

**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, July 11, 2022, at 1:30 p.m., in the City Council Chamber of City Hall, 8500 Santa Fe Drive.

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.

A public hearing will be held in consideration of the following items to wit:

SPECIAL USE PERMIT - SUP2022-00012 - 5002 Hadley Street

Legal Description:

Commencing at the southwest corner of Lot 56, Southwest Gardens, then northerly along to the south line of said Lot, 100 feet, thence north 55 feet, then west 75 feet to the west line of Lot 56, then south 120 feet +/- to the southwest corner of Lot 56, to the point of beginning.

OUTFRONT Media, applicant, is requesting a special use permit to allow a billboard for a five-year period of time. This property is currently zoned M-2, General Industrial District.

REZONING - REZ2022-00007 - Vicinity of the southwest corner of 135th Street and Antioch Road

Legal Description:

Tract 1 (CP-2)

All that part of an unplatted tract of land, located in the Northeast Quarter of Section 36, Township 13 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described by Timothy B. Wiswell, Kansas PS-1136, of Olsson Inc., Kansas LC-114, on May 17, 2022, as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of said Section 36;

thence South 01 degree 54 minutes 47 seconds East, on the East line of the Northeast Quarter of said Section 36, a distance of 419.69 feet, to a point;

thence South 88 degree 05 minutes 26 seconds West, departing said East line, a distance of 85.42 feet, to a point of curvature;

thence in a Westerly and Northwesterly direction, on a curve to right, having a radius of 500.00 feet, through a central angle of 20 degrees 41 minutes 41 seconds, an arc distance of 180.60 feet, to the beginning of a reverse curve;

thence in a Northwesterly and Westerly direction, on a curve to left, having a radius of 500.00 feet, through a central angle of 20 degrees 41 minutes 41 seconds, an arc distance of 180.60 feet, to a point on a tangent line;

thence South 88 degree 05 minutes 26 seconds West, a distance of 223.49 feet, to a point on the East line of Tract A of the Plat of Ritz-Charles, a subdivision of land in the city of Overland Park, Johnson County, Kansas, according to the recorded plat thereof, as recorded in Book 112 at Page 35;

thence North 01 degree 58 minutes 20 seconds West, on the East line of said Plat of Ritz-Charles and on the West line of the East 20 Acres of the Northeast Quarter of the Northeast Quarter of said Section 36, a distance of 351.08 feet, to a point on the North line of the Northeast Quarter of said Section 36;

thence North 87 degree 44 minutes 16 seconds East, on said North line, a distance of 662.67 feet, to the POINT OF BEGINNING, containing 250,847 Square Feet or 5.7587 Acres, more or less. Subject to any part in road right-of-way.

Tract 2 (RP-6)

All that part of an unplatted tract of land, located in the Northeast Quarter of Section 36, Township 13 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described by Timothy B. Wiswell, Kansas PS-1136, of Olsson Inc., Kansas LC-114, on May 17, 2022, as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of said Section 36;

thence South 01 degree 54 minutes 47 seconds East, on the East line of the Northeast Quarter of said Section 36, a distance of 419.69 feet, to the POINT OF BEGINNING;

thence continuing South 01 degree 54 minutes 47 seconds East, on said East line, a distance of 907.57 feet, to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 36, said point being the Easterly prolongation of the North right of-way line of 137th Street, as now established by the Plat of Miller's Woods Sports Complex, a subdivision of land in the City of Overland Park, Johnson County, Kansas, according to the recorded plat thereof, recorded in Book 80 at Page 27;

thence South 87 degree 44 minutes 57 seconds West, departing said East line and on the South line of the Northeast Quarter of the Northeast Quarter of said Section 36 and

on said Easterly prolongation and on said North right-of-way line, a distance of 661.30 feet, to a point being the Southwest corner of the East 20 Acres of the Northeast Quarter of the Northeast Quarter of said Section 36, said point also being 40.00 feet South of the Southeast corner of Lot 1 of the Plat of Ritz-Charles, a subdivision of land in the City of Overland Park, Johnson County, Missouri, according to the recorded plat thereof, as recorded in Book 112 at Page 35;

thence North 01 degree 58 minutes 20 seconds West, on the East line of said Plat of Ritz- Charles, departing said North right-of-way line and on the West line of the East 20 Acres of the Northeast Quarter of the Northeast Quarter of said Section 36, a distance of 976.04 feet, to a point;

thence North 88 degree 05 minutes 26 seconds East, departing said East and West lines, a distance of 223.49 feet, to a point of curvature;

thence in an Easterly and Southeasterly direction, on a curve to right, having a radius of 500.00 feet, through a central angle of 20 degrees 41 minutes 41 seconds, an arc distance of 180.60 feet, to the beginning of a reverse curve;

thence in a Southeasterly and Easterly direction, on a curve to left, having a radius of 500.00 feet, through a central angle of 20 degrees 41 minutes 41 seconds, an arc distance of 180.60 feet, to a point on a tangent line;

thence North 88 degree 05 minutes 26 seconds East, a distance of 85.42 feet, to the POINT OF BEGINNING, containing 627,718 Square Feet or 14.4104 Acres, more or less. Subject to any part in road right-of-way.

Ryan Companies, US Inc., applicant, is requesting a rezoning to CP-2, Planned General Business District, and RP-6, Planned High-Rise Apartment District, to allow retail and mutli-family uses.

PRELIMINARY PLAN - Maple Hills Park - PDP2022-00008 - 8451 Switzer Road

Legal Description:

Maple Hill Lots 45 Thru 48 & west 25 feet vacation of Mastin Street, Adjacent except south 5 feet of Lot 48 & Lot 65, except South 5 feet & west 10 feet & Lots 66, 67 and 68 except west 10 feet

Michael Burton with the City of Overland Park, applicant, is requesting approval of a preliminary plan to allow a park. This property is currently zoned R-1, Single-Family Residential District.

REVISED PRELIMINARY PLAN - Regency Plaza - PDP2022-00009 - 9292 Metcalf Avenue

Legal Description:

All that part of Regency Plaza Lots 1, 2, 3, 4 and 5 Section 31, Township 12, Range 25, a Subdivision In The City of Overland Park, Johnson County, Kansas.

2728 Gannon Rd LLC, applicant, is requesting approval of a revised preliminary plan to allow a new building to be used for two restaurants. This property is currently zoned CP-2, Planned General Business District.

Sent to The Legal Record for publication on Tuesday, June 14, 2022.