

**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, February 14, 2022, 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](http://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](mailto: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 - SUP2021-00050 - 4820 College Boulevard**

Legal Description:

Section 9, Township 13, Range 25, beginning 562.97 feet West and 55 feet North of the Southeast corner of the Southwest Quarter; thence North 105.18 feet, East 35.41 feet, North 45 feet, East 149.5 feet, South 149.31 feet, and West 184.42 feet to the point of beginning.

Central Oak Group Investment Services LLLP, applicant, is requesting a special use permit to allow a sleep center, for an indefinite period of time. This property is currently zoned CP-O, Planned Office Building District.

**SPECIAL USE PERMIT - SUP2021-00051 - 8717 Lenexa Drive**

Legal Description:

All that part of Lot 11, Sunset Hill, a subdivision in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:  
Beginning at a point 5 feet South of the Northeast corner of Lot 11; thence Westerly and parallel to the North line of said Lot 11, a distance of 100 feet; thence Southwesterly 130 feet to a point 30 feet North of the Northerly right-of-way line of 87th Terrace, as now established; thence Southeasterly and parallel to said Northerly right-of-way line of 87th Terrace, a distance of 130 feet

to a point on the East line of said Lot 11; thence North along the East line of said Lot 11, a distance of 180 feet to the Point of Beginning, and the West 100 feet of Lot 7, Sunset Hill, a subdivision in the City of Overland Park, Johnson County, Kansas, except the Northern 70 feet of Lot 7 and except that part taken for street right-of-way.

Santa Fe Tow Service Inc., applicant, is requesting a special use permit to allow a renewal of a tow lot, for a five-year period of time. This property is currently zoned M-1, Industrial Park District.

### **SPECIAL USE PERMIT - SUP2021-00052 - 8900 West 135th Street**

Legal Description:

Lot 1, Hyvee Business Park, a subdivision of land in city of Overland Park, Johnson County, Kansas

Kaw Valley Greenhouses, Inc., applicant, is requesting a special use permit to allow a temporary facility for a retail garden center., for a four month period of time. This property is currently zoned CP-2, Planned General Business District.

### **REZONING - REZ2021-00030 - Vicinity of the northeast corner of 121st Street and Metcalf Avenue.**

### **RP-6 Rezoning Tract – Lot 1 of Preliminary Development Plan**

Legal Description:

Beginning at the Southwest corner of Lot 6, "SOUTHGLEN" a subdivision of record at Book 82, Page 10, in the City of Overland Park, Johnson County, Kansas, being part of the Northwest Quarter of Section 20, Township 13 South, Range 25 East of the 6th Principal Meridian; thence along the West line of Said Lot, being also the East right of way of Metcalf Avenue as now established, N2°04'03"W a distance of 43.50'; thence N87°58'21"E a distance of 199.92'; thence N2°02'42"W a distance of 18.25'; thence N87°57'01"E a distance of 198.92'; thence N2°02'59"W a distance of 372.59'; thence S87°55'27"W a distance of 198.96" to a point on the East line of Lot 5 in said "SOUTHGLEN" subdivision; thence along said East line N2°04'02"W a distance of 57.66' to the Northwest corner of Lot 6 in said subdivision; thence along the North line thereof N87°55'27"E a distance of 227.56'; thence continuing along said line N2°07'49"W a distance of 14.04'; thence along said line N87°55'07"E a distance of 426.80' to the Northeast corner of said Lot 6; thence along the East line of said Lot S1°57'43"E a distance of 286.82"; thence continuing along said Lot line N87°52'35"E a distance of 399.96' to a point on the West right of way of Glenwood St., as now established; thence along said right of way S2°01'27"E a distance of 219.94' to the Southeast corner of said Lot 6; thence along the South line of said Lot S87°57'01"W a distance of 1253.62' to the Point of Beginning, containing 8.039 acres, more or less.

also

**CP-2 Zoning Tract – Lots 2 & 3 of Preliminary Development Plan (Current Zoning to Remain)**

Legal Description:

Commencing at the Northeast corner of Lot 5, "SOUTHGLEN" a subdivision of record at Book 82, Page 10, in the City of Overland Park, Johnson County, Kansas, being part of the Northwest Quarter of Section 20, Township 13 South, Range 25 East of the 6th Principal Meridian; thence along the East line of said Lot S2°04'02"E a distance of 57.68' to the Point of Beginning; thence N87°55'27"E a distance of 198.96'; thence S2°02'59"E a distance of 372.59'; thence S87°57'01"W a distance of 198.92'; thence N2°02'42"W a distance of 189.75' to the Southeast corner of said Lot 5; thence continuing N2°02'42"W along the East line of said Lot a distance of 182.75' to the Point of Beginning, containing 1.701 acres, more or less.

BK Properties, LLC, applicant, is requesting a rezoning to RP-6, Planned High-Rise Apartment District and CP-2, Planned General Business District, to allow retail and multi-family uses.

**REVISED PRELIMINARY PLAN - TALLGRASS CREEK CAMPUS - PDP2021-00051 - 13800 Metcalf Avenue**

Legal Description:

Lot 1 and Tract A, ERC Campus, Second Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

Redwood - ERC Kansas, LLC, applicant, is requesting approval of a revised preliminary to allow a revision to an existing Senior Living Community. This property is currently zoned R-1 Single-Family Residential District.

**REVISED PRELIMINARY PLAN - PLAN - ADVENT HEALTH SOUTH PHASE III - PDP2021-00054 - Vicinity of the northeast corner of 165th Street and Lowell Avenue.**

Legal Description:

All that part of Tract A, COFFEE CREEK FIRST PLAT, together with an unplatted tract of land, subdivision and land all lying in the West Half of Section 18, Township 14 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 18, Township 14 South, Range 25 East; thence South 87°39'28" West along the South line of the Southwest Quarter of said Section 18 a distance of 764.35 feet to a point; thence North 2°20'32" West a distance of 1550.75 feet to a point on

the Easterly line of COFFEE CREEK FIRST PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas, the POINT OF BEGINNING; thence North  $50^{\circ}17'02''$  West along the Easterly line of said COFFEE CREEK FIRST PLAT a distance of 65.04 feet to a point; thence in a Southwesterly direction along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the left whose initial tangent bears South  $42^{\circ}03'49''$  West, having a radius of 533.00 feet, through a central angle of  $8^{\circ}32'30''$ , an arc distance of 79.46 feet to a point of reverse curvature; thence continuing along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the right, having a radius of 78.00 feet, through a central angle of  $43^{\circ}45'19''$ , an arc distance of 59.57 feet to a point of reverse curvature; thence continuing along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the left, having a radius of 94.00 feet, through a central angle of  $16^{\circ}42'58''$ , an arc distance of 27.42 feet to a point of reverse curvature; thence continuing along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the right, having a radius of 118.00 feet, through a central angle of  $44^{\circ}34'50''$ , an arc distance of 91.81 feet to a point; thence North  $74^{\circ}51'29''$  West along the Easterly line of said COFFEE CREEK FIRST PLAT a distance of 66.96 feet to a point; thence in a Northwesterly direction along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the right, having a radius of 288.00 feet, through a central angle of  $8^{\circ}21'54''$ , an arc distance of 42.05 feet to a point of compound curvature; thence continuing along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the right, having a radius of 570.00 feet, through a central angle of  $32^{\circ}14'52''$ , an arc distance of 320.81 feet to a point of compound curvature; thence continuing along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the right, having a radius of 438.00 feet, through a central angle of  $12^{\circ}14'20''$ , an arc distance of 93.56 feet to a point; thence North  $22^{\circ}00'24''$  West along the Easterly line of said COFFEE CREEK FIRST PLAT a distance of 39.17 feet to a point; thence in a Northwesterly direction along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the right, having a radius of 78.00 feet, through a central angle of  $49^{\circ}48'30''$ , an arc distance of 67.81 feet to a point of reverse curvature; thence continuing along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the left, having a radius of 94.00 feet, through a central angle of  $11^{\circ}07'34''$ , an arc distance of 18.25 feet to a point of reverse curvature; thence continuing along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the right, having a radius of 118.00 feet, through a central angle of  $44^{\circ}34'50''$ , an arc distance of 91.81 feet to a point; thence North  $61^{\circ}15'21''$  East along the Easterly line of said COFFEE CREEK FIRST PLAT a distance of 27.67 feet to a point; thence North  $26^{\circ}25'56''$  West along the Easterly line of said COFFEE CREEK FIRST PLAT a distance of 65.35 feet to a point; thence in a Southwesterly direction along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the left whose initial tangent bears South  $64^{\circ}25'24''$  West, having a radius of 462.00 feet, through a central angle of  $3^{\circ}10'02''$ , an arc distance of 25.54 feet to a point; thence South  $61^{\circ}15'21''$  West along the Easterly line of said COFFEE CREEK FIRST PLAT a distance of 17.63 feet to a point;

thence in a Southwesterly direction along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the right, having a radius of 88.00 feet, through a central angle of 33°32'41", an arc distance of 51.52 feet to a point of compound curvature; thence continuing along the Easterly line of said COFFEE CREEK FIRST PLAT along a curve to the right, having a radius of 63.00 feet, through a central angle of 28°13'14", an arc distance of 31.03 feet to a point of compound curvature; thence continuing along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the right, having a radius of 138.00 feet, through a central angle of 34°58'20", an arc distance of 84.23 feet to a point; thence North 22°00'24" West along the Easterly line of said COFFEE CREEK FIRST PLAT a distance of 10.45 feet to a point; thence North 24°17'50" West along the Easterly line of said COFFEE CREEK FIRST PLAT a distance of 75.28 feet to a point; thence North 21°58'09" West along the Easterly line of said COFFEE CREEK FIRST PLAT a distance of 13.83 feet to a point; thence in a Northwesterly direction along the Easterly line of said COFFEE CREEK FIRST PLAT and along a curve to the right, having a radius of 620.00 feet, through a central angle of 19°12'54", an arc distance of 207.93 feet to a point; thence North 2°45'15" West along the Easterly line of said COFFEE CREEK FIRST PLAT a distance of 294.94 feet to a point; thence in a Northwesterly direction along the Easterly line of said COFFEE CREEK FIRST PLAT, its Northerly prolongation and along a curve to the left, having a radius of 445.00 feet, through a central angle of 14°56'33", an arc distance of 116.06 feet to a point on the centerline of Tract A of said COFFEE CREEK FIRST PLAT; thence North 72°30'00" East along the centerline of said Tract A, a distance of 105.10 feet to a point; thence in a Northeasterly direction along the centerline of said Tract A and along a curve to the left, having a radius of 800.00 feet, through a central angle of 7°47'41", an arc distance of 108.83 feet to a point; thence North 64°42'19" East along the centerline of said Tract A, a distance of 683.52 feet to a point; thence in a Northeasterly direction along the centerline of said Tract A and along a curve to the right, having a radius of 200.00 feet, through a central angle of 22°36'45", an arc distance of 78.93 feet to a point; thence North 87°19'04" East along the centerline of said Tract A and its Easterly prolongation a distance of 513.80 feet to a point on the West right of way line of U.S. Highway 69; thence South 3°46'28" West along the West right of way line of U.S. Highway 69 a distance of 718.03 feet to a point; thence in a Southwesterly direction along the West right of way line of U.S. Highway 69 and along a curve to the left whose initial tangent bears South 3°46'54" West, having a radius of 5889.60 feet, through a central angle of 2°04'52", an arc distance of 213.91 feet to a point; thence South 7°33'28" West along the West right of way line of U.S. Highway 69 a distance of 202.23 feet to a point; thence South 39°42'58" West a distance of 622.47 feet to a point; thence South 37°03'22" West a distance of 53.51 feet to the Point of Beginning, except any part used or dedicated for streets, roads or public rights of way.

Meddevelopment LLC, applicant, is requesting approval of a revised preliminary plan to allow the development of a new office building. This property is currently zoned CP-O,

Planned Office Building District.

**REVISED PRELIMINARY PLAN - SHAMROCK TRADING EAST CAMPUS -  
PDP2021-00055 - 9325 Metcalf Avenue**

Legal Description:

Lot 1, Shamrock East Campus, a subdivision in the City of Overland Park, Johnson County, Kansas.

Shamrock Trading Corp, applicant, is requesting approval of a revised preliminary plan to allow a revision to an existing office development. This property is currently zoned CP-2, Planned General Business District.

**REVISED PRELIMINARY PLAN - 97TH & METCALF DEVELOPMENT -  
PDP2021-00056 - Vicinity of the southeast corner of 97th Street and Metcalf  
Avenue**

Legal Description:

All that part of the Northwest Quarter of Section 5, Township 13 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence South  $02^{\circ}25'41''$  East, along the West line of said Northwest Quarter, a distance of 1170.33 feet to a point on the North line of the South 162.11 feet of the Northwest Quarter of said Northwest Quarter, said point also being the Point of Beginning; thence North  $87^{\circ}51'39''$  East, along said North line, a distance of 1323.12 feet to the Southeast corner of Lot 11, 95METCALF - FIFTH PLAT, a platted subdivision in said City of Overland Park, said point also being on the West plat line of NALL HILLS, a platted subdivision in said City of Overland Park; thence South  $02^{\circ}24'40''$  East, along said West plat line, a distance of 501.86 feet to the Northwest corner of Lot 15, METCALF SOUTH, a platted subdivision in said City of Overland Park; thence South  $02^{\circ}30'03''$  East, along the West line of said Lot 15, a distance of 119.82 feet to the Southwest corner thereof, said point being on the North line of Lot "A", said METCALF SOUTH; thence along said North line, the following four courses: thence South  $87^{\circ}58'31''$  West a distance of 26.69 feet; thence westerly along a curve to the left having a radius of 2643.10 feet, and a central angle of  $06^{\circ}34'08''$ , an arc length of 303.03 feet; thence South  $81^{\circ}24'23''$  West a distance of 527.61 feet; thence westerly along curve to the right having a radius of 2974.90 feet, and a central angle of  $06^{\circ}09'56''$ , an arc length of 320.13 feet; thence South  $87^{\circ}34'19''$  West, continuing along the North line of said Lot "A" and its westerly prolongation, a distance of 149.87 feet to a point on the West line of the Northwest Quarter of said Section 5; thence North  $02^{\circ}25'41''$  West, along said West line, a distance of 717.26 feet to the Point of Beginning, except any part used or dedicated for streets, roads or public rights of way, containing 890,929 square feet, or 20.453 acres, more or less

Box Development LLC, applicant, is requesting approval of a revised preliminary plan to allow a revision to an existing commercial development. This property is currently zoned CP-2, Planned General Business District.

**PRELIMINARY PLAN - WYCLIFF - PDP2021-00057 - Vicinity of the southwest corner of 103rd and Mastin Streets**

**Legal Description:**

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", all more particularly described as follows: Beginning at the Southeast corner of said Tract "A", thence N 90 degrees W, along the North line and its extension of said Tract "A", a distance of 520 feet, to a point 50 feet West of the West line thereof; thence N 0 degrees 01 minutes 21 seconds E, along a line 50 feet West of and parallel to the West line of said Tract "A", a distance of 814.40 feet, to a point on the Southwesterly extension of the Northerly line of said Tract "A"; thence N 74 degrees 58 minutes 38 seconds E, along the Northerly line and its extension of said Tract "A", a distance of 236.56 feet to a point 12.5 feet South of the North line thereof; thence N 89 degrees 52 minutes 21 seconds E, along a line 12.5 feet South of and parallel to the North line of said Tract "A", a distance of 421.46 feet, to a point on the East line thereof; thence S 0 degrees E, along the East line of said Tract "A", a distance of 137.16 feet to a point of curvature; thence Southerly and Southwesterly, along the East line of said Tract "A", said line being on a curve to the right, having a radius of 788.51 feet and central angle of 18 degrees a distance of 247.72 feet to a point of tangency; thence S 18 degrees W, along the East line of said Tract "A", a distance of 111.35 feet to a point of curvature; thence Southwesterly and Southerly, along the East 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 19 degrees 17 minutes 38 seconds, a distance of 395.98 feet to the point of beginning. The above described tract contains 11.696 acres, more or less.

Security Bank of Kansas City, applicant, is requesting approval of a revised preliminary plan to allow the development for a new bank building. This property is currently zoned CP-2, Planned General Business District.

**TEXT AMENDMENT ZRR-3352**

The City of Overland Park, Kansas, applicant, is requesting amendments to the Unified Development Ordinance for Sections 18.100.049 - DFD adoption by reference, 18.110.105 - definition of club, 18.110.190 - definition of drinking establishment, 18.110.525 - definition of restaurant, 18.110.530 - definition of retail liquor store, 18.250.020 - CP-O permitted uses, 18.250.050 - CP-O performance standards, 18.260.020 - CP-1 permitted uses, 18.260.050 - CP-1

performance standards, 18.270.020 - CP-2 permitted uses, 18.270.050 - CP-2 performance standards, 18.275.020 - MXD permitted uses, 18.275.050 - MXD performance standards, 18.370.020 - Special Uses designated, 18.370.040 - SUP performance standards, 18.390.060 - Accessory uses - CP-O, 18.390.100 - Accessory uses - Hotels pertaining to drinking establishments. (Case No. PLM2021-00107).

**Sent to The Legal Record for publication on Tuesday, January 11, 2021.**