



City of Overland Park Planning Commission

Monday, November 13, 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 November 13.

Members of the public wishing to make a presentation during the meeting must submit the presentation by 11:00 a.m. on November 13 to: pod@opkansas.org

CALL TO ORDER

APPROVAL OF MINUTES

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

PLANNING COMMISSION BUSINESS

- **Approval of Nominating Committee**

CONSENT AGENDA

1. **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**
 - [Staff Comments](#)
 - [Maps](#)
2. **Revised Preliminary Development Plan - PDP2023-00027** - College Square - Hillcrest Thrift Shop - Vicinity of the northwest corner of College Boulevard and Quivira Road. Application made by College & Quivira Development Company. (Related Case No. REZ1986-00022). **Zach Nelson/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)

3. **Final Development Plan - DEV2023-00072** - Hillcrest Thrift Store - 12202 College Boulevard. Application made by College & Quivira Development Company. (Related Case No. REZ1986-00022). **Zach Nelson/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
4. **Revised Preliminary Development Plan - PDP2023-00031** - Hy-Vee Aisles Online - 8501 West 95th Street. Application made by Hy-Vee, Inc. (Related Case No. REZ2010-00005). **Colin Victory/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
5. **Final Development Plan - DEV2023-00081** - Hy-Vee Aisles Online - 8501 West 95th Street. Application made by Hy-Vee, Inc. (Related Case No. REZ2010-00005). **Colin Victory/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
6. **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**
 - [Staff Comments](#)
 - [Maps](#)
7. **Final Development Plan - DEV2023-00071** - Galleria Multi-Family Lot 2 - Vicinity of the northwest corner of 115th Street and Nall Avenue. Application made by College 69 Associates, LLC. (Related Case No. REZ2021-00028). **Aaron DuBois/Megan Viviano**
 - [Staff Comments](#)
 - [Maps](#)
8. **Final Development Plan - DEV2023-00074** - Holy Trinity Orthodox Church Picnic Pavilion - 11901 Pflumm Road. Application made by Holy Trinity Orthodox Church. (Related Case No. PDP2014-00021). **Aaron DuBois/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
9. **Final Development Plan - DEV2023-00078** - Georgetown Professional Plaza - Lots 1 & 4 - Vicinity of the southeast corner of 75th Street and Frontage Road. Application made by Georgetown Investors, LLC c/o Drake Development LLC. (Related Case No. REZ2023-00001). **Keith Gooch/Megan Viviano**
 - [Staff Comments](#)
 - [Maps](#)
10. **Final Development Plan - DEV2023-00079** - Georgetown Professional Plaza Lots 2 & 3 - Vicinity of the southeast corner of 75th Street and Frontage Road. Application made by Georgetown Investors, LLC c/o Drake Development LLC. (Related Case No. REZ2023-00001). **Keith Gooch/Megan Viviano**
 - [Staff Comments](#)
 - [Maps](#)
11. **Final Plat - PLT2023-00063** - Homes at Wolf Creek Replat Lot 25 & Tract C - 17536 Summit Street. Application made by LMP Wolf Creek Owner, LLC. (Related Case No. PLT2023-00056). **Aaron DuBois/Anne Hays**
 - [Staff Comments](#)
 - [Maps](#)
12. **Final Plat - PLT2023-00064** - Villas at Chapel Hill, Ninth Plat - 13419 and 13423 West 174th Terrace. Application made by C.H. Investments, LLC. (Related Case No. PLT2012-00014). **Zach Nelson**

- [Staff Comments](#)
 - [Maps](#)
13. **Final Plat - PLT2023-00065** - Replat of Georgetown Professional Plaza - Vicinity of the southeast corner of 75th Street and Frontage Road. Application made by Georgetown Investors, LLC c/o Drake Development LLC. (Related Case No. PLT2023-00004). **Keith Gooch/Megan Viviano**
 - [Staff Comments](#)
 - [Maps](#)
 14. **Final Plat - PLT2023-00058** - Red Fox Run at Sundance Ridge Replat Lot 65 and 66 - Vicinity of High Street and Kenneth Road. Application made by Sundance LLC. (Related Case No. PLT2021-00028). **Danielle Hollrah/Anne Hays Withdrawn**
 - [Staff Comments](#)
 15. **Final Development Plan - DEV2023-00070** - Galleria Lot 7 - Vicinity of the northwest corner of 115th Street and Nall Avenue. Application made by College 69 Associates, LLC. (Related Case No. REZ2021-00028). **Aaron DuBois/Megan Viviano Withdrawn**
 - [Staff Comments](#)

REGULAR AGENDA

16. **CIP Hearing - PLM2023-00071** - 2025-2029 CIP - Capital Improvement Plan. Application made by The City of Overland Park. **Requires Public Hearing - Kyle Derringer**
 - [Staff Comments](#)
 - [Maps 1 - 2025-2029 CIP Public Hearing Memo](#)
 - [Maps 2 - 2025-2029 CIP Summary](#)
17. **Unified Development Ordinance Amendment - PLM2023-00061** - Unified Development Ordinance (UDO) Amendments to Sections 18.130.150, 18.140.010.E and 18.140.450 regarding fees. Application made by The City of Overland Park. **Requires Public Hearing - Leslie Karr**
 - [Staff Comments](#)
 - [Maps](#)
18. **Rezoning - REZ2023-00004** - Vicinity of the northeast corner of Merriam Drive and Antioch Road. Rezoning requested to CP-3, Planned Commercial District, to allow for the expansion of a used car dealership. Application made by Hazem Albahar. **Requires Public Hearing - Danielle Hollrah/Megan Viviano Continued to January 8, 2024**
 - [Staff Comments](#)
19. **Rezoning - REZ2023-00013** - Vicinity of the southeast corner of Cody Street and Quivira Road. Rezoning requested to CP-2, Planned General Business District to allow a drive-thru restaurant. Application made by Bluemont Group, LLC. **Requires Public Hearing - Colin Victory/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
20. **Rezoning - REZ2023-00014** - 18514 Metcalf Avenue. Rezoning requested to RP-OS, Planned Residential Open Space, to allow single-family development. Application made by Prairie Star Partners, Inc & Metcalf 183, Inc. **Requires Public Hearing - Aaron DuBois/Anne Hays**
 - [Staff Comments](#)
 - [Maps 1](#)
 - [Maps 2 - Johnson County Rural Comprehensive Plan Update](#)
21. **Rezoning - REZ2023-00015** - Vicinity of the southeast corner of 179th Street and U.S. 69 Highway. Rezoning requested to CP-2, Planned General Business District, R-1, Single-Family Residential District, CP-O, Planned Office Building District, RP-2, Planned Two-Family Residential District, to allow

a mix of commercial, office, multi-family, and single-family uses. Application made by DF Real Estate.

Requires Public Hearing - Colin Victory/Megan Viviano Continued to December 11, 2023

- [Staff Comments](#)

22. **Special Use Permit - SUP2023-00024** - Vicinity of the southeast corner of 179th Street and U.S. 69 Highway. Special use permit requested for an indefinite period of time to allow a hotel and convention center. This property is currently zoned RUR-J, Rural District, Johnson County. Application made by DF Real Estate. **Requires Public Hearing - Colin Victory/Megan Viviano Continued to December 11, 2023**
 - [Staff Comments](#)
23. **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**
 - [Staff Comments](#)
 - [Maps](#)
24. **Special Use Permit - SUP2023-00023** - 8501 West 95th Street. Special use permit requested for a one-year period of time to allow a temporary storage building. This property is currently zoned CP-2, Planned General Business District. Application made by Hy-Vee, Inc. **Requires Public Hearing - Colin Victory/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
25. **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**
 - [Staff Comments](#)
 - [Maps](#)
26. **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 December 12, 2023**
 - [Staff Comments](#)
27. **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**
 - [Staff Comments](#)
 - [Maps](#)
28. **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**
 - [Staff Comments](#)
 - [Maps](#)
29. **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**
 - [Staff Comments](#)
 - [Maps](#)
30. **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**

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

31. **Revised Preliminary Development Plan - PDP2023-00029** - Stanley Square Shopping Center - Vicinity of the northwest corner of 151st Street and U.S. 69 Highway. Application made by Stanley Square, LLC. (Related Case No. REZ2005-00026). **Requires Public Hearing - Colin Victory/Megan Viviano**

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

32. **Revised Preliminary Development Plan - PDP2023-00030** - Metcalf Village Shops - Vicinity of the southeast corner of 161st Street and Metcalf Avenue. Application made by My Store III, Inc. (Related Case No. REZ2007-00023). **Requires Public Hearing - Zach Nelson/Megan Viviano Continued to December 11, 2023**

- [Staff Comments](#)

33. **Certificate of Conformity - DEV2023-00061** - McCarthy Honda - 7979 Metcalf Avenue. Application made by WRL Investments LP. **Requires Public Hearing - Colin Victory/Megan Viviano**

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

34. **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

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

35. **Final Development Plan - DEV2023-00076** - Planned Parenthood Great Plains - 4401 West 109th Street. Application made by Planned Parenthood Great Plains. (Related Case No. REZ1977-00009). **Colin Victory/Jane Manis**

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

36. **Sign Deviation - DEV2023-00075** - Oades Brothers Tire and Auto - 7625 Metcalf Avenue. Application made by Oades Brothers Tire & Auto. **Danielle Hollrah**

- [Staff Comments](#)
- [Maps 1 - Sign Deviation](#)
- [Maps 2 - Building Painting](#)

37. **Sign Deviation - DEV2023-00077** - Shamrock Trading Corporation - 9325 and 9345 Metcalf Avenue. Application made by Shamrock Trading Corporation. (Related Case No. REZ2018-00014). **Zach Nelson**

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

NON AGENDA ITEMS

NEW BUSINESS

38. **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.