



City of Olathe
Planning Division

MINUTES

Planning Commission Meeting: April 13, 2020

Application:	<u>SU19-0005</u>: Renewal of a special use permit for motor vehicle sales (Olathe KIA)
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Emily Carrillo, Senior Planner, presented a request for a special use permit renewal to continue allowing motor vehicle sales at 132 N. Fir Street. She noted that the original special use permit expired in February 2019, and the applicant is seeking a 10-year renewal. She added that the subject property is located at the southwest corner of Santa Fe and I-35, adjacent to the southbound exit ramp. The property is zoned C-3 and has been operating as a motor vehicle sales lot for Olathe Kia since 2014 under the previously-approved permit. No changes are proposed with this application.

Ms. Carrillo stated that the primary facility for the dealership is located adjacent to the subject property at 130 South Fir, adding that Kia expanded its operations in 2014 to include the property to the north. The property is identified as a commercial center on a future land use map, and staff finds this use to be compatible with the area. There are 27 parking spaces for vehicle display and customer parking, and includes an elevated display pad along the northern boundary. Staff requested site improvements, a majority of which have been addressed. Improvements such as landscaping and striping still need to be completed prior to City Council.

Ms. Carrillo reported that the applicant completed all notification requirements and neither staff nor the applicant has received any correspondence from the public regarding this application. Staff recommends approval of this application for 10 years.

Chair Vakas opened the public hearings. There were no questions from commissioners. No one from the public wished to speak on this item. Chair Vakas called for a motion to close the public hearing.

Motion by Comm. Freeman, seconded by Comm. Nelson, to close the public hearing.

Aye: Fry, Breen, Corcoran, Allenbrand, Nelson, Freeman, Sutherland, Vakas (8)

No: (0)

Motion was approved 8-0.

Chair Vakas called for a motion on this item.

Motion by Comm. Nelson, seconded by Comm. Allenbrand, that SU19-0005 be approved 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 3 of this report.

SU19-0005
April 13, 2020
Page 2

Comm. Nelson's motion included approving SU19-0005 subject to the following stipulations:

- (1) The Special Use Permit to allow motor vehicle sales is valid for a period of ten (10) years following Governing Body approval, with an expiration date of May 5, 2030.
- (2) An exception to the light standards in the UDO will be continued for the existing light poles which are twenty-five feet (25') in height and put out an average maintained foot-candle of 11 foot-candles.
- (3) Vehicles will be stored or displayed on approved paved parking surfaces only.
- (4) No vehicle maintenance or repair shall be done at the subject property.

Aye: Fry, Breen, Corcoran, Allenbrand, Nelson, Freeman, Sutherland, Vakas (8)

No: (0)

Motion was approved 8-0.