

2. CONSIDERATION OF STAR BOND PROJECT – PRAIRIEFIRE – Vicinity of the southwest corner of 135<sup>th</sup> Street and Nall Avenue

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1. APPLICANT: The City of Overland Park is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting that the Planning Commission make a determination as to whether the proposed STAR Bond Project Plan is consistent with the intent of the comprehensive plan for the development of the city.
3. LOCATION: The subject property is located in the vicinity of the southwest corner of 135<sup>th</sup> Street and Nall Avenue.
4. EXISTING ZONING: This property is currently zoned MXD, Planned Mixed-Use District.
5. FUTURE DEVELOPMENT PLAN: The Future Development Plan identifies this property for mixed-use development.
6. ANALYSIS: Pursuant to the State of Kansas' STAR Bonds Financing Act, municipalities are authorized to utilize STAR Bond financing for specific development projects through the creation of a STAR Bond Project District and the adoption of a STAR Bond Project Plan that is subsequently approved by the Secretary.

The zoning for Prairiefire was approved in December of 2006. Subsequent to that approval, the project developer, Merrill Companies entered into an agreement with The American Museum of Natural History in New York, New York. This agreement provides for presentation of one-of-a-kind, on-going exhibits from The American Museum of Natural History in the development's 30,000 square-foot "Prairiefire Cultural Museum."

Last fall, the Governing Body established a STAR Bond Project District and authorized the staff to work with the developer of Prairiefire on a proposal to use STAR Bonds to finance certain attractions within the development. A copy of the proposed Prairiefire Project STAR Bond Project Plan is attached.

The STAR Bond Financing Act requires that the Planning Commission find that the proposed STAR Bond Project Plan is consistent with the intent of the comprehensive plan for the development of the city.

7. STAFF RECOMMENDATION: The staff recommends that the Planning Commission find that the proposed Prairiefire STAR Bond Project Plan is consistent with the intent of the comprehensive plan for development of

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the city. As presented, the project plan is based on the previously approved zoning for Prairiefire.