



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: June 24, 2019

Application:	<u>SU19-0002</u>: Renewal of a special use permit for motor vehicle sales (CarStore USA)
Location:	115 S. Fir St.
Owner:	Joey Hendrich, J & L Consulting, L.L.C.
Applicant:	Bryan Nguyen, CarStoreUSA
Staff Contact:	Dan Fernandez, Planner II

Site Area:	<u>0.58± acres</u>	Proposed Use:	<u>Motor Vehicle Sales</u>
	Land Use	Zoning	Comprehensive Plan Designation
Site	<u>Motor Vehicle Sales</u>	<u>C-3</u>	<u>Commercial Corridor</u>
North	<u>Motor Vehicle Sales</u>	<u>CP-3</u>	<u>Commercial Corridor</u>
East	<u>I-35 ROW</u>	<u>N/A</u>	<u>Commercial Corridor</u>
South	<u>Auto Repair</u>	<u>C-3</u>	<u>Commercial Corridor</u>
West	<u>Auto Repair</u>	<u>C-3</u>	<u>Commercial Corridor</u>

1. Comments:

This is a request for a renewal of a special use permit to allow motor vehicle sales at 115 S. Fir Street on 0.58± acres. The subject property is approximately ¼ of a mile south of Santa Fe Street and has a 1,400 square foot building located on the site. This address has a long and varied history with special use permits beginning in 2000 with a special use permit (SU-15-00) for vehicle rentals. Since that first special use permit, there have been several permits approved for this site including for motor vehicle sales and trailer sales. The last approved special use permit (SU14-0005) was for motor vehicle sales in August 2014.

The renewal on this agenda is also for motor vehicle sales but the applicant will be a new operator for the site. CarStoreUSA is a Wichita based company that began in 2014 and the property at 115 S. Fir Street will be the business' second location. The Olathe store will only have motor vehicles for sale with no maintenance or repair done on site and the dealership will have 3 to 5 employees to start.



Aerial Map of Site



View of front of property from Fir Street

2. Parking:

The use requires 2 spaces per 1,000 square feet of indoor sales area and 1 space per 4,500 sq. ft. of outdoor sales area. The office within the building is about 500 square feet and there is approximately 8,600 square feet of outdoor sales area. Based on these numbers, the business requires 3 customer parking spaces which they are providing.

The remaining spaces can be used for vehicle sales, however, no vehicles for sale can be displayed in the customer parking stalls.

3. Site Improvements

Upon inspection of the site, staff noticed several zoning and code violations on the property. These violations included faded/chipped paint on the building, a fence in disrepair along the rear property line, Christmas lights around the wall sign, cracked pavement with potholes and no shrubs in the landscape area along the east foundation which is the main entrance.

Since notified of these violations, the applicant has painted the building, repaired the fence, removed the Christmas tree lights and planted 4 shrubs along the east foundation. The applicant has also submitted a contract with a local company to resurface the parking lot and the work shall be completed prior to the City Council meeting on July 16, 2019. The applicant has been very responsive, and we appreciate the communication with us to address these items.

4. Neighborhood Meeting/Public Notice:

A neighborhood meeting was not required as there is no additional development proposed with this renewal. The applicant notified all property owners within 200 feet of the subject site by certified mail, return receipt and posted a sign per Unified Development Ordinance (UDO) requirements.

Staff has not received any correspondence for or against this special use permit request.

5. Time Limit:

Per *Section 18.40.100.F.4* of the *UDO*, the Planning Commission may recommend, and the Governing Body shall grant or extend a permit for any period as is warranted under the circumstances.

The applicant is requesting a 5-year time limit which staff is supportive of as the applicant has been responsive to addressing site and building violations, having already made several improvements.

5. Staff Recommendation:

a. Staff recommends approval of SU19-0002, 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 all site items identified in Section 3 of this report.

b. Staff recommends approval of SU19-0002 subject to the following stipulations:

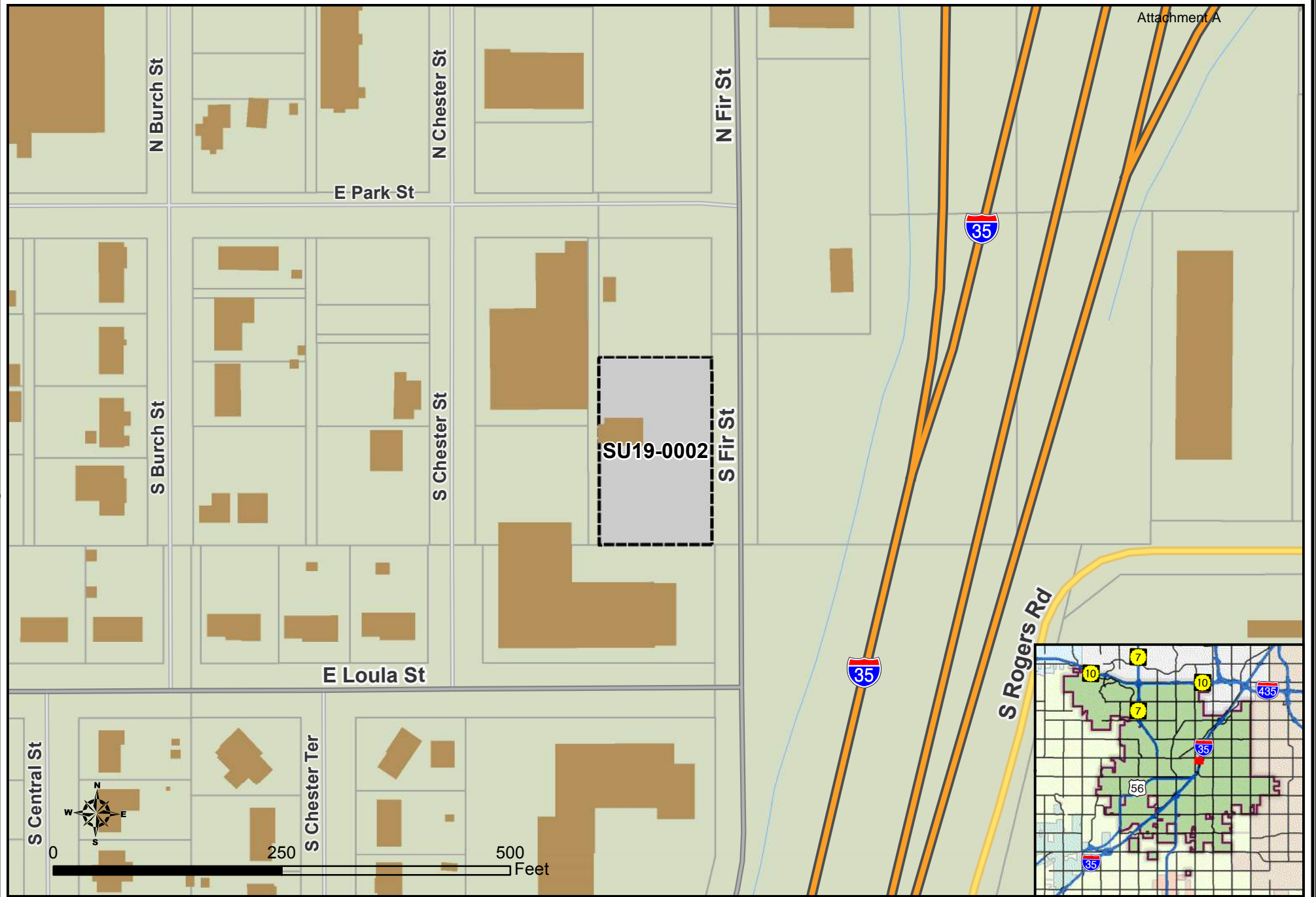
- (1) The Special Use Permit is valid for a period of five (5) years following Governing Body approval, with an expiration date of July 16, 2024.

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- (2) Vehicles shall not be stored or displayed in customer parking stalls, drive aisles or in landscape areas.
- (3) No vehicle maintenance or repair shall be done at the subject property.



User: jaredmd
Date: 06/18/2019

SPECIAL USE RENEWAL - MOTOR VEHICLE SALES

SU19-0002

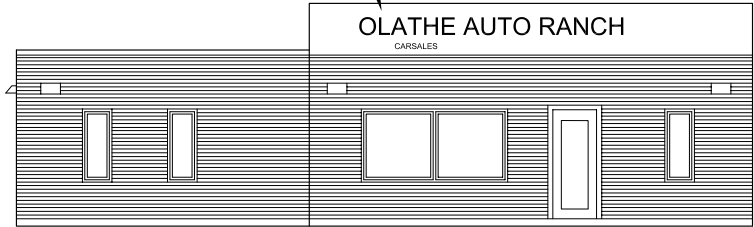


LEGAL DESCRIPTION:
LOCKWOOD HEIGHTS LOTS 159 THRU 165, AND THE NORTH 1/2 OF VACATED SCOTT STREET LYING SOUTH OF AND ADJACENT TO BLOCK 6, LOCKWOOD HEIGHTS, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

ZONING DESIGNATION= C3

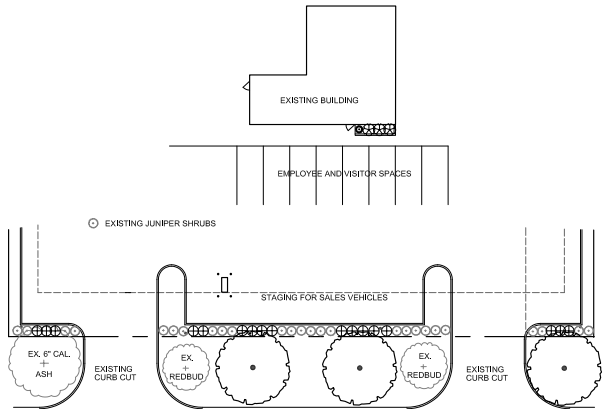
REQUIRED PARKING SPACES
GROSS BUILDING SQUARE FOOTAGE =1567 S.F.
4 SPACES PER 1000 S.F. = 4 X 1/2 = 6 SPACES
NUMBER OF SPACES PROVIDED = 31

NOTE: SIGNAGE MODIFIED TO REFLECT THE CHANGE FROM TRAILER SALES TO CAR SALES



2 EAST ELEVATION

1/4"=1'-0"

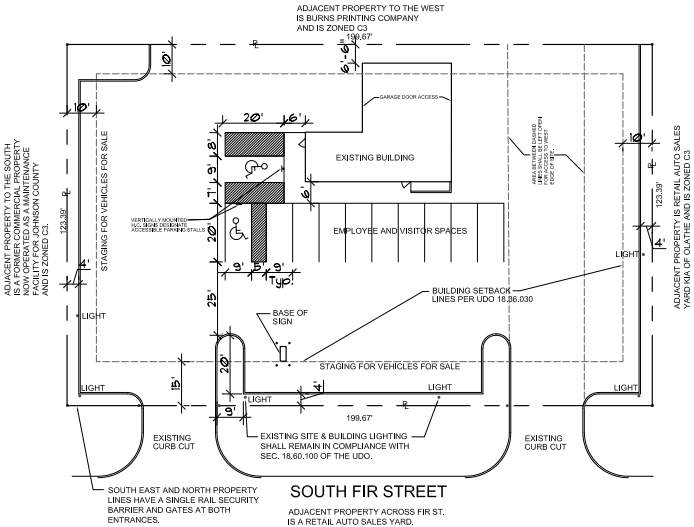


3 LANDSCAPE PLAN

1"=20'-0"

Utility Note:

Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-DATE (344-7233) to have utilities located.



1 SITE PLAN

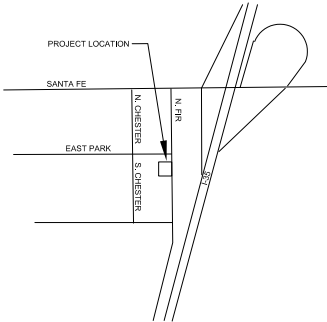
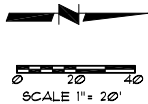
1"=20'-0"

PLANT SCHEDULE



QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
3	Acer campestre 'Queen Elizabeth' / Queen Elizabeth Hedge Maple	B & B	2"Cal
QTY	BOTANICAL NAME / COMMON NAME	CONT	
1	Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	24" hgt.	2 gal
3	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	24" hgt. & sp.	3 gal
17	Spiraea x bumalda 'Gold Flame' / Gold Flame Spiraea	24" hgt. & sp.	3 gal

LANDSCAPE REQUIREMENT NOTES:
1. STREET TREES SHALL BE INSTALLED AS PER DIRECTED BY THE UDO SECTION 16.62.045.
2. ALL PLANTINGS SHALL CONFORM WITH THE MIN. REQUIREMENTS PER SECTION 16.62.070.



LOCATION MAP
SCALE 1"=300'

Site And Landscape Plan

Olathe Auto Ranch
115 South Fir, Olathe, Kansas



Oppermann LandDesign, LLC
Land Planning & Landscape Architecture
18900 West 117th Street
Olathe, Kansas 66061
oppermannlanddesign.com
peter@oppermannland.com
913.894.9407

Statement of Purpose

CarStoreUSA
115 S Fir St
Olathe, KS 66061

CarStoreUSA began as Wichita Motor Company in downtown Wichita in 2014. The lot was small and could only fit 30 vehicles. Even with the limitations of the facilities we put our best effort forward and made the lot look representable as possible. We sold higher end bmw and Mercedes-Benz, mainly off lease models that were only a few years old. Our goal was to offer the customers a better value then the larger franchise dealerships. It paid off and we grew into CarStoreUSA.com. Now we have 250 plus vehicles in inventory and continue to provide a great value to our customers selling off lease vehicles of all makes and model. CarStoreUSA Wichita is in a 36000sqft facility with a full service and reconditioning center. We have over 25 full time associates and pride ourselves on offering the best working environments in the industry. Most of our associates have been with us for many many years and enjoy our growth. We continue to constantly find ways to make it better and to grow responsible. We want to be a positive in the community and city of Olathe. In Olathe, CarStoreUSA will only do vehicle sales at this location and will have 3-5 staff to start.

The violation have been or are in the process of being addressed.

Christmas lights are down.

Fences has been fixed.

Building has been painted

Asphalt repair is in process.

Sign was originally scheduled for 7-8th of June for completion. Now it will the 11th.

Plant 3 shrubs along the foundation in dirt area on east elevation

For any questions please email me at Bryan@CarStoreUSA.com

