

**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, December 9, 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 - SUP2019-00059 – 14850 Metcalf Avenue

Legal Description:

Tenant space commonly known as 14850 Metcalf Avenue, a part of Lot 1, 149th Village Shops and Office, First Plat, a subdivision in Overland Park, Johnson County, Kansas.

Theodosios Jovaras representing Papa Keno's, is requesting a special use permit to allow a drinking establishment, for a three-year period of time. This property is currently zoned CP-1, Planned Restricted Business District.

SPECIAL USE PERMIT - SUP2019-00060 – 10640 West 87th Street

Legal Description:

Tenant space commonly known as 10640 West 87th Street, part of Lot 78, Highland Acres, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Maniza Ehtesham with Excel Health Clinic, is requesting a special use permit to allow overnight sleep studies, for a two-year period of time. This property is currently zoned CP-O, Planned Office Building District.

SPECIAL USE PERMIT - SUP2019-00061 – 8303 West 126th Street

Legal Description:

Tenant space commonly known as 8303 W 126th Street, a part of Lot 12, Antioch 127, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Paul Mitchell, is requesting a special use permit to allow the renewal of an office in industrial use, for a two-year period of time. This property is currently zoned MP-1, Planned Industrial Park District.

REZONING - REZ2019-00017 – Vicinity of the southwest corner of 179th Street

and Quivira Road

Legal Description:

CP-1 Rezoning Description:

All that part of the Southeast Quarter of Section 27, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter of Section 27, Township 14 South, Range 24 East; thence South 02 degrees 23 minutes 08 seconds East, on the East line of said Southeast Quarter, a distance of 20.00 feet to the POINT OF BEGINNING; thence South 02 degrees 23 minutes 08 seconds East, continuing on said East line, a distance of 704.60 feet to a point; thence South 87 degrees 36 minutes 46 seconds West, departing said East line, a distance of 529.05 feet to a point; thence North 02 degrees 23 minutes 14 seconds West a distance of 342.86 feet to a point; thence South 87 degrees 36 minutes 46 seconds West a distance of 241.57 feet to a point; thence North 01 degree 23 minutes 43 seconds West a distance of 368.11 feet to a point on a non-tangent curve, said point also lying on the centerline of 179th Street right of way, as established in Blue Valley Southwest High School, a subdivision in the City of Overland Park, Johnson County, Kansas; thence in an Easterly direction, on said centerline and on a curve to the left whose initial tangent bears North 89 degrees 57 minutes 42 seconds East, having a radius of 1640.42 feet, through a central angle of 1 degree 56 minutes 45 seconds, an arc distance of 55.71 feet to a point of tangency; thence North 88 degrees 00 minutes 56 seconds East, continuing on said centerline, a distance of 708.59 feet to the POINT OF BEGINNING, containing 461,100 Square Feet or 10.5854 Acres, more or less.

CP-2 Rezoning Description:

All that part of the East Half of Section 27, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter of Section 27, Township 14 South, Range 24 East; thence South 02 degrees 23 minutes 08 seconds East, on the East line of said Southeast Quarter, a distance of 20.00 feet to a point on the centerline of 179th Street right of way, as established in Blue Valley Southwest High School, a subdivision in the City of Overland Park, Johnson County, Kansas; thence South 88 degrees 00 minutes 56 seconds West, departing said East line, on said centerline, a distance of 708.59 feet to a point of curvature; thence in a Westerly direction, continuing on said centerline and on a curve to the left, having a radius of 1640.42 feet, through a central angle of 1 degree 56 minutes 45 seconds, an arc distance of 55.71 feet to a point on a non-tangent line, the POINT OF BEGINNING; thence South 01 degrees 23

minutes 43 seconds East, departing said centerline, a distance of 368.11 feet to a point; thence North 87 degrees 36 minutes 46 seconds East a distance of 241.57 feet to a point; thence South 02 degrees 23 minutes 14 seconds East a distance of 342.86 feet to a point; thence South 87 degrees 36 minutes 46 seconds West a distance of 62.65 feet to a point of curvature; thence in a Westerly and Northwesterly direction, on a curve to the right, having a radius of 300.00 feet, through a central angle of 30 degrees 10 minutes 38 seconds, an arc distance of 158.01 feet to a point of tangency; thence North 62 degrees 12 minutes 36 seconds West a distance of 179.17 feet to a point on a non-tangent curve; thence in a Westerly direction, on a curve to the left whose initial tangent bears North 68 degrees 57 minutes 01 second West, having a radius of 1000.00 feet, through a central angle of 7 degrees 28 minutes 18 seconds, an arc distance of 130.40 feet to a point of tangency; thence North 76 degrees 25 minutes 19 seconds West a distance of 318.21 feet to a point of curvature; thence in a Westerly and Northwesterly direction, on a curve to the right, having a radius of 200.00 feet, through a central angle of 18 degrees 47 minutes 40 seconds, an arc distance of 65.61 feet to a point of tangency; thence North 57 degrees 37 minutes 39 seconds West a distance of 66.90 feet to a point on a non-tangent curve; thence in a Southwesterly direction, on a curve to the right whose initial tangent bears South 32 degrees 22 minutes 21 seconds West, having a radius of 900.00 feet, through a central angle of 7 degrees 50 minutes 57 seconds, an arc distance of 123.29 feet to a point on a non-tangent line; thence North 49 degrees 46 minutes 42 seconds West a distance of 116.70 feet to a point; thence North 29 degrees 56 minutes 45 seconds West a distance of 263.11 feet to a point; thence North 27 degrees 59 minutes 25 seconds East a distance of 437.14 feet to a point on a non-tangent curve, said point also lying on said centerline of 179th Street right of way; thence in a Southeasterly and Easterly direction, on said centerline and on a curve to the left whose initial tangent bears South 62 degrees 56 minutes 13 seconds East, having a radius of 1640.42 feet, through a central angle of 27 degrees 06 minutes 05 seconds, an arc distance of 775.94 feet to the POINT OF BEGINNING, containing 590,486 Square Feet or 13.5557 Acres, more or less.

PRN Rezoning Description:

All of Coventry Valley, First Plat, Coventry Valley, Second Plat, and Coventry Valley, Third Plat, all subdivisions in the City of Overland Park, Johnson County, Kansas, together with an unplatted portion of Section 27, Township 14 South, Range 24 East, all described as follows:

BEGINNING at the Southeast corner of the Southeast Quarter of Section 27, Township 14 South, Range 24 East; thence South 88 degrees 02 minutes 22 seconds West, on the South line of said Southeast Quarter, a distance of 2655.94 feet to the Southwest corner of said Southeast Quarter, said corner also being the Southeast corner of the Southwest Quarter of said Section 27; thence

South 87 degrees 57 minutes 13 seconds West, on the South line of said Southwest Quarter, a distance of 1328.41 feet to the West line of the East Half of said Southwest Quarter; thence North 02 degrees 31 minutes 54 seconds West, departing said South line, on the West line of said East Half, a distance of 2654.36 feet to a point on the North line of said Southwest Quarter; thence North 88 degrees 00 minutes 56 seconds East, departing said West line, on said North line, a distance of 1330.10 feet to the Northeast corner of said Southwest Quarter, said corner also being the Southwest corner of the Northeast Quarter of said Section 27; thence North 02 degrees 29 minutes 43 seconds West, on the West line of said Northeast Quarter, a distance of 1328.82 feet to a point; thence North 88 degrees 01 minute 35 seconds East, departing said West line, a distance of 254.25 feet to a point on the centerline of 179th Street, as established in Blue Valley Southwest High School, a subdivision in the City of Overland Park, Johnson County, Kansas; thence South 30 degrees 39 minutes 23 seconds East, on said centerline, a distance of 564.60 feet to a point of curvature; thence in a Southeasterly and Easterly direction, continuing on said centerline and on a curve to the left, having a radius of 1640.42 feet, through a central angle of 32 degrees 16 minutes 50 seconds, an arc distance of 924.22 feet to a point on a non-tangent line; thence South 27 degrees 59 minutes 25 seconds West, departing said centerline, a distance of 437.14 feet to a point; thence South 29 degrees 56 minutes 45 seconds East a distance of 263.11 feet to a point; thence South 49 degrees 46 minutes 42 seconds East a distance of 116.70 feet to a point on a non-tangent curve; thence in a Northeasterly direction, on a curve to the left whose initial tangent bears North 40 degrees 13 minutes 18 seconds East, having a radius of 900.00 feet, through a central angle of 7 degrees 50 minutes 57 seconds, an arc distance of 123.29 feet to a point on a non-tangent line; thence South 57 degrees 37 minutes 39 seconds East a distance of 66.90 feet to a point of curvature; thence in a Southeasterly and Easterly direction, on a curve to the left, having a radius of 200.00 feet, through a central angle of 18 degrees 47 minutes 40 seconds, an arc distance of 65.61 feet to a point of tangency; thence South 76 degrees 25 minutes 19 seconds East a distance of 318.21 feet to a point of curvature; thence in a Southeasterly direction, on a curve to the right, having a radius of 1000.00 feet, through a central angle of 7 degrees 28 minutes 18 seconds, an arc distance of 130.40 feet to a point on a non-tangent line; thence South 62 degrees 12 minutes 36 seconds East a distance of 179.17 feet to a point of curvature; thence in a Southeasterly and Easterly direction, on a curve to the left, having a radius of 300.00 feet, through a central angle of 30 degrees 10 minutes 38 seconds, an arc distance of 158.01 feet to a point of tangency; thence North 87 degrees 36 minutes 46 seconds East a distance of 591.70 feet to a point on the East line of said Southeast Quarter; thence South 02 degrees 23 minutes 08 seconds East, on said East line, a distance of 1929.37 feet to the POINT OF BEGINNING, containing 10,463,780 Square Feet or 240.2153 Acres, more or less.

Price Brothers, applicant, is requesting a rezoning to PRN, Planned Residential Neighborhood District, CP-1, Planned Restricted Business District, and CP-2, Planned General Business District, to allow mixed use development.

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

Legal Description:

All of Lot 5, Hy-Vee Business Park First Plat, and also Tract B, Hy-Vee Business Park Second Plat, and also Lot 6 Hy-Vee Business Park Third Plat, all being subdivisions in the City of Overland Park, Johnson County, Kansas, lying in the Southeast Quarter of Section 25, Township 13 South, Range 24 East.

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.

TEXT AMENDMENT ZRR-3274

The City of Overland Park, Kansas, applicant, is requesting amendments to the Unified Development Ordinance for Chapter 18.395, Communication Facilities. (Case No. PLM2019-00097)

Sent to The Legal Record for publication on Tuesday, November 12, 2019.