

**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, June 12, 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 - SUP2023-00012 - 19321 Hardy Street

Legal Description:

Beginning at a point on the centerline of Hardy, 1,478.44 feet North of the South line of the Northwest Quarter of Section 6, Township 15S, Range 25E, as measured along said centerline of Hardy; thence North 0 degrees 07 minutes 10 seconds East, along the centerline of Hardy a distance of 347.53 feet; thence South 89 degrees 13 minutes 30 seconds East and parallel to the South line of said Northwest Quarter a distance of 381.45 feet to a point on the Westerly Right-of-Way line of U.S. 69 Highway; thence South 9 degrees 43 minutes West along said Right-of-Way a distance of 29.60 feet; thence South 3 degrees 36 minutes East along said Right-of-Way a distance of 294.27 feet to the centerline of the K.C.P.&L. Easement; thence South 87 degrees 11 minutes 03 seconds West along said centerline of said easement a distance of 397.10 feet to the point of beginning, except the West 30 feet thereof for Hardy, all in the City of Overland Park, Johnson County, Kansas.

Kent Ryun, applicant, is requesting a special use permit to allow a renewal of an oversized structure for a 10-year period of time. This property is currently zoned RN-1J, Residential Neighborhood 1, Johnson County.

SPECIAL USE PERMIT - SUP2023-00008 - 7465 West 161st Street

Legal Description:

Tenant space commonly known as 7465 W. 161st Street, a part of Lot 4, Block 2, Blue Valley Business Center, a subdivision of land in the City of Overland Park, Johnson County,

Kansas.

Music House, LLC, applicant is, requesting a special use permit to allow a temporary commercial use in an industrial district for a teaching facility for a 10-year period of time. This property is currently zoned PEC-3J, Planned Research Development and Light Industrial District, Johnson County.

SPECIAL USE PERMIT - SUP2023-00010 - 13955 West 175th Street

Legal Description:

Part of the Northeast Quarter of Section 28, Township 14 South, Range 24 East, in Johnson County, Kansas, being more particularly described as follows: Beginning at the Northeast corner of the West half of the Northeast Quarter of Section 28; thence South 00 degrees, 08 minutes, 13 seconds West along the East line of the West half of the Northwest Quarter a distance of 622.29 feet; thence North 88 degrees 59 minutes 28 seconds West parallel with the North line of said Northeast Quarter a distance of 350 feet; thence North 0 degrees 08 minutes 13 seconds East parallel with the East line of the West half of said Northeast Quarter, a distance of 622.29 feet to the North line of said Northeast Quarter; thence South 88 degrees 59 minutes 28 seconds East along said North line a distance of 350 feet to the point of beginning, except that part in roads.

Roger Ratzlaff, applicant, is requesting a special use permit to allow a boarding facility for dogs for a 10-year period of time. This property is currently zoned RLD-J, Residential Low-Density District, Johnson County.

SPECIAL USE PERMIT - SUP2023-00013 - 17600 Quivira Road

Legal Description:

A 23 foot by 26 foot Lease Area situated in Lot 1, BLUE VALLEY SOUTHWEST HIGH SCHOOL, part of the Northeast Quarter of Section 27, Township 14 South, Range 24 East, in Johnson County, Kansas, more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 27; thence along the North line of said Northeast Quarter, South 87°59'21" West, a distance of 1008.56 feet; thence leaving said North line, South 00°00'00" East, a distance of 892.82 feet to the POINT OF BEGINNING; thence North 90°00'00" East, a distance of 26.00 feet; thence South 00°00'00" East, a distance of 23.00 feet; thence South 90°00'00" West, a distance of 26.00 feet; thence North 00°00'00" West, a distance of 23.00 feet to the POINT OF BEGINNING. Containing 598 square feet.

Selective Site Consultants, Inc., applicant, is requesting a special use permit to allow a communications tower for a 10-year period of time. This property is currently zoned R-1, Single-Family Residential.

SPECIAL USE PERMIT - SUP2023-00011 - 7200 West 127th Street

Legal Description:

Lot 2, SORRENTO AT DEER CREEK SECOND PLAT, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Sorrento Place Apartments, LLC, applicant, is requesting a special use permit to allow a self-service beer and wine operation for a three-year period of time. This property is currently zoned RP-6, Planned High-Rise Apartment District.

REZONING - REZ2023-00008 - Vicinity of the southeast corner of Cody Street and Quivira Road

Legal Description:

Commencing At The Southernmost Southwest Corner Of Said Lot 1, Said Point Also Being A Point On The North Right-Of-Way Line Of College Blvd., As Now Established; Thence North 47°06'57" West, Along Said North Right-Of-Way Line, A Distance Of 21.22 Feet, To A Point On The East Right-Of-Way Line Of Quivira Road, As Now Established; Thence North 02°05'32" West, Along Said East Right-Of-Way Line, A Distance Of 690.94 Feet, To The Point Of Beginning; Thence North 02°05'32" West, Continuing Along Said East Right-Of-Way Line, A Distance Of 144.01 Feet; Thence North 42°54'53" East, Continuing Along Said East Right-Of-Way Line, A Distance Of 28.28 Feet, To A Point On The South Right-Of-Way Line Of Cody Street, As Now Established; Thence North 87°54'53" East, Continuing Along Said South Right-Of-Way Line, A Distance Of 191.02 Feet, To A Point Of Curvature; Thence Easterly, Continuing Along Said South Right-Of-Way Line, And Along Said Curve To The Right, Having A Radius Of 519.83 Feet, And A Central Angle Of 03°18'47", A Distance Of 30.06 Feet; Thence South 02°05'07" East, Departing Said South Right-Of-Way Line, A Distance Of 163.11 Feet; Thence South 87°54'28" West, A Distance Of 241.04 Feet, To The Point Of Beginning, Containing 39,321.46 Square Feet Or 0.90 Acres, More Or Less.

Bluemont Group, LLC, applicant, is requesting a rezoning to CP-2, Planned General Business District, to allow a Drive-thru restaurant.