

**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 13, 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 - SUP2021-00040 - 12030 Blue Valley Parkway

Legal Description:

Tenant space commonly known as 12030 Blue Valley Parkway, Lot 3, Overland Station, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Michael Stephens, applicant, is requesting a special use permit to allow a renewal of a drinking establishment, for a five-year period of time. This property is currently zoned CP-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2021-00041 - Vicinity of the northeast corner of 158th Street and Metcalf Avenue

Legal Description:

A tract of land being a part of the Southwest Quarter of Section 8, Township 14, Range 25 East, of the Sixth Principal Meridian, in the City of Overland Park, Johnson County, Kansas, as surveyed by Brent E. Thompson, PS 1277, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the

West line of the Southwest Quarter of Section 8, Township 14, Range 25 East, having a bearing of North 02° 13' 20" West, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

Commencing at the Northwest corner of the Southwest Quarter of Section 8, Township 14, Range 25 East, monumented by a 3-inch aluminum disk in a monument box; thence North 87° 46' 40" East, 60.00 feet, perpendicular to the West line of said Southwest Quarter, to the East Right-of-Way line of Metcalf Avenue, as established in Book 2872, Page 786; thence South 02° 13' 20" East, 1704.06 feet, on said East Right-of-Way line to the Point of Beginning, being the Southwest corner of Lot 1, Metcalf Village at 158th recorded in Book 201305, Page 011849 ; thence North 87° 45' 55" East, 189.93 feet, on the South line of said Lot 1, Metcalf Village at 158th, to the Southeast corner of said Lot 1; thence South 00° 02' 31" East, 290.53 feet, to the Northeast corner of Lot 2, Metcalf Village At 158th Second Plat, recorded in Book 201707, Page 008431; thence South 87° 46' 11" West, 178.87 feet, on the North line of said Lot 2, to the Northwest corner of said Lot 2, being a point on said East Right-of-Way line of Metcalf Avenue; thence, North 02° 13' 20" West, 290.30 feet, on said East Right-of-Way line, to the Point Of Beginning, said Tract containing 53,532.66 square feet or 1.2289 acres.

LWB1 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 - SUP2021-00042 - 12850 Quivira Road

Legal Description:

A 130 foot by 50 foot Lease Area, situated in the Northeast Quarter of Section 27, Township 13 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of said Section 27; thence South 13°04'46" West, a distance of 1436.57 feet to the POINT OF BEGINNING of said 130 foot by 50 foot Lease Area; thence South 00°00'00" West, a distance of 130.00 feet; thence South 90°00'00" East, a distance of 50.00 feet; thence North 00°00'00" East, a distance of 130.00 feet; thence North 90°00'00" West, a distance of 50.00 to the POINT OF BEGINNING. Containing 6,500 square feet, more or less.

T-Mobile c/o American Tower Corporation, applicant, is requesting a renewal of a special use permit to allow a communications facility, for an indefinite period of time. This property is currently zoned R-1, Single-Family Residential District.

SPECIAL USE PERMIT - SUP2021-00043 - Vicinity of the northwest corner of 159th

Street and U.S. 69 Highway

Legal Description:

Tract 1:

All of the South 208.71 feet of the East 208.71 feet of the Southwest Quarter of Section 7, Township 14, Range 25 Johnson County Kansas, except that part in street, road or highway.

Tract2:

Beginning at a point on the South line of the Southwest Quarter of Section 7, Township 14, Range 25, in Johnson County, Kansas, said point being 208.71 feet West of the Southeast corner of said Southwest Quarter; thence continuing West along said South line, a distance of 120.00 feet; thence North, parallel to the East line of said Southwest Quarter, a distance of 256.00 feet; thence East, parallel to the South line of said Southwest Quarter, a distance of 328.71 feet to the East line of said Southwest Quarter; thence South along said East line, a distance of 56.29 feet; thence West, parallel to the south line of said Southwest Quarter, a distance of 208.71 feet; thence South, parallel to the East line of said Southwest Quarter, a distance of 208.71 feet to the point of Beginning, except that part in the street, road or highway.

Tract 3:

Lot 1, SBMS Cell Site 4459, a subdivision in the City of Overland Park, Johnson County, Kansas.

The Smithco Group, applicant, is requesting a special use permit to allow a car wash, for an indefinite period of time. This property is currently zoned A-J Agricultural District.

REZONING - REZ2021-00021 - Vicinity of the southwest corner of College Boulevard and Antioch Road.

Legal Description:

A Tract Of Land Being Situated In Lot 1, Shannon Valley Shopping Center, A Subdivision Of Land In Overland Park, Johnson County, Kansas, Being Now Particularly Described As Follows:

Beginning At The Most Northerly And Easterly Corner Of Aforesaid Lot 1, Also Being On The South Right-Of-Way Line Of College Boulevard, As Now Established; Thence S 46° 59' 31" E (measured), S 46° 59' 27" E (platted), Along The Northeasterly Line Of Said Lot 1, Also Being The Southwesterly Line Of Said Right-Of-Way, A Distance Of 42.19 Feet, To A Point On The East Line Of Said Lot 1, Also Being The West Right-Of-Way Line Of Antioch Road, As Now Established; Thence S 1° 40' 50" E (measured), S 1° 40' 44" E (platted), Along Said East Lot Line And West Right-Of-Way Line, 506.47 Feet; Thence S 87° 41' 22" W, Departing Said East Lot Line And West Right-Of-Way Line, 145.62 Feet; Thence N 1° 40' 50" W, 218.41 Feet; Thence S 87° 41' 22" W, 25.38 Feet;

Thence N 1° 40' 50" W, 318.06 Feet, To A Point On The North Line Of Said Lot 1 And Said South Right-Of-Way Line Of College Boulevard; Thence N 87° 41' 22" E (measured), N 87° 41' 49" E (platted) Along Said North Lot Line And South Right-Of-Way Line, 141.00 Feet To The Point Of Beginning.

This Description Having Been Prepared By Stan W. Lloyd, Ks Ls-827.

Containing 85,739 Square Feet Or 1.968 Acres More Or Less.

The Basis Of Bearings For This Description Are Based On The Kansas State Plane North Zone, Nad 83.

QuikTrip, applicant, is requesting a rezoning to CP-2, Planned General Business District, to allow a convenience store.

REZONING - REZ2021-00028 - Vicinity of the northwest corner of 115th Street and Nall Avenue.

Legal Description:

CP2 Zoning Description:

All of the REPLAT OF GALLERIA 115, SECOND PLAT and all that part of Lot 1, SPRINT WORLD HEADQUARTERS SECOND PLAT, both subdivision of land, part of vacated 112th Street, and part of the Northeast Quarter of Section 17, Township 13, Range 25, all in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence North 01°41'29" West, along the East line of said Northeast Quarter, a distance of 172.25 feet; thence South 88°18'31" West, a distance of 70.00 feet, to the intersection of the West right- of-way line of Nall Avenue with the Northerly right-of-way line of 115th Street, as said avenue and street are now established, said point also being the Point of Beginning; thence South 42°57'18" West, along the Northerly right-of-way line of said 115th Street, a distance of 32.18 feet; thence South 87°54'17" West, continuing along said Northerly right-of-way line, a distance of 358.34 feet, to a point of curvature; thence Westerly and Northwesterly, continuing along said Northerly right-of-way line, and along a curve to the right, having a radius of 745.00 feet, and a central angle of 9°09'22", a distance of 119.05 feet; thence North 1°42'58" West, a distance of 724.01 feet; thence South 88°17'30" West, a distance of 178.68 feet; thence North 0°54'50" West, a distance of 250.59 feet; thence South 88°20'23" West, a distance of 69.86 feet; thence North 1°53'49" West, a distance of 106.88 feet; thence North 29°46'07" East, a distance of 254.14 feet; thence North 26°48'55" East, a distance of 30.84 feet; thence North 1°04'51" West, a distance of 104.84 feet to the Southerly right-of way line of 112th Street, as now established; thence Easterly and Northeasterly, along the Southerly right-of-way line of said 112th

Street, and along a curve to the left, having a radius of 445.00 feet, and a central angle of 29°26'43", and whose initial tangent bearing is North 86°46'43" East, a distance of 228.69 feet, to a point of tangency; thence North 57°20'00" East, continuing along said Southerly right-of-way line, a distance of 97.48 feet, to a point of curvature; thence Northeasterly and Easterly, continuing along said Southerly right-of-way line, and along a curve to the right, having a radius of 405.00 feet, and a central angle of 29°32'00", a distance of 208.76 feet, to a point of tangency; thence North 86°52'00" East, continuing along said Southerly right-of-way line, a distance of 71.77 feet; thence South 59°05'16" East, continuing along said Southerly right-of-way line, a distance of 31.09 feet, to the West right-of-way line of said Nall Avenue; thence South 01°41'29" East, along the West right-of-way line of said Nall Avenue, a distance of 1,569.55 feet, to the Point of Beginning, containing 20.644 acres, more or less.

AND

MXD Zoning Description:

All of GALLERIA 115 and all that part of Lot 1, SPRINT WORLD HEADQUARTERS SECOND PLAT, a subdivision of land, part of vacated 112th Street, and part of the Northeast Quarter of Section 17, Township 13, Range 25, all in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence North 01°41'29" West, along the East line of said Northeast Quarter, a distance of 172.25 feet; thence South 88°18'31" West, a distance of 70.00 feet, to the intersection of the West right-of-way line of Nall Avenue with the Northerly right-of-way line of 115th Street, as said avenue and street are now established; thence South 42°57'18" West, along the Northerly right-of-way line of said 115th Street, a distance of 32.18 feet; thence South 87°54'17" West, continuing along said Northerly right-of-way line, a distance of 358.34 feet, to a point of curvature; thence Westerly and Northwesterly, continuing along said Northerly right-of-way line, and along a curve to the right, having a radius of 745.00 feet, and a central angle of 9°09'22", a distance of 119.05 feet to the Point of Beginning; thence continuing Westerly and Northwesterly, along said Northerly right-of-way line, and along a curve to the right, having a radius of 745.00 feet, and a central angle of 32°38'38", and whose initial tangent bearing is North 82°56'21" West a distance of 424.46 feet, to a point of tangency; thence North 50°17'43" West, continuing along said Northerly right-of-way line, a distance of 171.70 feet, to a point of curvature; thence Northwesterly, continuing along said Northerly right-of-way line, and along a curve to the left, having a radius of 1,440.00 feet, and a central angle of 17°44'22", a distance of 445.84 feet, to the Easterly right-of-way line of Outlook, as now established; thence North 20°46'17" East, along the Easterly right-of-way line of said Outlook, a distance of 125.68 feet, to a point of curvature; thence Northerly and Northeasterly, continuing along said Easterly

right-of-way line, and along a curve to the right, having a radius of 1,470.00 feet, and a central angle of 08°46'14", a distance of 225.02 feet, to a point of tangency; thence North 29°32'31" East, continuing along said Easterly right-of-way line, a distance of 757.86 feet, to the Southerly right-of way line of 112th Street, as now established; thence Southeasterly, Easterly and Northeasterly, along the Southerly right-of-way line of said 112th Street, and along a curve to the left, having a radius of 445.00 feet, and a central angle of 32°45'48", and whose initial tangent bearing is South 60°27'29" East, a distance of 254.46 feet; thence South 1°04'51" East, a distance of 104.84 feet; thence South 26°48'55" West, a distance of 30.84 feet; thence South 29°46'07" West, a distance of 254.14 feet; thence South 1°53'49" East, a distance of 106.88 feet; thence North 88°20'23" East, a distance of 69.86 feet; thence South 0°54'50" East, a distance of 250.59 feet; thence North 88°17'30" East, a distance of 178.68 feet; thence South 1°42'58" East, a distance of 724.01 feet, to the Point of Beginning, containing 16.496 acres, more or less.

Galleria 115 Investors LLC, applicant, is requesting a rezoning to CP-2, Planned General Business District, and MXD, Planned Mixed Use District, to allow a multi-family and commercial development.

REZONING - REZ2021-00029 - Vicinity of the northwest corner of 159th Street and U.S. 69 Highway

Legal Description:

Tract 1:

All of the South 208.71 feet of the East 208.71 feet of the Southwest Quarter of Section 7, Township 14, Range 25 Johnson County Kansas, except that part in street, road or highway.

Tract2:

Beginning at a point on the South line of the Southwest Quarter of Section 7, Township 14, Range 25, in Johnson County, Kansas, said point being 208.71 feet West of the Southeast corner of said Southwest Quarter; thence continuing West along said South line, a distance of 120.00 feet; thence North, parallel to the East line of said Southwest Quarter, a distance of 256.00 feet; thence East, parallel to the South line of said Southwest Quarter, a distance of 328.71 feet to the East line of said Southwest Quarter; thence South along said East line, a distance of 56.29 feet; thence West, parallel to the south line of said Southwest Quarter, a distance of 208.71 feet; thence South, parallel to the East line of said Southwest Quarter, a distance of 208.71 feet to the point of Beginning, except that part in the street, road or highway.

Tract 3:

Lot 1, SBMS Cell Site 4459, a subdivision in the City of Overland Park, Johnson County, Kansas.

The Smithco Group, applicant, is requesting a rezoning to CP-2, General Business District, to allow a car wash and commercial development.

**REVISED PRELIMINARY PLAN - QUICK LANE SERVICE CENTER - PDP2021-00041
- 6800 West 93rd Street**

Legal Description:

All of Lot 9, except a portion beginning at the northwest corner of Lot 9, East 74.89 feet, Southeast 18.25 feet, East 55 feet, Easterly and Northeasterly on a curve to the left, 130.90 feet, South 43.26 feet, Southwest 62.93 feet, West 209.89 feet, North 69.90 feet to the point of beginning, Glenwood Business District, a subdivision in the City of Overland Park, Johnson County, Kansas.

Bob Allen Ford, applicant, is requesting approval of a revised preliminary plan to allow a service center. This property is currently zoned CP-2, Planned General Business District.

**REVISED PRELIMINARY PLAN - METCALF VILLAGE AT 158TH - PDP2021-00043 -
Vicinity of the northeast corner of 159th Street and Metcalf Avenue.**

Legal Description:

A part of the SW 1/4 of Section 8, Township 14, Range 25, City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of said SW 1/4; Thence N00°01'29"E, along the West line of said SW 1/4 a distance of 380.00 feet; thence S89°59'00"E, a distance of 60.00 feet to the East right-of-way line of Metcalf Avenue, which is also the Northwest corner of Block 1, The Village Plaza First Plat and the Point of Beginning; thence N00°01'29"E, along said East right-of-way line, a distance of 799.99 feet to the Southwest corner of Lot 2, Metcalf Village Second Plat; thence S89°58'32"E, a distance of 580.00 feet to the Southeast corner of Lot 1, Metcalf Village First Plat; thence S00°01'29"W, a distance of 799.91 feet to the Northeast corner of Block 1, The Village Plaza First Plat; thence N89°59'00"W, along the North line of said Block 1 a distance of 580.00 feet to the Point of Beginning, containing 10.6513 acres, more or less

Murphy Oil USA INC, applicant, is requesting approval of a revised preliminary plan to allow commercial development. This property is currently zoned CP-2, Planned General Business District.

Sent to The Legal Record for publication on Tuesday, November 9, 2021.