

**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 8, 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 - SUP2024-00003 - 11411 Pflumm Road

Legal Description:

A 32 foot by 50 Lease Area, situated in Lot 1, SAINT THOMAS AQUINAS, a subdivision in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

COMMENCING at the West Quarter Corner of Section 15, Township 13, Range 24 (Fnd. 2 1/2" Copper Disk in Mon. Box), said point bears South 01°13'57" East, a distance of 2653.43 feet from the Northwest Corner of said Section 15 (Fnd. 3" Alum. Mon. in Mon. Box); thence North 33°46'35" East, a distance of 1180.56 to the POINT OF BEGINNING of said Lease Area; thence North 44°31'14" East, a distance of 50.00 feet; thence South 45°28'46" East, a distance of 32.00 feet; thence South 44°31'14" West, a distance of 50.00 feet; thence North 45°28'46" West, a distance of 32.00 feet to the POINT OF BEGINNING. Containing 1,600 square feet.

T-Mobile, applicant, is requesting a special use permit to allow the renewal of a communications tower for a 10-year period of time. This property is currently zoned R-1, Single-Family Residential District.

SPECIAL USE PERMIT - SUP2024-00004 - Vicinity of the northeast corner of 77th and Floyd Streets

Legal Description:

Lot 23, Marty's 2nd Addition, a subdivision in the City of Overland Park, Johnson County, Kansas, except that part taken for streets in condemnation suits. No. 40858** and 41413. 40858 was dismissed by Order Of Dismissal on 10th April, 1968.

Padel KC, applicant, is requesting a special use permit to allow for an outdoor sports and recreation facility for an indefinite period of time. This property is currently zoned DFD, Downtown Form District.

SPECIAL USE PERMIT - SUP2024-00002 - 6976 West 152nd Terrace

Legal Description:

LOT 1, FRYE INDUSTRIAL PARK RESURVEY, A SUBDIVISION IN THE CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 50 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 340.00 FEET TO A POINT; THENCE SOUTH 65 DEGREES 18 MINUTES 44 SECONDS WEST, A DISTANCE OF 190.42 FEET TO A POINT; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST, A DISTANCE OF 80.93 FEET TO A POINT; THENCE SOUTH 64 DEGREES 56 MINUTES 13 SECONDS WEST, A DISTANCE OF 95.00 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY OF METCALF AVENUE; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 120.48 FEET TO THE POINT OF BEGINNING.

Woofs Leawood LLC, applicant, is requesting a special use permit to allow the renewal of dog daycare and kennel for a 10-year period of time. This property is currently zoned IP-1J, Planned Light Industrial District, Johnson County.

REVISED PRELIMINARY DEVELOPMENT PLAN - Aspiria B and C - PDP2024-00002 - Vicinity of the northwest corner of 119th Street and Nall Avenue

Legal Description:

Tract B, as shown on the Lot Split Certificate of Survey recorded November 27, 2018 in Book 201811, Page 006154, of Lot 1, SPRINT WORLD HEADQUARTERS FIRST PLAT, REPLAT, a subdivision located in the City of Overland Park, Johnson County, Kansas, according to the recorded plat thereof, EXCEPT that part used or dedicated for any public street, public road, or public right-of-way; being more particularly described as follows:

All of Lot 1, SPRINT WORLD HEADQUARTERS FIRST PLAT, REPLAT; except the following described tract of land:

A tract of land being situate at the northwest corner of Lot 1, SPRINT WORLD HEADQUARTERS FIRST PLAT, REPLAT, a subdivision in Overland Park, Johnson County, Kansas according to the recorded plat thereof and being filed in the Office of the Register of Deeds for said County and State in Plat Book 100 at Page 28, said tract of land lying South of and coincident with the Southerly right-of-way line of 115th Street as now established 110 feet wide. Said tract of land now being more particularly described as follows:

Commencing at the Northwest corner of aforesaid Lot 1; thence Easterly along the Northerly line of said Lot 1, being along a curve to the left having an initial tangent bearing of North 79°19'51" East, a radius of 865.00 feet and a central angle of 02°41'14", an arc length of 40.57 feet to the East right-of-way line of Glenwood Avenue as now established by the Deed of Dedication filed in the aforesaid Office of the Register of Deeds in Book 5587 at Page 836 and the Point of Beginning of the tract of land to be herein described; thence continuing Easterly and Northeasterly along the last described curve, being along the Northerly line of said Lot 1 and along the Southerly right-of-way line of aforesaid 115th Street, along a curve to the left having an initial tangent bearing of North 76°38'37" East, a radius of 865.00 feet and a central angle of 17°48'07", an arc length of 268.76 feet; thence South 02°03'18" East, departing from the Northerly line of said Lot 1 and the Southerly right-of-way line of said 115th Street, not tangent to the last described curve, a distance of 258.36 feet; thence South 87°56'42" West, perpendicular to the last described course, a distance of 182.78 feet; thence Southerly, Southwesterly and Westerly along a curve to the right, having an initial tangent bearing of South 03°36'57" West, a radius of 30.00 feet and a central angle of 84°10'00", an arc length of 44.07 feet; thence South 87°46'57" West, tangent to the last described curve, a distance of 30.00 feet; thence Westerly and Northwesterly along a curve to the right, tangent to the last described course, having a radius of 30.00 feet and a central angle of 28°30'30", an arc length of 14.93 feet to a point on the Easterly right-of-way line of said Glenwood Avenue as now established 73 feet wide by said Deed of Dedication; thence North 08°40'58" West along the Easterly right-of-way line of said Glenwood Avenue, a distance of 136.64 feet; thence North 19°42'18" East along the Easterly right-of-way line of said Glenwood Avenue, a distance of 57.84 feet to the Point of Beginning.

OPS-KS Aspiria LLC, applicant, is requesting approval of a revised preliminary development plan to allow revisions to the previously approved plan. This property is currently zoned MXD, Planned Mixed Use District.

**REVISED PRELIMINARY DEVELOPMENT PLAN - University of Kansas Cancer
Center Parking Addition - PDP2024-00001 - 12200 West 110th Street**

Legal Description:

A Replat of Lot 14, College Square, Third Plat, a subdivision in the city of Overland Park, Johnson County, Kansas, located in the Southeast Quarter of Section 10, Township 13 South, Range 24 East, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 14; thence North 87°56'19" East (North 87°56'39" East plat), along the Northerly line of said Lot 14, a distance of 620.41 feet; thence South 02°05'45" East (North 02°05'25" West plat), along the Easterly line of said Lot 14, a distance of 320.20 feet to the Northerly right-of-way line of 110th Street, as it currently exists; thence South 87°56'19" West (South 87°56'39" West plat), along said Northerly right-of-way line and the Southerly line of said Lot 14, a distance of 268.91 feet; thence continuing along said Northerly right-of-way line and said Southerly lot line, along a curve to the left, having a chord bearing of South 75°51'00" West, a Chord distance of 194.85 feet, a Radius of 465.00 feet, an arc length of 196.31 feet; thence South 63°45'03" West (South 63°45'23" West plat), continuing along said Northerly right-of-way line and said Southerly lot line, a

distance of 3.15 feet to the Easterly right-of-way line of Oakmont, as it currently exists and the Southwest corner of said Lot 14; thence North 25°39'50" West(North 25°39'30" West plat), along said Easterly right-of-way line and the Westerly lot line of said Lot 14, a distance of 395.38 feet to the Point of beginning and containing 179,334.26 square feet or 4.12 acres more or less.

University of Kansas Hospital Authority, applicant, is requesting approval of a revised preliminary development plan to allow a parking lot expansion. This property is currently zoned CP-O, Planned Office Building District.

**PRELIMINARY DEVELOPMENT PLAN - Blue Valley Middle School #11 -
PDP2024-00003 - 9365 West 175th Street**

Legal Description:

All of Lot 1, together with the West 215.00 feet of the West Half of Lot 2, both of Gentleman's Quarters, First Plat, a subdivision in the City of Overland Park, Johnson County, Kansas, all lying in the Northeast Quarter of Section 25, Township 14 South, Range 24 East, described by Michael J. Bogina, Kansas PS-1655, of Olsson, KSLs-114, on January 31, 2023, as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of Section 25, Township 14 South, Range 24 East; thence South 02 degrees 12 minutes 53 second East, on the West line of said Northeast Quarter, a distance of 50.00 feet to the Northwest corner of Lot 1, Gentleman's Quarters, First Plat, the POINT OF BEGINNING; thence North 88 degrees 02 minutes 46 seconds East, departing said West line, on the North line of said Lot 1, and on the North line of Lot 2 of said Gentleman's Quarters, First Plat, a distance of 1071.61 feet to the Northeast corner of the West 215.00 feet of said Lot 2; thence South 02 degrees 12 minutes 34 seconds East, departing said North line, on the East line of said West 215.00 feet, a distance of 1277.22 feet to the Southeast corner of said West 215.00 feet, said corner also lying on the South line of said Lot 2; thence South 88 degrees 02 minutes 38 seconds West, departing said East line, on said South line, and on the South line of said Lot 1, a distance of 1071.50 feet to the Southwest corner of said Lot 1; thence north 02 degrees 12 minutes 53 seconds east, departing said south line, on the west line of said north 56.92 feet, north on the west line of lot 1 to a point; thence in a Northerly and Northwesterly direction, departing said East line, on a curve to the left whose initial tangent bears North 02 degrees 12 minutes 53 seconds West, having a radius of 630.00 feet, through a central angle of 48 degrees 25 minutes 09 seconds, an arc distance of 532.40 feet to a point of tangency; thence North 50 degrees 38 minutes 01 second West a distance of 283.17 feet to a point of curvature; thence in a Northwesterly direction, on a curve to the right, having a radius of 570.00 feet, through a central angle of 22 degrees 18 minutes 21 seconds, an arc distance of 221.91 feet to a point on a non-tangent line; thence North 17 degrees 29 minutes 30 seconds West a distance of 90.88 feet to a point on a non-tangent curve; thence in a Northerly direction, on a curve to the left whose initial tangent bears North 16 degrees 32 minutes 09 seconds West, having a radius of 80.00 feet, through a central angle of 2 degrees 17 minutes 39 seconds, an arc distance of 3.20 feet to a point of reverse curvature; thence in a Northerly direction, having a radius of 560.00 feet, through a central angle of 16

degrees 30 minutes 38 seconds, an arc distance of 161.37 feet to a point of tangency; thence North 02 degrees 19 minutes 10 seconds West a distance of 188.56 feet to a point on the North line of said Northwest Quarter; thence North 88 degrees 02 minutes 44 seconds East, on said North line, a distance of 605.76 feet to the POINT OF BEGINNING. containing 1,806,799.41 Square Feet or 41.48 Acres, more or less.

Blue Valley School District No. 229, applicant, is requesting approval of a preliminary development plan to allow the construction of a new middle school. This property is currently zoned R-1, Single-Family Residential District.

DFD CERTIFICATE OF CONFORMITY - DEV2024-00014 - Vicinity of the northeast corner of 77th and Floyd Streets

Legal Description:

Lot 23, Marty's 2nd Addition, a subdivision in the City of Overland Park, Johnson County, Kansas, except that part taken for streets in condemnation suits. No. 40858** and 41413. 40858 was dismissed by order of Dismissal on 10th April, 1968.

Padel KC, applicant, is requesting a certificate of conformity to allow an indoor/outdoor recreation facility.