

**NOTICE OF PUBLIC HEARING
CITY PLANNING COMMISSION
CITY OF OVERLAND PARK, KANSAS**

Notice is hereby given that the City Planning Commission of Overland Park, Kansas, will hold a public hearing Monday, February 13, 2012, at 1:30 p.m., in the City Council Chamber of City Hall, 8500 Santa Fe Drive, in consideration of the following items to-wit:

SPECIAL USE PERMIT NO. 2011-30 – 6800 West 80th Street

Legal Description:

All of Lots 11, 12 and 13 except the West 20 feet and North 115 feet, Kirkbride Place, a subdivision in the City of Overland Park, Johnson County, Kansas.

Johnson County Montessori Preschool, applicant, is requesting a special use permit to allow a preschool, for a 20-year period of time. This property is currently zoned R-1, Single-Family Residential District.

SPECIAL USE PERMIT NO. 2011-32 – Vicinity of the southeast corner of 107th Street and Metcalf Avenue

Legal Description:

Tract D, Metcalf "107", a subdivision in the City of Overland Park, Johnson County, Kansas.

Polsinelli Shughart PC, applicant, is requesting a special use permit to allow a carwash, for an indefinite period of time. This property is currently zoned R-1, Single-Family Residential District.

SPECIAL USE PERMIT NO. 2011-41 – 10146 West 119th Street

Legal Description:

Tenant space commonly known as 10146 West 119th Street, a part of Lot 1, Highland Place, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Tanner's Bar and Grill, applicant, is requesting a special use permit to allow renewal of a drinking establishment, for a five-year period of time. This property is currently zoned CP-1, Planned Restricted Business District.

SPECIAL USE PERMIT NO. 2011-42 – 6914 West 82nd Street

Legal Description:

The west 68 feet of Lot 2 except for the north 389.45 feet thereof, Conser's

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Addition, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Gabler's Nursery, Inc., applicant, is requesting a special use permit to allow renewal of storage for landscaping and nursery materials, for a ten-year period of time. This property is currently zoned DFD, Downtown Form District.

SPECIAL USE PERMIT NO. 2011-43 – 7932 Foster Street

Legal Description:

Lots 16, 17A, and 18, Block 1, Overland Park, a subdivision of land in the City of Overland Park, Johnson County, Kansas.

Carl James, applicant, is requesting a special use permit to allow a tow lot, for a ten-year period of time. This property is currently zoned DFD, Downtown Form District.

SPECIAL USE PERMIT NO. 2011-44 – 16350 Kenneth Road

Legal Description:

TRACT II:

BEGINNING 260 FEET SOUTH OF THE NORTHEAST CORNER OF THE EAST 13 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, JOHNSON COUNTY, KANSAS, THENCE S 87°48'34" W(M) (WEST(D)) 174.24 FEET; THENCE S 02°11'26" E(M) (SOUTH(D)) 250 FEET; THENCE N 87°48'34" E(M) (EAST(D)) 174.24 FEET; THENCE N02°11'26" W (NORTH(D)) 250 FEET TO THE POINT OF BEGINNING.

TRACT III:

ALL OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, EXCEPT THE NORTH HALF OF THE NORTH THEREOF, CONTAINING SIXTY (60) ACRES, MORE OR LESS, FURTHER EXCEPTING A TRACT OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER THE THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE N2°23'11" W(M) (N 2°22'22" W(D)), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 300FEET; THENCE S 87°41'06" W(M) (S 87°41'39" W(D)), PARALLEL WITH SOUTH LINEOF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1324.65 FEET(M) (1,324.72 FEET(D)) TO A POINT OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION

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15; THENCE S 2°11'26" E(M) (S 2°10'45" E(D)), A DISTANCE OF 300 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE N87°41'06" E(M) (N 87°41'39" E(D)), ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1325.68 FEET(M) (1325.74 FEET(D)) TO THE POINT OF THE BEGINNING, AND EXCEPT ANY PART TAKEN, USED OR DECICATED FOR ROAD OR PUBLIC RIGHTS-OF-WAY.

TRACT IV:

THE EAST ½ OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, IN JOHNSON COUNTY, KANSAS, CONTAINING 10 ACRES MORE OR LESS, EXCEPT THE NORTH 256.80 FEET OF THE EAST 367.08 FEET OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, IN JOHNSON COUNTY, KANSAS, EXCEPT ANY PART TAKEN, USED OR DEDICATED FOR ROADS OR PUBLIC RIGHT OF WAY.

TRACT V:

THE WEST ½ OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 25, IN JOHNSON COUNTY, KANSAS

TRACT VI: (UNPLATTED)

BEGINNING AT THE NORTHEAST CORNER OF THE EAST 13 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP14, RANGE 25, JOHNSON COUNTY, KANSAS, THENCE S 02°11'26" E(M) (SOUTH(D) 260 FEET; THENCE S 87°48'34" W(M) (WEST(D)) 174.24 FEET; THENCE S 02°11'26" E(M) (SOUTH(D) 250 FEET; THENCE N 87°48'34" E(M) (EAST(D)) 174.24 FEET; THENCE S 02°11'26" E(M) (SOUTH(D) 323.17 FEET; THENCE S 87°41'06" W(M) (S 87°41'39" WD) 426.07 FEET; (430.32 D) THENCE N 02°11'26"W (ALONG THE WEST LINE OF SAID EAST 13 ACRES) 832.46 FEET; THENCE N 87°35'23" E (ALONG NORTH LINE OF THE SE1/4) 426.07 FEET TO THE POINT OF BEGINNING.

Aubrey Farms LLC, applicant, is requesting a special use permit to allow a vineyard, for a two-year period of time. This property is currently zoned RUR-J, Rural District, Johnson County.

SPECIAL USE PERMIT NO. 2012-1 – 9058A Metcalf Avenue

Legal Description:

Tenant Space commonly known as 9058 A Metcalf Avenue, a part of Lot 4, Overland Market Place, a subdivision of land in the City of Overland Park,

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Johnson County, Kansas.

Tracy Hung, applicant, is requesting a special use permit to allow drinking establishment, for a five-year period of time. This property is currently zoned CP-1, Planned Restricted Business District.

REZONING NO. 2011-14 – Vicinity of the southeast corner of 107th Street and Metcalf Avenue

Legal Description:

Tract D, Metcalf "107", a subdivision in the City of Overland Park, Johnson County, Kansas.

Polsinelli Shughart PC, applicant, is requesting a rezoning from R-1, Single-Family Residential District, to CP-2, Planned General Business District, to allow a commercial and office development.

REZONING NO. 2011-17 – Vicinity of the northeast corner of 159th Street and Metcalf Avenue

Legal Description:

Proposed CP-2 Tract

A part of the SW ¼ of Section 8, Township 14, Range 25, City of Overland Park, Johnson County, Kansas, more particularly described as follows: Commencing at the Southwest corner of said SW ¼; thence N.00°-01'-29"E. along the West line of said SW ¼ a distance of 380.00 feet; thence S.89°-59'-00"E. a distance of 60.00 feet to the East right-of-way line of Metcalf Avenue, which is also the Northwest corner of Block 1, The Village Plaza First Plat and the Point of Beginning; thence N.00°-01'-29"E. along said right-of-way line a distance of 799.99 feet to the Southwest corner of Lot 2, Metcalf Village Second Plat; thence S.89°-58'-32"E. a distance of 190.00 feet; thence S.00°-01'-29"W. a distance of 240.00 feet; thence S.02°-28'-44"W. a distance of 280.25 feet; thence S.04°-54'-24"E. a distance of 255.92 feet; thence S.00°-01'-29"W. a distance of 25.00 feet to a point on the North line of said Block 1, The Village Plaza First Plat; thence N.89°-59'-00"W. a distance of 200.00 feet to the Point of Beginning, containing 3.45 acres, more or less.

Proposed CP-1 Tract

A part of the SW ¼ of Section 8, Township 14, Range 25, City of Overland Park, Johnson County, Kansas, more particularly described as follows: Commencing at the Southwest corner of said SW ¼; thence N.00°-01'-29"E. along the West line of said SW ¼ a distance of 380.00 feet; thence S.89°-59'-00"E. a distance of 60.00 feet to the East right-of-way line of Metcalf Avenue, which is also the Northwest corner of Block 1, The Village Plaza First Plat; thence S.89°-59'-00"E. along the North line of said Plat a distance of 200.00 feet to the Point of

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Beginning; thence N.00°-01'-29"E. a distance of 25.00 feet; thence N.04°-54'-24"W. a distance of 255.92 feet; thence N.02°-28'-44"E. a distance of 280.25 feet; thence N.00°-01'-29"E. a distance of 240.00 feet to a point on the South line of Metcalf Village Second Plat; thence S.89°-58'-32"E. a distance of 390.00 feet to the Southeast corner of Lot 1, Metcalf Village First Plat, which is also on the West line of Willow Bend At The Village – Phase 5; thence S.00°-01'-29"W. a distance of 799.91 feet to the Northeast corner of Block 1, The Village Plaza First Plat; thence N.89°-59'-00"W. along the North line of said Block 1 a distance of 380.00 feet to the Point of Beginning, containing 7.20 acres, more or less.

Andrew J. Schlagel, applicant, is requesting a rezoning from CP-1, Planned Restricted Business District, to CP-1, Planned Restricted Business District, and CP-2, Planned General Business District, to allow a commercial center.

REZONING NO. 2011-18 – Vicinity of the northwest corner of 179th Street and Antioch Road

Legal Description:

The South half of the Northeast Corner of Section 25, Township 14, Range 24 East, in the City of Overland Park, Johnson County, Kansas.

Phelps Engineering, Inc., applicant, is requesting a rezoning from RUR-J, Rural District, Johnson County, to R-1, Single-Family Residential District, to allow a single-family development with a new elementary school.

Sent to The Legal Record for publication on Tuesday, 10, 2012.