

ORDINANCE NO. Z-4294.A

REZONING NO. 2022-00020

AN ORDINANCE RELATING TO ZONING: AMENDING CERTAIN ZONING REGULATIONS SHOWN ON SHEET NO. 081 OF THE ZONING DISTRICT MAP INCORPORATED BY REFERENCE BY OVERLAND PARK MUNICIPAL CODE SECTION 18.150.020; AMENDING OVERLAND PARK MUNICIPAL CODE SECTION 18.150.020, AND REPEALING THE SAME.

WHEREAS, City rezoning application no. REZ2022-00020 requested to rezone the subject land to the following zoning districts: RP-3, RP-6, and CP-2; and

WHEREAS, the Governing Body previously passed Ordinance No. 4294, which enacted the requested zoning change in City rezoning application no. REZ2022-00020, subject to stipulations noted therein; and

WHEREAS, Ordinance No. 4294 contained a scrivener's error in the legal description of the property to be rezoned regarding the boundaries between the land to be zoned RP-3 and RP-6; and

WHEREAS, the plan approved by the Governing Body as part of REZ2022-00020 correctly illustrated the zoning requested; and

WHEREAS, a conflict exists between the plan approved by the Governing Body and the legal description in Ordinance No. 4294 containing the scrivener's error;

WHEREAS, the intent of this ordinance is to correct the previous scrivener's error in Ordinance No. 4294 and to repeal and replace the same.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OVERLAND PARK, KANSAS:

Section 1. Amendment of Zoning District Map. The zoning district boundaries set forth on the Zoning District Map, Sheet No. 081, of the City of Overland Park, Kansas, incorporated by reference in the Overland Park Municipal Code, Section 18.150.020, are hereby amended with respect to the following described real property, to-wit:

A. Tract 1 (RP-3)

Legal Description:

TRACT 1 (RP-3)

Legal Description:

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All that portion of the North One-half of Northwest Quarter and the North One-half of the Northeast Quarter of Section 27, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, this Original Legal Description was prepared on May 30, 2023, by me, Thomas M. Smith, Professional Surveyor, Kansas License No. 759, with said portion being more particularly described as follows:

COMMENCING at the Northwest Corner of the Northwest Quarter of said Section 27; thence South $02^{\circ}29'10''$ East, along the West Line of said quarter section, a distance of 947.44 feet to the true POINT OF BEGINNING of land being described; thence departing said West Line of said quarter section, North $87^{\circ}38'07''$ East, a distance of 585.78 feet; thence North $02^{\circ}00'26''$ West, a distance of 25.29 feet; thence North $87^{\circ}59'34''$ East, a distance of 678.85 feet to a point on a curve; thence northerly along a curve to the right, said having an initial tangent bearing of North $11^{\circ}21'16''$ West, a radius of 350.00 feet, a delta angle of $3^{\circ}48'15''$, an arc length of 23.24 feet; thence North $88^{\circ}00'39''$ East, a distance of 544.51 feet, to a point of curvature; thence easterly and northeasterly along a curve to the left, said curve being tangent to the last described course, having a radius of 150.00 feet, a delta angle of $54^{\circ}47'05''$, an arc length of 143.43 feet; thence South $57^{\circ}55'15''$ East, a distance of 55.05 feet to a point of curvature; thence southeasterly and southerly along a curve to the right, said curve being tangent to the last described course, having a radius of 97.00 feet, a delta angle of $55^{\circ}54'39''$, an arc length of 94.66 feet to a point of tangency; thence South $2^{\circ}00'36''$ East, a distance of 31.79 feet; thence North $87^{\circ}54'46''$ East, a distance of 637.35 feet to a point on the southwesterly Right-of-Way Line of 175th Street as now established, said right-of-way being established by that certain Deed of Dedication dated February 24, 1998 and filed as Document No. 2805920 in Book 5509 at Page 382 in the Johnson County Kansas Register of Deeds Office; thence South $30^{\circ}40'41''$ East, along said right-of-way, a distance of 12.52 feet to a point on the East Line of the North One-half of the Northwest Quarter of said Section 27; thence continuing South $30^{\circ}40'41''$ East, along the southwesterly Right-of-Way Line of 179th Street as now established, said right-of-way being established by that certain Deed of Dedication dated February 24, 1998 and filed as Document No. 2805921 in Book 5509 at Page 387 in the Johnson County Kansas Register of Deeds Office, a distance of 391.53 feet (measured) 390.86 feet (deed) to a point on the South Line of the North One-half of the Northeast Quarter of said Section 27; thence departing said southwesterly right-of-way line along the said South Line of said North One-half of the Northeast Quarter of said Section 27, South $88^{\circ}00'11''$ West, a distance of 184.91 feet to the Southeast Corner of the North One-half of the Northwest Quarter of said Section 27; thence South $88^{\circ}00'08''$ West, along the South Line of said North One-half of said quarter section, a distance of 1500.04 feet to the Northeast Plat Corner of said WOLF RUN, FIRST PLAT; thence continuing along said South Line of the North One-half of said quarter section and the North Plat Line of said WOLF RUN, FIRST PLAT, South $88^{\circ}00'08''$ West, a distance of 484.80 feet; thence North $60^{\circ}35'38''$ West (measured) North $60^{\circ}33'53''$ West (deed), a distance of 76.57 feet (measured) 76.65 feet (deed); thence South $53^{\circ}34'06''$ West (measured) South $53^{\circ}29'15''$

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West (deed), a distance of 70.55 feet (deed & measured) to a point on the South Line of said North One-half of said quarter section and on said North Plat Line of WOLF RUN, FIRST PLAT; thence South 88°00'08" West, along said South Line of said North One-half and said North Line of said WOLF RUN, FIRST PLAT, a distance of 551.66 feet to the Southwest Corner of the North One-half of said quarter section; thence North 02°29'10" West, along the West Line of said quarter section, a distance of 380.85 to the place of beginning and subject to the existing Pflumm Road right-of-way easement of record;

Containing 1,090,025 square feet or 25.024 acres, more or less.

The real property hereinabove described in this Sub-section A., Tract 1, shall hereafter be deemed zoned and classified as RP-3, Planned Garden Apartment District, to allow multi-family uses.

B. Tract 2 (RP-6)

TRACT 2 (RP-6)

Legal Description:

All that portion of the North One-half of Northwest Quarter of Section 27, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, this Original Legal Description was prepared on May 30, 2023, by me, Thomas M. Smith, Professional Surveyor, Kansas License No. 759, with said portion being more particularly described as follows:

COMMENCING at the Northwest Corner of the Northwest Quarter of said Section 27; thence South 02°29'10" East, along the West Line of said North One-half of said quarter section, a distance of 947.44 feet; thence departing said West Line, North 87°38'07" East, a distance of 585.78 feet; thence North 02°00'26" West, a distance of 25.29 feet; thence North 87°59'34" East, a distance of 678.85 feet; thence northerly along a curve to the right, said curve having an initial tangent bearing of North 11°21'16" West, a radius of 350.00 feet, a delta angle of 3°48'15", an arc length of 23.24 feet to a point of compound curvature, said point also being the POINT OF BEGINNING of land being described; thence Northerly, along a tangent curve to the right, said curve having an initial tangent bearing of North 7° 33' 01" West, a radius of 350.00 feet, a delta angle of 05° 04' 34", an arc length of 31.01 feet to a point of tangency; thence North 02°28'27" West, a distance of 735.69 feet to a point on the southerly Right-of-Way Line of 175th Street as now established, said right-of-way being established by that certain Deed of Dedication dated February 24, 1998 and filed as Document No. 2805920 in Book 5509 at Page 382 in the Johnson County Kansas Register of Deeds Office; thence easterly and southeasterly along said southerly Right-of-Way Line of said 175th Street and the southwesterly Right-of-Way Line of 179th Street, as now established and as being established in said certain Deed of Dedication dated February 24, 1998 and filed as Document No. 2805920 in Book 5509 at Page 382 in the

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Johnson County Kansas Register of Deeds Office for the following Six (6) described courses; thence easterly and southeasterly along a non-tangent curve to the right, said curve having an initial tangent bearing of North 88°32'06" East, a radius of 1551.83 feet, a delta angle of 24°21'22", an arc length of 659.67 feet; thence South 71°24'13" East, a distance of 93.91 feet; thence southeasterly along a non-tangent curve to the right, said curve having an initial tangent bearing of South 63°40'17" East, a radius of 1561.68 feet, a delta angle of 21°46'21", an arc length of 593.44 feet to a point of tangency; thence North 48°06'04" East, a distance of 18.70 feet; thence southeasterly along a non-tangent curve to the right, said curve having an initial tangent bearing of South 41°53'56" East, a radius of 1580.38 feet, a delta angle of 11°13'14", an arc length of 309.50 feet; thence South 30° 40' 41" East, a distance of 59.12 feet; thence departing said southwesterly right-of-way line of 179th Street, South 87° 54' 46" West, a distance of 637.35 feet; thence North 02° 00' 36" West, a distance of 31.79 feet, to a point of curvature; thence Northerly and Northwesterly, along a tangent curve to the left, having a radius of 97.00 feet, a delta angle of 55° 54' 39", an arc length of 94.66 feet, to a point of tangency; thence North 57° 55' 15" West, a distance of 55.05 feet, to a point on a curve; thence southwesterly along a non-tangent curve to the right, said curve having an initial tangent bearing of South 33°13'34" West, a radius of 150.00 feet, a delta angle of 54°47'05", an arc length of 143.43 feet to a point of tangency; thence South 88° 00' 39" West, a distance of 544.51 feet, to the POINT OF BEGINNING.

Containing 771,378 square feet or 17.708 acres, more or less.

The real property hereinabove described in this Sub-section B., Tract 2, shall hereafter be deemed zoned and classified as RP-6, Planned High-Rise Apartment District, to allow multi-family uses.

C. Tract 3 (CP-2)

TRACT 3 (CP-2)

Legal Description:

All that portion of the North One-half of Northwest Quarter of Section 27, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, this Original Legal Description was prepared on May 30, 2023, by me, Thomas M. Smith, Professional Surveyor, Kansas License No. 759, with said portion being more particularly described as follows:

COMMENCING at the Northwest Corner of the Northwest Quarter of said Section 27; thence South 02°29'10" East, along the West Line of said North One-half of said quarter section, a distance of 258.93 feet to the true POINT OF BEGINNING of land being described, said point being on the southerly Right-of-Way Line of 175th Street as now established, said right-of-way being established by that certain Deed of Dedication dated

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February 24, 1998 and filed as Document No. 2805920 in Book 5509 at Page 382 in the Johnson County Kansas Register of Deeds Office; thence along said southerly right-of-way line of 175th Street for the following Six (6) described courses; thence departing said West Line of said quarter section, North 87°30'50" East, perpendicular to said West Line, a distance of 40.11 feet (measured) 40.00 feet (deed); thence North 02°27'13" West, a distance of 158.15 feet; thence North 87°58'52" East, a distance of 951.20 feet; thence South 02°01'08" East, a distance of 28.54 feet; thence North 87°58'52" East, a distance of 254.65 feet to a point of curvature; thence easterly along a curve to the right, said curve being tangent to the last described course and having a radius of 1551.83 feet, a delta angle of 00°33'15", an arc length of 15.01 feet; thence departing said southerly right-of-way line, South 02°28'27" East, a distance of 735.69 feet to a point of curvature; thence southerly along a curve to the left, said curve being tangent to the last described course and having a radius of 350.00 feet, a delta angle of 8°52'49", an arc length of 54.25 feet; thence South 87°59'34" West, a distance of 678.85 feet; thence South 02°00'26" East, a distance of 25.29 feet; thence South 87°38'07" West, a distance of 585.78 feet to a point on the West Line of said North One-half of said quarter section; thence North 02°29'10" West, along said West Line, a distance of 688.51 feet to the place of beginning and subject to the existing Pflumm Road right-of-way easement of record;

Containing 1,033,385 square feet or 23.723 acres, more or less.

The real property hereinabove described in this Sub-section C., Tract 3, shall hereafter be deemed zoned and classified as CP-2, Planned General Business District, to allow retail uses.

The Zoning District Map, Sheet No. 081 is hereby ordered to be changed to reflect such amendments noted in Sub-sections A, B and C herein.

Section 2. Stipulations and Conditions. The rezoning granted in Section 1 of this ordinance is hereby made contingent upon the performance and observance of the following regulations, stipulations, conditions, and restrictions, to-wit:

- a. The development shall be in accordance with Exhibit "A" (Site Plan), and Exhibit "B" (Building Elevations), which are filed in the office of the Planning Commission Secretary at City Hall and which are incorporated by reference as if set out in full herein. Provided, subsequent revisions may be made thereto in accordance with the application, notice, and other requirements of O.P.M.C. Title 18. In addition, the development shall follow and comply with all regulations and standards of the City of Overland Park unless specifically exempted by the Governing Body.
- b. Development of the site shall be limited to 153 units (RP-3), 300 units (RP-6), and 128,660 square feet, /units (CP-2).

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Modifications to the plan and proposed square footage may be allowed per Section [18.140.200](#) of the Unified Development Ordinance.

- c. Prior to the issuance of a building permit, the property shall be preliminary and final platted.
- d. Prior to the submittal of a building permit, the Planning Commission shall approve final development plans.
- e. Prior to the issuance of a certificate of occupancy, all rooftop and ground-mounted mechanical equipment shall be screened from view with an architectural treatment that is compatible with the building architecture.
- f. No signage is approved with the final development plans. Separate sign permits are required prior to the installation of any signage.
- g. Concurrent with the submittal of construction plans, the applicant shall provide a separate copy of the landscape plan/tree preservation plan for review by the city forester.
- h. The greenway linkage tract shall be dedicated to the City with the final platting of the properties.
- i. The final plan shall meet the requirements of the Site Design Standards and Architectural Design Standards.
- j. At the time of final development plan approval a tree preservation plan shall be provided for the southern property line. This plan shall be submitted to the City Forester for review.
- k. Prior to the issuance of a building permit, the applicant shall submit to the staff of the Planning and Development Services Department evidence of a recorded covenant running with the land establishing a common access easement for the benefit of the abutting property owners. This form shall be provided on the City's form. The exact location and extent of the easement and the form and content of the easement document shall be subject to review and approval by the Planning and Development Services Department.
- l. Concurrent with the submittal of an application for final development plan approval, the developer's engineer shall submit a Revised Preliminary Stormwater Management Study that includes a preliminary plan and calculations for the stormwater detention facility. The study, plan, and calculations shall be approved by the Engineering Services Division prior to the Planning Commission consideration of the final development plan.
- m. Concurrent with the submittal of construction plans for a public improvement, site development, or building permit, whichever comes first, the developer's engineer shall provide a Final Stormwater Management Study that addresses any outstanding items from the Preliminary Stormwater Management Study and includes any design changes. The study shall be approved prior to the issuance of a permit.

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- n. Prior to the issuance of the certificate of occupancy for any commercial phase of the project requiring stormwater detention, the detention facility serving this commercial shall be certified by the design engineer, a professional engineer, licensed in the State of Kansas. The entire detention facility shall be permanently stabilized with established perennial vegetation with a density of at least 70 percent or fully sodded prior to certification.
- o. Prior to the issuance of the certificate of occupancy for any apartment phase of the project requiring stormwater detention, the detention facility serving these apartments shall be certified by the design engineer, a professional engineer, licensed in the State of Kansas. The entire detention facility shall be permanently stabilized with established perennial vegetation with a density of at least 70 percent or fully sodded prior to certification.
- p. Prior to the issuance of the certificate of occupancy for any multifamily townhome phase of the project requiring stormwater detention, the detention facility serving this phase shall be certified by the design engineer, a professional engineer, licensed in the State of Kansas. The entire detention facility shall be permanently stabilized with established perennial vegetation with a density of at least 70 percent or fully sodded prior to certification.
- q. Prior to the issuance of a site development or building permit, whichever comes first, the owner/developer shall submit a stormwater treatment maintenance agreement for review and approval by the Engineering Services Division. The stormwater treatment maintenance agreement shall be submitted to the Engineering Services Division for recording at the Johnson County Department of Records and Tax Administration with the recording fee paid by the owner/developer.
- r. Prior to the issuance of a final certificate of occupancy, the owner/developer shall provide a certification of completion and compliance for all constructed stormwater treatment facilities. The owner/developer shall submit a maintenance certification one year after construction is completed, and every two years thereafter. The certification shall be on a form as approved by the Engineering Services Division and shall be performed by a professional engineer licensed in the State of Kansas unless the Director approves other qualified individuals to perform the certification.
- s. If required, prior to construction plan approval, provide a copy of the Corps of Engineers Permit issued under Section 404 of the Clean Water Act for all proposed encroachments into Jurisdictional Waters of the U.S.
- t. Prior to the issuance of a final certificate of occupancy, a maintenance surety shall be provided by the owner/developer for the stormwater treatment facilities in accordance with Section 16.210.080.E of the O.P.M.C.
- u. The number, location, and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
- v. Prior to the issuance of a site development or building permit, whichever comes first, the owner/developer shall submit a covenant to maintain private parking facilities agreement

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for review and approval by the Engineering Services Division. The covenant to maintain private parking facilities agreement shall be submitted to the Engineering Services Division for recording at the Johnson County Department of Records and Tax Administration with the recording fee paid by the owner/developer.

- w. Prior to the issuance of a site development or building permit, whichever comes first, the owner/developer shall submit a shared detention maintenance agreement for review and approval by the Engineering Services Division. The document shall address the following:
 - 1) Provide the RP-3 portion of the site with the right to use the detention facility on the RP-6 platted lot.
 - 2) Identify the obligations of each party toward the maintenance of the detention facility.
 - 3) Identify the owner of the RP-6 platted lot as the entity responsible for the annual certification of the detention facility.

The shared detention maintenance agreement shall be submitted to the Engineering Services Division for recording at the Johnson County Department of Records and Tax Administration with the recording fee paid by the owner/developer.

- x. Prior to the issuance of a building permit for any commercial or RP-6 use, the owner and/or developer shall, pursuant to Resolution No. 4797, submit a cash deposit for 12% of the estimated cost of an Intersection Control Device at the intersection of 175th Street and Pflumm Road. The amount of the escrow payment shall be approved by the Engineering Services Division based upon a cost estimate prepared by a professional engineer license in the State of Kansas. The escrow payment shall be deposited with the City's Chief Financial Officer and shall be placed in an escrow account set aside for a future traffic signal, roundabout, or other traffic control device, including design costs, any required interconnections or other appropriate geometric/traffic control measures at the above referenced intersection.
- y. Prior to the issuance of a building permit for any commercial or RP-6 use, the owner and/or developer shall, pursuant to Resolution No. 4797, submit a cash deposit for 16% of the estimated cost of an Intersection Control Device at the intersection of 175th Street and Noland Street. The amount of the escrow payment shall be approved by the Engineering Services Division based upon a cost estimate prepared by a professional engineer license in the State of Kansas. The escrow payment shall be deposited with the City's Chief Financial Officer and shall be placed in an escrow account set aside for a future traffic signal, roundabout, or other traffic control device, including design costs, any required interconnections or other appropriate geometric/traffic control measures at the above referenced intersection.
- z. Prior to the issuance of a building permit for any commercial or RP-6 use, the owner and/or developer shall, pursuant to Resolution No. 4797, submit a cash deposit for 17% of the estimated cost of an Intersection Control Device at the intersection of 175th Street and

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179th Street. The amount of the escrow payment shall be approved by the Engineering Services Division based upon a cost estimate prepared by a professional engineer license in the State of Kansas. The escrow payment shall be deposited with the City's Chief Financial Officer and shall be placed in an escrow account set aside for a future traffic signal, roundabout, or other traffic control device, including design costs, any required interconnections or other appropriate geometric/traffic control measures at the above referenced intersection.

- aa. The construction plans for the east-west connector road shall also include the construction of the greenway linkage trail located on the south and approved by the Engineering Services Division. The greenway linkage trail shall be constructed and dedicated to the City prior to the issuance of the certificate of compliance of the Site Development Permit by the Engineering Services Division.
- bb. Prior to, or concurrent with, the submittal of construction plans for a site development or building permit, whichever comes first, a separate set of public improvement plans for all on-site and off-site public transportation improvements including the public storm sewer system along Noland Street shall be submitted. The plans shall be approved and the public improvement permit shall be issued by the Engineering Services Division prior to the issuance of a site development or building permit. Prior to the issuance of a certificate of occupancy, the public improvements shall be built and accepted for maintenance by the Engineering Services Division.
- cc. The developer shall provide off-site transportation improvements as part of the initial development phase with access to 175th Street. No certificate of occupancy shall be issued until such off-site improvements are completed. The Initial Development access improvements include constructing a storage bay, deceleration lane, and appropriate taper for each movement in accordance with City standards and in conformance with the KDOT Access Management Policy for the following:
 - At the 175th/Pflumm Intersection - Construct a southbound left-turn.
 - At the 175th/Pflumm Intersection - Construct a westbound right-turn lane.
 - At 175th/Noland Intersection - Construct a westbound left-turn lane.
 - At 175th/Noland Intersection - Construct an eastbound right-turn lane.
 - At 175th/Noland Intersection - Construct an eastbound left-turn lane.
 - At 175th/Noland Intersection - Construct a northbound left-turn lane.
 - At 175th/179th Street Intersection - Construct a westbound left-turn lane.
 - At 175th/179th Street Intersection - Construct a northbound right-turn lane.
 - At 175th/179th Street Intersection - Construct a southbound right-turn lane.
- dd. The developer shall provide off-site transportation improvements as part of the full build-out development phase. No certificate of occupancy shall be issued until such off-site improvements are completed. Full Build-out access improvements include constructing a storage bay, deceleration lane, and appropriate taper for each movement in accordance with

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City standards and in conformance with the KDOT Access Management Policy for the following:

- At the 175th/Pflumm Intersection - Lengthen the eastbound left-turn lane to meet design standard requirements.
 - At the 175th/Pflumm Intersection - Lengthen the westbound left-turn lane to meet design standard requirements.
 - At the 175th/Pflumm Intersection - Construct a northbound left-turn lane.
 - At the 175th/Pflumm Intersection - Construct a northbound right-turn lane.
- ee. The developer shall provide off-site transportation improvements as part of full build-out. No certificate of occupancy shall be issued until such off-site improvements are completed. Full Build-out access improvements include constructing a storage bay and appropriate taper for each movement in accordance with City standards:
- At Access B - Install a raised median on Pflumm Road to restrict the driveway to right-in/right-out access.
 - At Access C - Construct an eastbound right-turn lane.
 - At Access C - Install a raised median on 175th Street to restrict the driveway to right-in/right-out access.
- ff. Prior to the issuance of any building permit, the property shall be preliminary and final platted and the required Excise Tax paid. Further, all necessary right-of-way along Pflumm Road, 175th and 179th shall be platted or otherwise dedicated prior to a building or site development permit with the corresponding improvement for that phase of development.
- gg. Additional grading in the right-of-way shall be accomplished to move the existing ditches away from the unimproved thoroughfare and provide appropriate shoulder room and remove any vegetation that obstructs intersection sight distance. The shoulder and ditch improvements shall include extending the existing culvert(s) under 175th Street as necessary to meet clear zone requirements.
- hh. Prior to the issuance of a building permit for the RP-3 Villas, an “as-built” grading plan shall be submitted by the owner/developer and approved by the Engineering Services Division.
- ii. The proposed unrestricted full access to Pflumm Road at Access A may be modified or restricted by the City Engineer to meet City Ordinance and adopted Access Management Standards in place at the time Pflumm Road is improved.
- jj. The proposed unrestricted full access to 175th Street at Noland Road may be modified or restricted by the City Engineer to meet City Ordinance and adopted Access Management Standards in place at the time 175th Street is improved.

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- kk. Concurrent with the submittal of an application for final development plan approval, whichever comes first, for any development west of Noland Street (with the exception of the Gas Station), the developer's engineer shall provide a Revised Traffic Impact Study that addresses any outstanding items from the Traffic Impact Study and includes any design changes. The study shall be approved prior Final Development Plan approval.
- ll. Prior to the issuance of a site development or building permit for any frontage of a Final Plat that abuts Pflumm Road, the subdivision shall conform to the requirements of Section [18.460.260](#) of the O.P.M.C.

Section 3. The Zoning District Map for the City of Overland Park, Kansas, is hereby amended by this ordinance, Ordinance No. Z-4294.A, said amendment being incorporated by reference pursuant to Section 18.150.020 which is amended to read as follows:

18.150.020 Zoning District Map

The boundaries of the zoning districts enumerated in Section 18.150.010 and in Article 7 of the Johnson County, Kansas, Zoning & Subdivision Regulations adopted herein shall be shown on a map officially designated as the Zoning District Map, which map is hereby incorporated by reference. Such "Zoning District Map" shall be marked "official copy of zoning district map incorporated into the zoning regulations by adoption of a zoning ordinance by the Governing Body of the City on the 07th day of August, 2023," and shall be filed in the office of the Director of Planning and Development Services of the City of Overland Park, Kansas, to be open to inspection and available to the public at all reasonable business hours. Ordinances amending the boundaries of zoning districts shall order the "Zoning District Map" to be changed to reflect such amendment, shall amend this Section 18.150.020, and shall reincorporate such "Zoning District Map" as amended.

Section 4. All zoning ordinances or provisions of the City of Overland Park, Kansas, otherwise limiting the use of the above described real property and inconsistent with this ordinance are hereby repealed. Further, Overland Park Municipal Code, Section 18.150.020, is hereby repealed to allow for amendment to the Zoning District Map as set forth hereinabove.

Section 5. Take Effect. This ordinance shall take effect and be in force as of the date of its passage, approval and publication as provided by law.

Section 6. ORDINANCE NO. Z-4294 is hereby repealed.

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PASSED by the City Council this 04th day of March, 2024.

APPROVED by the Mayor this 04th day of March, 2024.

CITY OF OVERLAND PARK, KANSAS

By: (s) Curt Skoog
Curt Skoog
Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:

By: (s) Elizabeth Kelley
Elizabeth Kelley
City Clerk

By: (s) Trevor Stiles
Trevor L. Stiles
Senior Assistant City Attorney