

**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 - SUP2024-00006 - 9526 Nall Avenue

Legal Description:

A tract of land located in the Northeast Quarter of Section 5, Township 13 South, Range 25 East of the Sixth Principal Meridian and being a part of Block 31-A, NALL HILLS, a subdivision in the City of Overland Park, County of Johnson, State of Kansas and recorded in the Johnson County Register of Deeds' office in Book 22, on Pages 27 and 28, and being more particularly described by Randy G. Zerr, Kansas PS-1396, on April 5, 2024 as follows:

Commencing at a point 270.00 feet North of the Southeast corner of said Block 31-A, said point also being on the West right-of-way line of Nall Avenue as established in March 2024; thence departing said West right-of-way line South 87°41'09" West, 548.98 feet; thence North 02°18'51" West, 365.18 feet to the Point of Beginning; thence South 87°28'14" West, 120.28 feet; thence South 02°31'46" East, 3.00 feet; thence South 87°28'14" West, 27.00 feet; thence North 02°31'46" West, 55.98 feet; thence North 87°28'14" East, 27.00 feet; thence South 02°31'46" East, 3.00 feet; thence North 87°28'14" East, 120.28 feet; thence South 02°31'46" East, 49.98 feet to the Point of Beginning, containing 7,523 square feet.

Playful Pack, applicant, is requesting a special use permit to allow a dog daycare and kennel with an outdoor play area for a five-year period of time. This property is currently zoned CP-2, Planned General Business District.

SPECIAL USE PERMIT - SUP2024-00007 - Vicinity of the southwest corner of 115th Street and Nall Avenue

Legal Description:

A Tract of land situated in part of Lot 1, ASPIRIA 2ND PLAT, a subdivision of land recorded January 20, 2023, in Book 202301, Page 003228, in the City of Overland Park, Johnson County, Kansas, being more particularly described by metes and bounds follows:

(Note: For course orientation the bearings in this description are based on the West line of Lot 1, ASPIRIA 2ND PLAT, having a bearing of North 09° 46' 00" West, as shown on the recorded plat of ASPIRIA 2ND PLAT.)

Commencing at the Northwest corner of said Lot 1, ASPIRIA 2ND PLAT:

Thence South 09° 46' 00" East, 85.92 feet, on the West line of said Lot 1, to its intersection with the South line on a gas easement, as established by Book 38, Page 95, and the POINT OF BEGINNING of said Tract herein described;

Thence North 87° 54' 17" East, 441.33 feet, on said South line; Thence departing said South line, South 02° 05' 42" East, 158.73 feet; Thence North 88° 29' 14" East, 31.16 feet; Thence South 01° 30' 48" East, 172.50 feet; Thence South 88° 29' 12" West, 155.36 feet; Thence South 01° 30' 48" East, 155.00 feet; Thence South 88° 29' 12" West, 98.00 feet; Thence North 01° 30' 48" West, 138.09 feet; Thence South 88° 29' 12" West, 170.88 feet, to a point on the West line of said Lot 1; Thence North 09° 46' 00" West, 347.24 feet, on said West line, to the POINT OF BEGINNING, said Tract contains 161,316 square feet or 3.7033 acres.

HCW Nall, LLC, applicant, is requesting a special use permit to allow for a hotel for an indefinite period of time. This property is currently zoned MXD, Planned Mixed Use District.

REZONING - REZ2024-00003 - Vicinity of the southwest corner of 115th Street and Nall Avenue

Legal Description:

Lot 1, Aspiria 2nd Plat, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

HCW Nall, LLC, applicant, is requesting rezoning to CP-2, Planned General Business District, to allow changes in use.

REVISED PRELIMINARY DEVELOPMENT PLAN - Aspiria - PDP2024-00009 - Vicinity of the southwest corner of 115th Street and Nall Avenue

Legal Description:

A Tract of land lying and situated in Section 17, Township 13 South, Range 25 East of the Sixth Principal Meridian, inclusive of part of 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, all of ASPIRIA 1ST PLAT, recorded September 1, 2022, in Book 202209, Page 215, and all of Lot 2, ASPIRIA 2ND PLAT, recorded January 20, 2023, in Book 202301, Page 3228, in the City of Overland Park,

Johnson County, Kansas, said Tract being described by William C. Anderson, PLS 1527, with BHC, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the East line of the Southeast Quarter having a bearing of South 01° 30' 48" East, as determined by Global Positioning System observations referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

BEGINNING at the North corner common to Tracts A and B, as shown on said Lot Split Certificate of Survey, monumented by a 1/2-inch reinforcing rod with a cap marked LS 8;

Thence Northeasterly and Northerly, on a curve to the left, having a radius of 865.00 feet, an arc length of 733.84 feet, on the North line of said Tract B, said curve having a chord bearing North 34° 32' 15" East, and a chord distance of 712.03 feet;

Thence North 10° 14' 00" East, 234.07 feet, tangent to the last described course, on said North line, to the beginning of a tangent curve, to the right, with a radius of 1155.00 feet;

Thence Northerly and Northeasterly, on said curve, an arc length of 953.26 feet, on said North line, said curve having a chord bearing North 33° 52' 38" East, and a chord distance of 926.43 feet, to the beginning of a compound curve, to the right, with a radius of 1330.00 feet;

Thence Northeasterly and Easterly, on said compound curve and said North line, an arc length of 797.41 feet, said curve having a chord bearing North 74° 41' 50" East, and a chord distance of 785.52 feet, to its intersection with the South line of a Deed of Dedication recorded May 14, 1998, in Book 5587 at Page 831;

Thence South 82° 47' 44" East, 72.83 feet, on the South Right-of-Way line of 115th Street, as established by said Deed of Dedication, to the beginning of tangent curve, to the right, with a radius of 977.00 feet;

Thence Southeasterly, on said curve and said South Right-of-Way line, an arc length of 91.27 feet, said curve having a chord bearing South 80° 07' 10" East, and a chord distance of 91.24 feet; Thence South 77° 26' 36" East, 82.91 feet, on said South Right-of-Way line, to the beginning of a tangent curve, to the right, with a radius of 1318.00 feet;

Thence Southeasterly, on said curve and said South Right-of-Way line, an arc length of 96.30 feet, said curve having a chord bearing South 75° 21' 01" East, and a chord distance of 96.28 feet;

Thence South 40° 05' 45" East, 39.15 feet, on said South Right-of-Way line, to the beginning of a non-tangent curve, to the right, with a radius of 1297.00 feet;

Thence Southeasterly, on said curve and said South Right-of-Way line, an arc length of

98.79 feet, to the North corner common to said Tract B and said ASPIRIA 1ST PLAT, said curve having a chord bearing South 69° 37' 37" East, and a chord distance of 98.76 feet;

Thence continuing on said curve, to the right, having a radius of 1297.00 feet, an arc length of 4.22 feet, on said South Right-of-Way line, said curve having a chord bearing of South 67° 21' 06" East, and a chord distance of 4.22 feet;

Thence North 22° 44' 27" East, 33.00 feet, on said South Right-of-Way line, to its intersection with the North line of said ASPIRIA 1ST PLAT, and the beginning of a non-tangent, curve to the right, with a radius of 1330.00 feet;

Thence Southeasterly, on said curve and said North line, an arc length of 393.76 feet, said curve having a chord bearing South 58° 46' 36" East, and a chord distance of 392.32 feet;

Thence South 50° 17' 43" East, 171.70 feet, tangent to the last described course, on said North line, to the Northeast corner of said ASPIRIA 1ST PLAT, monumented by a found 1/2-inch reinforcing rod with a cap marked LS 8;

Thence South 35° 33' 21" West, 662.16, on the East line of said ASPIRIA 1ST PLAT, and East line of said Tract B;

Thence South 24° 29' 27" West, 695.96 feet, on said East line of said Tract B, to the beginning of a tangent curve, to the left, with a radius of 100.00 feet;

Thence Southerly on said curve, and said East line, an arc length 82.33 feet, said curve having a chord bearing South 00° 54' 16" West, and a chord distance of 80.03 feet;

Thence South 22° 40' 55" East, 217.36 feet, tangent to the last described course, on said East line, to the beginning of a tangent curve, to the left, with a radius of 50.00 feet; Thence Southeasterly, on said curve and said East line, an arc length of 45.01 feet, said curve having a chord bearing South 48° 28' 07" East, and a chord distance of 43.50 feet;

Thence South 74° 15' 19" East, 279.24 feet, tangent to the last described course, on said East line;

Thence South 22° 55' 37" East, 121.56 feet, on said East line, to the beginning of a tangent curve, to the right, with a radius of 290.00 feet;

Thence Southerly, on said curve and said East line, an arc length of 99.99 feet, said curve having a chord bearing South 13° 02' 59" East, and a chord distance of 99.49 feet;

Thence South 03° 10' 20" East, 109.03 feet, on said East line, to the Southwest corner of Lot 2A, of a Certificate of Survey, of Lot 2, Block 5, OVERLAND PARK PLAZA II, recorded June 16, 1997, in Book 5218 at Page 647, monumented by a found 1/2-inch reinforcing rod with a

cap marked LS 8;

Thence Northeasterly, on a curve, to the left, with a radius of 760.00 feet, non-tangent to the last described course, an arc length of 388.48 feet, said curve having a chord bearing North $73^{\circ} 52' 37''$ East, and a chord distance of 384.26 feet, on the South line of said Lot 2A;

Thence North $59^{\circ} 14' 00''$ East, 397.31 feet, tangent to the last described course, on said South line, to the beginning of a non-tangent curve to the right, with a radius of 720.00 feet;

Thence Northeasterly, on said curve and said South line, an arc length of 48.70 feet, said curve having a chord bearing North $61^{\circ} 07' 07''$ East, and a chord distance of 48.69 feet, to the South corner common with said Lot 2A and Lot 2 of said ASPIRIA 2ND PLAT, monumented by a found 1/2-inch reinforcing rod with a cap marked LS 8;

Thence North $09^{\circ} 46' 00''$ West, 654.80 feet, on the West line of said Lot 2, to the Northwest corner of said Lot 2;

Thence North $88^{\circ} 20' 13''$ East, 547.90 feet, on the North line of said Lot 2, to its intersection with the West Right-of-Way line of Nall Avenue, as established by a Deed of Dedication recorded May 1, 1991, in Book 3343 at Page 773;

Thence South $01^{\circ} 30' 48''$ East, 1924.08 feet, on said West Right-of-Way line, parallel with and 70.00 feet West of the East line of the Southeast Quarter of said Section 17, to the intersection of the North line of 119th Street, as established by said Deed of Dedication recorded in Book 3343 at Page 773;

Thence South $87^{\circ} 56' 42''$ West, 2585.44 feet, on said North Right-of-Way line, parallel with and 70.00 feet North of the South line of said Southeast Quarter;

Thence South $87^{\circ} 49' 14''$ West, 828.02 feet, on said North Right-of-Way line, parallel with and 70.00 feet North of the South line of the Southwest Quarter of said Section 17, to its intersection with the East line of a Deed of Dedication recorded May 14, 1998, in Book 5587 at Page 836;

Thence North $02^{\circ} 10' 46''$ West, 1.00 feet, on said East line, and said North Right-of-Way line;

Thence South $87^{\circ} 49' 14''$ West, 380.03 feet, on said East line, and said North Right-of-Way line;

Thence North $34^{\circ} 03' 38''$ West, 45.75 feet, on said East line, departing said North Right-of-Way line, to the East Right-of-Way line of Glenwood Street, as now established by said Deed of Dedication;

Thence Northerly and Northeasterly, on said East Right-of-Way line, on a curve, to the right, having a radius of 533.00 feet, an arc length of 115.92 feet, said curve having a chord bearing North 09° 25' 01" East, and a chord distance of 115.69 feet;

Thence North 15° 38' 51" East, 113.70 feet, on said East Right-of-Way line;

Thence North 12° 13' 29" East, 217.57 feet, on said East Right-of-Way line, to the beginning of a tangent curve, to the left, with a radius of 555.00 feet;

Thence Northerly and Northwesterly, on said curve and said East Right-of-Way line, an arc length of 437.86 feet, said curve having a chord bearing North 10° 22' 37" West, and a chord distance of 426.59 feet, to the beginning of a reverse curve, to the right, having a radius of 705.00 feet;

Thence Northwesterly, on said curve and said East Right-of-Way line, an arc length of 36.57 feet, said curve having a chord bearing North 31° 29' 33" West, and a chord distance of 36.57 feet;

Thence South 59° 59' 37" West, 12.00 feet, on said Right-of-Way East line, to the beginning of a non-tangent curve, to the right, with a radius of 717.00 feet;

Thence Northwesterly, on said curve and said East line, an arc length of 266.84 feet, said curve having a chord bearing North 19° 20' 40" West, and a chord distance of 265.30 feet;

Thence North 08° 40' 58" West, 104.74 feet, on said Right-of-Way East line, to Southwest corner of Tract A, of the aforesaid Lot Split Certificate of Survey, recorded in Book 201811 at Page 006154, monumented by a found 1/2-inch reinforcing rod with cap;

Thence Southeasterly, on the South line of said Tract A, on a curve, to the left, with a radius of 30.01 feet, an arc length of 14.93 feet, said curve having a chord bearing South 77° 57' 38" East, and a chord distance of 14.78 feet;

Thence North 87° 46' 57" East, 30.00 feet, on said South line, to the beginning of a non-tangent curve, to the left, with a radius of 30.00 feet;

Thence Northeasterly and Northerly, on said curve and said South line, an arc length of 44.07 feet, said curve having a chord bearing North 45° 41' 59" East, and a chord distance of 40.21 feet;

Thence North 87° 56' 42" East, 182.78 feet, on said South line, to the Southeast corner of said Tract A;

Thence North 02° 03' 18" West, 258.36 feet, on the East line of said Tract A, to the POINT OF BEGINNING, said Tract containing 8,570.667 square feet or 196.7554 acres.

HCW Nall, LLC, applicant, is requesting a revised preliminary development plan to allow revisions to a mixed use development. This property is currently zoned MXD, Planned Mixed Use District.