

ORDINANCE NO. Z-4164

REZONING NO. 2021-00016

AN ORDINANCE RELATING TO ZONING: AMENDING CERTAIN ZONING REGULATIONS SHOWN ON SHEET NO. 084 OF THE ZONING DISTRICT MAP INCORPORATED BY REFERENCE BY OVERLAND PARK MUNICIPAL CODE SECTION 18.150.020; AMENDING OVERLAND PARK MUNICIPAL CODE SECTION 18.150.020, AND REPEALING THE SAME.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OVERLAND PARK, KANSAS:

Section 1. Amendment of Zoning District Map. The zoning district boundaries set forth on the Zoning District Map, Sheet No. 084, of the City of Overland Park, Kansas, incorporated by reference in the Overland Park Municipal Code, Section 18.150.020, are hereby amended with respect to the following described real property, to-wit:

Legal Description:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 25 EAST, JOHNSON COUNTY, KANSAS DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 02°03'16" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 119.38 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF 179TH STREET AS FOUND, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUING NORTH 02°03'16" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1070.00 FEET; THENCE NORTH 87°56'44" EAST 331.00 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 02°22'18" WEST, A RADIUS OF 5510.1 FEET AND AN ARC LENGTH OF 416.65 FEET; THENCE NORTH OF 06°42'26" WEST 509.27 FEET; THENCE NORTH 16°17'26" WEST 551.84 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 87°48'51" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 71.66 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 LINE OF SAID U.S. HIGHWAY 69 ON THE NEXT 6 COURSES; SOUTH 06°42'35" EAST 333.20 FEET; SOUTH 30°58'22" EAST 218.80 FEET; SOUTH 06°42'26" EAST 515.62 FEET, A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 06°41'56" EAST, A RADIUS OF 5579.60 FEET, AND AN ARC LENGTH OF 893.48 FEET; SOUTH OF 02°28'34" WEST 66.80 FEET; SOUTH 15°18'34" WEST 557.20 FEET; THENCE SOUTH 87°50'57" WEST 211.58

ORDINANCE NO. Z-4164

FEET TO THE POINT OF BEGINNING. CONTAINING 10.47 ACRES OF
LAND MORE OR LESS GREG GRANT LS. #12737-16-21

The real property hereinabove described shall hereafter be deemed zoned and classified as RE, Residential Estates District.

The Zoning District Map, Sheet No. 084 is hereby ordered to be changed to reflect such amendment.

Section 2. Stipulations and Conditions. The rezoning granted in Section 1 of this ordinance is hereby made contingent upon the performance and observance of the following regulations, stipulations, conditions, and restrictions, to-wit:

None.

Section 3. The Zoning District Map for the City of Overland Park, Kansas, is hereby amended by this ordinance, Ordinance No. Z-4164, said amendment being incorporated by reference pursuant to Section 18.150.020 which is amended to read as follows:

18.150.020 Zoning District Map

The boundaries of the zoning districts enumerated in Section 18.150.010 and in Article 7 of the Johnson County, Kansas, Zoning & Subdivision Regulations adopted herein shall be shown on a map officially designated as the Zoning District Map, which map is hereby incorporated by reference. Such "Zoning District Map" shall be marked "official copy of zoning district map incorporated into the zoning regulations by adoption of a zoning ordinance by the Governing Body of the City on the 4th day of October, 2021," and shall be filed in the office of the Director of Planning and Development Services of the City of Overland Park, Kansas, to be open to inspection and available to the public at all reasonable business hours. Ordinances amending the boundaries of zoning districts shall order the "Zoning District Map" to be changed to reflect such amendment, shall amend this Section 18.150.020, and shall reincorporate such "Zoning District Map" as amended.

Section 4. All zoning ordinances or provisions of the City of Overland Park, Kansas, otherwise limiting the use of the above described real property and inconsistent with this ordinance are hereby repealed. Further, Overland Park Municipal Code, Section 18.150.020, is hereby repealed to allow for amendment to the Zoning District Map as set forth hereinabove.

Section 5. Take Effect. This ordinance shall take effect and be in force as of the date of its passage, approval and publication as provided by law.

[Remainder of Page Intentionally Left Blank]

ORDINANCE NO. Z-4164

PASSED by the City Council this 4th day of October, 2021.

APPROVED by the Mayor this 4th day of October, 2021.

CITY OF OVERLAND PARK, KANSAS

By: (s) Carl Gerlach
Carl Gerlach
Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:

By: (s) Elizabeth Kelley
Elizabeth Kelley
City Clerk

By: (s) Stephen B. Horner
Stephen B. Horner
Senior Assistant City Attorney