

**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, October 10, 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 - SUP2022-00017 - Vicinity of the southwest corner of 119th and Glenwood Streets

Legal Description:

The North 209.00 feet of the East 258.00 feet of Lot 3, La Paloma Plaza, a subdivision in the City of Overland Park, Johnson County, Kansas, and containing 53,922.75 square feet, more or less

HRA Fountains, applicant, is requesting a special use permit to allow a temporary parking lot for a 10-year period of time. This property is currently zoned CP-1, Planned Restricted Building District.

REZONING - REZ2022-00012 - Vicinity of the northeast and southeast corners of 167th Street and Quivira Road

Legal Description:

All that part of the Northwest Quarter of Section 23, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows: Beginning at the Northwest corner of the Northwest Quarter of said Section 23; thence N 88°06'16" E, along the North line of the Northwest Quarter of said Section 23, a distance of 20.67 feet to the Northwest plat corner of JCPRD – VERHAEGHE PARK, a platted subdivision of land in the City of Overland Park, Johnson County, Kansas; thence along the Westerly plat line of said JCPRD – VERHAEGHE PARK, for the following five (5) courses; thence S 67°02'05" E, a distance of 71.20 feet; thence S 47°24'06" E, a distance of 283.37 feet; thence S 3°35'36" E, a distance of 120.29 feet; thence S 31°15'28" E, a distance of 215.48 feet; thence S 13°20'59" W, a distance of 237.52 feet to a point on the Westerly plat line of said JCPRD –

VERHAEGHE PARK, said point also being on the North right-of-way line of 167th Street, as now established; thence S 23°02'05" W, a distance of 132.33 feet to a point on the Westerly plat line of said JCPRD – VERHAEGHE PARK, said point also being on the South right-of-way line of said 167th Street; thence along the Westerly plat line of said JCPRD – VERHAEGHE PARK, for the following six (6) courses; thence S 45°03'13" E, a distance of 143.48 feet; thence S 17°49'38" E, a distance of 228.18 feet; thence S 36°48'55" W, a distance of 184.23 feet; thence S 32°20'17" W, a distance of 148.21 feet; thence S 61°18'30" W, a distance of 200.45 feet; thence S 88°06'16" W, a distance of 50.00 feet to a point on the West line of the Northwest Quarter of said Section 23; thence N 2°19'16" W, along the West line of the Northwest Quarter of said Section 23, a distance of 1566.50 feet to the point of beginning, containing 10.9308 acres, more or less.

Mills Farm Development LLC, applicant, is requesting a rezoning to RP-1N, Planned Single-Family Infill Residential District, to allow the development of single-family residential lots.

REZONING - REZ2022-00013 - 10440 Marty Street

Legal Description:

ALL THAT PART OF TRACT "F", INDIAN CREEK VILLAGE, SECOND PLAT A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "F"; THENCE SOUTH 0 DEGREES 00 MINUTES 28 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID TRACT "F", A DISTANCE OF 44.97 FEET, TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY, ALONG THE EASTERLY LINE OF SAID TRACT "F", SAID LINE BEING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 460 FEET AND A CENTRAL ANGLE OF 22 DEGREES 15 MINUTES 32 SECONDS, A DISTANCE OF 178.70 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 22 DEGREES 16 MINUTES WEST, ALONG THE EASTERLY LINE OF SAID TRACT "F", A DISTANCE OF 31.44 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID TRACT "F". SAID LINE BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 540 FEET AND A CENTRAL ANGLE OF 36 DEGREES 13 MINUTES, A DISTANCE OF 341.34 FEET, TO THE MOST NORTHERLY CORNER OF TRACT 4, INDIAN CREEK SHOPPING CENTER, A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS; THENCE SOUTH 37 DEGREES 31 MINUTES 10 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT 4, AND ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "F", A DISTANCE OF 308.77 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT 4; THENCE SOUTH 89 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 145.95 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 50 SECONDS WEST, A DISTANCE OF 402.86 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 60 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 50 SECONDS

WEST, A DISTANCE OF 425 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT "F", THENCE NORTH 89 DEGREES 58 MINUTES 10 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT "F", A DISTANCE OF 345 FEET TO THE POINT OF BEGINNING.

ANL 8300, LLC, applicant, is requesting a rezoning to BP, Business Park District, to allow a storage incubator.

REZONING - REZ2022-00014 - Vicinity of the southeast corner of 95th Terrace and Mission Road

Legal Description:

A tract of land being All of 95th terrace as recorded in book 131 at page 695, and part of the North one half of the Northwest One-Quarter of Section 3, Township 13 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, altogether being described as follows: Commencing at the Northwest corner of the Northwest One-Quarter of said Section 3; thence along the West line of said Northwest One-Quarter, South 02 degrees 40 minutes 49 seconds East a distance of 512.15 feet; thence North 87 degrees 36 minutes 54 seconds East a distance of 40.00 feet to the Southwest corner of Lot 4, RANCHMART SOUTH SHOPPING CENTER SECOND PLAT, a subdivision in the City of Overland Park as recorded in book 200902 at page 004474, said corner being on the East right of way line of Mission Road as now established and said corner being the Point of Beginning; thence continuing North 87 degrees 36 minutes 54 seconds East along the South line of said Lot 4, a distance of 132.08 feet to the Southeast corner thereof, said corner being the Southwest corner of Lot 1, RANCHMART SOUTH SHOPPING CENTER, a subdivision In the City of Overland Park as recorded in book 200804 at page 005685; thence continuing North 87 degrees 36 minutes 54 seconds East along the South line of said Lot 1, a distance of 497.57 feet to the Southeast corner thereof, said corner being the Southwest corner of Lot 5, RANCHMART SOUTH SHOPPING CENTER THIRD PLAT, a subdivision in the City of Overland Park as recorded in book 200904 at page 005845; thence along the Southerly line of said Lot 5 for the following three courses, continuing North 87 degrees 36 minutes 54 seconds East a distance of 65.07 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 21 degrees 55 minutes 51 seconds West, a radius of 85.00 feet, a central angle of 20 degrees 35 minutes 05 seconds and an arc length of 30.54 feet; thence North 87 degrees 36 minutes 54 seconds East a distance of 96.35 feet to the Southeast corner of said Lot 5, said corner being on the West line of Lot 1, FORUM RETIREMENT CENTER OF OVERLAND PARK, a subdivision in the City of Overland Park as recorded in book 67 at page 31; thence along the said West line, South 02 degrees 40 minutes 49 seconds East (platted South 01 degrees 19 minutes 10 seconds East), a distance of 145.17 feet to the Southwest corner of said Lot 1, said corner being on the North line of Lot 9, RANCHVIEW, a subdivision in the City of Overland Park as recorded in plat book 19 at page 42; thence South 87 degrees 37 minutes 42 seconds West, (platted North 89 degrees 40 minutes 14 seconds West), along the North line of said RANCHVIEW

subdivision, a distance of 773.69 feet to a point on the said East right of way line of Mission Road as now established; thence North 02 degrees 40 minutes 49 seconds West along said East right of way line, a distance of 169.99 feet to the Point of Beginning and containing 2.971 acres more or less.

Ranch Mart South LLC, applicant, is requesting a rezoning to RP-4, Planned Cluster Housing District, to allow multi-family housing.

REVISED PRELIMINARY PLAN - Cyan Southcreek Apartments - PDP2022-00020 - 13200 Foster Street

Legal Description:

Davis Development Apartments, a platted subdivision in the City of Overland Park, Johnson County, Kansas

BCORE MF Southcreek LLC, applicant, is requesting approval of a revised preliminary plan to allow additional units in an apartment community. This property is currently zoned RP-6, Planned High-Rise Apartment District.

REVISED PRELIMINARY PLAN - Brookridge - Stipulation change - PDP2022-00021 - Vicinity of the northeast corner of I-435 and Antioch Road

Legal Description:

RP-1

A tract of land over a portion of the Northeast Quarter of Section 12, Township 13 South, Range 24 East, being more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 12, Township 13 South, Range 24 East; thence South 02°11'12" East, along the East line of said Northeast Quarter, a distance of 1286.11 feet; thence South 87°48'48" West, departing said East line, a distance of 40.00 feet, to the Point of Beginning, said point also being on the West Right-of-Way line of Antioch Road, as now established; thence South 02°11'12" East, along said West Rightof-Way line, a distance of 378.51 feet; thence South 00°19'06" West, continuing along said West Right-of-Way line, a distance of 344.57 feet; thence South 57°33'56" West, departing said West Right-of-Way line, a distance of 213.02 feet; thence North 00°59'35" West, a distance of 288.27 feet; thence North 16°03'30" West, a distance of 218.57 feet; thence North 23°52'01" East, a distance of 207.03 feet; thence North 02°08'46" West, a distance of 143.77 feet; thence North 87°51'14" East, a distance of 154.44 feet, to the Point of Beginning, containing 148,361.70 Square Feet or 3.41 Acres, more or less.

MXD

A tract of land over a portion of the Northwest Quarter of Section 7, Township 13 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter of Section 7; thence North 88°04'08" East, along the North line of said Northwest ¼, a distance of 50.18 feet; thence South 01°55'52" East, departing said North line, a distance of 40.00 feet, to the Point of Beginning, said point also being on the South Right-of-Way line of West 103rd Street, as now established; thence North 88°04'08" East, along said South Right-of-Way line, a distance of 2446.73 feet, to a point on the West line of the East ½, of the East ½, of the East ½, of the East ½, of said Northwest ¼; thence South 02°12'31" East, departing said South Right-of-Way line, along said West line, a distance of 2415.39 feet, to a point on the North line of the South 195.00 feet of said Northwest ¼; thence South 87°48'08" West, departing said West line, along said North line of the South 195.00 feet, a distance of 840.00 feet; thence South 02°12'31" East, departing said North line of the South 195.00 feet, a distance of 195.00 feet, to a point on the South line of said Northwest ¼; thence South 87°48'08" West, along said South line of the Northwest ¼, a distance of 948.86 feet, to a point on the Northerly Right-of-Way line of Interstate 435, as now established, and as described by deed of dedication filed in Book 200501 at Page 61113; thence South 89°47'30" West, along said Northerly Right-of-Way line, a distance of 223.86 feet, to a point on a nontangent curve; thence Westerly, continuing along said Northerly Right-of-Way line, along a curve to the right, having a radius of 1980.80 feet, a central angle of 03°53'47", and whose initial tangent bearing is South 87°53'10" West, a distance of 134.71 feet, to a point of curvature; thence Westerly, continuing along said Northerly Right-of-Way line, along a curve to the right, having a radius of 4886.67 feet, and a central angle of 02°09'32", a distance of 184.13 feet, to a point of curvature; thence Westerly and Northwesterly, continuing along said Northerly Right-of-Way line, along a curve to the right, having a radius of 110.73 feet, and a central angle of 26°08'41", a distance of 50.53 feet; thence North 59°52'02" West, continuing along said Northerly Right-of-Way line, a distance of 44.33 feet; thence North 21°48'53" West, continuing along said Northerly Right-of-Way line, a distance of 51.66 feet, to a point on the East Right-of-Way line of Antioch Road, as now established, and as described by said deed of dedication; thence North 02°11'12" West, along said East Right-of-Way line, a distance of 289.53 feet; thence North 17°15'29" West, continuing along said East Right-of-Way line, a distance of 96.18 feet, to a point lying 40.00 feet East of the West line of said Northwest ¼; thence North 02°11'12" West, continuing along said East Right-of-Way line, a distance of 796.78 feet, to a point on the South line of the North 1365.00 feet of said Northwest ¼; thence North 88°04'08" East, departing said East Right-of-Way line, along said South line of the North 1365.00 feet, a distance of 180.00 feet, to a point on the East line of the West 220.00 feet of said Northwest ¼; thence North 02°11'12" West, departing said South line of the North 1365.00 feet, along said East line of the West 220.00 feet, a distance of 152.46 feet to a point on a

non-tangent curve; thence northeasterly, along a curve to the right having a radius of 88.00 feet, a central angle of 71°38'03", and whose initial tangent bearing is North 02°27'00" East, a distance of 110.02 feet to a point of tangent; thence North 74°05'04"E a distance 127.91 feet to a point of curvature; thence Easterly, along a curve to the right having a radius of 258.00 feet, a central angle of 10°46'04", and an arc length of 48.49 feet; thence North 1°55'52"W a distance of 468.57 feet; thence South 88°04'08" West, a distance of 431.08 feet to a point on the easterly Right of Way line of Antioch Road as it now exists; thence North 2°11'12" West, along said easterly line, a distance of 567.14 feet; thence North 42°56'28" East, along said easterly line, a distance of 28.22 feet to the Point of Beginning, containing 5,986,809.52 Square Feet, or 137.4382 Acres, more or less.

Overland Park Development I, LLC, applicant, is requesting approval of a revised preliminary plan to allow a revision to stipulation M.11 of Ordinance No. Z-3929 for Brookridge. This property is currently zoned RP-1, Planned Single-Family Residential District and MXD, Planned Mixed Use District.

TEXT AMENDMENT ZRR-3373

The City of Overland Park, Kansas, applicant, is requesting amendments to the Unified Development Ordinance (UDO) 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, 18.280.030, 18.280.040, 18.280.050, 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 adding new Sections 18.430.190, 18.430.200, and 18.430.210 pertaining to parking. (Case No. PLM2022-0078).

Sent to The Legal Record for publication on Tuesday, September 6, 2022.