

**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, November 11, 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 - SUP2019-00053 – 9600 Antioch Road

Legal Description:

Tenant space commonly known as 9600 Antioch Rd, Lot 1, Cherokee South Plaza, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Katie Funk, is requesting a special use permit to allow renewal of a kennel, for a 10-year period of time. This property is currently zoned CP-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2019-00055 – 4403 Merriam Drive

Legal Description:

The South 40 feet of Lot 51, Southwest Gardens, a subdivision of Land in the City of Overland Park, Johnson County, Kansas.

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

SPECIAL USE PERMIT - SUP2019-00056 – 6400 West 110th Street

Legal Description:

Part of the Southwest corner of the Southwest quarter of said Section 8; Township 13 South, Range 25 East, in Overland Park, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of Southwest quarter of said Section 8; thence North 2 degrees 10'50" West along the east line of said Southwest quarter (also the center of Lamar Avenue) a distance of 1059.00 feet to the extension of the south line of I-435 right-of-way; thence westerly along said right-of-way on a curve to the right with radius of 5879.65 feet and an initial tangent bearing of South 85 degrees 52'57" West a distance of 591.05 feet; thence South 2 degrees 10'50" East a distance of 50.00 feet to the true point of

beginning; thence South 13 degrees 43'03" East 50.00 feet; thence South 87 degrees 49'10" West 20.00 feet; thence north 09 degrees 21'23" East 50.00 feet to the true point of beginning, containing 490 square feet.

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

SPECIAL USE PERMIT - SUP2019-00057 – Vicinity of the northwest corner of 179th Street and Quivira Road

Legal Description:

A tract of land being situated in a portion of Lot 1, BLUE VALLEY SOUTHWEST HIGH SCHOOL, being located in the City of Overland Park, Johnson County, Kansas. Said tract of land being now more particularly described as follows:

Commencing at the Southeast corner of said Lot 1; thence S 88° 00' 57" W along the South line of said Lot 1, also being the North right-of-way of 179th Street as now established, a distance of 637.49 feet to a point of curvature; thence Westerly and Northwesterly along a curve to the right, tangent to the last described course, continuing along said South line and Northerly right-of-way, having a radius of 1558.40 feet and a central angle of 44° 16' 59", an arc length of 1204.47 feet to the Point of Beginning; thence continuing Northwesterly on a curve to the right, continuing along said South line and Northerly right-of-way, having an initial tangent bearing of N 47° 42' 04" W, having a radius of 1558.40 feet and a central angle of 11° 17' 05", an arc length of 306.94 feet; thence N 44° 59' 41" E, departing said South line and North right-of-way, a distance of 128.29 feet; thence Easterly and Northeasterly along a curve to the left, having an initial tangent bearing of S 80° 52' 56" E, having a radius of 325.55 feet and a central angle of 33° 43' 47", an arc length of 191.65 feet; thence S 45° 10' 20" E, a distance of 191.14 feet; thence S 44° 53' 25" W, a distance of 294.94 feet to the Point of Beginning.

Subject tract containing 78,832 square feet or 1.810 acres more or less.

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

SPECIAL USE PERMIT - SUP2019-00058 – Vicinity of the southwest corner of College Boulevard and U.S. 69 Highway

Legal Description:

CITY PLACE CORPORATE CENTRE I:

Lot 4, CityPlace Sixth Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

CITY PLACE CORPORATE CENTRE II:

All that part of the NE 1/4 of Section 14, Township 13, Range 24, in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of Lot 4, CITYPLACE, SIXTH PLAT, a subdivision of land in the City of Overland Park, Johnson County, Kansas; thence Easterly, along the South line of said Lot 4, the following courses: S 85° 12' 14" E, a distance of 35.71 feet; thence S 90° 00' 00" E, a distance of 201.82 feet; thence S 89° 19' 28" E, a distance of 152.64 feet; thence S 90° 00' 00" E, a distance of 401.29 feet to a point on the West right-of-way line of U.S. 69 Highway, as now established; thence Southerly, along the West right-of-way of said U.S. 69 Highway, the following courses: S 0° 58' 04" E, a distance of 124.28 feet; thence S 33° 27' 31" E, a distance of 233.81 feet; thence S 19° 47' 23" E, a distance of 52.58 feet, to a point on a curve; thence Northwesterly along a non-tangent curve to the left, having an initial tangent bearing of N 39° 51' 43" W, a radius of 904.93 feet, a central angle of 0° 31' 13" and an arc length of 8.22 feet to a point on a curve; thence Southeasterly along a non-tangent curve to the right, having an initial tangent bearing of S 22° 42' 58" E, a radius of 930.00 feet, a central angle of 8° 02' 00" and an arc length of 131.54 feet to a point of tangency; thence S 14° 36' 43" E, a distance of 312.42 feet to a point on a curve on the North right-of-way line of 113th Street, as established; thence Northwesterly and Westerly, along the North right-of-way line of said 113th Street, the following courses: Northwesterly, along a non-tangent curve to the left, having an initial tangent bearing of N 14° 36' 43" W, a radius of 510.00 feet, a central angle of 77° 33' 50" and an arc length of 690.41 feet to a point of tangency; thence S 87° 49' 27" W, a distance of 519.79 feet; thence N 75° 30' 28" W, a distance of 13.77 feet to a point on the East right-of-way line of Switzer Road, as now established; thence Northwesterly and Northerly, along the East right-of-way line of said Switzer Road, the following courses: N 58° 50' 23" W, a distance of 38.64 feet; thence N 38° 51' 32" W, a distance of 16.40 to a point on a curve; thence Northerly, along a curve to the right, having an initial tangent bearing of N 18° 52' 41" W, a radius of 228.00 feet, a central angle of 18° 51' 04" and an arc length of 75.02 feet to a point of compound curvature; thence Northerly, along a curve to the right, having a radius of 728.00 feet, a central angle of 11° 34' 53" and an arc length of 147.15 feet to a point of tangency; thence N 11° 33' 16" E, a distance of 90.01 feet to a point of curvature; thence Northerly, along a curve to the left, having a radius of 760.00 feet, a central angle of 13° 19' 43" and an arc length of 89.65 feet to the point of beginning, containing 396,925 square feet, more or less, equal to 9.112 acres, more or less.

CITY PLACE CORPORATE CENTRE III:

Lot 1, CityPlace Fourth Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

CITY PLACE CORPORATE CENTRE IV:

All that part of the NE ¼ of Section 14, Township 13, Range 24, in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, CITYPLACE FOURTH PLAT, a subdivision of land in the City of Overland Park, Johnson County, Kansas, said point also being on the South right-of-way line of 113th Street, as now established; thence N 87°49'27" E, along the South right-of-way line of said 113th Street, a distance of 54.23 feet, to a point of curvature; thence Easterly and Southeasterly along the South right-of-way line of said 113th Street and along the Southwesterly line of Switzer Road, as now established, said line being on a curve to the right, having a radius of 390.00 feet, a central angle of 77°33'53" and an arc distance of 527.96 feet, to a point of tangency; thence S 14°36'43" E, along the Southwesterly right-of-way line of said Switzer Road, a distance of 324.10 feet to the Northeast corner of TRACT B, CITYPLACE, SECOND PLAT, a subdivision of land in the City of Overland Park, Johnson County, Kansas; thence S 89°20'56" W, along the North line of said Tract B, a distance of 776.69 feet; thence N 62°41'35" W, along the North line of said Tract B, a distance of 5.05 feet, to the Southeast corner of said Lot 1 of CITYPLACE FOURTH PLAT; thence Northeasterly, along the East line of said Lot 1, the following courses: N 0°00'00" E, a distance of 61.38 feet; thence N 43°07'39" E, a distance of 289.99 feet; thence N 89°59'56" E, a distance of 20.87 feet; thence North 0°00'04" W, a distance of 207.41 feet; thence N 89°59'56"E, a distance of 33.88 feet; thence North 0°00'04" W, a distance of 128.97 feet, to the point of beginning.

Renner 113 Associates LLC and Perg City Place 9 LLC, are requesting a special use permit to allow architecturally integrated digital lighting with movement, for an indefinite period of time. This property is currently zoned CP-O, Planned Office Building District.

**REVISED PRELIMINARY PLAN - HY-VEE BUSINESS PARK - PDP2019-00032 –
Vicinity of the northeast corner of 135th and Grandview Streets**

Legal Description:

All that part of Lot 5, Hy-Vee Business Park, a subdivision in the City of Overland Park, Johnson County, Kansas, except any part thereof platted as Hy-Vee Business Park, Second Plat and except any part thereof platted as Hy-Vee Business Park, Third Plat, both subdivisions in the City of Overland Park, Johnson County, Kansas, and being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 5, Hy-Vee Business Park, a subdivision in the City of Overland Park, Johnson County, Kansas; thence North 02 degrees 13 minutes 45 seconds West, on the East line of said Lot 5, a distance of 101.36 feet, to a point on a non-tangent curve, said point also being the POINT OF BEGINNING; thence Southwesterly and Westerly, departing said East line, and on a curve to the right whose initial tangent bears South 23 degrees 33 minutes 40 seconds West, having a radius of 25.00 feet, through a central angle of 64 degrees 10 minutes 38 seconds, an arc distance of 28.00 feet to a point of tangency; thence South 87 degrees 44 minutes 18 seconds West a distance of 108.54 feet to a point of curvature; thence Westerly, Northwesterly and Northerly, on a curve to the right, having a radius of 35.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 54.98 feet to a point of tangency; thence North 02 degrees 15 minutes 42 seconds West a distance of 84.59 feet to a point of curvature; thence Northerly and Northwesterly, on a curve to the left, having a radius of 63.00 feet, through a central angle of 18 degrees 16 minutes 00 seconds, an arc distance of 20.09 feet to a point of tangency; thence North 20 degrees 31 minutes 42 seconds West a distance of 18.97 feet to a point of curvature; thence Northwesterly, Northerly, and Northeasterly, on a curve to the right, having a radius of 30.00 feet, through a central angle of 98 degrees 01 minutes 46 seconds, an arc distance of 51.33 feet to a point of compound curvature; thence Northeasterly, Easterly, and Southeasterly, on a curve to the right, having a radius of 345.00 feet, through a central angle of 23 degrees 23 minutes 53 seconds, an arc distance of 140.89 feet to a point of compound curvature; thence Southeasterly, on a curve to the right, having a radius of 25.00 feet, through a central angle of 32 degrees 39 minutes 43 seconds, an arc distance of 14.25 feet to a point on a non-tangent line, said line also being said East line; thence South 02 degrees 13 minutes 45 seconds East, on said East line, a distance of 171.67 feet to the POINT OF BEGINNING, containing 32,950 Square Feet or 0.7564 Acres, more or less.

Hy-Vee Inc., applicant, is requesting approval of a revised preliminary development plan to allow a retail building. This property is currently zoned CP-2, Planned General Business District.

REVISED PRELIMINARY PLAN - NALL PARK PARKING LOT RECONSTRUCTION - PDP2019-00033 – 10443 Nall Avenue

Legal Description:

All that part of the West one-half of the Northwest Quarter of the Northwest Quarter of Section 9, Township 13 South, Range 25 East in the City of Overland Park, Johnson County, Kansas, except all that part as shown on the recorded plat of "PARKWAY 103 CONDOMINIUM", and except all that part in streets and roads, containing 2.81 acres more or less.

The City of Overland Park, applicant, is requesting approval of a revised preliminary development plan to allow a parking improvement. This property is currently zoned R-1, Single-Family Residential District.

Sent to The Legal Record for publication on Tuesday, October 15, 2019.