



February 2010						
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28						

## Preliminary Planning Commission Agenda February 8, 2010 1:30 p.m.

City of Overland Park  
Council Chamber  
8500 Santa Fe Drive

March 2010						
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|---|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Collins, Chair | <input type="checkbox"/> Thacker, Vice Chair | <input type="checkbox"/> Sorensen |                                   |
| <input type="checkbox"/> Lance          | <input type="checkbox"/> Hill                | <input type="checkbox"/> Reitzes  | <input type="checkbox"/> Troester |
| <input type="checkbox"/> Lund           | <input type="checkbox"/> Gadd                | <input type="checkbox"/> Flanagan | <input type="checkbox"/> Brake    |

### Plan Review Committee Agenda January 7, 2010 9:30 a.m.

Planning Conference Room D

- |                                  |                                   |                                    |                                      |
|----------------------------------|-----------------------------------|------------------------------------|--------------------------------------|
| <input type="checkbox"/> Johnson | <input type="checkbox"/> Rod      | <input type="checkbox"/> Hunter    | <input type="checkbox"/> Blankenship |
| <input type="checkbox"/> Fortun  | <input type="checkbox"/> Stone    | <input type="checkbox"/> Dalecky   | <input type="checkbox"/> DuBois      |
| <input type="checkbox"/> Ebel    | <input type="checkbox"/> Ruether  | <input type="checkbox"/> Stuecheli | <input type="checkbox"/> Zeigler     |
| <input type="checkbox"/> Betten  | <input type="checkbox"/> Karr     | <input type="checkbox"/> Gooch     | <input type="checkbox"/> Sneegas     |
| <input type="checkbox"/> Parsons | <input type="checkbox"/> Maggiore | <input type="checkbox"/> Anderson  | <input type="checkbox"/> Beske       |
| <input type="checkbox"/> Abel    |                                   |                                    |                                      |

1. **Zoning Map Amendment - 9455 West 151st Street.** Application made by The City of Overland Park. (Case No. PLM2009-00037) **Requires Public Hearing**
  
2. **Capital Improvements Program 2011 - 2015.** Application made by The City of Overland Park. (Case No. PLM2009-00038) **Requires Public Hearing**
  
3. **Rezoning No. 2009-5 - Vicinity of the southwest corner of 179th Street and Quivira Road.** Rezoning requested from RURJ, Rural District, Johnson County, to PRN, Planned Residential Neighborhood District to allow a senior living facility. Application made by Inez Harkins. (Case No. REZ2009-00005) **Requires Public Hearing**
  
4. **Rezoning No. 2009-6 - Vicinity of the northwest corner of 128th Street and Quivira Road.** Rezoning requested from RP-OS, Planned Open Space Single-Family Residential District to RP-3, Planned Garden Apartment District to allow a multi-family project. Application made by Dennis J. Eskie & Associates, L.L.C. (Case No. REZ2009-00006) **Requires Public Hearing**
  
5. **Revised Preliminary Plan Approval - Foxhill Commercial Center - 10750 El Monte Street.** Application made by Kaster Architects, Inc. (Case No. PDP2009-00024, Related Case No. REZ1969-00042) **Requires Public Hearing**

6. **Revised Preliminary Plan Approval** - Summerwood Estates - Vicinity of the southwest corner of 159th Street and Quivira Road. Application made by Polsinelli Shughart PC. (Case No. PDP2009-00025, Related Case No. REZ2007-00010) **Requires Public Hearing**
7. **Final Plat No. 2009-29** - Indian Creek Executive Center Fourth Plat - 11500 West 119th Street. Application made by Schlagel & Associates, P.A. (Case No. PLT2009-00029, Related Case No. PLT1999-00085)
8. **Final Development Plan Approval** - Freddy's Frozen Custard - 7301 West 135th Street. Application made by Klover Architects, Inc. (Case No. DEV2009-00075, Related Case No. REZ1994-00012)
9. **Final Development Plan Approval** - Kohl's - 11585 Metcalf Avenue. Application made by Scott and Goble Architects. (Case No. DEV2009-00074, Related Case No. REZ1993-00027)
10. **Residential Day Care Permit No. 2009-7** - 8515 Kessler Street. Application made by Liliana Mariaca. (Case No. DAY2009-00007) **Requires Public Hearing**

Leslie Karr  
Manager, Current Planning

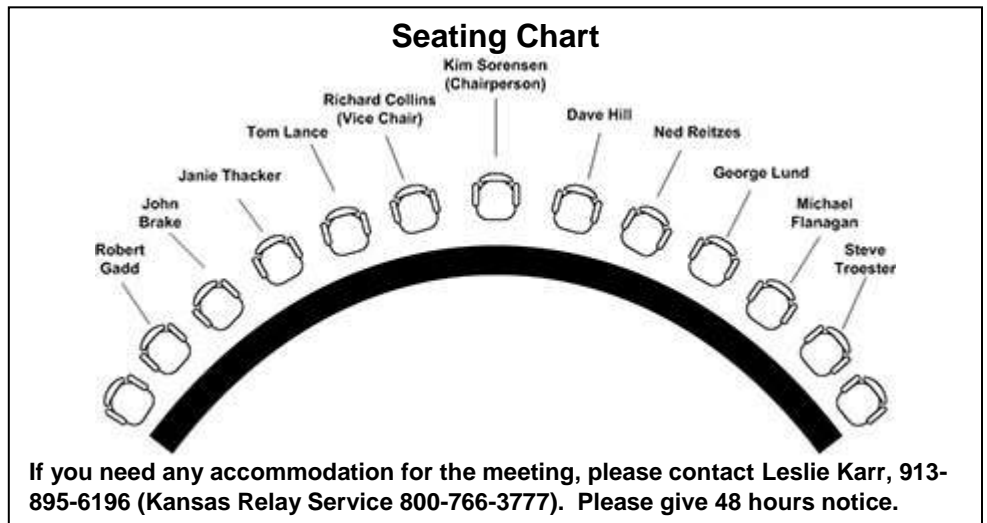
# Overland Park Planning Commission

The Overland Park Planning Commission is an 11 member, non-partisan body, whose members are appointed by the Mayor and confirmed by the Governing Body.

The Planning Commission prepares the Master Plan, which is used as a general guide for the development of the community and presents the Master Plan to the Governing Body for final approval. The Master Plan is reviewed and updated annually as part of the Commission's on-going process of evaluating trends and patterns. The Commission also reviews all zoning, special use permit, and plat applications prior to making recommendations to the Governing Body for final action.

The regular scheduled public meetings of the Planning Commission are held at 1:30 p.m. on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month, in the City Council Chamber, City Hall, 8500 Santa Fe Drive. The Commission also conducts Workshop Meetings periodically in the Planning and Development Services Conference Room, City Hall, 8500 Santa Fe Drive.

Anyone who would like to appear on the regular Planning Commission agenda or Workshop agenda should contact the Planning and Development Services Department at (913) 895-6190.



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## Rezoning and Special Use Permit Procedures

1. **Newspaper Publication:** The City will be responsible for publishing the notice of public hearing in the official City newspaper not less than 20 days prior to the date of the public hearing.
2. **Posting of the Sign:** Upon submission of the application, the City will supply the applicant with a sign to be posted on the property, which must be posted for a period of not less than 15 days prior to the public hearing.
3. **Letters of Notification:** The applicant will be responsible for mailing notices by certified mail, return receipt requested, of the proposed zoning change to all owners of property within a radius in compliance with Chapter 18.140.080 of the Overland Park Municipal Code. These notices shall be sent a minimum of 20 days prior to the Planning Commission hearings.
4. **Public Hearing:** The Planning Commission hears all zoning requests, hearing from the applicant and anyone in the audience wishing to speak for or against the proposal. The Commission will then make a recommendation for approval or denial to the City Council or continue the application to another Planning Commission agenda. The following is an outline of the public hearing process:
  - a. Staff summary of comments and recommendations. **\*(30 - minute maximum)**
  - b. Applicant presentation and response to staff comments and recommendations. **\*(30 - minute maximum)**
  - c. Public Hearing: **\*(30 - minute maximum)**
    - i. Anyone wishing to speak, either in favor or opposition, has an opportunity to speak.
    - ii. It would be appreciated if the amount of repetition is kept to a minimum by the speakers.
  - d. The applicant will have an opportunity to respond to points raised during the public hearing.
  - e. Planning Commission discussion.
  - f. Motion and second by the Planning Commission.
  - g. Planning Commission discussion of the motion.
  - h. Planning Commission vote on the motion.
5. **Protest Period:** After the Planning Commission public hearing, a 14-day protest period begins. During this time, abutting property owners within a distance described within Chapter 18.140.080 of the Overland Park Municipal Code, may file a petition protesting the proposed rezoning or special use permit with the City Clerk. Protest petition forms are available at the Planning and Development Services Department, City Hall, 8500 Santa Fe Drive.
6. **City Council Action:** After the protest period has concluded, the application will be placed on an agenda for City Council consideration. At that time, the Council will take action on the proposal. If the Council action differs from that of the Planning Commission, the item may be returned to the Planning Commission for a second hearing, and then reappear before the City Council for final action.

**\*The Chair has the discretion to extend the specified time limits for matters that involve an unusual degree of complexity, scope or difficulty, or which have attracted an unusual amount of public participation and interest. All such adjustments shall be announced by the Chair and shall be on an equitable basis.**