

RESOLUTION NO. 3545

A RESOLUTION OF THE CITY OF OVERLAND PARK, KANSAS, PROVIDING FOR NOTICE OF A PUBLIC HEARING CONCERNING THE ESTABLISHMENT OF A REDEVELOPMENT DISTRICT WITHIN THE CITY PURSUANT TO K.S.A. 12-1770 ET SEQ., AS AMENDED.

WHEREAS, pursuant to K.S.A. 12-1770 et seq., as amended (the "Act"), the City of Overland Park, Kansas (the "City"), is authorized to assist in the development and redevelopment of eligible areas within and without the City in order to promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities; and

WHEREAS, the City hereby finds and determines it desirable to encourage the development and redevelopment of certain real property within the City generally located west of U.S. 69 Highway between 159th Street and 167th Street and to consider the establishment of a redevelopment district at such location (the "Redevelopment District") for the purpose of developing a special bond project, as defined in the Act; and

WHEREAS, pursuant to the Act, the City must adopt a resolution stating that the City is considering the establishment of the Redevelopment District and include in such resolution notice that a public hearing will be held to consider the establishment of said Redevelopment District;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OVERLAND PARK, KANSAS, AS FOLLOWS:

1. Notice is hereby given that a public hearing to consider the establishment by the City of the Redevelopment District shall be held at the Overland Park City Hall, 8500 Santa Fe Drive, Overland Park, Kansas, on September 25, 2006, beginning at 7:30 p.m.
2. The proposed boundaries of the Redevelopment District are set forth in Exhibit A attached hereto and incorporated herein by reference.
3. A description of the proposed district plan for the Redevelopment District and the general description of the proposed buildings, facilities and improvements to be constructed or improved are attached hereto as Exhibit B and incorporated herein by reference.
4. A description and map of the proposed Redevelopment District are available for public inspection prior to the public hearing during regular office hours in the Office of the City Clerk, at Overland Park City Hall, 8500 Santa Fe Drive, Overland Park, Kansas.
5. At the public hearing, the Governing Body of the City will consider findings necessary for the establishment of the proposed Redevelopment District.
6. The City Clerk shall give notice of the public hearing in accordance with the provisions of the Act.

EXHIBIT A

Redevelopment District Proposed Boundaries

Site:

All of the west one-half of Section 18, Township 14, Range 25, in the City of Overland Park, Johnson County, Kansas.

167th Street:

All of the north 60 feet of the Northwest Quarter of Section 19, Township 14, Range 25 in the City of Overland Park, Johnson County, Kansas.

And

All of the south 60 feet of the Southeast Quarter of the Southeast Quarter of Section 13, Township 14, Range 24 in the City of Overland Park, Johnson County, Kansas.

And

All that part of Lot 1, CO-DE DRIVE, a subdivision of land in the Northeast Quarter of the Northwest Quarter of Section 19, Township 14, Range 25, in the City of Overland Park, Johnson County, Kansas.

159th Street:

All of the north 60 feet of the Northeast Quarter of the Northeast Quarter of Section 13, Township 14, Range 24 in the City of Overland Park, Johnson County, Kansas.

And

All of the south 60 feet of Section 7, Township 14, Range 25 in the City of Overland Park, Johnson County, Kansas.

And

All of the north 60 feet of the Northeast Quarter of Section 18, Township 14, Range 25 in the City of Overland Park, Johnson County, Kansas.

Antioch Road: (east side)

All of the west 80 feet of the Northwest Quarter of the Northwest Quarter of Section 19, Township 14, Range 25 in the City of Overland Park, Johnson County, Kansas.

And

All that part of Antioch Road right-of-way as shown on GRACE CHURCH FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 7, Township 14, Range 25, in the City of Overland Park, Johnson County, Kansas.

And

All of the west 60 feet of Section 7, Township 14, Range 25 in the City of Overland Park, Johnson County, Kansas, except that within GRACE CHURCH FIRST PLAT.

Antioch Road: (west side)

All of the east 50 feet of the south two-thirds of the south half of the Southeast Quarter of Section 13, Township 14, Range 24 in the City of Overland Park, Johnson County, Kansas.

And

All of the east 60 feet of the north one-third of the south half of the Southeast Quarter of Section 13, Township 14, Range 24 in the City of Overland Park, Johnson County, Kansas.

And

All of the east 60 feet of the Northeast Quarter of the Southeast Quarter of Section 13, Township 14, Range 24 in the City of Overland Park, Johnson County, Kansas.

And

All of the east 60 feet of the Southeast Quarter of the Northeast Quarter of Section 13, Township 14, Range 24 in the City of Overland Park, Johnson County, Kansas.

And

All of the east 60 feet of the south half of the north half of the Northeast Quarter of Section 13, Township 14, Range 24 in the City of Overland Park, Johnson County, Kansas.

And

All of the east 20 feet of the north half of the north half of the Northeast Quarter of Section 13, Township 14, Range 24 in the City of Overland Park, Johnson County, Kansas.

And

All that part of Antioch Road right-of-way and 159th Street right-of-way as shown on WILSHIRE FARMS, SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 12, Township 14, Range 24, in the City of Overland Park, Johnson County, Kansas.

And

All of the east 60 feet of Section 12, Township 14, Range 24 in the City of Overland Park, Johnson County, Kansas, except that within WILSHIRE FARMS, SECOND PLAT.

U.S. 69

All that part of the US 69 Highway right-of-way as described in Miscellaneous Book 169, Page 153, Tracts 7, 8, 9a, 9b, 10a, 10c, 11a, 11b, 12, 13a, and 14a.

159th and U.S. 69 Interchange

All that part of 159th Street right-of-way and Tract "C" as shown on RETREAT AT MAPLE CREST, a subdivision of land in the Southeast Quarter of Section 7, Township 14, Range 25, in the City of Overland Park, Johnson County, Kansas.

And

All that part of Tract "B", BRITTANY PARK, 14TH PLAT, a subdivision of land in the Southeast Quarter of Section 7, Township 14, Range 25, in the City of Overland Park, Johnson County, Kansas.

And

All that part of Lot 1, SBMS CELL SITE 4459, a subdivision of land in the Southwest Quarter of Section 7, Township 14, Range 25, in the City of Overland Park, Johnson County, Kansas.

And

All that part of the east 328.71 feet of the south 265 feet of the Southwest Quarter of Section 7, Township 14, Range 25, in the City of Overland Park, Johnson County, Kansas.

And

All that part of the Northeast Quarter of Section 18, Township 14, Range 25 in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter, Section 18, thence North 87°38'03" East along the north line of said Section 18, a distance of 563.80 feet; thence South 02°21'57" East, a distance of 20.00 feet to a point on the South right-of-way line of 159th Street, as now established, said point also being the POINT OF BEGINNING; thence South 19°10'02" West, a distance of 512.95 feet; thence South 87°38'03" West parallel to the North line of the Northeast Quarter of said Section 18, a distance of 119.16 feet to a point on the Easterly right-of-way line of U.S. 69 Highway; thence North 03°41'14" East along said Highway right-of-way line, a distance of 298.04 feet; thence North 03°00'14" East along said Highway right-of-way line, a distance of

140.20 feet; thence North 78°43'50" East along said Highway right-of-way line, a distance of 266.09 feet, to the point of beginning.

And

All that part of the Northeast Quarter of Section 18, Township 14, Range 25 in the City of Overland Park, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of Lot 3, BLUE VALLEY BUSINESS CENTER, THIRD PLAT, a subdivision in the Northeast Quarter of Section 18, Township 14, Range 25 in the City of Overland Park, Johnson County, Kansas; thence South 87°38'03" West, a distance of 112.01 feet to the POINT OF BEGINNING; thence South 14°57'14" West, a distance of 327.09 feet to a point at the Northeast corner of Tract "A", BLUE VALLEY BUSINESS CENTER, SIXTH PLAT, a subdivision in the Northeast Quarter of Section 18, Township 14, Range 25 in the City of Overland Park, Johnson County, Kansas; thence South 87°38'03" West along the north line of said Tract "A", a distance of 52.37 feet to the Northwest corner of said Tract "A"; thence South 14°57'14" West along the west line of said Tract "A", a distance of 317.26 feet to a point on the Easterly right-of-way line of U.S. 69 Highway; thence North 03°41'14" East along said Highway right-of-way line, a distance of 618.89 feet; thence North 87°38'03" East, a distance of 178.97 feet to the point of beginning.

167th and U.S. 69 Interchange

Warranty Deed filed for record as Document No. 2343685, in Book 4203, Page 987.

And

Warranty Deed filed for record as Document No. 2452519, Book 4485, Page 827.

And

Condemnation Case No. 97C506 filed for record as Document No. 2686884, Book 5137, Page 547.

And

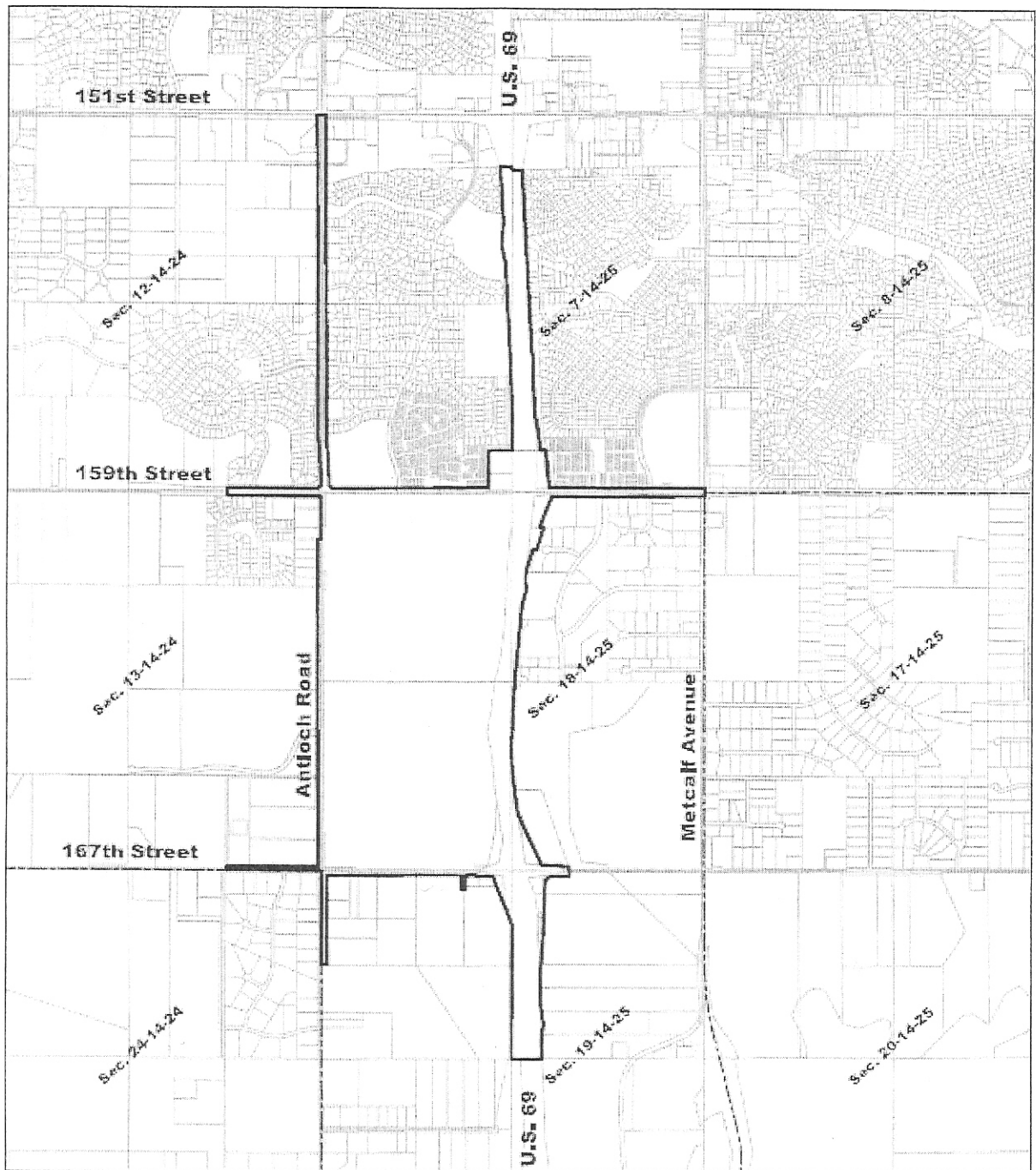
Warranty Deed filed for record as Document No. 2624328, Book 4956, Page 688.

And

Warranty Deed filed for record as Document No. 2594563, Book 4872, Page 827.

And

Warranty Deed filed for record as Document No. 2580732, Book 4831, Page 644.



LEGEND




-  Proposed Redevelopment District
-  City Limits
-  Parcels

EXHIBIT B

DESCRIPTION OF THE PROPOSED DISTRICT PLAN

The district plan for the redevelopment area is to design build and operate a major multi-sport athletic complex including a soccer specific stadium/outdoor event center and a multi-field youth/amateur soccer facility. The district plan also includes a mixed-use office, residential, retail and entertainment district and hotel and the construction of related public street, interchange and infrastructure improvements necessary to support the redevelopment district uses.

THIS RESOLUTION IS ADOPTED by the Governing Body of the City of Overland Park,
Kansas, this ___ day of August, 2006.

CITY OF OVERLAND PARK, KANSAS

By: _____
Carl Gerlach
Mayor

(SEAL)

ATTEST:

By: _____
Marian Cook
City Clerk

APPROVED AS TO FORM:

By: _____
Robert J. Watson
City Attorney