

**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, September 12, 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 - SUP2022-00015 - 4830 Merriam Drive

Legal Description:

All that part of the west half of the Northwest Quarter of Section 6, Township 12, Range 25, Overland Park, Johnson County, Kansas, described as follows:

BEGINNING at a point 510.74 feet East of the West line and 660 feet South of the North line of said Section 6; thence South and parallel to the West line of said Section 904.02 feet to the center of Southwest Boulevard; thence Northeasterly along the Center line of said Boulevard 160.5 feet to a point 660 feet East of the West line and 1504.74 feet South of the North line of said Section; thence North and parallel to the West line of said Section 844.74 feet; thence West 149.26 feet to the Point of Beginning, except the North 700 feet thereof and except that part in roads.

AND

All that part of the west half of the Northwest Quarter of Section 6, Township 12, Range 25, Overland Park, Johnson County, Kansas, described as follows:

BEGINNING at a point 510.14 feet East of the West line and 660 feet South of the North line of said Section 6; thence South and parallel to the West line of said Section 700 feet; thence East and parallel to the North line of said Section 149.26 feet; thence North and parallel to the West line of said Section 200 feet; thence West and parallel with the North line of said Section 149.26 feet; thence South 200 feet to the Point of Beginning, all being a part of what is sometimes known as TRACT A ROBERT'S SURVEY. Subject to easements, restrictions, reservations, and covenants of record, if any.

Kidds Towing, applicant, is requesting a special use permit to allow a renewal of a tow lot for a 10-year period of time. This property is currently zoned C-3, Commercial District.

SPECIAL USE PERMIT - SUP2022-00016 - 5801 West 115th Street

Legal Description:

All of Lots 1 and 2, Block 5, Overland Park Plaza II, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Jewish Community Center of Greater KC, applicant, is requesting a special use permit to allow the renewal of a drinking establishment for a five-year period of time. This property is currently zoned R-1, Single-Family Residential District.

REZONING - REZ2022-00010 - 8329 Glenwood Street

Legal Description:

The West 133 feet of Lot D, Block 1, OVERLAND PLACE RESURVEY, a subdivision in the City of Overland Park, Johnson County, Kansas.

Jim Lambie, applicant, is requesting a rezoning to R-1A, Small Lot Single-Family Residential District, to allow the development of two smaller single-family residential lots.

REZONING - REZ2022-00011 - 9300 West 175th Street

Legal Description:

The East One-Half (E 1/2) Of The Southwest One-Quarter (Sw 1/4) Of The Southeast OneQuarter (Se 1/4) Of Section 24, Township 14, Range 24, Johnson County, Kansas, Except The North 390 Feet Of The East 230 Feet Thereof, Except That Part Deeded To Consolidated Main Sewer District Of Johnson County, Kansas, In Warranty Deed Filed 11/01/2006 As Document No. 20061101-0000262 In Book 200611 At Page 00262, More Particularly Described As Follows: Part Of The East Half Of The Southwest Quarter Of The Southeast Quarter Of Section 24, Township 14 South, Range 24 East, In Johnson County, Kansas, More Particularly Described As Follows: Commencing At The Southwest Corner Of The Southeast Quarter Of Section 24, Township 14 South, Range 24 East, Of The Sixth Principal Meridian, Johnson County, Kansas; Thence North 02 Degrees 19 Minutes 20 Seconds West, Along The West Line Of Said Southeast Quarter, A Distance Of 1328.07 Feet To The Northwest Corner Of The Southwest Quarter Of Said Southeast Quarter; Thence Continuing North 88 Degrees 07 Minutes 29 Seconds East, Along The North Line Of The Southwest Quarter Of Said Southeast Quarter, A Distance Of 667.48 Feet To The Northwest Comer Of The East Half Of The

Southwest Quarter Of Said Southeast Quarter; Thence Continuing North 88 Degrees 07 Minutes 29 Seconds East, Along Said North Line, A Distance Of 67.27 Feet To The True Point Of Beginning; Thence Continuing North 88 Degrees 07 Minutes 29 Seconds East, Along Said North Line, A Distance Of 370.20 Feet To A Point On The West Line Of The East 230 Feet Of The East Half Of The Southwest Quarter Of Said Southeast Quarter; Thence South 02 Degrees 12 Minutes 57 Seconds East, Along Said West Line And Parallel With The East Line Of The Southwest Quarter Of Said Southeast Quarter, A Distance Of 150.16feet; Thence South 88 Degrees 47 Minutes 51 Seconds West, A Distance Of 169.22 Feet; Thence North 55 Degrees 35 Minutes 57 Seconds West, A Distance Of 250.42 Feet To The True Point Of Beginning, Subject To That Part, If Any, In Streets, Roadways, Highways Or Other Public Rights-Of-Way.

Starr Homes, LLC, applicant, is requesting a rezoning to R-1 Single-Family Residential District, to allow the development of single-family residential lots.

**REVISED PRELIMINARY PLAN - Jewish Community Center Addition -
PDP2022-00014 - 5801 West 115th Street**

Legal Description:

All of Lots 1 and 2, Block 5, Overland Park Plaza II, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Jewish Community Campus Greater KC LLC, applicant, is requesting approval of a revised preliminary plan to allow an addition to the Jewish Community Center. This property is currently zoned R-1, Single-Family Residential District.

**REVISED PRELIMINARY PLAN - KC College & Bible School - PDP2022-00016 -
7401 Metcalf Avenue**

Legal Description:

Metcalf 3rd Addition Lt 1 & Lt 2 Ex N 25' In 73rd St & Ex Bg Nw Cr Lt 1 E 5' Sw To W/L N 5' To Pob In St Opc 5229 Btao 2652 3

And

Metcalf 3rd Addition W 160' N 160' Lt 16 Ex W 10' Opc 5241b

And

Metcalf 3rd Addition E 140' Lt 14 Ex N 300' & Ex S 300' Opc 5241 9 Btao 2652 3

And

Metcalf 3rd Addition N 160' Lt 16 Ex W 160' & Ex E 56' Opc 5241 10 Btao 2652 3

And

Metcalf 3rd Addition N 235' Lt14 Ex E 160' & N 235' Lt 15 Exw 8' Opc 5241 Btao 2652 3

Kansas Christian College, applicant, is requesting approval of a revised preliminary plan to allow renovations and improvements. This property is currently zoned R-1 Single-Family Residential District.

REVISED PRELIMINARY PLAN - Torah Learning Center - PDP2022-00017 - 8800 West 103rd Street

Legal Description:

Torah Learning Center Lot 1, in the City of Overland Park, Johnson County, Kansas.

Torah Learning Center, Inc., applicant, is requesting approval of a revised preliminary plan to allow an addition. This property is currently zoned R-1, Single-Family Residential District.

REVISED PRELIMINARY PLAN - Aspiria Parcels A1-A3 - PDP2022-00018 - Vicinity of the northwest corner of 117th Street and Nall Avenue

Legal Description:

All that part of the East One-Half of Section 17, Township 13, Range 25, in the City of Overland Park, Johnson County, Kansas, described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 17; thence South 87 degrees 54 minutes 17 seconds West, along the South line of said Northeast Quarter, a distance of 60.00 feet, to the West line of Nall Avenue, as now established, and the Point of Beginning; thence South 1 degree 30 minutes 48 seconds East, along said West line, a distance of 1,295.36 feet, to the Northerly right-of-way line of 117th Street, as now established; thence South 88 degrees 29 minutes 12 seconds West, along said Northerly line, a distance of 145.52 feet, to a point of curvature; thence Westerly and Southwesterly continuing along said Northerly line and along a curve to the left, having a radius of 680.00 feet, a central angle of 27 degrees 03 minutes 26 seconds, a distance of 321.12 feet, to the Southeast corner of Lot 2 of the Certificate of Survey of Lot 2, Block 5, Overland Park Plaza II, a subdivision of land, according to said Certificate of Survey recorded June 16, 1997, as File No. 2713198; thence North 9 degrees 46 minutes 00 seconds West, along the Easterly line of said Lot 2B and the Easterly line of Lot 2 of said Certificate of Survey, a distance of 1,463.34 feet, to the Southerly right-of-way line of 115th Street, as now established; thence Easterly along said Southerly line and along a curve to the left, having a radius of 855.00 feet, an initial tangent bearing of South 73 degrees 23 minutes 30 seconds East, a central angle of 18 degrees 42 minutes 13 seconds, a distance of 279.10 feet, to a point of tangency; thence North 87 degrees 54 minutes 17

seconds East, continuing along said Southerly line, a distance of 390.18 feet, to the West right-of-way line of said Nall Avenue; thence South 1 degree 41 minutes 29 seconds East, along said West line, a distance of 40.00 feet, to the Point of Beginning, EXCEPT that part used or dedicated for any public street, public road, or public right-of-way AND EXCEPT any portion within vacated 117th Street adjacent to the south.

OPS-KC, LLC, applicant, is requesting approval of a revised preliminary plan to allow a multi-family development. This property is currently zoned MXD, Planned Mixed Use District.

TEXT AMENDMENT ZRR-3380

The City of Overland Park, Kansas, applicant, is requesting amendments to the Unified Development Ordinance (UDO) Amendments to Sections 18.100.043, 18.100.048, 18.100.049, 18.140.190, 18.140.210, 18.160.040, 18.170.040, 18.170.100, 18.174.040, 18.174.050, 18.176.040, 18.176.050, 18.180.040, 18.180.070, 18.190.040, 18.195.040, 18.200.040, 18.210.040, 18.220.040, 18.230.040, 18.240.040, 18.245.040, 18.245.050, 18.250.040, 18.250.050, 18.260.040, 18.270.040, 18.275.040, 18.275.050, 18.280.040, 18.290.030, 18.290.040, 18.300.040, 18.310.040, 18.350.050, 18.370.040, 18.430.010, 18.430.020, 18.430.030, 18.430.040, 18.430.050, 18.430.060, 18.430.070, 18.430.080, 18.430.090, 18.430.100, 18.430.110, 18.430.120, 18.430.125, 18.430.130, 18.430.140, 18.430.150, 18.430.160, 18.430.170, 18.430.180 and, 18.450.070, and 18.450.070 pertaining to parking. (Case No. PLM2022-0078).

Sent to The Legal Record for publication on Tuesday, August 9, 2022.