

**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 11, 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 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 select "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 - SUP2021-00030 – 7612 West 80th Street

Legal Description:

The east 46 feet of Lot 13 and 14, Block 2, Overland Park, a subdivision of land
In the City of Overland Park, Johnson County, Kansas

Lauri Meyers, applicant, is requesting a renewal of an event space, for a 10-year period of time. This property is currently zoned DFD, Downtown Form District.

SPECIAL USE PERMIT - SUP2021-00031 - 12503 Hemlock Street

Legal Description:

All of Lot 7, ANTIOCH 127 SUBDIVISION, a subdivision in the City of Overland Park, Johnson County, Kansas, along with that part of Lot 8 of said subdivision, described as follows: Beginning at the Northeast corner of said Lot 8; thence South 00 degrees, 13 minutes, 58 seconds West, along the East line of said Lot 8, 58.26 feet; thence North 89 degrees, 46 minutes, 02 seconds West, along a line that is parallel with the North line of said Lot 8, 52.00 feet; thence North 00 degrees, 13 minutes, 58 seconds East, 28.00 feet; thence North 89 degrees, 48 minutes, 02 seconds West, 144.00 feet; thence South 00 degrees, 13 minutes, 58 seconds West, 28.00 feet; thence North 89 degrees, 46 minutes, 02 seconds

West, 74.00 feet to a point on the West line of said Lot 8; thence North 00 degrees, 13 minutes, 58 seconds East, along the West line of said Lot 8, 58.26 feet to the Northwest corner of said Lot 8; thence South 89 degrees, 46 minutes, 02 seconds East along the North line of said Lot 8, 270.00 feet to the Point of Beginning. Containing 65,698 square feet, more or less. Subject to any easement, rights-of-way, restrictions, or covenants of records.

Zimmerman Construction Company, Inc., applicant, is requesting a renewal of an athletic/recreation facility, for a 10-year period of time. This property is currently zoned MP-1, Planned Industrial Park District.

SPECIAL USE PERMIT - SUP2021-00032 - 9916 College Boulevard

Legal Description:

Tenant space commonly known as 9916 College Boulevard, a part of Lot 1, Block 6, Corporate Woods, 8th Plat, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

First Watch Restaurants, Inc., applicant, is requesting a drinking establishment, for a three-year period of time. This property is currently zoned CP-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2021-00033 - 7301 West 151st Street

Legal Description:

Tenant space commonly known as 7301 W 151st St, a part of Lot 3, 151st & Metcalf Price Chopper Centre, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

First Watch Restaurants, Inc., applicant, is requesting a drinking establishment, for a three-year period of time. This property is currently zoned CP-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2021-00034 - 12040 Blue Valley Parkway

Legal Description:

Tenant space commonly known as 12040 Blue Valley Parkway, Lot 3, Overland Station, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

First Watch Restaurants, Inc., applicant, is requesting a drinking establishment, for a three-year period of time. This property is currently zoned CP-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2021-00035 - 5100 Indian Creek Parkway

Legal Description:

Lot 1 Highlands Village West, a subdivision of land In the City of Overland Park, Johnson County, Kansas

HCII 5100 Indian Creek Parkway LLC, applicant, is requesting the expansion of a rehabilitation hospital, for an indefinite period of time. This property is currently zoned CP-O Planned Office Building District.

REZONING - REZ2021-00018 - 19080 Antioch Road

Legal Description:

The Southeast Quarter Of The Southeast Quarter Of Section 36, Township 14, Range 24, In The City Of Overland Park, Johnson County, Kansas, Except That Part In Streets And Roads, And Except The Following Described Tracts:

All That Part Of The Southeast Quarter Of The Southeast Quarter Of Section 36, Township 14, Range 24, Described As Follows: Beginning At The Northeast Corner Of Said Quarter Section; Thence South 208.9 Feet; Thence West 417.5 Feet; Thence North 208.9 Feet; Thence East To The Place Of Beginning, In The City Of Overland Park, Johnson County, Kansas, Except That Part In Streets And Roads.

A Tract Of Land In The Southeast Quarter Of Section 36, Township 14 South, Range 24 East, In The City Of Overland Park, Johnson County, Kansas, More Particularly Described As Follows:

Beginning At The Southeast Corner Of The Southeast Quarter Of Said Section 36; Thence North Along The East Line Of Said Southeast Quarter A Distance Of 900.95 Feet To The True Point Of Beginning; Thence North Along The East Line Of Said Southeast Quarter A distance Of 208.71 Feet; Thence West And Parallel To The South Line Of Said Southeast Quarter A Distance Of 417.42 Feet; Thence South And Parallel To The East Line Of Said Southeast Quarter A Distance Of 208.71 Feet; Thence East And Parallel To The South Line Of Said Southeast Quarter A Distance Of 417.42 Feet To The True Point Of Beginning, Except That Part In Streets And Roads.

South Wind Farms LLC, applicant, is requesting a rezoning to RE, Residential Estates District, to allow the development of single-family homes.

REZONING - REZ2021-00019 - 17165 Quivira Road

Legal Description:

Part of the Northeast One-Quarter and part of the Southeast One-Quarter of Section 22, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southeast corner of the said Southeast One-Quarter of said

Section 22; thence South 87 degrees 59 minutes 23 seconds West along the South line of said Southeast One-Quarter a distance of 2,659.62 feet to a point, said point being the Southwest corner of the said Southeast One-Quarter; thence North 02 degrees 23 minutes 18 seconds West along the West line of said Southeast One-Quarter a distance of 2,174.85 feet to a point; thence North 87 degrees 36 minutes 42 seconds East a distance of 1,709.81 feet to a point; thence North 45 degrees 31 minutes 43 seconds East a distance of 430.31 feet to a point; thence North 16 degrees 41 minutes 06 seconds East a distance of 608.00 feet to a point; thence North 36 degrees 15 minutes 20 seconds East a distance of 602.19 feet to a point; thence North 87 degrees 40 minutes 47 seconds East a distance of 60.00 feet to a point on the East line of the said Northeast One-Quarter; thence South 02 degrees 19 minutes 13 seconds East along the East line of said Northeast One-Quarter a distance of 879.52 feet to a point, said point being the Southeast corner of the said Northeast One-Quarter and the Northeast corner of the said Southeast One-Quarter; thence South 02 degrees 19 minutes 01 seconds East a distance of 2,646.17 feet to a point, said point being the Point of Beginning, except that part previously dedicated for street Right-of-Way.

Matt Adam Development Company, applicant, is requesting a rezoning to R-1, Single-Family Residential District to allow development for single-family residential.

REZONING - REZ2021-00020 - Vicinity of the southwest corner of 183rd Street and State Line Road

Legal Description:

Part of the NE 1/4 of Section 34, T14S, R25E of the Sixth Principal Meridian and part of vacated HERITAGE TRAILS, all in Johnson County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 of Section 34, T14S, R25E of the Sixth Principal Meridian, in Johnson County, Kansas; thence N 87°31'37" E, along the North line of said NE 1/4, a distance of 1,315.36 feet; thence S 02°27'46" E, along the East line of Lot 1, HERITAGE TRAILS II, a subdivision in Johnson County, Kansas, and its extension thereof, a distance of 197.06 feet to a point on

the Easterly line of vacated Heritage Trails, said point also being the TRUE POINT OF BEGINNING; thence S 36°01'04" E, along the Easterly line of said vacated HERITAGE TRAILS, a distance of 387.76 feet; thence S 24°20'46" E, continuing along the Easterly line of said vacated HERITAGE TRAILS, a distance of 241.03 feet; thence S 03°27'37" E, continuing along the Easterly line of said vacated HERITAGE TRAILS, a distance of 178.51 feet; thence S 18°43'46" W, continuing along the Easterly line of said vacated HERITAGE TRAILS, a distance of 180.00 feet to a point on the Southerly right-of-way line of vacated 185th

Street; thence Westerly, along the Southerly right-of-way line of vacated 185th Street, on a curve to the left having an initial tangent bearing of N 71°16'16" W and a radius of 670 feet, for a distance of 215.73 feet; thence N 09°00'44" E, a distance of 355.58 feet; thence S 87°32'14" W, a distance of 102.82 feet to the Southeast corner of Lot 2, HERITAGE TRAILS II; thence N 02°27'46" W, along the East line of Lot 2 and Lot 1, HERITAGE TRAILS II, a distance of 500.10 feet to the TRUE POINT OF BEGINNING, EXCEPT that part more particularly described as follows:

Part of the NE 1/4 of Section 34, T14S, R25E of the Sixth Principal Meridian and part of vacated HERITAGE TRAILS, all in Johnson County, Kansas, more particularly described as follows: Beginning at the Northwest corner of the NE 1/4 of Section 34, T14S, R25E of the Sixth Principal Meridian, in Johnson County, Kansas; thence N 87°31'37" E, along the North line of said NE 1/4, a distance of 1,315.36 feet; thence S 02°27'46" E, along the East line of Lots 1 and 2, HERITAGE TRAIL II, a subdivision in Johnson County, Kansas, and its extension thereof, a distance of 351.93 feet to the TRUE POINT OF BEGINNING; thence Southeasterly, on a curve to the right having an initial tangent bearing of S 54°25'34" E and a radius of 375.00 feet; for a distance of 80.02 feet; thence S 42°12'00" E, a distance of 200.00 feet; thence Southeasterly, on a curve to the right having a radius of 275.00 feet, for a distance of 150.59 feet; thence S 87°32'14" W a distance of 245.76 feet to the Southeast corner of said Lot 2, HERITAGE TRAILS II; thence N 02°27'46" W, along the East line of said Lot 2, HERITAGE TRAILS II, a distance of 345.23 feet to the TRUE POINT OF BEGINNING.

Together with:

Part of the NE 1/4 of Section 34, T14S, R25E of the Sixth Principal Meridian, in Johnson County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 of Section 34, T14S, R25E of the Sixth Principal Meridian, in Johnson County, Kansas; thence N 87°31'37" E, along the North line of said NE 1/4, a

distance of 1,315.36 feet to the TRUE POINT OF BEGINNING; thence N 87°31'37" E, continuing along the North line of said NE 1/4, a distance of 1,092.87 feet to a point 232.45 feet West of the Northeast corner of said NE 1/4; thence S 01°42'14" E, parallel with the East line of the N 1/2 of Fractional Section 35, T14S, R25E of the Sixth Principal Meridian, in Johnson County, Kansas, a distance of 1,225.22 feet to a point 100.01 feet North of the South line of the NE 1/4, of said NE 1/4; thence S 87°32'17" W, parallel with the South line of the NE 1/4 of said NE 1/4, a distance of 1,076.64 feet to a point on the East line of vacated Lot 13, HERITAGE TRAILS; thence N 02°27'46" W, along the East line of vacated Lot 13, HERITAGE TRAILS, a distance of 180.03 feet to the Northeast corner of vacated Lot 13, HERITAGE TRAILS, said point also being the

Southeast corner of Lot 3, HERITAGE TRAILS II, a subdivision in Johnson County, Kansas; thence S 83°03'05" E, a distance of 31.61 feet; thence N 09°00'44" E, a distance of 4.49 feet to a point on the Southerly right-of-way line of vacated 185th Street; thence Easterly, along the Southerly right-of-way line of vacated 185th Street, on a curve to the right having an initial tangent bearing of S89°43'09" E and a radius of 670 feet, for a distance of 215.73 feet to a point on the Easterly line of vacated HERITAGE TRAILS; thence N 18° 43'46" E, along the Easterly line of said vacated HERITAGE TRAILS, a distance of 180.00 feet; thence N 03°27'37" W, continuing along the Easterly line of said vacated HERITAGE TRAILS, a distance of 178.51 feet; thence N 24°20'46" W, continuing along the Easterly line of said vacated HERITAGE TRAILS, a distance of 241.03 feet; thence N 36°01 '04° W, continuing along the Easterly line of said vacated HERITAGE TRAILS, a distance of 387.76 feet to a point on the East line of Lot 1, HERITAGE TRAILS II; thence N 02°27'46" W, along the East line of said Lot 1, HERITAGE TRAILS II, and its extension thereof, a distance of 197.06 feet to the TRUE POINT OF BEGINNING.

Together with:

Part of the NE 1/4 of Section 34, T14S, R25E and part of the N 1/2 of Fractional Section 35, T14S, R25E of the Sixth Principal Meridian, in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 34, T14S, R25E of the Sixth Principal Meridian, in the City of Overland Park, Johnson County, Kansas; thence S 02°14'34" E, along the West line of the SE 1/4 of said NE 1/4, a distance of 1,324.91 feet to the Southwest corner of the SE 1/4 of said NE 1/4; thence N 87°32'58" E, along the South line of said NE 1/4, a distance of 1,323.14 feet to the Southwest corner of the N 1/2 of Fractional Section 35, T14S, R25E of the Sixth Principal Meridian, in the City of Overland Park, Johnson County, Kansas; thence N 87°32'58" E, along the South line of the N 1/2 of said Fractional Section 35, a distance of 1,054.90 feet to the Southeast corner of the N 1/2 of said Fractional Section 35, said point also being on the West line of the N 1/2 of Fractional Section 30, T46N, R33W. Cass County Missouri; thence N 01 "47'48" W, along the East line of the N 1/2 of said Fractional Section 35 and also along the West line of the N 1/2 of said Fractional Section 30, a distance of 178.38 feet to the Southwest corner of the S 1/2 of Fractional Section 19, T 46N, R33W Cass County Missouri; thence N 01°42'14" W, continuing along the East line of N 1/2 of said Fractional Section 35 and also along the West line of the S 1/2 of said Fractional Section 19, a distance of 1, 144.33 feet; thence S 87°39'31" W, a distance of 1,068.44 feet to a point on the East line of the NE 1/4 of said Section 34; thence continuing S 87°39'31" W a distance of 246.31 feet to a point on the South line of the NE 1/4 of the NE 1/4 of said Section 34; thence N 01°42'14" W a distance of 100.01 feet; thence S 87°32'17" W, parallel with the South line of the NE 1/4 of said NE 1/4, a distance of 1,076.64 feet; thence N 02°27'46" W a distance of 180.03 feet to the

Southeast corner of Lot 3, HERITAGE TRAILS II, a subdivision in Johnson County, Kansas; thence S 87°32'14" W, along the South line of said Lot 3, a distance of 365.38 feet; thence Westerly, continuing along the South line of said Lot 3, on a curve to the right having a radius of 670.12 feet, for a distance of 235.00 feet; thence S 87°32'14" W, continuing along the South line of said Lot 3, a distance of 269.00 feet to a point on the Southeasterly right-of-way line of Aberdeen Road, as platted; thence S 38°06'02" W, along the Southeasterly right-of-way line of said Aberdeen Road, a distance of 41.26 feet; thence Southwesterly, continuing along the Southeasterly right-of-way line of said Aberdeen Road, on a curve to the left having a radius of 375.90 feet, for a distance of 266.13 feet; thence S 02°27'46" E, continuing along the Southeasterly right-of-way line of said Aberdeen Road, a distance of 45.02 feet to a point on the South line of the NW 1/4 of said NE 1/4; thence N 87°32'17" E, along the South line of the NW 1/4 of said NE 1/4, a distance of 981.65 feet to the Point of Beginning, except that part in streets or roads.

Together with:

Part of the N 1/2 of Fractional Section 35, T14S, R25E and part of the NEX of Section 34, T14S; R25E of the Sixth Principal Meridian, in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of the N 1/2 of Fractional Section 35, T14S, R25E of the Sixth Principal Meridian, in the City of Overland Park, Johnson County, Kansas; thence S 01°42'14" E, along the East line of said N 1/2, a distance of 1,328.25 feet; thence S 87°39'31" W a distance of 1,068.44 feet to a point on the East line of the NE 1/4 of the NE 1/4 of Section 34, T14S, R25E of the Sixth Principal Meridian, in the City of Overland Park, Johnson County, Kansas; thence continuing S 87°39'31" W, a distance of 246.31 feet to a point on the South line of the NE 1/4 of the NE 1/4 of said Section 34; thence N 01°42'14" W, a distance of 1,325.23 feet to a point on the North line of the NE 1/4 of said Section 34; thence N 87°31'37" E, along the North line of said NE 1/4, a distance of 232.45 feet to the Northwest corner of the N 1/2 of said Fractional Section 35; thence N 87°31'37" E, along the North line of said N1/2, a distance of 1,082.34 feet to the Point of Beginning.

The above described legal description contains 150.3054 acre, more or less.

Sundance LLC, applicant, is requesting a rezoning to RE, Residential Estates District, to allow the development of single-family residential.

REVISED PRELIMINARY PLAN - NICK BIBY - PDP2021-00032 - 10175 West 159th Street

Legal Description:

Beginning At A Point On The North Line Of The North Half Of The Northwest

Quarter Of Section 13, Township 14, Range 24, In The City Of Overland Park, Johnson County, Kansas, Said Point Being 322 Feet East Of The Northwest Corner Of Said North Half For A Point Of Beginning; Thence South Zero Degrees, Five Minutes, Ten Seconds West (s0°05'10"w) Parallel To The West Line Of Said North Half A Distance Of 558.82 Feet; Thence South Eighty-Nine Degrees, Forty-Eight Minutes, Twenty Seconds East (s89°48'20"e) Parallel To The South Line Of Said North Half A Distance Of 20 Feet; Thence South Zero Degrees, Five Minutes, Ten Seconds West (s0°05'10"w) Parallel To Said West Line A Distance Of 764.21 Feet To A Point On The South Line Of Said North Half; Thence South Eighty-Nine Degrees, Forty-Eight Minutes, Twenty Seconds East (s89°48'20"e) Along Said South Line A Distance Of 359.86 Feet; Thence North Zero Degrees, Twenty-Six Minutes, Twenty-Two Seconds East (n0°26'22"e) A Distance Of 1323.76 Feet To A Point On The North Line Of Said North Half; Thence North Eighty-Nine Degrees, Fifty-Four Minutes, Forty Seconds West (n89°54'40"w) Along Said North Line A Distance Of 388.24 Feet To The Point Of Beginning, Except Any Part Used Or Dedicated For Streets, Roads, Or Highways.

Nick Biby, applicant, is requesting approval of a revised preliminary plan to allow for a single-family home. This property is currently zoned RP-1, Planned Single-Family Residential District.

CERTIFICATE OF CONFORMITY - DEV2021-00083 - 8124 Floyd Street

Legal Description:

All of Lots 7 and 8, Block 4, except the easterly five feet, Overland Heights No. 2, a subdivision in the City of Overland Park, Johnson County, Kansas.

Collins Webb Architecture, applicant, is requesting a certificate of conformity to allow a child care facility.

Sent to The Legal Record for publication on Tuesday, September 7, 2021.