

**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, December 12, 2022, at 1:30 p.m., in the City Council Chamber of City Hall, 8500 Santa Fe Drive.

**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.**

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

**SPECIAL USE PERMIT - SUP2022-00019 - 7895 West 183rd Street**

Legal Description:

Beginning 50 feet south of the northwest corner of the northwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$ ; thence E 145.9 feet; thence south 888.6 feet; thence southwesterly to a point on the west line 55 feet north of the southwest corner of the northwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$ ; thence north to the point of beginning.

Emily Taylor, applicant, is requesting a special use permit to allow a renewal of a commercial greenhouse for a 10-year period of time. This property is currently zoned RUR-J, Rural District, Johnson County.

**SPECIAL USE PERMIT - SUP2022-00024 - Vicinity of the southeast corner of 103rd Street and Antioch Road**

Legal Description:

All that part of the Northwest Quarter of Section 7, Township 13 South, Range 25 East of the 6th P.M., in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeasternmost corner of BROOKRIDGE FIRST PLAT, a subdivision of land recorded in the Johnson County Register of Deeds Office at Book 202005, Page 010676, said point also being a point at the intersection of the South Right-of-Way line of West 103rd Street, as now established, and the East Right-of-Way line of Woodward Street, as now established; thence North  $88^{\circ}04'08''$  East, along the South Right-of-Way line of said West 103rd Street, a distance of 72.54 feet, to the Point of Beginning; thence North  $88^{\circ}04'08''$  East, continuing along said South Right-of-Way line, a distance of 550.85 feet; thence South  $01^{\circ}49'49''$  East, departing said South Right-of-Way line, a distance of 143.10 feet; thence South  $88^{\circ}04'17''$  West, a distance of 367.46 feet; thence North  $01^{\circ}55'43''$  West, a distance of 49.88 feet; thence South  $88^{\circ}04'17''$  West, a distance of 183.14 feet; thence North  $01^{\circ}55'43''$  West, a distance of

93.19 feet, to the Point of Beginning, containing 69,666.67 square feet or 1.60 acres, more or less.

Curtin Property Company, applicant, is requesting a special use permit to allow a temporary parking area for a 10-year period of time. This property is currently zoned MXD, Planned Mixed Use District.

**REVISED PRELIMINARY PLAN - Regency Park - PDP2022-00023 - Vicinity of the northwest corner of 93rd Street and 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.

REGENCY PARK MB LLC, applicant, is requesting approval of a revised preliminary plan to allow a drive-thru coffee shop. This property is currently zoned CP-2, Planned General Business District.

**REVISED PRELIMINARY PLAN - Queen of Holy Rosary Fiate Center - PDP2022-00024 - 7023 West 71st Street**

Legal Description:

A Tract Of Land Being Part Of The Northwest Quarter Of The Northwest Quarter Of Section 20, Township 12 South, Range 25 East, In The City Of Overland Park, Johnson County, Kansas Describe By Greg Grant, Ls#1273, 10/20/2022 As:

Beginning At The Northwest Corner Of Said Northwest Quarter; Thence North 87°59'46" East Along The North Line Of Said Northwest Quarter, 661.76 Feet; Thence South 02°13'33" East Parallel With The West Line Of Said Northwest Quarter, 657.91 Feet; Thence South 87°59'46" West Parallel With The North Line Of Said Northwest Quarter, 661.76 Feet To A Point On The West Line Of Said Northwest Quarter; Thence North 02°13'33" West 657.91 Feet To The Point Of Beginning. Containing 9.99 Acres Of Land More Or Less.

Roman Catholic Archbishop, applicant, is requesting approval of a revised preliminary plan to allow a new building. This property is currently zoned R-1, Single-Family Residential District.

**PRELIMINARY PLAN - WaterOne Solar Project - PDP2022-00025 - 6400 West 91st Street**

Legal Description:

All of the North 500 feet of the South 875 feet of the East 540 feet of the Northwest

Quarter of Section 32, Township 12, Range 25, now in the City of Overland Park, Johnson County, Kansas, except that part thereof dedicated for public right-of-way, Also except all of the North 60 feet of the South 435 feet of the East 485 feet of the Northwest Quarter of Section 32, Township 12, Range 25, now in the City of Overland Park, Johnson County, Kansas.

The ABOVE-DESCRIBED tract being more particularly described and prepared on 11/1/2022 by gregory e. mcdowell ps #1392 as follows: Commencing at the Southeast Corner of the Northwest Quarter of Section 32, Township 12 South, Range 25 East of the Sixth Principal Meridian, Johnson County, Kansas; Thence n02°02'15"w (bearing based on the kansas coordinate system 1983 north zone) along the east line of said northwest quarter a distance of 435.00 feet; thence s87°36'14"w parallel to the south line of said northwest quarter a distance of 40.00 feet to the point of beginning; thence continuing s87°36'14"w parallel with said south line a distance of 445.00 feet; thence S02°02'15"E parallel with said east line a distance of 60.00 feet; thence s87°36'14"w parallel with said south line a distance of 55.00 feet; thence n02°02'15"w parallel with said east line a distance of 500.00 feet; thence N87°36'14"E parallel with said south line a distance of 500.00 feet; thence S02°02'15"E Parallel with said east line a distance of 440.00 feet to the point of beginning.

Everg Energy Solutions, Inc., representing Water District #1 of Johnson County, applicant, is requesting approval of a preliminary plan to allow solar installation. This property is currently zoned R-1, Single-Family Residential District.

### **CERTIFICATE OF CONFORMITY - DEV2022-00085 - 8029 Overland Park Drive**

Legal Description:

Lot 2, Edison OP, a subdivision in the City of Overland Park, Johnson County, Kansas

Overland Park Real Estate Two, applicant, is requesting a certificate of conformity to allow deviations from the Form-Based Code related to a new hotel.

**Sent to The Legal Record for publication on Tuesday, November 8, 2022.**