



STAFF REPORT

Planning Commission Meeting: June 22, 2026

Application:	<u>SU26-0003</u>: Request for approval of a Special Use Permit for motor vehicle sales for Rivian
Location:	601 N. Lindenwood Drive
Owner:	Brandon Becker; ACE Properties LLC
Applicants:	Samuel Moon; Rivian Matthew Moyano; Geniant LLC
Staff Contact:	Lauren Winter; Planner II

Site Area: 2.13 acres **Proposed Use:** Motor Vehicles, All Types, Sales/Leasing/Rental

Building Area: 18,750 sq.ft. **Existing Zoning:** M-2 (General Industrial)

	Elevate Olathe Land Use Category	Existing Use	Existing Zoning
Site	Business Park	Auto Repair	M-2
North	Business Park	Indoor Athletic Facility	M-2
South	Business Park	Specialty School	M-2
East	Business Park	Warehousing and Distribution	M-2
West	Business Park	Manufacturing	M-2

1. Introduction

This is a request for a special use permit (SUP) to allow motor vehicle sales at 601 N. Lindenwood Drive for Rivian Automotive. The subject property is currently zoned M-2 (General Industrial), which requires approval of a SUP for motor vehicle sales, all types, per the Unified Development Ordinance (UDO) 18.20.500. For the past three years, Rivian has operated a service center at the subject property, where vehicle servicing, repairs, and pre-delivery inspections are conducted. Rivian is proposing two designated parking stalls along Lindenwood for display and sales purposes.

2. History and Existing Conditions

The subject property was zoned to the M-2 (General Industrial) District in 1970 and platted in 2018 as part of the Builders Stone, First Plat. The existing building and parking lot were later constructed in 2019 along with two other sites within the Builder's Stone Development. No changes to the building or site are necessary or being proposed with this application.



View of subject property looking west from N. Lindenwood Dr.



Subject property outlined in yellow.

3. Zoning Standards

- a. **Land Use** – The existing site is zoned to the M-2 (General Industrial) District. Per UDO 18.20.1500, a special use permit is required for the sale of motor vehicles, all types, within this zoning district.
- b. **Setbacks/Open Space** – The existing building is proposed to remain as it exists today. The building and paved areas comply with the setbacks of the M-2 District, as provided in UDO 18.20.150, including the minimum 30-foot building and paving setback from street right-of-way, and 10-foot setback from side and rear property lines.

4. Development Standards

- a. **Access/Streets** – The property has existing access to N. Lindenwood Drive. With this application, no changes are proposed to access.
- b. **Parking** – All parking and paved areas are existing, and no changes are proposed. The site contains a total of 78 parking spaces, including two (2) ADA spaces, and 44 total are required. The motor vehicle sales use on this site requires 1 parking space based on a rate of 1 stall per 4,500 square feet of outdoor sales area. The repair use on this site requires 29 parking spaces at a rate of 1 stall per 500 square feet, and the office use requires 13 parking spaces at a rate of 3.8 stalls per 1,000 square feet. Overall, the site is exceeding UDO parking requirements. The applicant proposes to dedicate two parking spaces for the purpose of outdoor display and sales.
- c. **Landscaping/Screening** – The site has existing landscaping that is currently in compliance with the 2017 approved landscape plan. The landscaping is to be maintained and, if necessary, replaced by the property owner in perpetuity. No additional landscaping is required or proposed with this project.
- d. **Stormwater/Detention** – The applicant is not proposing changes to impervious surface area on site; therefore, no new stormwater improvements are required.
- e. **Public Utilities** – The site is located within the City of Olathe Sanitary Sewer and Water service areas. No changes to utilities are proposed with this application.

5. Building Design Standards

The building is subject to the Industrial Building design standards of UDO 18.15.020.G.7. The building was constructed in 2019 and primarily consists of stucco, stone veneer, and metal siding. Clear glass windows are located along the eastern primary façade, and two overhead doors are located on the western secondary façade. No changes to the exterior of the building are proposed or required.

6. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to surrounding property owners within 200 feet and posted a sign on the subject property per UDO requirements. Neighborhood notification to property owners within 500 feet of the site was provided, as required by the UDO. A neighborhood meeting was held on June 1, 2026, with no residents in attendance. Neither staff nor the applicant have received any additional correspondence regarding the proposed project.

7. Time Limit

According to UDO 18.40.100.F.4, Special Use Permits are approved for a five (5) year period unless otherwise recommended by the Planning Commission or approved by the City Council. The applicant has not requested an alternative term; therefore, staff recommends approval of the SUP for a five (5) year period, to which the applicant is amenable. Given the industrial nature of the area, limited visibility from major streets, and compatibility with surrounding uses, the proposed use is not anticipated to have adverse impacts on adjacent properties.

8. UDO Special Use Criteria

The future land use map of the Comprehensive Plan identifies the subject property as "Business Park." Staff is supportive of the proposed use of Motor Vehicles, All Types, Sales/Leasing/Rental, as it is a light industrial use that is complementary to business park areas. This site has previously been operating as a vehicle-oriented service business and is surrounded by industrial and commercial establishments.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The future land use map of the Elevate Olathe Comprehensive Plan identifies the subject property as 'Business Park.' The property is zoned M-2, which allows for a variety of commercial and industrial uses in addition to Motor Vehicle Sales with an SUP. The proposed vehicle sales use is consistent with the goals and principles of the Comprehensive Plan.

- **LU 2.8: Compatibility.** Align land use decisions with the comprehensive plan and other adopted city plans.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The area surrounding the site consists of industrial and commercial uses. The surrounding buildings are primarily one story in height and were primarily constructed in the early 80s, with the newest buildings constructed between 2016 and 2019.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.

The area surrounding this site is also zoned M-2 and consists of other commercial and industrial uses such as manufacturing, warehousing and distribution, an indoor athletic facility, and a specialty dance school. Approval of the SUP for motor vehicle sales within this area will be in harmony with surrounding uses.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The M-2 District permits a broad range of general industrial and warehousing uses. Several uses, including motor vehicle sales, require a SUP in the M-2 District to ensure compatibility with surrounding uses.

E. The length of time the property has remained vacant as zoned.

The building on the subject property was constructed in 2019 and has been occupied by Rivian as a service center since that time.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed special use will not have an impact on noise, aesthetics, traffic, lighting, or other characteristics of the surrounding area. The property is located adjacent to other industrial properties east of I-35 and has been operating as an automotive repair center.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

The proposed special use permit will have no negative impacts on surrounding property values. Only two vehicles are proposed for sale at one time, which will generate minimal additional traffic, and all other business operations will remain as existing.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The proposed development will not adversely affect the adjacent road network. The site is accessed from N. Lindenwood Drive, which has adequate capacity to support the proposed use and operations.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

Staff is not aware of any potential or unlawful level of air, water, or noise pollution with the proposed development. The proposed use is subject to all local, state, and federal environmental regulations.

J. The economic impact of the proposed use on the community.

The proposed development will contribute to the local economy by generating property and sales tax revenue and creating new employment opportunities for the community.

K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The proposed special use does not negatively impact public health, safety, or welfare as presented. If the application were denied, the applicant could not sell vehicles at this location; however, other M-2 District land uses, such as the current use of auto repair, would be permitted.

9. Staff Recommendation

- A. Staff recommends approval of SU26-0003, Rivian Auto Sales, 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.
- B. Staff recommends approval of the special use permit, SU26-0003, and preliminary site development plan with the following stipulations:
 - 1. The special use permit allows for the proposed car sales use and is valid for a period of five (5) years following the date of the approved resolution.
 - 2. Wind signs, including pennants, streamers, balloons, whirligigs, or similar temporary signs, are prohibited.



22 May 2026

City of Olathe, Building Code
Olathe City Hall, Second Floor
100 E. Santa Fe Street
Olathe, KS 66061

To Whom it May Concern,

Rivian Automotive is pleased to celebrate the 3 year anniversary of the Olathe Service Center, located at 601 N Lindenwood Dr Olathe, KS 66062. We are writing to you today to announce our intention to apply for a Sales Use at this existing site. This service center currently conducts overall vehicle servicing, pre-delivery inspections ("PDI") for all incoming inventory and completes any necessary repairs or corrections before vehicles are picked up, delivered, or sold to new owners. With the Sales Use approved at this location, we could unlock more Rivian activities to engage with the Olathe community. Our employees would be able to directly communicate with customers about vehicle pricing and financing, and conduct sales demonstration drives with customers. We would appreciate your consideration in approving this Sales Use.

Company Overview

Rivian is an American-based electric vehicle and technology company (NASDAQ: RIVN). We believe there is a more responsible way to explore the world and are determined to make the transition to sustainable transportation an exciting one. We have begun delivering our two fully electric consumer vehicles (the R1T and R1S) as well as an electric van for commercial use. Just this week of March 2026, we revealed the details of our smaller and more affordable R2 line, and will be available to ship to consumers in Spring 2026.

Proposed Use

Rivian utilizes a direct-to-consumer, multi-channel sales approach, maintaining uniform pricing and a no-pressure experience that allows customers to order a vehicle from any location with internet access. However, the customer experience at the Olathe Service Center is currently limited to vehicle repairs and educational-only activities because the facility is not zoned for sales. This restriction prevents employees from discussing vehicle pricing and financial details directly with customers, who must instead contact a Rivian representative by phone or online chat. Removing these conversation restrictions would significantly improve the customer experience by enabling our employees to fully assist customers in finding the best vehicle for their needs.

We plan on adding two external display vehicle stalls as part of the Dealer License requirement.

We are excited to expand our presence in Kansas, and look forward to strengthening our relationship with the Olathe community. Please do not hesitate to reach out with any questions.

Sincerely,

Samuel Moon
Regional Development Lead, Facilities
1059 Bedmar (Carson, California)

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	ACCESSIBLE PATH OF TRAVEL		EXISTING VEHICLE ENTRY POINT
	OUTSIDE OF PROPERTY LINE		EXISTING EXIT DOOR
	NOT IN CONTRACT	EV	ELECTRIC CAR CHARGING STALL
	ACCESSIBLE ROUTE, 4'-0" WIDE MINIMUM, 5'-0" WIDE MINIMUM AT DOORWAYS, 4" WHITE PAINTED STRIPING, SPACED AT 2'-0" ON CENTER, AT 45 DEGREE ANGLE	A	EXISTING ACCESSIBLE PARKING STALL
	EXISTING EXTERIOR LIGHTING	A-V	EXISTING ACCESSIBLE VAN PARKING STALL
	STANDARD NEW PARKING SPACE	A EV	EXISTING ACCESSIBLE ELECTRIC CHARGING STALL
	EXISTING PARKING SPACE	A-V EV	EXISTING ACCESSIBLE ELECTRIC VAN CHARGING STALL
			BIKE RACK
			SECURITY FENCE

LEGEND 2

	REQUIRED	PROVIDED
PARKING	13.13-29.43+1	76
ACCESSIBLE	2	2
TOTAL	44	78

PER OLATHE MUNICIPAL CODE TABLE 18.30.160-2

OFFICE = 3,812,500 SF @ 3.456
INTERIOR SALES = NO EXISTING INTERIOR SALES AREA
EXTERIOR SALES = 648 SF = 1 SPOT - 2 PROVIDED PER CITY COMMENTS
SHOP = 1,500 SF @ 14.743

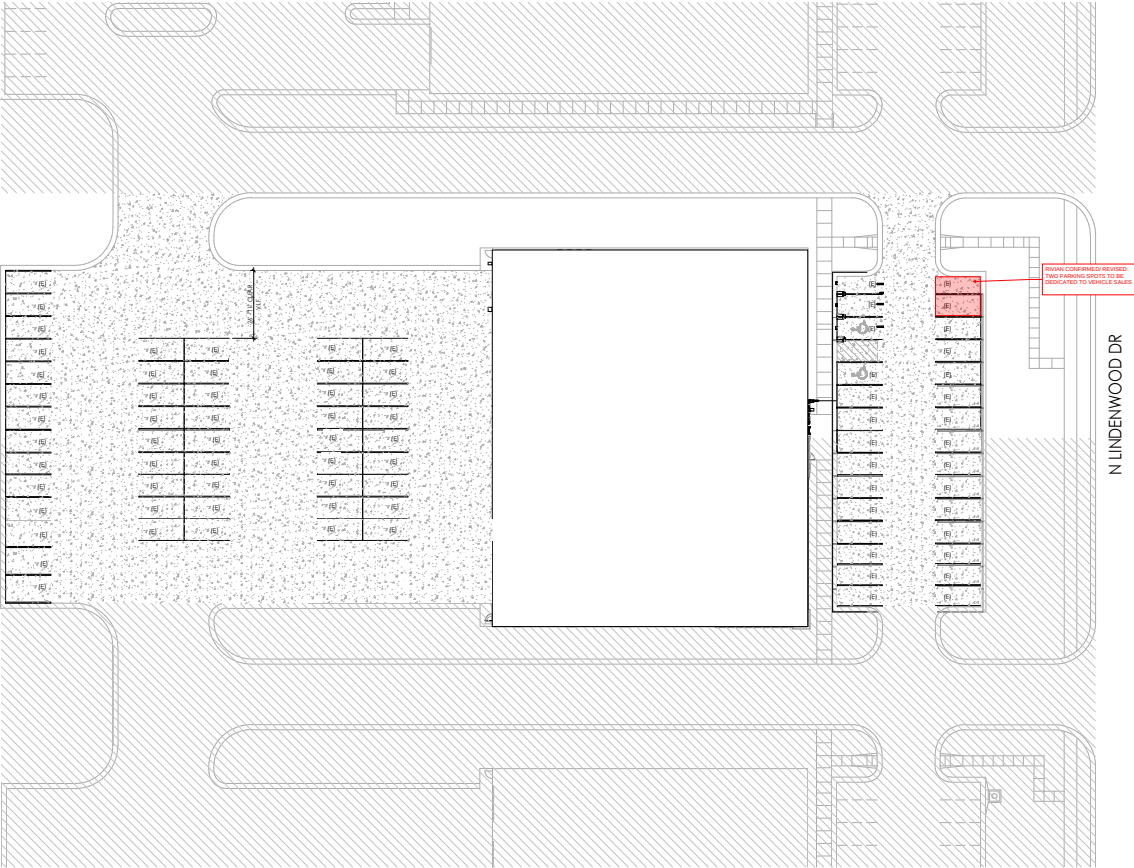
OFFICE: 3.8 PER 1,000 SF
1,787+ 1,669 = (3,456 / 1,000)X3.8 = 13.13 SPOTS
SHOP: 1,500
1,486+ 1,237 = 14.743 / 500 = 29.43 SPOTS
MOTOR VEHICLE SALES:
2 PER 1,000 SF OF INDOOR
SALES AREA PLUS 1 PER 4,500
OF OUTDOOR SALES AREA
TOTAL PARKING REQUIRED: 13.13+29.43+1 = 43.56 = 44

TOTAL PARKING PROVIDED: 78

PARKING CALCULATIONS 3

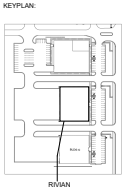
TAG #	DESCRIPTION
AS1 01	COORDINATE WITH G.C. ON NEW PARKING LOT STRIPING
AS1 10	12 CHARGING STATIONS AND SIGNAGE LOCATIONS, REFERENCE MEP AND SIGNAGE DRAWINGS FOR MORE DETAILS
AS1 12	POSTING SITE LIGHTING TO REMAIN
AS1 19	G.C. TO INSTALL NEW KEY DROPBOX "KEYKEEPER" XL WITH STAND, COORDINATE WITH RIVIAN PM

KEYNOTES 4



PROJECT NAME:
RIVIAN KANSAS
CITY

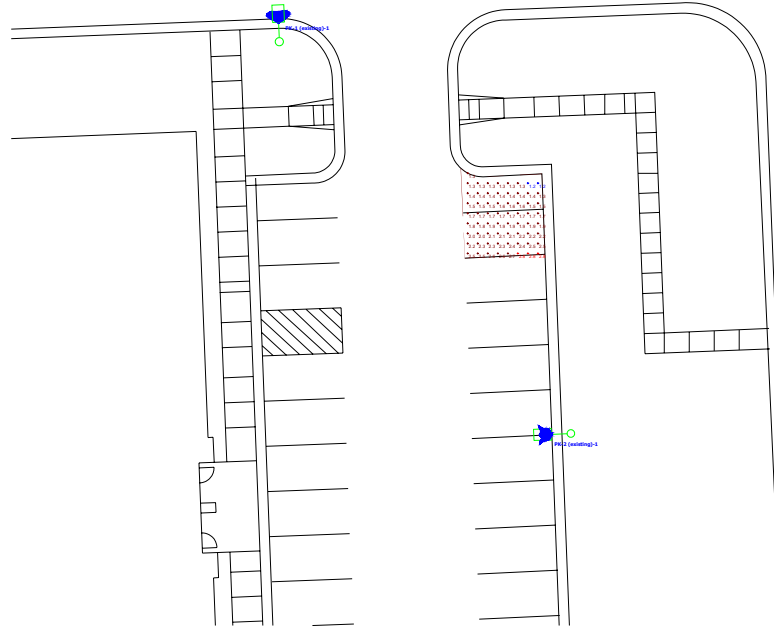
601 N. LINDENWOOD,
OLATHE, KS 66062



TITLE:
ARCHITECTURAL
SITE PLAN



RIVZAN
601 N LINDENWOOD DR
OLATHE, KANSAS



Plan View
Scale = 1" = 100'

Schedule										
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	PK-1 (exis (ing))		1	OSG A-xx-4HE-U-57K- SL-xxxx	One OSG Series Area Luminaire, Type 02 Medium, 5 Input Power Designator, 5700K	MDA	1	27921	1	238.8
	PK-2 (exis (ing))		1	OSG A-xx-4HE-U-57K- SL-xxxx CONFIGURED FROM OSG A-xx-4HE-U- 4HE SL-xxxx	CONFIGURED FROM One OSG Series Area Luminaire, Type 02 Medium, 5 Input Power Designator, 4000K	MDA	1	29102	1	202

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Vertical Curve Parking Spots	+	1.9%	2.8%	1.2%	2.3:1	1.6:1

Designer

Date
06/04/2025
Scale
Not to Scale
Drawing No.

Summary

REVISÉ DATE: 05/22/2026



GENIANT+EASTLAKE COMMENT:
DOUBLE PARKING SPOT TO BE
DEDICATED TO VEHICLE SALES,
AS RECOMMENDED BY CITY

05/22/2026

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CakePa	Fc	3.13	10.8	0.5	6.26	21.60

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR
PRIOR TO PLACING ORDER



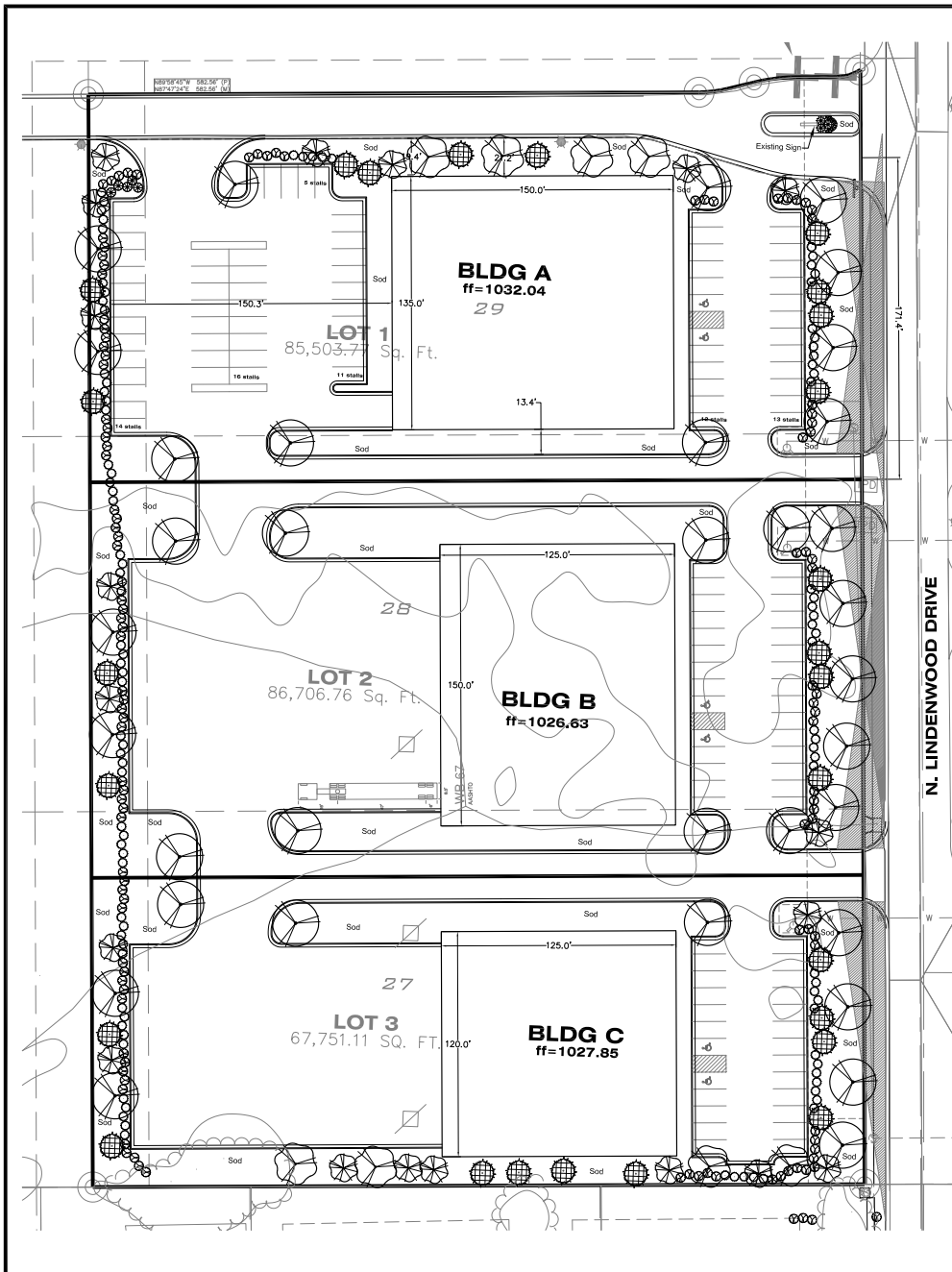
1200 60th Street - Skutumpah, WI 53177

Project Name: BUILDERS STONE PARKING LIGHTING SR No. 27947

Date: 10/3/2018 Scale: 1"=40' Footcandies calculated at grade

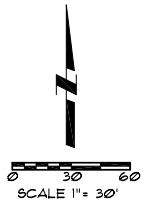
Filename: 180103BS1JEE_Agri Layout by: JACOB EDLER

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaires
 test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results.
 The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.



CONCEPT PLANT SCHEDULE

	<u>LARGE SHADE TREES</u>	35
	<u>MEDIUM SHADE TREES</u>	8
	<u>EVERGREEN TREES</u>	26
	<u>ORNAMENTAL TREE</u>	19
	<u>COLUMNAR EVERGREEN SHRUB</u>	5
	<u>SPREADER EVERGREEN SHRUB</u>	101
	<u>DECIDUOUS SHRUB II</u>	116
	<u>LOW SPREADING EVERGREEN</u>	3
	<u>PERENNIAL I</u>	26 sf



Preliminary Landscape Plan
Builders Stone
Olathe, Kansas



12/18/2017



Horn Design

343 West Erie Street Suite 630
Chicago Illinois 60654

NEIGHBORHOOD MEETING SUMMARY

PROJECT: RIVIAN SPECIAL USE PERMIT - VEHICLE SALES

OLATHE PROJECT NO: SUP26-0003

DATE: JUNE 1, 2026

The project team held a neighborhood meeting on June 1st, 2026 at 7:00pm at the Rivian's location in Olathe, Address: 601 N Lindenwood Olathe, KS 66062/

Team members were in attendance and available to present and answer questions on the proposed project. The meeting was an open-house style format with prepared documents showing the proposed car sales parking lot locations via a conference room tv display. There was no attendance from the community from this event. The meeting did not produce any questions or comments from the public.

Thank you,

Matthew Moyano,

Senior Architect / Horn Design

matthew@horn-design.com

503.507.1665

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