

**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, October 14, 2019, at 1:30 p.m., in the City Council Chamber of City Hall, 8500 Santa Fe Drive, in consideration of the following items to-wit:

SPECIAL USE PERMIT - SUP2019-00046 – 8410 west 199th Street

Legal Description:

Lot 3, Blue Valley Center, Third Plat, a replat of Lot 3, Blue Valley Center, Second Plat, a platted subdivision of land in the City of Overland Park, Johnson County, Kansas.

Johnston, Ballweg, Modrcin, L.C., is requesting a special use permit to allow continued topsoil operations, for a ten-year period of time. This property is currently zoned PRB-1J, Planned Rural Business District, Johnson County.

SPECIAL USE PERMIT - SUP2019-00047 – 5011 Antioch Road

Legal Description:

The north 3 feet of Lot 78 and all of Lots 79 and 80, except the west 10 feet thereof, Southwest Gardens, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Ray Boyles' Corvette Village, is requesting a special use permit to allow renewal of an automotive restoration business, for a two-year period of time. This property is currently zoned M-1, Industrial Park District.

SPECIAL USE PERMIT - SUP2019-00048 – 8500 Antioch Road

Legal Description:

All of Lots 1 through 21, Block 1 and the east half of vacated Slater adjacent to said Block 1, and all of Lots 1 through 32, Block 2 and the west half of vacated Slater adjacent to said Block 2, ELMHURST, a recorded subdivision of land in the City Of Overland Park, Johnson County, Kansas.

The City of Overland Park, is requesting a special use permit to allow the Myron Scafe Municipal Facility, for an indefinite period of time. This property is currently zoned R-1, Single-Family Residential District.

SPECIAL USE PERMIT - SUP2019-00049 – 8905 Lenexa Drive

Legal Description:

All that part of Lot 8, Block 1, Congleton, Industrial Park, a subdivision of land in The City of Overland Park, Johnson County, Kansas, more particularly described as follows: Commencing at the southwest corner of Lot 8; thence N89° 59' 15"E, along the South line of said Lot 8, a distance of 151.62 feet; thence N0°00'45"W, along a line perpendicular to the South line of said Lot 8, a distance of 12.50 feet, to the true point of beginning of subject tract; thence 53°03'00"W, a distance of 55 feet; thence N36°57'00"E, along a line perpendicular to the last described course, a distance of 20 feet; thence S53°03'00"E, along a line perpendicular to the last described course a distance of 55 feet; thence S36°57'00"W, along a line perpendicular to the last described course, a distance of 20 feet, to the true point of beginning of subject tract.

Link Media Omaha, is requesting a special use permit to allow the renewal of a billboard, for a three-year period of time. This property is currently zoned M-1, Industrial Park District.

SPECIAL USE PERMIT - SUP2019-00050 – 8280 West 96th Street

Legal Description:

A 60 foot by 60 foot Lease Area, situated in a part of the Northwest Quarter of Section 6, Township 13, Range 25, in Overland Park, Johnson County, Kansas, more particularly described as follows:

COMMENCING at the Southeast Corner of Lot 1, Block 16 Sylvan Grove Subdivision as shown in Johnson County Deed Records in Book 28, Pg. 47, also being the North Right-of-Way line of 96th Street as it presently exists (Found 1/2" Iron Bar); thence North 87°43'17" East, along said North Right-of-Way line, a distance of 83.92 feet; thence departing said Right-of-Way line, North 00°00'00" East, a distance of 214.34 feet to the POINT OF BEGINNING of said 60 foot by 60 foot Lease Area; thence North 02°32'30" West, a distance of 60.00 feet; thence North 87°27'30" East, a distance of 60.00 feet; thence South 02°32'30" East, a distance of 25.00 feet to a Point hereafter referred to as Point "A"; thence continuing South 02°32'30" East, a distance of 35.00 feet; thence South 87°27'30" West, a distance of 60.00 feet to the POINT OF BEGINNING. Containing 3,600 square feet, more or less.

ATC Sequoia LLC, 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 R-1, Single-Family Residential District.

SPECIAL USE PERMIT - SUP2019-00051 – 7235 West 162nd Street

Legal Description:

Lot 14, Blue Valley Park Replat, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Allied Towing Service Inc., is requesting a special use permit to allow renewal of a tow lot, for a ten-year period of time. This property is currently zoned PRB-3J, Planned Urban Retail Business District, Johnson County.

SPECIAL USE PERMIT - SUP2019-00052 – 6701 West 119th Street

Legal Description:

Tenant space commonly known as 6701 West 119th Street, a part of Lot 1, La Paloma Plaza, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Louie's Wine Dive, 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 - SUP2019-00054 – 9135 Barton Street

Legal Description:

Lot 4, Except the north 36 feet, Block 6, CONGLETON INDUSTRIAL PARK, a subdivision in the City of Overland Park, Johnson County, Kansas.

KC Sales, is requesting a special use permit to allow temporary commercial use for office and classroom in industrial district, for a two-year period of time. This property is currently zoned M-1, Industrial Park District.

REZONING - REZ2019-00016 – Vicinity of the southwest corner of 151st Street and Switzer Road

Legal Description:

All that part of the Northeast Quarter of Section 11, 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 11; thence S 1°33'34" E, along the East line of the Northeast Quarter of said Section

11, a distance of 949.93 feet to an angle point on the Easterly plat line of WOODS AT COLTON LAKE FOURTH PLAT, a platted subdivision of land in the City of Overland Park, Johnson County, Kansas; thence along the Easterly plat line of said WOODS AT COLTON LAKE FOURTH PLAT, for the following ten (10) courses; N 90°00'00" W, a distance of 242.79 feet; thence S 75°49'11" W, a distance of 87.29 feet; thence S 88°10'09" W, a distance of 322.44 feet; thence N 2°47'58" E, a distance of 245.32 feet; thence N 27°43'43" E, a distance of 60.71 feet; thence N 4°56'18" E, a distance of 96.28 feet; thence N 23°00'22" W, a distance of 111.64 feet; thence N 53°23'11" W, a distance of 112.65 feet; thence N 1°45'46" W, a distance of 394.22 feet, (394.23 feet deeded) to the Northeast plat corner of said WOODS AT COLTON LAKE FOURTH PLAT, said point also being on the North line of the Northeast Quarter of said Section 11; thence N 88°12'23" E, along the North line of the Northeast Quarter of said Section 11, a distance of 721.86 feet to the point of beginning, containing 14.6260 acres, more or less and subject to that part in streets and roads.

Phelps Engineering, Inc., applicant, is requesting a rezoning to R-1, Single-Family Residential District, to allow residential development.

**REVISED PRELIMINARY PLAN - WOODS AT COLTON LAKE - PDP2019-00028 –
Vicinity of the southwest corner of 151st Street and Switzer Road**

Legal Description:

All of Lots 3-8, Lots 10-15, Lots 20 and 21, Tract A, platted right-of-way of 153rd Street, 153rd Terrace and Larsen Street, as now being established, WOODS AT COLTON LAKE together with Lots 1 and 2, Tract C, WOODS AT COLTON LAKE SECOND PLAT together with Lots 16-19, WOODS AT COLTON LAKE THIRD PLAT together with Lots 9, 22-24, all that part of Tract E, WOODS AT COLTON LAKE FOURTH PLAT, all being platted subdivisions of land 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 11; thence S 1°33'34" E, along the East line of the Northeast Quarter of said Section 11 and the East plat line of said WOODS AT COLTON LAKE, WOODS AT COLTON LAKE SECOND PLAT and WOODS AT COLTON LAKE FOURTH PLAT, a distance of 1326.30 feet to the Southeast plat corner of said WOODS AT COLTON LAKE SECOND PLAT, said point also being the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 11; thence S 88°10'09" W, along the South plat line of said WOODS AT COLTON LAKE SECOND PLAT and the South line of the of the Northeast Quarter of the Northeast Quarter of said Section 11, a distance of 60.00 feet to the Southeast corner of said Tract C, said point also being the point of beginning: thence continuing S 88°10'09" W, along the South plat line of said WOODS AT COLTON

LAKE SECOND PLAT and said WOODS AT COLTON LAKE and said WOODS AT COLTON LAKE FOURTH PLAT and the South line of the of the Northeast Quarter of the Northeast Quarter of said Section 11, a distance of 1270.16 feet to the Southwest plat corner of said WOODS AT COLTON LAKE FOURTH PLAT, said point also being the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 11; thence N 1°41'22" W, along the Westerly plat line of said WOODS AT COLTON LAKE FOURTH PLAT and the West line of the Northeast Quarter of the Northeast Quarter of said Section 11, a distance of 666.86 feet; thence N 88°12'10" E, along the Westerly plat line of said WOODS AT COLTON LAKE FOURTH PLAT, a distance of 40.00 feet; thence N 1°41'22" W, along the Westerly plat line of said WOODS AT COLTON LAKE FOURTH PLAT, a distance of 600.29 feet ; thence N 88°12'23" E, a distance of 571.39 feet to the Northeast corner of said Tract E; thence along the Easterly plat line of said WOODS AT COLTON LAKE FOURTH PLAT, for the following nine (9) courses; thence S 1°45'46" E, a distance of 334.23 feet; thence S 53°23'11" E, a distance of 112.65 feet; thence S 23°00'22" E, a distance of 111.64 feet; thence S 4°56'18" W, a distance of 96.28 feet; thence S 27°43'43" W, a distance of 60.71 feet; thence S 2°47'58" W, a distance of 245.32 feet; thence N 88°10'09" E, a distance of 322.44 feet; thence N 75°49'11" E, a distance of 87.29 feet; thence N 90°00'00" E, a distance of 179.43 feet to the Northeast corner of said Tract E, said point also being on the West right-of-way line of Switzer Road, as now established; thence along the East line of said Tract E and the West right-of-way line of said Switzer Road, for the following two (2) courses; thence Southerly on a curve to the right, said curve having an initial tangent bearing of S 4°54'57" E and a radius of 1940.13 feet, an arc distance of 113.66 feet; thence S 1°33'34" E, a distance of 264.78 feet to the point of beginning, containing 24.0169 acres, more or less.

Phelps Engineering, Inc., applicant, is requesting approval of a revised preliminary development plan to allow a revised plan for the Woods at Colton Lake. This property is currently zoned RP-OE, Planned Open Space Estate Residential District.

REVISED PRELIMINARY PLAN - THE ESTATES OF GLENEAGLES - SUBDIVISION AMENITY EXPANSION - PDP2019-00030 – 10805 West 142nd Street

Legal Description:

Lot 106, THE ESTATES OF GLENEAGLES, SECOND PLAT, a platted subdivision of land in the City of Overland Park, Johnson County, Kansas.

Phelps Engineering, Inc., applicant, is requesting approval of a revised preliminary development plan to allow a subdivision amenity. This property is currently zoned R-1, Single-Family Residential District.

**REVISED PRELIMINARY PLAN - OVERLAND PARK ARBORETUM -
PDP2019-00031 – 8909 West 179th Street**

Legal Description:

All of the South Half of Section 25, Township 14 South, Range 24 East, together with the North Half of Section 36, Township 14 South, Range 24 East, lying in the City of Overland Park, Johnson County, Kansas, described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of Section 25, Township 14 South, Range 24 East; thence North 88 degrees 02 minutes 12 seconds East, on the North line of said Southeast line, a distance of 2659.05 feet to the Northeast corner of said Southeast Quarter; thence South 02 degrees 14 minutes 22 seconds East, on the East line of said Southeast Quarter, a distance of 2654.78 feet to the Southeast corner of said Southeast Quarter, said corner also being the Northeast corner of the Northeast Quarter of Section 36, Township 14 South, Range 24 East; thence South 02 degrees 02 minutes 19 seconds East, on the East line of said Northeast Quarter, a distance of 2653.43 feet to the Southeast corner of said Northeast Quarter; thence South 87 degrees 40 minutes 50 seconds West, on the South line of said Northeast Quarter, a distance of 2641.97 feet to the Southwest corner of said Northeast Quarter, said corner also being the Southeast corner of the Northwest Quarter of said Section 36; thence South 88 degrees 18 minutes 53 seconds West, on the South line of said Northwest Quarter, a distance of 2639.52 feet to the Southwest corner of said Northwest Quarter; thence North 02 degrees 30 minutes 33 seconds West, on the West line of said Northwest Quarter, a distance of 2651.74 feet to the Northwest corner of said Northwest Quarter, said corner also being the Southwest corner of the Southwest Quarter of said Section 25; thence North 02 degrees 34 minutes 50 seconds West, on the West line of said Southwest Quarter, a distance of 2660.62 feet to the Northwest corner of said Southwest Quarter; thence North 88 degrees 02 minutes 35 seconds East, on the North line of said Southwest Quarter, a distance of 2660.01 feet to the POINT OF BEGINNING, containing 28,191,125 Square Feet or 647.1792 Acres, more or less.

The City of Overland Park, applicant, is requesting approval of a revised preliminary development plan to allow an expansion of the visitors center. This property is currently zoned RUR-J, Rural District, Johnson County.

**DFD CERTIFICATE OF CONFORMITY - MBB AGENCY BUILDING - DEV2019-00100
- 7820 Foster Street**

TRACT 1:

The South 52.8 feet of Lot 36 and the South 115 feet of the North 200 feet of Lot 36, Marty's 1st Addition to Overland. a subdivision in the City of Overland Park,

Johnson County, Kansas.

TRACT 3:

Lots 1, 2, 3, and the East Half of Lot 4, Marty's 1st Addition to Overland, a subdivision in the City of Overland Park, Johnson County, Kansas. Except that part in streets and roads.

MBB Agency, is requesting approval of a certificate of conformity with deviations for a building remodel. This property is currently zoned DFD, Downtown Form District.

TEXT AMENDMENT ZRR-3263

The City of Overland Park, Kansas, applicant, is requesting amendments to the Unified Development Ordinance for Section 18.140.065 - Addition of Neighborhood Meetings; Section 18.140.080 - Modifications to Notices to Surrounding Property Owners: and Section 18.140.090 - Modifications to Posting of Signs for Rezoning and Special Use Permits. (Case No. PLM2019-00082)

Sent to The Legal Record for publication on Tuesday, September 17, 2019.