a bearing of North 87° 39' 35" East)

COMMENCING at the Northeast corner of Section 4, Township 13 South, Range 25 East, monumented by a 3 1/4-inch disk found in monument box; Thence South 87° 39' 35" West, 375.01 feet, on the North line of said Section 4; Thence South 02° 20' 23" East, 40.00 feet, to the Northwest corner of Tract A and the POINT OF BEGINNING, of the Tract of land herein described; Thence North 87° 39' 35" East, a distance of 164.69 feet, on the North line of said Tract A; Thence South 02° 40' 24" East, a distance of 44.91 feet; Thence North 87° 19' 36" East, a distance of 30.00 feet; Thence South 02° 40' 24" East, a distance of 80.07 feet; Thence North 87° 19' 36" East, a distance of 37.48 feet; Thence South 02° 40' 24" East, a distance of 60.00 feet; Thence North 87° 19' 36" East, a distance of 45.11 feet; Thence South 02° 41' 02" East, a distance of 31.58 feet, to the South line, of a Tract of land, as described by a Quit Claim Deed, Instrument Number 20181129-0004890, dated November 29, 2018; Thence South 87° 39' 35" West, a distance of 263.00, on said South line, to the West line of said Quit Claim Deed. Thence North 13° 12' 18" West, a distance of 82.48 feet on said West line; Thence North 02° 20' 23" West, a distance of 134.89 feet, on said West line, to the POINT OF BEGINNING, of the Tract of land herein described. Said Tract contains 45,031 square feet or 1.0338 acres.

4C Mission, LLC, applicant, is requesting a rezoning to CP-1, Planned Restricted Business District, to allow bank drive-thru.

REZONING - REZ2021-00009 – Vicinity of the southeast corner of 97th Street and Metcalf Avenue.

Legal Description:

The South 162.11 Feet Of The Northwest $\frac{1}{4}$ Of The Northwest $\frac{1}{4}$ Of Section 5, Township 13, Range 25, In The City Of Overland Park, Johnson County, Kansas, Except The West 100 Feet Thereof, Now In U.s. 69 Highway Right-Of-Way, And Except The South 30 Feet Of The West 245 Feet, And Except That Part Used Or Dedicated For Streets, Roads Or Highways.

also:

All Of The North Quarter Of The Southwest Quarter Of The Northwest Quarter Of Section 5, Township 13, Range 25, In The City Of Overland Park, Johnson County, Kansas, Except The West 100 Feet Thereof; And Except That Part Used Or Dedicated For Streets, Roads Or Highways.

also:

A Part Of The Northwest $\frac{1}{4}$ Of Section 5, Township 13, Range 25, In The City Of Overland Park, Johnson County, Kansas More Particularly Described As Follows: Beginning At The Southwest Corner Of The Northwest $\frac{1}{4}$ Of Said Section 5; Thence North, Along The West Line Of The Northwest $\frac{1}{4}$ Of Said Section 5, A Distance Of 777.10 Feet; Thence East, A Distance Of 100 Feet, To A Point On The East Right-Of-Way Line Of U.s. 69 Highway, As Now Located, Said Point Being The Point Of Beginning Of Subject Tract; Thence North, Along The East Right-Of-Way Line Of Said U.s. 69 Highway, A Distance Of 221.29 Feet, To A Point On The South Line Of The North $\frac{1}{4}$ Of The Southwest $\frac{1}{4}$ Of The Northwest $\frac{1}{4}$ Of Said Section 5; Thence South $89^{\circ} 38' 59''$ East, Along The South Line Of The North $\frac{1}{4}$ Of The Southwest $\frac{1}{4}$ Of The Northwest $\frac{1}{4}$ Of Said Section 5, A Distance Of 1223.97 Feet, To The Southeast Corner Thereof; Thence South, Along The East Line Of The West $\frac{1}{2}$ Of The Northwest $\frac{1}{4}$ Of Said Section 5, A Distance Of 5 Feet; Thence South $0^{\circ}24' 12''$ West, A Distance Of 119.90 Feet; Thence North $89^{\circ} 35' 48''$ West, A Distance Of 26.69 Feet, To A Point Of Curvature; Thence Westerly And Southwesterly, Along A Curve To The Left Having A Radius Of 2643.10 Feet, A Distance Of 303.03 Feet, To A Point Of Tangency; Thence South $83^{\circ} 50' 04''$ West, A

Distance Of 527.61 Feet, To A Point Of Curvature; Thence Southwesterly And Westerly, Along A Curve To The Right Having A Radius Of 2974.90 Feet, A Distance Of 320.13 Feet, To A Point Of Tangency; Thence West, A Distance Of 49.87 Feet, To The Point Of Beginning, Except That Part Used Or Dedicated For Streets, Roads Of Highways.

Box Development, LLC, applicant, is requesting a rezoning to CP-2, Planned General Business District, to allow commercial development.

Sent to The Legal Record for publication on Tuesday, May 11, 2021.