

**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 8, 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 - SUP2021-00023 - Vicinity of the northeast corner of 133rd Street and Metcalf Avenue.

Legal Description:

A tract of land over a portion of the Southwest Quarter of Section 29, Township 13 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter of Section 29; thence North 00°06'12" West, along the West Line of said Southwest Quarter, a distance of 1,259.83 feet; thence North 89°53'48" East, departing said West Line, a distance of 60.00 feet, to the POINT OF BEGINNING, said point being on the East Right-of-Way line of Metcalf Avenue, as now established; thence North 00°06'12" West, along said East Right-of-Way line, a distance of 466.13 feet; thence North 45°35'57" East, departing said East Right-of-Way line, a distance of 447.45 feet; thence South 69°09'49" East, a distance of 212.16 feet; thence South 10°11'41" East, a distance of 385.13 feet; thence South 28°55'46" East, a distance of 277.97 feet; thence South 60°58'26" West, a distance of 29.56 feet; thence South 28°52'56" East, a distance of 152.81 feet; thence South 11°59'32" East, a distance of 246.87 feet, to a point on the North Right-of-Way line of West 133rd Street, as now established, said point also being a point on a non-tangent

curve; thence Northwesterly, along said North Right-of-Way line and along a curve to the right, having a radius of 960.00 feet, a central angle of 6°34'18", and whose initial tangent bearing is North 80°11'43" West, a distance of 110.11 feet, to a point of tangency; thence North 73°37'25" West, continuing along said North Right-of-Way line, a distance of 345.78 feet; thence North 16°22'35" East, departing said North Right-of-Way line, along said Easterly line, a distance of 27.00 feet; thence South 73°37'25" East, continuing along said Easterly line, a distance of 62.00 feet; thence North 14°01'12" East, continuing along said Easterly line, a distance of 68.49 feet; thence North 09°24'10" West, continuing along said Easterly line, a distance of 188.09 feet; thence North 57°39'37" West, continuing along said Easterly line, a distance of 30.95 feet, to a point at the Northeast corner of said subdivision; thence South 78°50'28" West, along the Northerly line of said subdivision, a distance of 179.37 feet; thence South 10°46'15" East, continuing along said Northerly line, a distance of 53.00 feet; thence North 87°46'15" West, continuing along said Northerly line, a distance of 99.24 feet, to the Northwest corner of said subdivision; thence South 00°05'59" East, along the Westerly line of said subdivision, a distance of 8.00 feet, to the Northeast corner of a tract of land recorded in a deed in Volume in 3272 at Page 479; thence South 89°53'48" West, departing said Westerly line, along the North line of said deed, a distance of 141.66 feet, to the POINT OF BEGINNING, containing 477,658.16 square feet or 10.97 acres, more or less.

GLDC LLC, applicant, is requesting a special use permit to allow sports or recreation facility, for a 10-year period of time. This property is currently zoned R-1, Single-Family Residential District.

SPECIAL USE PERMIT - SUP2021-00036 - 6707 West 91st Street

Legal Description:

Lot 5, Glenwood Business District, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Overland Park Leasing and Rental, applicant, is requesting a special use permit to allow the renewal of a temporary commercial use permit for a dealer's license for a two-year period of time. This property is currently zoned CP-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2021-00037 - 8940 West 95th Street

Legal Description:

The West 150 feet of the South 268 feet of Lot 1, Block 22, Cherokee Hills, a Subdivision in the City of Overland Park, Johnson County, Kansas, more particularly described as follows; Beginning at the Southwest corner of said Lot 1, thence along the West line of said Lot 1, North 00°00'00" West, a distance of 267.88 feet; thence North 89°49'22" East, a distance of 149.90 feet; thence South 00°01'20" East, a distance of 267.98 feet to a point on the South line of

said Lot 1; thence West along said South line on an Assumed Bearing of South 89°51'40" West, a distance of 150.00 feet to the Point of Beginning, containing 40,175 square feet or 0.92 acres more or less, subject to easements and right of ways of record. Prepared by John B. Kramer, P.S.1331, dated 8/27/21.

Club Carwash Operating LLC, applicant, is requesting a special use permit to allow a car wash, for an indefinite period of time. This property is currently zoned CP-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2021-00038 - 10310 Mastin Street

Legal Description:

Tract 1:

All That Part Of Tract "a", Block 4, Wycliff West, A Subdivision Of Land Now In The City Of Overland Park, Johnson County, Kansas, And A Part Of The Right-Of-Way Of Switzer By Pass Released By The State Highway Commission Of Kansas, Lying Adjacent To Said Tract "a", Lying Within The Northwest Quarter Of Section 12, Township 13, Range 24, All More Particularly Described As Follows: Beginning At A Point On The East Line Of Said Tract "a" And 214.38 Feet South Of The Northeast Corner Thereof, As Measured Along Said East Line; Thence Southerly And Southwesterly, Along The Easterly Line Of Said Tract "a", Said Line Being On A Curve To The Right, Having A Radius Of 788.51 Feet, A Central Angle Of 13° 17' 51" And Whose Initial Tangent Bearing Is South 4° 42' 09" West, A Distance Of 183 Feet, To A Point Of Tangency; Thence South 18° West, Along The Easterly Line Of Said Tract "a", A Distance Of 111.35 Feet, To A Point Of Curvature; Thence Southwesterly, Along The Easterly Line Of Said Tract "a", Said Line Being On A Curve To The Left, Having A Radius Of 1175.92 Feet And A Central Angle Of 8° 31' 53" A Distance Of 175.09 Feet, To A Point 220 Feet North Of The South Line Of Said Tract "a"; Thence North 90° West, Along A Line 220 Feet North Of And Parallel To The South Line Of Said Tract "a", A Distance Of 240 Feet; Thence South 60° 39' 52" West, A Distance Of 132.67 Feet, To A Point 155 Feet North Of The South Line Of Said Tract "a"; Thence North 90° West, Along A Line 155 Feet North Of And Parallel To The South Line And Its Extension Of Said Tract "a", A Distance Of 180 Feet To A Point 50 Feet West Of The West Line Of Said Tract "a"; Thence North 0° 01' 21" East, Along A Line 50 Feet West Of And Parallel To The West Line Of Said Tract "a", A Distance Of 659.40 Feet, To A Point On The Southwesterly Extension Of The Northerly Line Of Said Tract "a"; Thence North 74° 58' 38" East, Along The Northerly Line And Its Extension Of Said Tract "a", A Distance Of 236.56 Feet, To A Point 12.50 Feet South Of The North Line Thereof; Thence North 89° 52' 21" East, Along A Line 12.50 Feet South Of And Parallel To The North Line Of Said Tract "a", A Distance Of 163.20 Feet; Thence South 0° 07' 39" East, Along A Line Perpendicular To The Last Described Course, A Distance Of 201.80 Feet; Thence North 89° 52' 21" East, Along A Line Parallel To The North Line Of Said Tract "a", A Distance Of 255.34 Feet, To The Point Of Beginning.

Except

A Part Of Tract "a", Block 4, Wycliff West, A Subdivision Of Land Being A Part Of The Northwest Quarter Of Section 12, Township 13 South, Range 24 East, In The City Of Overland Park, Johnson County, Kansas, And A Part Of The Right-Of-Way Of Switzer By-Pass Released By The State Highway Commission Of Kansas, Lying West And Adjacent To Said Tract "a", Being More Particularly Described As Follows: Commencing At The Southwest Corner Of Said Tract "a"; Thence North 00 Degrees 04 Minutes, 54 Seconds West Along The West Line Of Said Tract "a" (platted North 00 Degrees, 01 Minutes, 21 Seconds East), A Distance Of 236.60 Feet To The Point Of Beginning; Thence South 89 Degrees, 55 Minutes, 06 Seconds West, 27.00 Feet; Thence North 00 Degrees, 04 Minutes, 54 Seconds West, 35.00 Feet; Thence North 89 Degrees, 55 Minutes, 06 Seconds East, 27.00 Feet To A Point On The West Line Of Said Tract "a"; Thence Continuing North 89 Degrees, 55 Minutes, 06 Seconds East, 8.00 Feet; Thence South 00 Degrees, 04 Minutes, 54 Seconds East, 35.00 Feet; Thence South 89 Degrees, 55 Minutes, 06 Seconds West, 8.00 Feet To The Point Of Beginning.

Tract 2:

All That Part Of Tract "a", Block 4, "Wycliff West", A Subdivision In The City Of Overland Park, Johnson County, Kansas, Described As Follows: Commencing At The Southeast Corner Of Said Tract "a"; Thence Northerly Along The Easterly Line Of Said Tract "a", Along A Curve To The Right, Having A Radius Of 1175.92 Feet And An Initial Tangent Bearing Of North 1°17'38" West, An Arc Distance Of 129.13 Feet To The True Point Of Beginning; Thence Continuing Along Said Easterly Line Of Tract "a", Along Said Curve To The Right Having A Radius Of 1175.92 Feet, An Initial Tangent Bearing Of North 4°59'53" East, A Central Angle Of 4°28'15" And An Arc Distance Of 91.76 Feet, To A Point 220 Feet North Of The South Line Of Said Tract "a"; Thence North 90°00'00" West Along A Line 220 Feet North Of And Parallel With The South Line Of Said Tract "a", A Distance Of 240.00 Feet; Thence South 60°39'52" West, A Distance Of 71.44 Feet To A Point 185 Feet North Of The South Line Of Said Tract "a", Thence North 90°00'00" East, Along A Line 185 Feet North Of And Parallel With The South Line Of Said Tract "a", A

Distance Of 81.56 Feet; Thence South 0°00'00" East, A Distance Of 56.00 Feet, To A Point 129 Feet North Of The South Line Of Said Tract "a"; Thence North 90°00'00" East Along A Line 129.00 Feet North Of And Parallel With The South Line Of Said Tract "a", A Distance Of 209.17 Feet To The True Point Of Beginning

Chief & Pony Holdings LLC & WTH Properties LLC, applicant, is requesting a special use permit to allow a temporary industrial use for a microbrewery, for a 10-year period of time. This property is currently zoned CP-2, Planned General Business District.

REZONING - REZ2021-00013 - Vicinity of the northeast corner of 133rd Street and Metcalf Avenue.

Legal Description:

A tract of land over a portion of the Southwest Quarter of Section 29, Township 13 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter of Section 29; thence North 00°06'12" West, along the West Line of said Southwest Quarter, a distance of 1,259.83 feet; thence North 89°53'48" East, departing said West Line, a distance of 60.00 feet, to the POINT OF BEGINNING, said point being on the East Right-of-Way line of Metcalf Avenue, as now established; thence North 00°06'12" West, along said East Right-of-Way line, a distance of 466.13 feet; thence North 45°35'57" East, departing said East Right-of-Way line, a distance of 447.45 feet; thence South 69°09'49" East, a distance of 212.16 feet; thence South 10°11'41" East, a distance of 385.13 feet; thence South 28°55'46" East, a distance of 277.97 feet; thence South 60°58'26" West, a distance of 29.56 feet; thence South 28°52'56" East, a distance of 152.81 feet; thence South 11°59'32" East, a distance of 246.87 feet, to a point on the North Right-of-Way line of West 133rd Street, as now established, said point also being a point on a non-tangent curve; thence Northwesterly, along said North Right-of-Way line and along a curve to the right, having a radius of 960.00 feet, a central angle of 6°34'18", and whose initial tangent bearing is North 80°11'43" West, a distance of 110.11 feet, to a point of tangency; thence North 73°37'25" West, continuing along said North Right-of-Way line, a distance of 345.78 feet; thence North 16°22'35" East, departing said North Right-of-Way line, along said Easterly line, a distance of 27.00 feet; thence South 73°37'25" East, continuing along said Easterly line, a distance of 62.00 feet; thence North 14°01'12" East, continuing along said Easterly line, a distance of 68.49 feet; thence North 09°24'10" West, continuing along said Easterly line, a distance of 188.09 feet; thence North 57°39'37" West, continuing along said Easterly line, a distance of 30.95 feet, to a point at the Northeast corner of said subdivision; thence South 78°50'28" West, along the Northerly line of said subdivision, a distance of 179.37 feet; thence South 10°46'15" East, continuing along said Northerly line, a distance of 53.00 feet; thence North 87°46'15" West, continuing along said Northerly line, a distance of 99.24 feet, to the Northwest corner of said subdivision; thence South 00°05'59" East, along the Westerly line of said subdivision, a distance of 8.00 feet, to the Northeast corner of a tract of land recorded in a deed in Volume in 3272 at Page 479; thence South 89°53'48" West, departing said Westerly line, along the North line of said deed, a distance of 141.66 feet, to the POINT OF BEGINNING, containing 477,658.16 square feet or 10.97 acres, more or less.

GLDC LLC, applicant, is requesting a rezoning to RP-6, Planned High-Rise Apartment District, to allow multi-family and golf club uses.

REZONING - REZ2021-00022 - 8423 Riggs Street

Legal Description:

RESURVEY OF OVERLAND PLACE W 1/2 LT H BLK 2 OPC 8629

All of the west one half of Lot H, Block 2, Resurvey Of Overland Place, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Kelley Bigsby, applicant, is requesting a rezoning to R-1A, Planned Small-Lot Single-Family Residential District, to allow a lot division.

REZONING - REZ2021-00023 - Vicinity of the southeast corner of Metcalf Avenue and 135th Street.

Legal Description:

Lot 19, Corbin Park Seventh Plat, A Subdivision in Overland Park, Johnson County, Kansas.

Aspen Square, Inc., applicant, is requesting a rezoning to MXD, Planned Mixed Use District, to allow a multi-family use.

REZONING - REZ2021-00024 - 6901 and 6815 West 81st Street - NEED UPDATED LEGAL

Legal Description:

The north 346.92' of the east 147' of Lot 2 and the west 124' of the north 341' of Lot 2 Conser's Addition a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Jamie Mahoney, applicant, is requesting to amend the DFD, Downtown Form District Regulating Plan.

REZONING - REZ2021-00025 - Vicinity of the northwest corner of 87th Terrace and Nieman Road.

Legal Description:

Lot 2, TIDAL WAVE AUTO SPA – OVERLAND PARK, a subdivision in the City of Overland Park, Johnson County, Kansas.

SCJC Partners Properties, LLC, applicant, is requesting a rezoning to CP-2, Planned General Business District, to allow a medical office building.

REZONING - REZ2021-00026 - 14939 Metcalf Avenue

Legal Description:

That Portion Of The Southwest Quarter Of The Southwest Quarter Of Section 5, Township 14 South, Range 25 East In Overland Park, Johnson County, Kansas Described As Follows:

Commencing At The Northwest Corner Of The Southwest Quarter Of The Southwest Quarter Of The Southwest Quarter Of Said Section Five (5); Thence N00°29'57" w For A Distance Of 392.00 Feet; Thence N89°24'59" e For A Distance Of 42.00 Feet To The Point Of Beginning; Thence N00°29'57" w For A Distance Of 175.00 Feet; Thence N89°24'59" e For A Distance Of 388.00 Feet; Thence S00°29'57" e For A Distance Of 175.00 Feet; Thence S89°24'59" w For A Distance Of 388.00 Feet To The Point Of Beginning; Said Tract Containing 1.56 Acres More Or Less.

Cross Development, applicant, is requesting a rezoning to CP-3, Planned Commercial District, to allow auto body shop.

REVISED PRELIMINARY PLAN - DEER CREEK GOLF COURSE - PDP2021-00024 - Vicinity of the northeast corner of West 133rd Street and Metcalf Avenue.

Legal Description:

Golf Course Boundary Description – Deer Creek:

All That Part Of Section 29, Township 13, Range 25, In The City Of Overland Park, Johnson County, Kansas, Being More Particularly Described As Follows:

Commencing At The Southwest Corner Of The Southwest Quarter Of Said Section 29; Thence North 2° 06' 38" West, Along The West Line Of The Southwest Quarter Of Said Section 29, A Distance Of 1,259.83 Feet, To A Point On The Westerly Extension Of The North Line Of The Cemetery Tract Property As Described In The September 18, 1929, Survey By Fred S. Pickering, Deputy County Engineer, In Field Book Indexed #276, C. B. Little Survey (pages 15 & 16); Thence North 87° 53' 22" East, A Distance Of 60.00 Feet, To The Northwest Corner Of Said Cemetery Tract, Said Point Also Being On The East Right-Of-Way Line Of Metcalf Avenue, As Now Established; Thence North 2° 06' 38" West, Along The East Right-Of-Way Line Of Said Metcalf Avenue, A Distance Of 466.13 Feet, To The True Point Of Beginning; Thence Continuing North 2° 06' 38" West, Along The East Right-Of-Way Line Of Said Metcalf Avenue, A Distance Of 932.04 Feet; Thence North 2° 06' 48" West, Along The East Right-Of-Way Line Of Said Metcalf Avenue, A Distance Of 498.39 Feet, To A Point On The South Line Of Deer Creek Courts, A Subdivision Of Land In The City Of Overland Park, Johnson County, Kansas; Thence North 87° 54' 08" East, Along The South Line Of Said Deer Creek Courts, A Distance Of 101.37 Feet; Thence South 56° 57' 30" East, Along The South Line Of Said Deer Creek Courts, A Distance Of 96.01 Feet; Thence South 40° 49' 10" East, Along The South Line Of Said Deer Creek Courts, A Distance Of 144.13 Feet; Thence North 88° 07' 46" East, Along The South Line Of Said Deer Creek Courts, A Distance

Of 245.00 Feet; Thence North 39° 07' 46" East, Along The South Line Of Said Deer Creek Courts, A Distance Of 680.00 Feet; Thence North 54°46'45" East, Along The South Line Of Said Deer Creek Courts, A Distance Of 273.22 Feet To A Point On The South Line Of Deer Creek Apartments, A Subdivision In The City Of Overland Park, Johnson County, Kansas; Thence North 88° 09' 09" East Along The Southerly Line Of Said Deer Creek Apartments , A Distance Of 70.00 Feet Thence North 2° 06' 46" West Along The Southerly Line Of Said Deer Creek Apartments , A Distance Of 331.71 Feet; Thence North 88° 09' 37" East, Along The Southerly Line Of Said Deer Creek Apartments And The South Line Of Deer Creek Park, Second Plat, A Subdivision In The City Of Overland Park, Johnson County, Kansas, A Distance Of 422.93 Feet; Thence North 70° 46' 27" East, Along The South Line Of Said Deer Creek Park, Second Plat, A Distance Of 228.27 Feet; Thence North 64° 00' 00" East, Along The South Line Of Said Deer Creek Park, Second Plat, A Distance Of 165.00 Feet; Thence North 44° 00' 00" East, Along The South Line Of Said Deer Creek Park, Second Plat, A Distance Of 195.00 Feet; Thence North 2° 06' 44" West, Along The East Line Of Said Deer Creek Park Second Plat, A Distance Of 234.87 Feet, To A Point On The South Line Of Deer Creek Villas, A Subdivision Of Land In The City Of Overland Park, Johnson County, Kansas; Thence North 58° 00' 00" East, Along The South Line Of Said Deer Creek Villas, A Distance Of 260.00 Feet; Thence North 63° 30' 04"east, Along The South Line Of Said Deer Creek Villas, Third Plat, A Subdivision In The City Of Overland Park, Johnson County, Kansas, And Along The South Line Of Deer Creek Park, A Subdivision Of Land In The City Of Overland Park, Johnson County, Kansas, A Distance Of 107.57 Feet; Thence South 80° 01' 10" East, Along The South Line Of Said Deer Creek Park, A Distance Of 57.01 Feet; Thence North 76° 53' 46" East, Along The South Line At Said Deer Creek Park, A Distance Of 179.30 Feet; Thence North 74° 45' 30" East, Along The South Line Of Said Deer Creek Park, A Distance Of 93.87 Feet Thence North 66° 20' 38" East, Along The South Line Of Said Deer Creek Park, A Distance Of 93.87 Feet; Thence North 60° 40' 46" East, Along The South Line Of Said Deer Creek Park, A Distance Of 83.28 Feet; Thence North 60° 47' 53" East, Along The South Line Of Said Deer Creek Park, A Distance Of 79.65 Feet; Thence North 64° 25' 19" East, Along The South Line Of Said Deer Creek Park, A Distance Of 76.95 Feet; Thence North 69° 04' 03" East, Along The South Line Of Said Deer Creek Park, A Distance Of 157.33 Feet; Thence North 72° 25' 29" East, Along The South Line Of Said Deer Creek Park, A Distance Of 97.99 Feet; Thence North 23° 44' 31" East, Along The Easterly Line Of Said Deer Creek Park, A Distance Of 170.00 Feet; Thence North 30° 35' 45" West, Along The Easterly Line Of Said Deer Creek Park, A Distance Of 192.58 Feet, To A Point 60.00 Feet South Of The North Line Of The Northeast Quarter Of Said Section 29, Said Point Also Being On The South Right-Of-Way Line Of 127th Street, As Now Established; Thence North 88° 00' 37" East, Along The South Right-Of-Way Line Of Said 127th Street, A Distance Of 200.00 Feet, To A Point On The Northerly Extension Of The West Line Of Turnberry, A Subdivision In The City Of Overland Park, Johnson County, Kansas; Thence South 2° 20' 00" East, Along The West Line Of Said Turnberry, A Distance Of 15.00 Feet To A Point On

The South Right-Of-Way Line Of Said 127th Street, Said Point Also Being The Northwest Corner Of Tract "a", Said Turnberry; Thence North 88° 00' 37" East, Along Said Right-Of-Way Line And The North Line Of Said Tract "a", A Distance Of 264.36 Feet To The Northeast Corner Of Said Tract "a"; Thence Southerly Along The East Line Of Said Tract "a" For The Following Six (6) Courses; Thence South 14° 24' 46" West, A Distance Of 127.02 Feet; Thence South 7° 45' 01" East, A Distance Of 183.49 Feet; Thence South 12° 30' 45" East, A Distance Of 135.44 Feet; Thence South 2° 07' 46" East, A Distance Of 255.33 Feet; Thence South 13° 16' 16" W, A Distance Of 199.92 Feet; Thence South 8° 27' 20" West, A Distance Of 371.42 Feet To The Southeast Corner Of Said Tract "a", Said Southeast Corner Also Being On The North Plat Line Of Deer Creek Sixth Plat, A Subdivision In The City Of Overland Park, Johnson County, Kansas; Thence South 88° 00' 21" West, Along The South Line Of Said Tract "a" And The North Plat Line Of Said Deer Creek Sixth Plat, A Distance Of 94.04 Feet To The Northwest Plat Corner Of Said Deer Creek Sixth Plat; Thence South 29° 35' 20" East, Along The West Line Of Said Deer Creek Sixth Plat, A Distance Of 423.44 Feet; Thence North 87° 49' 52" East, Along The South Line Of Said Deer Creek Sixth Plat, A Distance Of 90.00 Feet, To A Point On The West Line Of Harwycke, A Subdivision Of Land In The City Of Overland Park, Johnson County, Kansas; Thence South 2° 10' 08" East, Along The West Line Of Said Harwycke, A Distance Of 242.59 Feet, To A Point On The North Line Of Deer Creek Seventh Plat, A Subdivision Of Land In The City Of Overland Park, Johnson County, Kansas; Thence North 73° 28' 24" West, Along The North Line Of Said Deer Creek Seventh Plat, And Its Extension Thereof, A Distance Of 200.29 Feet; Thence South 39° 27' 30" West, A Distance Of 86.33 Feet; Thence South 39° 49' 25" East, A Distance Of 18.00 Feet, To A Point On The Northerly Line Of Said Deer Creek Seventh Plat; Thence South 30° 42' 36" West, Along The Northerly Line Of Said Deer Creek Seventh Plat, A Distance Of 99.34 Feet; Thence South 2° 10' 08" East, Along The East Line Of Said Deer Creek Seventh Plat, A Distance Of 397.38 Feet, To A Point On The North Right-Of-Way Line Of 131st Street, As Now Established; Thence South 41° 31' 06" West, A Distance Of 78.22 Feet To A Point On The South Right-Of-Way Line Of Said 131st Street; Thence South 2° 10' 08" East, A Distance Of 171.80 Feet To A Point On The Westerly Extension Of The South Line Of Deer Creek Seventh Plat, A Subdivision Of Land In The City Of Overland Park, Johnson County, Kansas; Thence South 70° 00' 04" East, Along The Southerly Line Of Said Deer Creek Seventh Plat, And Its Extension Thereof, A Distance Of 191.30 Feet Thence South 44° 00' 00" East, Along The Southerly Line Of Said Deer Creek Seventh Plat, A Distance Of 70.00 Feet; Thence North 88° 00' 03" East, Along The Southerly Line Of Said Deer Creek Seventh Plat, A Distance Of 120.00 Feet, To A Point On The East Line Of The Northwest Quarter Of The Southeast Quarter Of Said Section 29; Thence South 2° 05' 39" East, Along The East Line Of The Northwest Quarter Of The Southeast Quarter Of Said Section 29, A Distance Of 303.51 Feet, To A Point On The North Line Of Deer Creek Eighth Plat, A Subdivision Of Land In The City Of Overland Park, Johnson County, Kansas; Thence South 87° 54' 21" West, Along The North Line Of Said Deer Creek

Eighth Plat, A Distance Of 185.92 Feet; Thence South 47° 12' 11" West, Along The Westerly Line Of Said Deer Creek Eighth Plat, A Distance Of 100.00 Feet; Thence South 26° 11' 17" West, Along The Westerly Line Of Said Deer Creek Eighth Plat, A Distance Of 144.88 Feet; Thence South 38° 25' 24" West, Along The Westerly Line Of Said Deer Creek Eighth Plat, A Distance Of 96.33 Feet, Thence South 44° 31' 42" West, Along The Westerly Line Of Said Deer Creek Eighth Plat, A Distance Of 469.23 Feet Thence South 69° 48' 09" West, A Distance Of 159.05 Feet, To A Point On The Northerly Line Of Said Deer Creek Fifth Plat, Thence North 57° 59' 44" West, Along The Northerly Line Of Said Deer Creek Fifth Plat, A Distance Of 166.23 Feet; Thence South 76° 51' 58" West, Along The North Line Of Said Deer Creek Fifth Plat, A Distance Of 150.26 Feet; Thence South 87° 47' 20" West, Along The North Line Of Said Deer Creek Fifth Plat, A Distance Of 125.00 Feet To A Point On The East Right-Of-Way Of Lamar Avenue, As Now Established; Thence North 2° 12' 40" West, Along The East Right-Of-Way Line Of Said Lamar Avenue, A Distance Of 80.00 Feet, To A Point Of Curvature; Thence Northeasterly, Along The East Right-Of-Way Line Of Said Lamar Avenue, Being A Curve To The Right, Said Curve Being Tangent To The Last Described Course And Having A Radius Of 320.00 Feet, An Arc Distance Of 66.99 Feet, To A Point On The South Line Of Deer Creek Second Plat, A Subdivision In The City Of Overland Park, Johnson County, Kansas; Thence South 80° 13' 01" East, Along The South Line Of Said Deer Creek Second Plat, A Distance Of 120.00 Feet; Thence North 42° 50' 46" East, Along The Easterly Line Of Said Deer Creek Second Plat, A Distance Of 171.68 Feet, To A Point On The Easterly Line Of Deer Creek, A Subdivision Of Land In The City Of Overland Park, Johnson County, Kansas; Thence North 54° 44' 23" East, Along The Easterly Line Of Said Deer Creek, A Distance Of 419.52 Feet; Thence North 41° 25' 35" East, Along The Easterly Line Of Said Deer Creek, A Distance Of 125.02 Feet; Thence North 28° 22' 39" East, Along The Easterly Line Of Said Deer Creek Second Plat, A Distance Of 125.29 Feet; Thence North 18° 00' 03" East, Along The Easterly Line At Said Deer Creek Second Plat, A Distance Of 125.62 Feet; Thence North 5° 16' 59" East, Along The Easterly Line Of Said Deer Creek Second Plat, A Distance Of 169.81 Feet; Thence South 84° 43' 01" East, A Distance Of 34.50 Feet; Thence North 3° 52' 17" West, A Distance Of 216.85 Feet, To A Point On The South Right-Of-Way Line Of Said 131st Street, Thence North 30° 15' 47" West, A Distance Of 61.79 Feet To A Point On The North Right-Of-Way Line Of Said 131st Street And The East Line Of Said Deer Creek; Thence North 13° 15' 59" West, Along The East Line Of Said Deer Creek, A Distance Of 96.21 Feet; Thence North 5° 20' 42" East, Along The East Line Of Said Deer Creek, A Distance Of 718.55 Feet; Thence North 42° 34' 45" West, Along The Easterly Line Of Said Deer Creek, A Distance Of 417.67 Feet; Thence North 16° 42' 15" East, A Distance Of 1.00 Feet; Thence North 46° 01' 53" West, A Distance Of 141.46 Feet; Thence South 49° 23' 24" West, A Distance Of 154.75 Feet; Thence South 50° 29' 23" West, A Distance Of 36.34 Feet; Thence South 20° 04' 00" East, A Distance Of 1.50 Feet, To A Point On The Northerly Line Of Said Deer Creek; Thence South 49° 46' 11" West, Along The Northerly Line Of Said Deer Creek, A Distance Of 265.00 Feet Thence South 3° 43' 10"

West, Along The West Line Of Said Deer Creek, A Distance Of 968.14 Feet, To A Point On The North Right-Of-Way Line Of Said 131st Street; Thence South 83° 22' 50" West, Along The North Right-Of-Way Line Of Said 131st Street, A Distance Of 184.81 Feet, To A Point Of Curvature; Thence Northwesterly Along The North Right-Of-Way Line Of Said 131st Street, Along A Curve To The Right Said Curve Being Tangent To The Last Described Course And Having A Radius Of 475.00 Feet, An Arc Distance Of 129.77 Feet, To A Point On The East Line Of Deer Creek Fourth Plat, A Subdivision In The City Of Overland Park, Johnson County, Kansas; Thence North 5° 22' 09" West, Along The East Line Of Said Deer Creek Fourth Plat, A Distance Of 200.75 Feet; Thence North 4° 37' 51" East, Along The East Line Of Said Deer Creek Fourth Plat, A Distance Of 544.42 Feet; Thence North 54° 41' 20" West, Along The North Line Of Said Deer Creek Fourth Plat, A Distance Of 147.05 Feet; Thence South 49° 41' 09" West, Along The Westerly Line Of Said Deer Creek Fourth Plat, A Distance Of 216.39 Feet; Thence South 36° 07' 10" West, Along The Westerly Line Of Said Deer Creek Fourth Plat, A Distance Of 274.82 Feet; Thence South 14° 45' 52" West, Along The Westerly Line Of Said Deer Creek Fourth Plat, A Distance Of 183.08 Feet; Thence South 0° 25' 00" West, Along The West Line Of Said Deer Creek Fourth Plat, A Distance Of 208.32 Feet; Thence South 4° 37' 27" East, Along The West Line Of Said Deer Creek Fourth Plat, A Distance Of 225.39 Feet; Thence S 48°00'46" E, A Distance Of 67.27 Feet; Thence N 90°00'00" E, A Distance Of 380.00 Feet; Thence N 66°02'15" E, A Distance Of 98.49 Feet; Thence S 75°32'36" E, A Distance Of 94.08 Feet; Thence N 88°07'46" E, A Distance Of 45.00 Feet; Thence N 57°36'27" E, A Distance Of 60.51 Feet; Thence N 43°28'04" E, A Distance Of 28.58 Feet; Thence N 06°37'10" W, A Distance Of 81.65 Feet; Thence N 83°23'06" E, A Distance Of 93.44 Feet; Thence S 06°37'10" E, A Distance Of 115.00 Feet; Thence S 11°46'53" W, A Distance Of 47.52 Feet; Thence S 33°45'02" W, A Distance Of 65.87 Feet; Thence S 50°07'50" W, A Distance Of 190.00 Feet; Thence S 59°44'08" W, A Distance Of 308.99 Feet; Thence S 75°50'06" W, A Distance Of 319.07 Feet; Thence S 87°53'15" W, A Distance Of 218.95 Feet; Thence N 71°04'04" W, A Distance Of 183.55 Feet; Thence N 48°20'38" W, A Distance Of 430.54 Feet; Thence South 48° 44' 11" West, Along The Westerly Line Of Said Deer Creek (third Plat), A Distance 505.59 Feet; Thence South 8° 15' 44" West, Along The Westerly Line Of Said Deer Creek (third Plat), A Distance Of 273.28 Feet; Thence South 15° 17' 21" West, Along The Westerly Line Of Said Deer Creek (third Plat), A Distance Of 192.08 Feet; Thence South 11° 37' 16" East, Along The Westerly Line Of Said Deer Creek (third Plat), A Distance Of 98.27 Feet; Thence South 43° 34' 18" East, Along The Westerly Line Of Said Deer Creek (third Plat), A Distance Of 134.53 Feet; Thence South 81° 44' 16" East, Along The Westerly Line Of Said Deer Creek (third Plat), A Distance Of 45.00 Feet; Thence South 34° 40' 02" West, Along The Westerly Line Of Said Deer Creek (third Plat), A Distance Of 146.10 Feet; Thence South 10° 13' 27" West, Along The Westerly Line Of Said Deer Creek (third Plat), A Distance Of 144.32 Feet; Thence South 53° 28' 47" East, Along The Southerly Line Of Said Deer Creek (third Plat), A Distance Of 215.71 Feet; Thence South 85° 26' 24" East, Along The Southerly

Line Of Said Deer Creek (third Plat), A Distance Of 50.00 Feet; Thence North 84° 19' 33" East, Along The Southerly Line Of Said Deer Creek (third Plat), A Distance Of 116.86 Feet; Thence S 82°06'56" E, A Distance Of 358.03 Feet; Thence N 66°07'21" E, A Distance Of 687.47 Feet; Thence N 77°23'00" E, A Distance Of 306.01 Feet; Thence N 87°47'20" E, A Distance Of 154.74 Feet; Thence S 02°12'40" E, A Distance Of 428.34 Feet; Thence S 88°07'13" W, A Distance Of 66.12 Feet; Thence Westerly On A Curve To The Left, Said Curve Being Tangent To The Last Described Course And Having A Radius Of 910.00 Feet, An Arc Distance Of 174.46 Feet; Thence S 77°08'10" W, A Distance Of 502.47 Feet; Thence Westerly On A Curve To The Right, Said Curve Being Tangent To The Last Described Course And Having A Radius Of 960.00 Feet, An Arc Distance Of 184.04 Feet; Thence S 88°07'13" W, A Distance Of 661.09 Feet; Thence Northwesterly, Along The North Right-Of-Way Line Of Said 133rd Street, Along A Curve To The Right, Said Curve Being Tangent To The Last Described Course And Having A Radius Of 960.00 Feet An Arc Distance Of 162.15 Feet; Thence North 13° 59' 55" West, A Distance Of 246.87 Feet; Thence North 30° 53' 22" West, A Distance Of 152.81 Feet; Thence North 58° 58' 00" East, A Distance Of 29.56 Feet; Thence North 30° 56' 12" West, A Distance Of 277.97 Feet; Thence North 12° 12' 07" West, A Distance Of 385.13 Feet; Thence North 71° 10' 15" West, A Distance Of 212.16 Feet; Thence South 43° 35' 31" West, A Distance Of 447.45 Feet, To The True Point Of Beginning, Containing 147.3309 Acres, More Or Less.

GLDC LLC, applicant, is requesting approval of a revised preliminary plan to allow the modification to hole 1 of the existing golf course. This property is currently zoned R-1, Single-Family Residential District.

**REVISED PRELIMINARY PLAN - 119TH & QUIVIRA OFFICE PARK -
PDP2021-00039 - 11920 Quivira Road**

Legal Description:

All of 119th and Quivira Office Park Second Plat, A Subdivision in The City of Overland Park, Johnson County, Kansas

JEM Land Holdings LLC, applicant, is requesting approval of a revised preliminary plan to allow a new daycare. This property is currently zoned CP-O, Planned Office Building District.

Sent to The Legal Record for publication on Tuesday, October 5, 2021.