

**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, May 13, 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 - SUP2024-00005 - 8530 West 199th Street

Legal Description:

Lot 2, Blue Valley Center Third Plat, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

J C Investments LLC, applicant, is requesting a special use permit to allow the renewal of tractor and related accessory equipment sales and service for a 10-year period of time. This property is currently zoned PRB-1J, Planned Rural Business District, Johnson County.

REZONING - REZ2024-00004 - Vicinity of the southwest corner of 112th Street and Lamar Avenue

Legal Description:

All That Part Of The Northwest Quarter Of Section 17, Township 13 South, Range 25 East, In The City Of Overland Park, Johnson County, Kansas, Described By Phelps Engineering, Inc. Project No. 230677 January 10, 2024, To Wit:

Commencing At The Northeast Corner Of The Northwest Quarter Of Said Section 17; Thence S 1°28'38" E. Along The East Line Of The Northwest Quarter Of Said Section 17, Said Line Also Being The Centerline Of Lamar Avenue, As Now Established By The Plat Of Overland Park Plaza II (Block 2), A Subdivision In Said City, County And State, A Distance Of 693.64 Feet, To A Point On The Easterly Extension Of The South Right-Of-Way Line Of West 112th Street, As Now Established By Said Plat Of Overland Park Plaza II (Block 2); Thence S 87°53'51" W, Along The Extension Of The South Right-Of-Way Line Of Said West 112th Street, A Distance Of 40.00 Feet, To A Point On The West Right-Of-Way Line Of Said Lamar Avenue, Said Point Also Being The Point Of Beginning; Thence S 1°28'35" E, Along The West Right-Of-Way Line Of Said Lamar Avenue, A Distance Of 617.51 Feet, To The

Northeast Corner Of Lot 1, The Renaissance, Fourth Plat, A Subdivision In Said City, County And State; Thence S 88°31'25" W, Along The North Line Of Said Lot 1, A Distance Of 83.80 Feet, To A Point Of Curvature; Thence Westerly And Southwesterly, Along The North Line Of Said Lot 1, Said Line Being A Curve To The Left And Tangent To The Last Described Course, Having A Radius Of 800.00 Feet And A Central Angle Of 5°28'44", An Arc Length Of 76.50 Feet, To A Point Of Tangency; Thence S 83°02'41" W, Along The North Line Of Said Lot 1, And Its Southwesterly Extension, A Distance Of 430.71 Feet, To A Point Of Curvature; Thence Southwesterly, Along A Curve To The Left Being Tangent To The Last Described Course, Having A Radius Of 200.00 Feet And A Central Angle Of 15°58'00", An Arc Length Of 55.73 Feet, To A Point On The East Right-Of-Way Line Of Glenwood Avenue, As Now Established By The Plat Of Overland Park Plaza II (Lot 1, Block 3), A Subdivision In Said City, County And State; Thence Northwesterly, Along The East Right-Of-Way Line Of Said Glenwood Avenue, Said Line Being A Curve To The Left And Having An Initial Tangent Bearing Of N 25°13'05" W, Having A Radius Of 1230.00 Feet And A Central Angle Of 14°56'55", An Arc Distance Of 317.34 Feet, To A Point Of Tangency; Thence N 40°00'00" W, Along The East Right-Of-Way Line Of Said Glenwood Avenue, A Distance Of 336.91 Feet, To A Point On The South Right-Of-Way Line Of Said West 112th Street; Thence N 50°00'00" E, Along The South Right-Of-Way Line Of Said West 112th Street, A Distance Of 84.03 Feet, To A Point Of Curvature; Thence Northeasterly And Easterly, Along The South Right-Of-Way Line Of Said West 112th Street, Said Line Being A Curve To The Right And Tangent To The Last Described Course, Having A Radius Of 370.00 Feet And A Central Angle Of 37°53'50", An Arc Distance Of 244.73 Feet, To A Point Of Tangency; Thence N 87°53'51" E, Along The South Right-Of-Way Line Of Said West 112th Street, A Distance Of 724.30 Feet, To The Point Of Beginning.

Overland Park Residences, LLC, applicant, is requesting rezoning to RP-6, Planned High-Rise Apartment District, to allow for multi-family apartments.

REZONING - REZ2024-00002 - Vicinity of the southeast corner of 97th Street and Metcalf Avenue

Legal Description:

A Tract being a part of the Northwest Quarter of Section 5, Township 13 South, Range 25 East of the 6th Principal Meridian, in the City of Overland Park, Johnson County, Kansas, said Tract being more particularly described by Joseph H. McLaughlin, LS-1625, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation, the bearings in this description are based on the West line of the Northwest Quarter of Section 5 having a bearing of North 02° 25' 27" West, as referenced to Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northeast Corner of 97TH & METCALF - THIRD, a subdivision recorded May 23, 2023 as Instrument Number 20230523-0005059 in Book 202305, Page 005059;

Thence North $87^{\circ} 51' 53''$ East, 159.93 feet, on the Easterly prolongation of the North line of 97TH & METCALF - THIRD, and on the South line of 95METCALF - SECOND PLAT, a subdivision recorded October 13, 2017, in Book 201710, Page 004682, to the POINT OF BEGINNING of said Tract herein described;

Thence North $87^{\circ} 51' 53''$ East, 643.83 feet, to a point on the West line of NALL HILLS, a subdivision recorded February 25, 1960, in Book 22, Page 27;

Thence South $02^{\circ} 24' 26''$ East, 501.86 feet, to a point on the North line of METCALF SOUTH, a subdivision recorded March 1, 1967, in Book 29, Page 32;

Thence South $02^{\circ} 29' 49''$ East, 119.82 feet, on the West line of Lot 15, METCALF SOUTH, to the Northeast corner of Lot A, METCALF SOUTH;

Thence South $87^{\circ} 58' 45''$ West, 26.69 feet, on the North line of said Lot A, to the beginning of a tangent curve concave to the South;

Thence Southwesterly, following the North line of said Lot A, on a curve to the left with an arc length of 303.03 feet, having a radius of 2643.10 feet, with a chord bearing of South $84^{\circ} 41' 41''$ West and a chord distance of 302.86 feet;

Thence South $81^{\circ} 24' 37''$ West, 321.81 feet, continuing on the North line of said Lot A;

Thence North $02^{\circ} 11' 20''$ West, 110.00 feet, departing said North line;

Thence North $01^{\circ} 51' 50''$ West, 309.42 feet, to the beginning of a non-tangent curve concave to the North;

Thence Northwesterly, on a curve to the right with an arc length of 74.70 feet, having a radius of 209.32 feet, with a chord bearing of North $75^{\circ} 20' 03''$ West and a chord distance of 74.30 feet;

Thence North $65^{\circ} 14' 13''$ West, 52.93 feet, to the beginning of a tangent curve concave to the South;

Thence Northwesterly, on a curve to the left with an arc length of 35.18 feet, having a radius of 75.00 feet, with a chord bearing of North $78^{\circ} 40' 33''$ West and a chord distance of 34.86 feet;

Thence South $87^{\circ} 53' 08''$ West, 7.22 feet, to a point on the East line of 97TH & METCALF, a subdivision recorded May 23, 2023, in Book 202305, Page 005059;

Thence North $02^{\circ} 06' 53''$ West, 81.11 feet, on the East line of said 97TH & METCALF and on the East line of said 97TH & METCALF - THIRD;

Thence North 87° 53' 07" East, 11.33 feet, departing the East line of said 97TH & METCALF - THIRD, to the beginning of a tangent curve concave to the South;

Thence Southeasterly, on a curve to the right with an arc length of 69.55 feet, having a radius of 200.00 feet, with a chord bearing of South 69° 38' 41" East and a chord distance of 69.20 feet;

Thence South 59° 40' 54" East, 52.79 feet, to the beginning of a tangent curve concave to the North;

Thence Southeasterly, on a curve to the left with an arc length of 42.94 feet, having a radius of 102.50 feet, with a chord bearing of South 70° 27' 52" East and a chord distance of 42.62 feet;

Thence North 01° 58' 29" West, 191.02 feet, to the POINT OF BEGINNING, said Tract containing 426,643 square feet or 9.7944 acres.

Thompson Thrift, applicant, is requesting a rezoning to RP-6, Planned High-Rise Apartment District, to allow revisions to a commercial development.

**REVISED PRELIMINARY DEVELOPMENT PLAN - Wolf Creek Plaza - PDP2024-00010
- Vicinity of the southwest corner of 175th Street and Pflumm Road**

Legal Description:

All that part of the Northeast Quarter of Section 28, Township 14 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 28; thence S 2°29'10" E, along the East line of the Northeast Quarter of said Section 28, a distance of 523.31 feet; thence S 87°30'50" W, a distance of 303.43 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 829.00 feet, an arc distance of 229.47 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 471.00 feet, an arc distance of 131.14 feet; thence S 87°25'15" W, a distance of 670.74 feet to a point on the West line of the East One-half of the Northeast Quarter of said Section 28; thence N 2°34'45" W, along the West line of the East One-half of the Northeast Quarter of said Section 28, a distance of 492.93 feet to the Northwest corner of the East One-half of the Northeast Quarter of said Section 28; thence N 88°17'22" E, along the North line of the Northeast Quarter of said Section 28, a distance of 1331.11 feet to the point of beginning, containing 15.3223 acres, more or less, of unplatted land.

Pflumm 175th Investors, LLC, applicant, is requesting approval of a revised preliminary development plan to allow revisions to a commercial development. This property is currently zoned CP-2, Planned General Business District.

**REVISED PRELIMINARY DEVELOPMENT PLAN - 115th & Lamar - PDP2024-00006 -
Vicinity of the northwest corner of 115th Street and Lamar Avenue**

Legal Description:

All Of Lot 1, The Renaissance, Fourth Plat, A Subdivision, Together With All That Part Of The Northwest Quarter Of Section 17, Township 13 South, Range 25 East, All In The City Of Overland Park, Johnson County, Kansas, Described By Phelps Engineering, Inc. Cls-82 Project No. 230677 March 28, 2024, To Wit:

Beginning At The Northwest Corner Of Said Lot 1; Thence S 6°57'19" E, Along The West Line Of Said Lot 1, A Distance Of 191.84 Feet, To A Point Of Curvature; Thence Southerly And Southeasterly, Along The West Line Of Said Lot 1, Said Line Being A Curve To The Left And Tangent To The Last Described Course, Having A Radius Of 1000.00 Feet And A Central Angle Of 27°02'06", An Arc Distance Of 471.85 Feet, To A Point Of Tangency; Thence S 33°59'25" E, Along The West Line Of Said Lot 1, A Distance Of 97.33 Feet, To The Southwest Corner Thereof, Said Point Also Being On The North Right-Of-Way Line Of West 115th Street, As Now Established; Thence Southwesterly, Along The North Right-Of-Way Line Of Said West 115th Street, Said Line Being A Curve To The Left And Having An Initial Tangent Bearing Of S 56°18'09" W, A Radius Of 1265.00 Feet And A Central Angle Of 11°17'51", An Arc Distance Of 249.43 Feet, To A Point On The East Right-Of-Way Line Of Glenwood Avenue, As Now Established By The Plat Of Overland Park Plaza II (Lot 1, Block 3), A Subdivision In Said City, County And State; Thence Northwesterly, Along The East Right-Of-Way Line Of Said Glenwood Avenue, Said Line Being A Curve To The Right And Having An Initial Tangent Bearing Of N 39°13'10" W, A Radius Of 1370.00 Feet And A Central Angle Of 22°29'27", An Arc Distance Of 537.78 Feet, To A Point Of Tangency; Thence N 16°43'43" W, Along The East Right-Of-Way Line Of Said Glenwood Avenue, A Distance Of 186.02 Feet, To A Point Of Curvature; Thence Northwesterly, Along The East Right-Of-Way Line Of Said Glenwood Avenue, Said Line Being A Curve To The Left And Tangent To The Last Described Course, Having A Radius Of 1230.00 Feet And A Central Angle Of 8°29'21", An Arc Distance Of 182.24 Feet; Thence Northeasterly And Easterly, Along A Curve To The Right Having An Initial Tangent Bearing Of N 67°04'46" E, A Radius Of 200.00 Feet And A Central Angle Of 15°57'55", An Arc Distance Of 55.73 Feet, To A Point Of Tangency; Thence N 83°02'41" E, A Distance Of 269.09 Feet, To The Point Of Beginning, Containing 5.1019 Acres, More Or Less.

112th & Lamar, LLC, applicant, is requesting approval of a revised preliminary development plan to allow for revisions to a mixed used development. This property is currently zoned MXD, Planned Mixed Use District.

**REVISED PRELIMINARY DEVELOPMENT PLAN - 97 Metcalf - PDP2024-00008 -
Vicinity of the southeast corner of 97th Street and Metcalf Avenue**

Legal Description:

All Of Lot 2, Lot 3, Lot 4 and Lot 5, 97 th & Metcalf, and all of Lot 1A and Lot 1B, 97 th and Metcalf Third Plat a Subdivision in The City Of Overland Park, Johnson County, Kansas,

And together with:

A Tract being a part of the Northwest Quarter of Section 5, Township 13 South, Range 25 East of the 6th Principal Meridian, in the City of Overland Park, Johnson County, Kansas, said Tract being more particularly described by Brent E. Thompson, PS-1277, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Northwest Quarter of Section 5 having a bearing of North 02° 25' 27" West, as referenced to Kansas State Plane Coordinate System, North Zone, NAD83.)

BEGINNING at the Northeast Corner of 97TH & METCALF - THIRD, a subdivision recorded May 23, 2023 as Instrument Number 20230523-0005059 in Book 202305, Page 005059;

Thence North 87° 51' 53" East, 159.93 feet, on the Easterly prolongation of the North line of 97TH & METCALF - THIRD, and on the South line of 95METCALF - SECOND PLAT, a subdivision recorded October 13, 2017, in Book 201710, Page 004682;

Thence South 01° 58' 29" East, 191.02 feet, to the beginning of a non-tangent curve concave to the North;

Thence Northwesterly, on a curve to the right with an arc length of 42.94 feet, having a radius of 102.50 feet, with a chord bearing of North 70° 27' 52" West and a chord distance of 42.62 feet;

Thence North 59° 40' 54" West, 52.79 feet, to the beginning of a non-tangent curve concave to the South;

Thence Northwesterly, on a curve to the left with an arc length of 69.55 feet, having a radius of 200.00 feet, with a chord bearing of North 69° 38' 41" West and a chord distance of 69.20 feet;

Thence South 87° 53' 07" West, 11.34 feet, to a point on the East line of said plat 97TH & METCALF – THIRD;

Thence North 02° 06' 53" West, 120.48 feet, on said East line, to the POINT OF BEGINNING, said Tract containing 24,320 square feet or 0.5583 acres.

And together with:

A Tract being a part of the Northwest Quarter of Section 5, Township 13 South, Range 25 East of the 6th Principal Meridian, in the City of Overland Park, Johnson County, Kansas,

said Tract being more particularly described by Brent E. Thompson, PS-1277, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Northwest Quarter of Section 5 having a bearing of North 02° 25' 27" West, as referenced to Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northeast Corner of 97TH & METCALF - THIRD, a subdivision recorded May 23, 2023 as Instrument Number 20230523-0005059 in Book 202305, Page 005059;

Thence South 02° 06' 53" East, 201.59 feet, on the East line of said plat 97TH & METCALF - THIRD, and on the East line of 97TH & METCALF, a subdivision recorded July 28, 2022 as Instrument Number 20220728-0007633 in Book 202207, Page 007633, to the POINT OF BEGINNING of said Tract herein described;

Thence North 87° 53' 07" East, 7.23 feet, departing the East line of said plat 97TH & METCALF, to the beginning of a non-tangent curve concave to the South;

Thence Southeasterly, on a curve to the right with an arc length of 35.18 feet, having a radius of 75.00 feet, with a chord bearing of South 78° 40' 33" East and a chord distance of 34.86 feet;

Thence South 65° 14' 13" East, 52.93 feet, to the beginning of a non-tangent curve concave to the North;

Thence Southeasterly, on a curve to the left with an arc length of 74.70 feet, having a radius of 209.32 feet, with a chord bearing of South 75° 20' 03" East and a chord distance of 74.30 feet;

Thence South 01° 51' 50" East, 309.42 feet;

Thence South 02° 11' 20" East, 110.00 feet, to a point on the North line of Lot A, METCALF SOUTH, a subdivision recorded March 1, 1967, in Book 29, Page 32;

Thence South 81° 24' 37" West, 132.63 feet, on the North line of said Lot A, to its intersection with the East line of said plat 97TH & METCALF;

Thence North 08° 35' 23" West, 52.85 feet, on the East line of said plat 97TH & METCALF;

Thence North 02° 12' 00" West, 168.82 feet, continuing on said East line;

Thence North 10° 21' 00" West, 141.58 feet, continuing on said East line;

Thence North 02° 06' 53" West, 126.40 feet, continuing on said East line, to the POINT OF BEGINNING, said Tract containing 66,109 square feet or 1.5176 acres.

Box Development, LLC, applicant, is requesting approval of a revised preliminary development plan to allow revisions to a commercial development. This property is currently zoned CP-2, Planned General Business District.