

ORDINANCE NO. Z-4325

SPECIAL USE PERMIT NO. 2023-00024

AN ORDINANCE RELATING TO ZONING: AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY.

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

Section 1. Special Use Permit Granted. Pursuant to regulations set forth in the Overland Park Municipal Code, Section 18.370, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property, to-wit:

Legal Description:

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 1492.25 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 2° 08' 10" E, a distance of 304.40 feet; thence N 87° 49' 27" E, a distance of 295.33 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 349.76 feet, to the point of beginning.

The above-described tract contains 415,224 sq. ft. or 9.532 acres more or less.

Section 2. That the real property hereinabove described shall hereafter allow a hotel and convention center for an indefinite period of time. This property is currently zoned RUR-J, Rural District, Johnson County.

All Zoning Ordinances or Zoning Regulations of the City of Overland Park, Kansas, affecting the use of the real property hereinbefore described which are inconsistent with this ordinance are hereby made inapplicable to the said property for said period of time.

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Section 3. Conditions and Stipulations. The special use permit granted in Sections 1 and 2 hereinabove in addition to full compliance with any general provisions contained in Chapter 18.370 of the Overland Park Municipal Code, Unified Development Ordinance, is hereby made contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions, and restrictions, of which the violation of any hereafter enumerated will be a supplementary basis for revocation in addition to those specified in Section 18.370.050, 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. The development of the hotel and event center shall be limited to 130,000 square feet of total building area.
- 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. The final plans shall meet the requirements of the Site Design Standards and Architectural Design Standards.
- f. The approval of this special use permit does not exempt the applicant from obtaining any required building permits or other City licenses. The applicant agrees to obtain any required building permits or other City licenses.

Section 4. 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.

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PASSED by the City Council this 1st day of April, 2024.

APPROVED by the Mayor this 1st day of April, 2024

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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