



City of Overland Park Planning Commission

REVISED

Monday, October 9, 2023

1:30 PM

City Hall - 8500 Santa Fe Drive, Council Chamber

View a live stream of this meeting at opkansas.civicweb.net

Please silence cell phones while the meeting is in progress.

Chair Holly Streeter-Schaefer

Vice Chair Kip Strauss

David M. Hill
Rob Krewson
Matt Masilionis

Edward "Ned" Reitzes
Jenna Reyes
Thomas Robinett

Kim Sorensen
Radd Way

Members of the public may participate by submitting written comments to planningcommission@opkansas.org or by accessing the [Public Comments](#) page. Online comments close at 11:00 a.m. on October 9.

Members of the public wishing to make a presentation during the meeting must submit the presentation by 11:00 a.m. on October 9 to: pod@opkansas.org

CALL TO ORDER

APPROVAL OF MINUTES

Approval of Minutes - [September 9, 2023](#)

PLANNING COMMISSION BUSINESS

2024 Planning Commission Schedule (Draft)

- [2024 Planning Commission Schedule \(Draft\)](#)

CONSENT AGENDA

1. **Revised Preliminary Development Plan - PDP2023-00020** - Colonial Presbyterian Church - 12501 West 137th Street. Application made by Colonial Presbyterian Church. (Related Case No. PDP2017-00119). **Zach Nelson/Megan Viviano**
 - [Staff Comments](#)
 - [Maps](#)
2. **Final Development Plan - DEV2023-00055** - Colonial Presbyterian Church Garden Storage Building - 12501 West 137th Street. Application made by Colonial Presbyterian Church. (Related Case No. PDP2023-00020). **Zach Nelson/Megan Viviano**
 - [Staff Comments](#)

- [Maps](#)
- 3. **Revised Preliminary Development Plan - PDP2023-00026** - Sykes/Lady Overland Park Golf Club - Parking Lot Addition - 12501 Quivira Road. Application made by The City of Overland Park. (Related Case No. PDP2017-00126). **Aaron DuBois/Megan Viviano**
 - [Staff Comments](#)
 - [Maps](#)
- 4. **Final Development Plan - DEV2023-00069** - Sykes/Lady Overland Park Golf Club Parking Addition - 12501 Quivira Road. Application made by The City of Overland Park. (Related Case No. PDP2023-00026). **Aaron DuBois/Megan Viviano**
 - [Staff Comments](#)
 - [Maps](#)
- 5. **Landscaping Plan - DEV2023-00063** - Overland Park Public Safety Center - 16279 Antioch Road. Application made by The City of Overland Park. (Related Case No. SUP2014-00044). **Keith Gooch/Tony Meyers**
 - [Staff Comments](#)
 - [Maps](#)
- 6. **Final Development Plan - DEV2023-00068** - CityPlace CC IV - Artwork Amenity - 11350 Switzer Road. Application made by Cityplace Corporate Centre IV Investors, LLC. (Related Case No. REZ2015-00013). **Zach Nelson**
 - [Staff Comments](#)
 - [Maps](#)
- 7. **Revised Preliminary Development Plan - PDP2023-00021** - The Rose Estates - Vicinity of the southwest corner of 127th Street and Antioch Road. Application made by DEV Investment LLC. (Related Case No. SUP1999-00025). **Aaron DuBois/Jane Manis Continued to November 13, 2023**
 - [Staff Comments](#)

REGULAR AGENDA

- 8. **Rezoning - REZ2023-00012** - Vicinity of the southeast corner of 95th Street and Craig Drive. Rezoning requested to CP-O, Planned Office Building District, to allow office buildings. Application made by The Roman Catholic Archdiocese of Kansas City in Kansas. **Requires Public Hearing - Zach Nelson/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
- 9. **Revised Preliminary Development Plan - PDP2023-00025** - Holy Cross Catholic School - 8101 West 95th Street. Application made by The Roman Catholic Archdiocese of Kansas City In Kansas. (Related Case No. PDP1999-10005). **Zach Nelson/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
- 10. **Special Use Permit - SUP2023-00018** - 7801 West 119th Street. Special use permit requested for a 10-year period of time to allow a renewal for Two Dogs and A Cat Pet Club. This property is currently zoned CP-2, Planned General Business District. Application made by 2 Dogs Real Estate Holdings, LLC. **Requires Public Hearing - Zach Nelson/Tony Meyers Continued to November 13, 2023**
 - [Staff Comments](#)
- 11. **Special Use Permit - SUP2023-00019** - 7501 West 69th Street. Special use permit requested for an indefinite period of time to allow a drinking establishment. This property is currently zoned R-1, Single-Family Residential District. Application made by Milburn Golf & Country Club. **Requires Public**

Hearing - Danielle Hollrah

- [Staff Comments](#)
- [Maps](#)

12. **Special Use Permit - SUP2023-00020** - 9220 Foster Street. Special use permit requested for a 10-year period of time to allow the renewal of a temporary commercial use. This property is currently zoned R-3, Garden Apartment District. Application made by M-H Apartment Company, L.P. (Related Case No. SUP2021-00020). **Requires Public Hearing - Zach Nelson Continued to February 12, 2024**
 - [Staff Comments](#)
13. **Special Use Permit - SUP2023-00021** - 7171 West 95th Street. Special use permit requested for a 15-month period of time to allow temporary contractor storage. This property is currently zoned CP-2, Planned General Business District. Application made by The City of Overland Park. **Requires Public Hearing - Colin Victroy**
 - [Staff Comments](#)
 - [Maps](#)
14. **Special Use Permit - SUP2023-00022** - 8909 West 179th Street. Special use permit requested for a three-year period of time to allow a drinking establishment. This property is currently zoned RUR-J, Rural District, Johnson County. Application made by The City of Overland Park. **Requires Public Hearing - Danielle Hollrah**
 - [Staff Comments](#)
 - [Maps](#)
15. **Revised Preliminary Development Plan - PDP2023-00019** - Mills Farm Parking Lot Lighting - 16020 King Street. Application made by Mills Farm HOA. (Related Case No. PDP2006-00003). **Requires Public Hearing - Colin Victory Continued to November 13, 2023**
 - [Staff Comments](#)
16. **Revised Preliminary Development Plan - PDP2023-00022** - Oak Park Plaza - Chick-fil-A - Vicinity of the southeast corner of 97th Street and Quivira Road. Application made by Oak Park Mall LLC. (Related Case No. REZ1991-00031). **Requires Public Hearing - Keith Gooch/Anne Hays Continued to November 13, 2023**
 - [Staff Comments](#)
17. **Preliminary Development Plan - PDP2023-00023** - Bietigheim-Bissingen (BB) Park - Vicinity of the northeast corner of 159th Street and Quivira Road. Application made by The City of Overland Park. (Related Case No. REZ2023-00009). **Requires Public Hearing - Keith Gooch/Jane Manis Continued to November 13, 2023**
 - [Staff Comments](#)
18. **Final Development Plan - DEV2023-00062** - Bietigheim-Bissingen (BB) Park - Vicinity of the northeast corner of 159th Street and Quivira Road. Application made by The City of Overland Park. (Related Case No. PDP2023-00023). **Keith Gooch/Jane Manis Continued to November 13, 2023**
 - [Staff Comments](#)
19. **Preliminary Plat - PLT2023-00054** - Bietigheim-Bissingen (BB) Park - Vicinity of the northeast corner of 159th Street and Quivira Road. Application made by The City of Overland Park. **Requires Public Hearing - Keith Gooch/Jane Manis Continued to November 13, 2023**
 - [Staff Comments](#)
20. **Final Plat - PLT2023-00055** - Bietigheim-Bissingen (BB) Park - Vicinity of the northeast corner of 159th Street and Quivira Road. Application made by The City of Overland Park. (Related Case No. PLT2023-00054). **Keith Gooch/Jane Manis Continued November 13, 2023**
 - [Staff Comments](#)

21. **Revised Preliminary Development Plan - PDP2023-00024** - Pawnee Elementary School - 9501 West 91st Street. Application made by Shawnee Mission School District. (Related Case No. PDP2021-00021). **Requires Public Hearing - Aaron DuBois/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
22. **Final Development Plan - DEV2023-00066** - Pawnee Elementary School - 9501 West 91st Street. Application made by Shawnee Mission School District. (Related Case No. PDP2023-00024). **Aaron DuBois/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
23. **Certificate of Conformity - DEV2023-00060** - 7814 Newton Street (Single-Family Home). Application made by Larry and Janiece Vohland. **Requires Public Hearing - Colin Victory**
 - [Staff Comments](#)
 - [Maps](#)
24. **Certificate of Conformity - DEV2023-00061** - McCarthy Honda - 7979 Metcalf Avenue. Application made by WRL Investments LP. **Requires Public Hearing - Colin Victory/Megan Viviano Continued to November 13, 2023**
 - [Staff Comments](#)
25. **Preliminary Plat - PLT2023-00004** - Georgetown Plaza - Vicinity of the southeast corner of 75th Street and Frontage Road. Application made Georgetown Investors, LLC c/o Drake Development LLC. **Requires Public Hearing - Keith Gooch/Megan Viviano**
 - [Staff Comments](#)
 - [Maps](#)
26. **Preliminary Plat - PLT2023-00039** - Tu'Lakes Lot 4A and 5B Replat - 10472 West 159th Street. Application made by Sajid and Javeria Farooqui. **Requires Public Hearing - Aaron DuBois/Megan Viviano Continued to November 13, 2023**
 - [Staff Comments](#)
27. **Preliminary Plat - PLT2023-00052** - Mann Estates - 9822 West 159th Street. Application made by Jerred A Mann Trust. **Requires Public Hearing - Aaron DuBois/Tony Meyers**
 - [Staff Comments](#)
 - [Maps](#)
28. **Final Plat - PLT2023-00053** - Mann Estates - 9822 West 159th Street. Application made by Jerred A Mann Trust. (Related Case No. PLT2023-00052). **Aaron DuBois/Tony Meyers**
 - [Staff Comments](#)
 - [Maps](#)
29. **Preliminary Plat - PLT2023-00056** - Wolf Creek Plaza - Vicinity of the southwest corner of 175th Street and Pflumm Road. Application made by LMP Wolf Creek Owner, LLC and Pflumm 175th Investors, LLC. (Related Case No. PLT2021-00006). **Requires Public Hearing - Aaron DuBois/Anne Hays**
 - [Staff Comments](#)
 - [Maps](#)
30. **Revised Preliminary Development Plan - PDP2023-00010** - Total Access Urgent Care (TAUC) Properties - 12261 Blue Valley Parkway. Application made by TAUC Properties, Inc. (Related Case No. REZ1998-00046). **Keith Gooch/Megan Viviano Withdrawn**
 - [Staff Comments](#)
31. **Final Development Plan - DEV2023-00027** - Total Access Urgent Care (TAUC) - Costco Outlet -

12261 Blue Valley Parkway. Application made by TAUC Properties, Inc. (Related Case No. REZ1998-00046). **Keith Gooch/Megan Viviano**

- [Staff Comments](#)
- [Maps 1 - Site](#)
- [Maps 2 - Access Drive History](#)

32. **Nonconforming Situation Permit - PLM2023-00053** - 9306 West 83rd Terrace. Application made by Friends of JCDS Inc. **Danielle Hollrah**

- [Staff Comments](#)
- [Maps](#)

33. **Final Development Plan - DEV2023-00064** - Jehovah's Witnesses Kingdom Hall Renovations - 8300 West 79th Street. Application made by Overland Park Jehovah's Witnesses, Inc. **Zach Nelson/Jane Manis**

- [Staff Comments](#)
- [Maps](#)

34. **Final Development Plan - DEV2023-00065** - Radiant Church - 12140 West 135th Street. Application made by Radiant Church. (Related Case No. REZ1987-00017). **Danielle Hollrah**

- [Staff Comments](#)
- [Maps 1 - Site](#)
- [Maps 2 - Photos of Existing](#)
- [Maps 3 - Neighboring Conditions](#)
- [Maps 4 - Exterior Comparison](#)

35. **Final Development Plan - DEV2023-00057** - Christian Brothers Automotive - Vicinity of the northeast corner of 162nd Street and Metcalf Avenue. Application made by Metcalf Plaza LLC. (Related Case No. REZ2007-00023). **Zach Nelson/Megan Viviano** **Continued to November 13, 2023**

- [Staff Comments](#)

NON AGENDA ITEMS

NEW BUSINESS

36. **FrameworkOP Comprehensive Plan Update Report**

Kim Sorensen, Planning Commissioner, Representative

Erin Ollig, Manager, Strategic Planning Division, Staff Lead

ADJOURNMENT

[Rezoning and Special Use Permit Procedures](#)
[Criteria for Considering Rezoning and Special Use Permit Applications](#)

The **CONSENT AGENDA** will be presented in its entirety for Planning Commission consideration. Applicants who plan to attend the meeting should be present at 1:30 p.m.

Staff comments for each item are available on the agenda the Friday prior to the Planning Commission meeting. However, some agenda items may be continued after the final agenda is published.

If you need accommodations for the meeting or the live video stream of the meeting, call 913-895-6155 (Kansas Relay Service 1-800-766-3777). Please give 48 hours' notice.