

**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, August 8, 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 - SUP2022-00013 - 4833 Woodward Street

Legal Description:

Beginning at a point on the West line 470 feet South of the Northwest corner of Lot 11, BRILLHART SUBDIVISION, a subdivision in Johnson County Kansas, according to the Recorded plat thereof; Thence South 60 feet; Thence East 160.8 feet; Thence North 60 feet; Thence West 160.8 feet to the point of beginning.

Cesar Jimenez, applicant, is requesting a special use permit to allow a contractor storage yard for a one-year period of time. This property is currently zoned R-2, Two-Family Residential District.

SPECIAL USE PERMIT - SUP2022-00014 - 7405 Conser Street

Legal Description:

Milburn Fields Lot A, a subdivision in the City of Overland Park, Johnson County, Kansas. Excepting there from any portion in streets or roadways.

City of Overland Park, applicant, is requesting a special use permit to allow a temporary fire station facility for a three-year period of time. This property is currently zoned R-1, Single-Family Residential District.

REZONING - REZ2022-00008 - Vicinity of the southeast corner of College Boulevard and Pflumm Road

Legal Description:

The North 604.5 feet of the West 400 feet of the Northwest Quarter of Section 15, Township 13, Range 24 East, City of Overland Park, Johnson County, Kansas, EXCEPT

that part dedicated for street purposes.

Casey's Retail Company, applicant, is requesting a rezoning to CP-2, Planned General Business District, to allow a convenience store.

REZONING - REZ2022-00009 - Vicinity of the northeast corner of 135th Street and Pflumm Road

Legal Description:

Lots 2 thru 12, Crystal Springs, First Plat, a subdivision in the City of Overland Park, Johnson County, Kansas.

Dan's Development, applicant, is requesting a rezoning to RP-6, Planned High-Rise Apartment District, Johnson County, to allow the development of apartments.

REVISED PRELIMINARY PLAN - Shamrock Trading East Campus Phase 2 - PDP2022-00012 - 9345 Metcalf Avenue

Legal Description:

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 32, Township 12, Range 25, in the City of Overland Park, Johnson County, Kansas and being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 32; thence North 02°07'16" West, with this and following bearings based upon Geodetic North, a distance of 278.00 feet to the Northwest corner of French Market Addition, a subdivision of land in the City of Overland Park, Johnson County as recorded in Plat Book 129 at Page 49 in the Office of the Register of Deeds, said County, said point being the POINT OF BEGINNING; thence North 02°07'16" West, continuing along the West line of the Southwest Quarter of the Southwest Quarter a distance of 997.52 feet to a point on the South line of the North 50 feet of said Quarter-Quarter; thence North 87°34'08" East, along a line 50 feet offset South of and parallel to the North line of said Quarter-Quarter, a distance of 150.00 feet to the Southeast corner of North 50 feet of the East 50 feet of the West 150 feet of said Quarter-Quarter and described as Tract 112 in Sheriff's Deed recorded as Instrument 1137461 in Book 1274 at Page 982 in said Office of the Register of Deeds; thence North 02°07'16" West, along a line 150 feet offset East of and parallel to the West line of said Quarter-Quarter, and along the East line of said Tract 112, a distance of 50.00 feet to a point on the North line of said Quarter-Quarter; thence North 87°34'08" East, along the North line thereof, a distance of 1174.47 feet to the Northeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 32; thence South 02°04'36" East, along the East line of said Quarter-Quarter, a distance of 520.94 feet; thence South 87°55'24" West, perpendicularly departing said East line, a distance of 25.00 feet to the intersection of the Westerly line of Barkley Street as defined by Deed of Dedication recorded in Book 1024 at Page 644 in said Office of the Register of Deeds, with the Westerly line of Glenwood Street as now exists; thence Southerly and Southwesterly along a curve to the right, said curve having an Initial Tangent Bearing of South

02°04'36" East (measured, South 00°02'53" West, record), Radius of 237.41 feet, for an Arc Length of 184.54 to a point of tangency; thence South 42°27'35" West (measured, South 44°35' West, record) a distance of 169.21 feet to a point of curvature; thence Southwesterly and Southerly along a curve to the Left, said curve having a Radius of 314.75 feet, for an Arc Length of 244.92 feet to a point of tangency; thence South 02°07'29" East (measured, South 00°00'00" East, record) a distance of 243.31 feet (measured, 243.33 feet – record), to the North line of 95th Street as now exists, said point being 55.00 feet North of the South line of the Southwest Quarter of the Southwest Quarter of said Section 32; thence South 02°25'53" East, a distance of 55.00 feet to a point on the South line of said Quarter-Quarter, thence South 87°34'07" West, along said South line, a distance of 755.73 feet to the Southeast Corner of said French Market Addition; thence North 02°07'16" West (measured, North 00°00'00" East, record), a distance of 278.00 feet to the Northeast corner of Lot 1, said French Market Addition; thence South 87°34'07" West (measured, South 89°41'18" West, record), along the North line of said French Market Addition, a distance of 266.00 feet to the POINT OF BEGINNING and containing 1,496,948.35 square feet, excepting there from any portion in streets or roadways.

Shamrock Real Estate #4, applicant, is requesting approval of a revised preliminary plan to allow a for a revised parking garage. This property is currently zoned CP-2, Planned General Business District.

REVISED PRELIMINARY PLAN - Overland Park Crossing - PDP2022-00013 - Vicinity of the southwest corner of of 119th Street and Metcalf Avenue

Legal Description:

Overland Crossing, a platted Subdivision in the City of Overland Park, Johnson County, Kansas;

together with,

Lot 8, Continental Center, Second Plat, a platted Subdivision in the City of Overland Park, Johnson County, Kansas.

Legacy OC LLC, applicant, is requesting approval of a revised preliminary plan to allow a revised commercial development plan. This property is currently zoned CP-2, Planned General Business District.

TEXT AMENDMENT ZRR-3370

The City of Overland Park, Kansas, applicant, is requesting amendments to the Unified Development Ordinance (UDO) Amendments to Section 18.100.049 pertaining to the Downtown Form-Based Code. (Case No. PLM2022-0048).

Sent to The Legal Record for publication on Tuesday, July 5, 2022.