

**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, April 10, 2023, at 1:30 pm, in the 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 - SUP2023-00003 - 10750 El Monte Street

Legal Description:

Beginning at the front common lot corner of blocks 4 and 5 of Fox Hill Commercial Center, a subdivision in the City of Overland Park, Johnson County, Kansas. According to the recorded plat thereof; thence Westerly along the Northerly line of said Block 5, following a curve bearing to the right having a radius of 60 feet, whose initial tangent bears South 61°41'45" West, 51.43 Feet; thence South 40°16'29" West, 91.74 Feet; thence South 00°18'15" East, 150.10 feet to a point in the Southerly line of said block 5; thence Easterly along that part of the Southerly line of said block 5, and extended Easterly along the Southerly line of said block 4, following a curve bearing to the right having a radius of 9972.17 Feet, whose initial tangent bears North 86°48'23" East, 511.89 feet to the Southeast corner of said block 4; thence North 25°29'50" West, along the easterly line of said Block 4, 171.62 feet; thence North 08°32'50" West, continuing Northwesterly along Northeasterly line of said block 4, 33.59 feet; thence North 88°04'28" West, 319.76 feet to a point in the Westerly line of said block 4; thence North 28°18'15" West along said Westerly block line, 10.34 feet to the point of beginning.

RUFF Development LLC, applicant, is requesting a special use permit to allow a dog daycare and boarding for a 10-year period of time. This property is currently zoned CP-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2023-00006 - 11930 Metcalf Avenue

Legal Description:

Lot 2, Continental Center Second Plat, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Legacy OC LLC, applicant, is requesting a special use permit to allow a 24-hour Veterinary Hospital with a small outdoor relief area for a five-year period of time. This property is currently zoned CP-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2023-00002 - 8302 West 125th Street

Legal Description:

Lot 3, Antioch 127, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Bay Mar 119 LLC, applicant, is requesting a special use permit to allow the renewal of a sports/recreation facility for a 10-year period of time. This property is currently zoned MP-1, Planned Industrial Park District.

SPECIAL USE PERMIT - SUP2023-00004 - 10001 West 75th Street

Legal Description:

Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 12 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Beginning at a point on the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section and 730.47 feet East of the Northwest corner thereof; thence South parallel to the West line of Section 24 a distance of 268.71 feet; thence Southeasterly to a point on the Easterly right of way of Wedd Street, said point being 435.42 feet South of the North line of said Southwest Quarter; thence North and parallel to the West line of Section 24 a distance of 435.42 feet; thence West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 292.05 feet to the point of beginning, subject to that part in Wedd Street.

Sea Holdings, LLC, applicant, is requesting a special use permit to allow the renewal of a flooring store for a 10-year period of time. This property is currently zoned M-1, Industrial Park District.

SPECIAL USE PERMIT - SUP2023-00001 - 7235 West 162nd Street

Legal Description:

Lot 14, Blue Valley Park Replat, a subdivision in Johnson County, Kansas, according to the recorded plat thereof.

Carstar Metcalf, applicant, is requesting a special use permit to allow a Carstar for temporary commercial or industrial use for a 10-year period of time. This property is currently zoned PRB-3J, Planned Urban Retail Business District of Johnson County.

REZONING - REZ2023-00003 - 18514 Metcalf Avenue

Legal Description:

This description was prepared by Scott G. Chrisman, KS LS #1306 on July 26, 2022, for project no. 220343. All that part of the Northeast Quarter of Section 31, Township 14 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 31; thence S 2°02'23" E, along the East line of the Northeast Quarter of said Section 31, a distance of 874.50 feet to the Point of Beginning; thence continuing S 2°02'23" E, along the East line of the Northeast Quarter of said Section 31, a distance of 1100.66 feet; thence S 87°32'59" W, along the South line of the North One-half of the Southeast Quarter of the Northeast Quarter of said Section 31, a distance of 1326.29 feet to the Southwest corner of the North One-half of the Southeast Quarter of the Northeast Quarter of said Section 31; thence N 2°04'36" W, along the West line of the North One-half of the Southeast Quarter of the Northeast Quarter of said Section 31, a distance of 60.17 feet; thence S 87°27'45" W, a distance of 557.32 feet; thence N 2°04'39" W, a distance of 38.14 feet; thence S 87°27'47" W, a distance of 437.77 feet to a point on the Easterly right-of-way line of U.S. 69 Highway, as now established; thence along the Easterly right-of-way line of said U.S. 69 Highway, for the following two (2) courses; thence N 5°49'55" E, a distance of 380.37 feet; thence N 7°26'36" W, a distance of 189.35 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 31; thence N 87°38'11" E, along the North line of the Southwest Quarter of the Northeast Quarter of said Section 31 and the South plat line of ARBORBROOKE, a platted subdivision of land in the City of Overland Park, Johnson County, Kansas, and its Westerly and Easterly extension, a distance of 960.44 feet to the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 31, said point also being on the Westerly plat line of BERKSHIRE RIDGE, a platted subdivision of land in the City of Overland Park, Johnson County, Kansas; thence S 2°04'36" E, along the East line of the Southwest Quarter of the Northeast Quarter of said Section 31 and the Westerly plat line of said BERKSHIRE RIDGE, a distance of 149.22 feet to the Southwest plat corner of said BERKSHIRE RIDGE; thence along the Southerly plat line of said BERKSHIRE RIDGE, for the following five (5) courses; thence N 80°18'47" E, a distance of 277.03 feet; thence N 54°53'47" E, a distance of 463.00 feet; thence N 43°23'47" E, a distance of 208.00 feet; thence N 68°36'47" E, a distance of 493.72 feet; thence N 87°57'31" E, a distance of 49.97 feet to the point of beginning, containing 37.3893 acres, more or less, subject to that part in streets and roads.

Prairie Star Partners LLC, applicant, is requesting a rezoning to R-1, Single-Family Residential District, to allow the development of single-family lots.

REZONING - REZ2023-00004 - Vicinity of the northeast corner of Merriam Drive and Antioch Road

Legal Description:

Part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 12 South, Range 25 East, Commencing at the Northwest Corner of the west half of said Section NW, thence south along the west line of section NW, a distance of 1219 Feet To Point Of Beginning; Thence East 183 Feet; Thence South 25 Feet; Thence East 147 Feet; Thence South 139.28 Feet; Thence Southwesterly 206.80 Feet; Thence North 77.55 Feet; Thence West 137.80 Feet To West Line Quarter Section; Thence North 163 Feet To Point Of Beginning, Now In The City Of Overland Park, Johnson County, Kansas, Containing 1.323 Acres More Or Less. Except that part in streets and roads.

and

Part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 12 South, Range 25 East, Commencing at Northwest corner of the west half of said section NW, thence south along the west line of section NW, a distance of 1219 feet; thence east 183 feet to point of beginning; thence east 147 feet; thence south 25 feet; thence west 147 feet; thence north 25 feet to Point of Beginning, now in the City of Overland Park, Johnson County, Kansas; containing .08 acres more or less.

and

Lot 5 and Lot 6, Sanders Subdivision, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Hazem Albahar, applicant, is requesting a rezoning to CP-3, Planned Commercial District, to allow for the expansion of a used car dealership.

REVISED PRELIMINARY PLAN - Galleria 115 - PDP2023-00008 - Vicinity of the northwest corner of 115th Street and Nall Avenue

Legal Description:

All that part of a tract of land being the subdivisions of galleria 115, replat of galleria 115, second plat, lot 1, sprint world headquarters, second plat, and an unplatted portions of the northeast 1/4 of section 17, township 13, range 25, in the city of overland park, johnson county, kansas, more particularly described as follows:

Beginning at the most northerly corner of lot 1, said galleria 115 subdivision, also being a point on the southerly right-of-way of 112th street and the easterly right-of-way of outlook street as now established; thence s 29° 32' 31" w, along said easterly right-of-way of outlook and the westerly lines of said galleria 115 and lot 1, sprint world headquarters, second plat, a

distance of 757.86 feet; thence southwesterly on a curve to the left, tangent to the last described course, along said outlook street right-of-way and the westerly line of said lot 1, having a radius of 1470.00 feet, a central angle of 8° 46' 14", an arc length of 225.02 feet; thence s 20° 46' 17" w, continuing along said outlook street right-of-way and said westerly line of lot 1, 125.68 feet, to a point on said outlook street and the 115th street right-of-ways, as now established; thence southeasterly on a curve to the right, along said northerly 115th street right-of-way, said lot 1, and the unplatted portion of the subject tract, having a radius of 1,440.00 feet, an initial tangent bearing of s 68° 02' 05" e, a central angle of 17° 44' 22", an arc length of 445.84 feet; thence s 50° 17' 43" e, continuing along said 115th street right-of-way, 171.70 feet; thence southeasterly and easterly on a curve to the left, tangent to the last described course, along said 115th street right-of-way and said unplatted portion, having a radius of 745.00 feet, a central angle of 41° 48' 00", an arc length of 543.51 feet; thence n 87° 54' 17" e, continuing along said 115th street right-of-way and said unplatted portion, 358.34 feet to a point on said 115th street and the westerly right-of-way of nall avenue, as now established; thence n 42° 57' 29" e, departing said 115th street right-of-way and along said westerly nall avenue right-of-way, 32.18 feet; thence n 1° 41' 29" w, along the west line of said nall avenue, the east line of said unplatted portion and the east line of said replat of galleria 115, second plat, 1,569.54 feet to a point on the westerly right-of-way of said nall avenue and the southerly right-of-way of said 112th street; thence n 59° 05' 16" w, along the northeasterly line of said replat of galleria 115, second plat and said nall avenue and 112th street right-of-ways, 31.09 feet to a point on the northerly line of said replat of galleria 115, second plat and the southerly right-of-way line of said 112th street, as now established, the next four courses being along the northerly line of said replat and the southerly right-of-way line of said 112th street; thence s 86° 52' 00" w, 71.77 feet; thence southeasterly on a curve to the left, tangent to the last described course, having a radius of 405.00 feet, a central angle of 29° 32' 00", an arc length of 208.76 feet; thence s 57° 20' 00" w, 97.48 feet; thence southeasterly, easterly and northeasterly on a curve to the right, tangent to the last described course, having a radius of 445.00 feet, a central angle of 32° 45' 48", an arc length of 483.15 feet to the point of beginning. Containing 1,617,841 square feet or 37.141 acres, more or less. The basis of bearing for this description is the recorded plat of galleria 115.

Block Real Estate, applicant, is requesting approval of a revised preliminary plan to allow a change in site layout and uses. This property is currently zoned MXD, Planned Mixed Use.

REVISED PRELIMINARY PLAN - Sorrento Place - PDP2023-00007 - 7100 West 127th Street

Legal Description:

All that part of a Warranty Deed as filed in Book 200608 at Page 005853, lying in the South half of the Southeast Quarter of Section 19, Township 13 South, Range 25 East, in the City of Overland Park, Johnson County, Kansas, described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of Section 19, Township 13 South, Range 25 East; thence South 87 degrees 42 minutes 16 seconds West along the

South line of the Southeast Quarter of said Section 19 a distance of 70.00 feet to a point on the Southerly prolongation of the West right of way line of Metcalf Avenue; thence North 1 degree 53 minutes 10 seconds West along said prolongation a distance of 60.00 feet to the point of intersection of the West right of way line of Metcalf Avenue and the North right of way line of 127th Street, the POINT OF BEGINNING; thence South 87 degrees 42 minutes 16 seconds West along the North right of way line of 127th Street a distance of 1032.66 feet to the point of intersection of the North right of way line of 127th Street and the East right of way line of Foster Street as established in Book 200606 at Page 008577; thence North 2 degrees 17 minutes 48 seconds West along the East right of way line of said Foster Street a distance of 121.01 feet to a point; thence in a Northwesterly direction along the East right of way line of said Foster Street and along a curve to the left, having a radius of 760.00 feet, through a central angle of 31 degrees 40 minutes 57 seconds, an arc distance of 420.25 feet to the point of intersection of the East right of way line of said Foster Street and the South line of a Warranty Deed as filed in Book 200701 at Page 003225; thence North 87 degrees 42 minutes 30 seconds East along the South line of said Warranty Deed a distance of 1149.65 feet to a point on the West right of way line of Metcalf Avenue; thence South 1 degree 53 minutes 10 seconds East along the West right of way line of Metcalf Avenue a distance of 520.10 feet to the POINT OF BEGINNING.

Sorrento Place Apartments LLC, applicant, is requesting approval of a revised preliminary plan to allow a dog park. This property is currently zoned RP-6, Planned High-Rise Apartment District.

PRELIMINARY PLAN - Sanctuary Clubhouse and Pool - PDP2023-00005 - Vicinity of the northwest corner of 175th Street and Quivira Road

Legal Description:

This description was prepared by Scott G. Chrisman, KS LS #1306 on February 16, 2023, for project no. 211006. All that part of the Southeast Quarter of Section 22, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 22; thence S 2°18'55" E, along the East line of the Southeast Quarter of said Section 22, a distance of 832.50 feet; thence S 87°41'05" W, a distance of 291.50 feet to the Point of Beginning; thence S 87°41'05" W, a distance of 59.05 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 380.00 feet, an arc distance of 95.21 feet; thence N 18°07'01" W, a distance of 88.49 feet; thence N 14°42'50" E, a distance of 34.32 feet; thence N 8°27'02" W, a distance of 58.21 feet; thence N 55°05'14" W, a distance of 57.27 feet; thence N 61°01'09" W, a distance of 134.99 feet; thence N 0°29'21" E, a distance of 79.07 feet; thence N 33°49'28" W, a distance of 94.69 feet; thence N 53°06'52" W, a distance of 31.52 feet; thence N 6°35'59" W, a distance of 29.58 feet; thence N 49°41'44" E, a distance of 20.40 feet; thence N 89°19'54" E, a distance of 80.39 feet; thence N 62°16'59" E, a distance of 62.98 feet; thence N 36°06'40" E, a distance of 122.07 feet; thence S 7°28'23" W, a distance of 145.02 feet; thence S 8°52'19" E, a distance of 70.46 feet; thence N 87°41'05" E, a distance of 205.90 feet; thence

Southerly on a curve to the right, said curve having an initial tangent bearing of S 3°03'57" E and a radius of 275.00 feet, an arc distance of 46.14 feet; thence S 6°32'51" W, a distance of 111.77 feet; thence Southerly on a curve to the left, said curve being tangent to the last described course and having a radius of 525.00 feet, an arc distance of 190.05 feet; thence Southerly on a curve to the right, said curve being tangent to the last described course and having a radius of 175.00 feet, an arc distance of 36.28 feet; thence S 2°18'55" E, a distance of 16.47 feet to the point of beginning, containing 2.7245 acres, more or less.

Sanctuary Development LLC, applicant, is requesting approval of a preliminary plan to allow a Clubhouse and Swimming Pool. This property is currently zoned R-1, Single-Family Residential District.