



Planning Division

## MINUTES

### Planning Commission Meeting: April 26, 2021

<b>Application:</b>	<b><u>SU21-0001</u></b> : Request approval for a special use permit for Motor Vehicle Sales for Car City in the C-3 (Regional Center) District, on approximately 1.0 acres; located 1501 E. Santa Fe.
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**Ms. Emily Carrillo, Senior Planner**, presented SU21-0001, for motor vehicle sales for Car City. The property is located west of I-35 at the intersection of Santa Fe and North Birch. The site is zoned C-3 (Regional Center) and surrounded by a mix of other commercially zoned properties. The Future Land Use Map of PlanOlathe Comprehensive Plan identifies the site and surrounding properties for commercial use within the commercial corridor designation area.

**Commissioner Sutherland** arrived to the meeting.

**Ms. Carrillo** noted there would be no changes to the use, existing structures or infrastructure proposed with the application. The on-site building currently exists and all building materials are proposed to remain the same as they exist with the addition of new paint and minor repairs. The applicant will use the existing 4,000 square-foot building and repave the existing parking lot. Two small accessory structures will remain on site with minor repairs and updated paint to match the primary building. Repairs to the existing cedar privacy fence are planned and a new 6-foot fence to match will extend along the southern portion of the site. There will be 60 striped parking spaces provided for the car sales inventory and seven spaces along the south of the building designated for customers. Existing lighting will be repaired and updated with new LED lighting. The applicant will add landscaping on site to meet (UDO) requirements along ground and wall-mounted utilities will be screened with landscaping material from public view.

**Ms. Carrillo** explained that special use permits are required for uses determined to be higher intensity land use requiring greater consideration and continued review to ensure capability with the surrounding uses. Staff is recommending approval of SU21-0001 for five years. The time period is based on the proposed site improvements and is consistent with other initial applications for cars sales recently approved within the City. The application provided public notification as required, and staff or the applicant has not received any public correspondence regarding the application. Staff is

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recommending approval of SU21-0001 as stipulated, and will continue to the City Council on May 18, 2021, for further consideration, if approved.

**Chair Vakas** declared the public hearing open.

### **MOTION**

**Chair Vakas** entertained a motion to close the public hearing.

A motion to close the public hearing was made by Commissioner Cocoran and seconded by Commissioner Breen. The motion passed with a roll-call vote of 8 to 0.

**Chair Vakas** entertained a motion to approve SU21-0001.

A motion to approve SU21-0001 was made by Commissioner Fry and seconded by Commissioner Corcoran. The motion passed with a roll-call vote of 8 to 0 subject to the following stipulations:

- a. Staff recommends approval of SU21-0001 with conditions, for the following reasons:
  1. The proposal conforms to the Goals, Objectives and Policies of the Comprehensive Plan.
  2. The proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.
  3. The applicant has addressed or is working to address all site items identified in Section 5 of this report.
- b. Staff recommends approval of SU21-0001 subject to the following stipulations:
  1. The Special Use Permit to allow motor vehicle sales is valid for a period of five (5) years following City Council approval.
  2. Vehicles will be stored or displayed on paved and striped parking surfaces only.
  3. Signage is approved administratively through a separate application and must meet the requirements of UDO 18.50.190.
  4. Wind signs, including pennants, streamers, balloons, whirligigs, or similar devices are prohibited.
  5. Exterior ground-mounted or building mounted equipment including but not

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limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment.