

**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, March 11, 2024, at 1:30 pm, in the 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; 2) appear in-person.

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

SPECIAL USE PERMIT - SUP2024-00001 - 9135 Barton Street

Legal Description:

Lot 4, Except the north 36 feet, Block 6, CONGLETON INDUSTRIAL PARK, a subdivision in the City of Overland Park, Johnson County, Kansas.

Craig Raiford, applicant, is requesting a special use permit to allow for the renewal of a temporary commercial use in an industrial district for a 10-year period of time. This property is currently zoned M-1, Industrial Park District.

REZONING - REZ2023-00015 - Vicinity of the southeast corner of 179th Street and U.S. 69 Highway (Revised Legal Description)

Legal Description:

Tract 1 (CP-O)

All that part of the Southeast 1/4, Section 30, Township 14, Range 25 in the City of Overland Park, Johnson County, KS more particularly described as follows:

Commencing at the Northeast corner of said Southeast 1/4; thence S 87° 51' 29" W, along the north line of said Southeast 1/4, a distance of 524.45 feet; thence S 2° 08' 31" E, a distance of 60.00 feet, to a point on the south right-of-way line of 179th Street, as now established, said point being the Point of Beginning; thence N 87° 51' 29" E, along said right-of-way line, a distance of 424.09 feet, to the point of intersection with the west right-of-way line of Metcalf Avenue; thence S 13° 00' 16" E, along said Metcalf Avenue right-of-way, a distance of 194.62 feet; thence S 1° 48' 13" E, along said right-of-way line, a distance of 115.00 feet; thence N 88° 11' 47" E, along said right-of-way line, a distance of 34.25 feet; thence S 2° 07' 26" E, along said right-of-way line, a distance of 222.69 feet;

thence S 87° 51' 49" W, a distance of 146.98 feet, to a point of curvature; thence northwesterly along a curve to the right, having radius of 500.00 feet, a central angle of 34° 14' 59", an arc distance of 298.89 feet; thence N 10° 37' 00" W, a distance of 447.15 feet, to the point of beginning. The above-described tract contains 219,555 sq. ft. or 5.040 acres more or less.

Tract 2 (CP-2)

All that part of the Southeast 1/4, Section 30, Township 14, Range 25 in the City of Overland Park, Johnson County, KS more particularly described as follows:

Commencing at the Northeast corner of said Southeast 1/4; thence S 87° 51' 29" W, along the north line of said Southeast 1/4, a distance of 524.45 feet; thence S 2° 08' 31" E, a distance of 60.00 feet, to a point on the south right-of-way line of 179th Street, as now established, said point being the Point of Beginning; thence S 10° 37' 00" E, a distance of 447.15 feet; thence northwesterly along a curve to the right having an initial tangent bearing of N 57° 53' 12" W, a radius of 500.00 feet, a central angle of 8°24'59", an arc distance of 73.45 feet, to a point of reverse curvature; thence northwesterly along a curve to the left having a radius of 350.00 feet, a central angle of 42°42'21", an arc distance of 260.87 feet; thence S 87° 49' 27" W, a distance of 443.50 feet; thence S 2° 08' 11" E, a distance of 162.98 feet, to a point of curvature; thence southwesterly along a curve to the right having a radius of 500.00 feet, a central angle of 19°58'42", an arc distance of 174.34 feet; thence S 17° 50' 32" W, a distance of 203.51 feet; thence N 77° 37' 10" W, a distance of 296.62 feet; thence N 41° 49' 47" W, a distance of 135.04 feet; thence N 61° 16' 44" W, a distance of 342.93 feet, to a point on the east right-of-way line of 69 Highway, as now established; thence N 2° 29' 29" E, along said east right-of-way line, a distance 283.10 feet; thence N 25° 08' 29" E, along said right-of-way line, a distance of 217.04 feet, to the point of intersection with the south right-of-way line of said 179th Street; thence N 87° 51' 29" E, along said south right-of-way line, a distance of 1317.56 feet, to the point of beginning. The above-described tract contains 728,642 sq. ft. or 16.727 acres more or less.

Tract 3 (RP-2)

All that part of the Southeast 1/4, Section 30, Township 14, Range 25 in the City of Overland Park, Johnson County, KS more particularly described as follows:

Commencing at the Northeast corner of said Southeast 1/4; thence S 87° 51' 29" W, along the north line of said Southeast 1/4, a distance of 524.45 feet; thence S 2° 08' 31" E, a distance of 60.00 feet, to a point on the south right-of-way line of 179th Street, as now established; thence N 87° 51' 29" E, along said right-of-way line, a distance of 424.09 feet, to the point of intersection with the west right-of-way line of Metcalf Avenue; thence S 13° 00' 16" E, along said Metcalf Avenue right-of-way, a distance of 194.62 feet; thence S 1° 48' 13" E, along said right-of-way line, a distance of 115.00 feet; thence N 88° 11' 47" E, along said right-of-way line, a distance of 34.25 feet; thence S 2° 07' 26" E, along said right-of-way line,

a distance of 222.69 feet, to the point of beginning; thence continuing S 2° 07' 26" E, along said right-of-way line, a distance of 734.67 feet, to a point on the south line of the north half of said Southeast 1/4; thence S 87° 49' 59" W, along said south line, a distance of 148.35 feet; thence N 40° 25' 36" W, a distance of 152.36 feet; thence N 54° 34' 05" W, a distance of 304.52 feet; thence N 85° 12' 21" W, a distance of 453.45 feet; thence N 62° 31' 05" W, a distance of 139.20 feet; thence S 84° 28' 45" W, a distance of 154.45 feet; thence N 77° 37' 10" W, a distance of 58.66 feet; thence N 17° 50' 32" E, a distance of 203.51 feet, to a point of curvature; thence Northerly along a curve to the left having a radius of 500.00 feet, a central angle of 19°58'42", an arc distance of 174.34 feet; thence N 2° 08' 11" W, a distance of 162.98 feet; thence N 87° 49' 27" E, a distance of 443.50 feet, to a point of curvature; thence southeasterly along a curve to the right having a radius of 350.00 feet, a central angle of 42°41'21", an arc distance of 260.87 feet, to a point of reverse curvature; thence southeasterly along a curve to the left having a radius of 500.00 feet, a central angle of 42° 39' 58", an arc distance of 372.33 feet; thence N 87° 51' 49" E, a distance of 146.98 feet, to the point of beginning. The above-described tract contains 730,883 sq. ft. or 16.779 acres more or less.

Tract 4 (RP-1)

All that part of the Southeast 1/4, Section 30, Township 14, Range 25 in the City of Overland Park, Johnson County, KS more particularly described as follows:

Commencing at the Northeast corner of said Southeast 1/4; thence S 87° 51' 29" W, along the north line of said Southeast 1/4, a distance of 691.27 feet; thence S 2° 08' 31" E, a distance of 60.00 feet, to a point on the south right-of-way line of 179th Street, as now established; thence S 10° 37' 00" E, a distance of 964.79 feet, to the Point of Beginning; thence S 85° 12' 21" E, a distance of 34.83 feet; thence S 54° 34' 05" E, a distance of 304.52 feet; thence S 40° 25' 36" E, a distance of 152.36 feet, to a point on the south line of the north half of said Southeast 1/4; thence S 87° 49' 59" W, along said south line, a distance of 1949.86 feet, to a point on the east right-of-way line of 69 Highway, as now established; thence N 2° 29' 29" E, along said east right-of-way line, a distance of 508.30 feet; thence N 29° 02' 29" E, along said right-of-way line, a distance of 223.60 feet; thence N 2° 29' 29" E, along said right-of-way line, a distance of 91.90 feet; thence S 61° 16' 44" E, a distance of 342.93 feet; thence S 41° 49' 47" E, a distance of 135.04 feet; thence S 77° 37' 10" E, a distance of 355.28 feet; thence N 84° 28' 45" E, a distance of 154.45 feet; thence S 62° 31' 05" E, a distance of 139.20 feet; thence S 85° 12' 32" E, a distance of 418.62 feet, to the point of beginning. The above-described tract contains 820,469 sq. ft. or 18.835 acres more or less.

DF Real Estate, applicant, is requesting rezoning to CP-2, Planned General Business District, R-1, Single-Family Residential District, CP-O, Planned Office Building District, RP-2, Planned Two-Family Residential District, to allow a mix of commercial, office, multi-family, and single-family uses.

REZONING - REZ2024-00001 - 15265 Metcalf Avenue

Legal Description:

All That Part Of The Northwest Quarter Of Section 8, Township 14, Range 25, Johnson County, Kansas, More Particularly Described As Follows:

Beginning At The Northwest Corner Of The Southwest Quarter Of The Northwest Quarter Of Section 8, Thence North 346 Feet; Thence East 341 Feet; Thence South 346 Feet; Thence West 341 Feet To The Point Of Beginning, Except The South 100 Feet Thereof, And Except Any Part Thereof In Streets, Roads Or Public Rights Of Way.

CS Holdings LLC, applicant, is requesting a rezoning to CP-2, Planned General Business District, to allow for retail development.