



City of Overland Park Planning Commission

Monday, December 11, 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 December 11.

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

CALL TO ORDER

APPROVAL OF MINUTES

PLANNING COMMISSION BUSINESS

- **Nomination of Officers**

CONSENT AGENDA

1. **Revised Preliminary Development Plan - PDP2023-00032** - Fieldstone Office Park - Vicinity of the southwest corner of 143rd Street and Metcalf Avenue. Application made by TOLD Development Company. (Related Case No. REZ1999-00022). **Aaron DuBois/Anne Hays**
 - [Staff Comments](#)
 - [Maps](#)
2. **Final Development Plan - DEV2023-00089** - Fieldstone Office Park Fourth Plat Lot 13 - Vicinity of the southwest corner of 143rd Street and Metcalf Avenue. Application made by TOLD Development Company. (Related Case No. REZ1999-00022). **Aaron DuBois/Anne Hays**
 - [Staff Comments](#)
 - [Maps](#)
3. **Final Plat - PLT2023-00068** - Fieldstone Office Park Fourth Plat - Vicinity of the southwest corner of

143rd Street and Metcalf Avenue. Application made by TOLD Development Company. (Related Case No. PLT2002-00059). **Aaron DuBois/Anne Hays**

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

4. **Revised Preliminary Development Plan- PDP2023-00033** - Blue Valley West High School Gym and Storm Shelter Addition - 16200 Antioch Road. Application made by Blue Valley School District No. 229. (Related Case No. PDP2002-00040). **Colin Victory/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
5. **Final Development Plan - DEV2023-00084** - Blue Valley West High School Gym and Storm Shelter Addition - 16200 Antioch Road. Application made by Blue Valley School District No. 229. (Related Case No. PDP2023-00033). **Colin Victory/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
6. **Final Development Plan - DEV2023-00085** - Blue Valley West High School Parking Lot Addition - 16200 Antioch Road. Application made by Blue Valley School District No. 229. (Related Case No. PDP2023-00033). **Colin Victory/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
7. **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**
 - [Staff Comments](#)
 - [Maps](#)
8. **Final Development Plan - DEV2023-00088** - Dunkin - Vicinity of the southeast corner of Cody Street and Quivira Road. Application made by College Oaks LLC. (Related Case No. REZ2023-00013). **Colin Victory/Jane Manis**
 - [Staff Comments](#)
 - [Maps](#)
9. **Final Development Plan - DEV2023-00091** - Blue Valley Square - Vicinity of the southwest corner of 175th Street and Plumm Road. Application made by DF Real Estate. (Related Case No. REZ2022-00020). **Zach Nelson/Megan Viviano Continued to January 8, 2024**
 - [Staff Comments](#)

REGULAR AGENDA

10. **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](#)
11. **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](#)
12. **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 January 8, 2024

- [Staff Comments](#)

13. **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 January 8, 2024**
 - [Staff Comments](#)
14. **Special Use Permit - SUP2023-00025** - 5011 Antioch Road. Special Use Permit requested for a two-year period of time to allow a renewal of an automotive restoration business. This property is currently zoned M-1, Industrial Park District. Application made by Ray Boyles' Corvette Village, Inc. **Requires Public Hearing - Aaron DuBois**
 - [Staff Comments](#)
 - [Maps](#)
15. **Special Use Permit - SUP2023-00026** - 8800 West 85th Street. Special use permit requested for a 10-year period of time to allow the renewal of the Shawnee Mission West Wind Turbine. This property is currently zoned R-1, Single-Family Residential District. Application made by Shawnee Mission School District. **Requires Public Hearing- Danielle Hollrah**
 - [Staff Comments](#)
 - [Maps](#)
16. **Special Use Permit - SUP2023-00027** - 10701 Nall Avenue. Special use permit requested for a five-year period of time to allow the renewal of the Lithotripsy Trailer. This property is currently zoned CP-O, Planned Office Building District. Application made by Kansas City Urology Care, PA. **Requires Public Hearing - Aaron DuBois Withdrawn**
 - [Staff Comments](#)
17. **Special Use Permit - SUP2023-00028** 12000 Quivira Road. Special use permit requested for a 10-year period of time to allow the renewal of a Communications Tower. This property is currently zoned CP-O, Planned Office Building District. Application made by American Tower. **Requires Public Hearing - Keith Gooch**
 - [Staff Comments](#)
 - [Maps](#)
18. **Special Use Permit - SUP2023-00029** - 4409 West 159th Street. Special use permit requested for a 10-year period of time to allow the renewal of a Communications Tower. This property is currently zoned RP-3, Planned Garden Apartment District. Application made by American Tower. **Requires Public Hearing - Keith Gooch**
 - [Staff Comments](#)
 - [Maps](#)
19. **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 Withdrawn**
 - [Staff Comments](#)
20. **Revised Preliminary Development Plan - PDP2023-00028** - Bluhawk - Vicinity of the southeast corner of 159th Street and Lowell Avenue. Application made by Bluhawk Land LLC. (Related Case No. REZ2016-00002). **Zach Nelson/Megan Viviano Continued to January 8, 2024**
 - [Staff Comments](#)

21. **Preliminary Plat - PLT2023-00059** - Stanley Square Shopping Center - Vicinity of the northwest corner of 151st Street and U.S. 69 Highway. Application made by Stanley Square, LLC. **Requires Public Hearing - Colin/Victory/Megan Viviano**
- [Staff Comments](#)
 - [Maps](#)
22. **Preliminary Plat - PLT2023-00067** - Schlagel Farms - Vicinity of the southeast corner of 175th Street and Pflumm Road. Application made by Cogswell Holdings, LLC, Pflumm Holdings, LLC, and Melkkoe, LLC. **Requires Public Hearing - Zach Nelson/Megan Viviano**
- [Staff Comments](#)
 - [Maps](#)
23. **Final Plat - PLT2023-00069** - Prairie Wolf Villas - Vicinity of the southeast corner of 175th Street and Pflumm Road. Application made by 179 OP Manager, LLC. (Related Case No. PLT2023-00067). **Zach Nelson/Megan Viviano**
- [Staff Comments](#)
 - [Maps](#)
24. **Final Development Plan - DEV2023-00090** - Prairie Wolf Villas - Vicinity of the southeast corner of 175th Street and Pflumm Road. Application made by 179 OP Manager, LLC. (Related Case No. REZ2022-00020). **Zach Nelson/Megan Viviano**
- [Staff Comments](#)
 - [Maps](#)
25. **Final Development Plan - DEV2023-00086** - The Golden Scoop Ice Cream & Coffee - 10460 West 103rd Street. Application made by The Golden Scoop LLC. (Related Case No. REZ1981-00010). **Danielle Hollrah/Megan Viviano**
- [Staff Comments](#)
 - [Maps 1 - Site](#)
 - [Maps 2 - Deviation](#)
26. **Sign Deviation - DEV2023-00083** - Sano Orthopedics - 11340 Nall Avenue. Application made by Sano Orthopedics. (Related Case No. REZ2021-00028). **Danielle Hollrah/Anne Hays**
- [Staff Comments](#)
 - [Maps](#)
27. **Unified Development Ordinance - PLM2023-00078** - Authorization for amendments to the Unified Development Ordinance (UDO) Section 18.130.025 pertaining to Address Standards. **Aaron DuBois**
- [Staff Comments](#)

NON AGENDA ITEMS

NEW BUSINESS

28. **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.