



Planning Division

**MINUTES****Planning Commission Meeting: April 26, 2021**

<b>Application:</b>	<b><u>SU21-0002</u>:</b> Request approval for a special use permit for Motor Vehicle Sales, Leasing and Rental for Enterprise Car Rental in the C-3 (Regional Center) District, on approximately 1.99 acres; located at 900 N. Rogers Road.
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**Ms. Jessica Schuller, Senior Planner**, presented SU21-0002, a special use permit for the sale, leasing and rental of motor vehicles for Enterprise Car Sales. The site is located south of 129th Street, east of Rogers Road, and adjacent to I-35 Highway. The site is zoned C-3, (Regional Center), and the property surrounding the site is a mix of commercial and industrial uses. The Future Land Use Map of the PlanOlathe Comprehensive Plan also designates the site and surrounding area for commercial and industrial.

**Ms. Schuller** stated the request for a special use permit is to allow motor vehicle sales, leasing and rentals, on the property. The applicant will utilize the 5,000 square-foot building and repave the parking lot, add curb and gutter, as well as bring the parking and paving setbacks into conformance with the UDO in addition to other site improvements. There will be approximately 124 spaces on site and the 11 spaces closest to Rogers Road will be dedicated for customer parking. The applicant will also add landscaping to the site to meet UDO requirements. The applicant will not enlarge the building, but will upgrade the front façade by removing the existing blue metal canopy and columns that are located above the front entrance that will be replaced with a black extended awning. A drive-thru canopy structure will be added to the southern façade. The building will be painted, and the applicant is relocating some existing doors located on the other facades.

**Ms. Schuller** noted that although the applicant would like a longer period time, staff is recommending a period of five years for the initial application. The five-year term is consistent with the time limits for the other special use permits at the Enterprise locations with the City as well. Public notification was provided as required, and staff and the applicant have not had any public correspondence on this application. The project will move forward to the May 18, 2021, City Council, for consideration.

**Chair Vakas** opened the public hearing.

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

## **MOTION**

A motion was made to close the public hearing by Commissioner Janner. Commissioner Sutherland seconded the motion. The motion passed by a roll-call vote of 8 to 0.

**Chair Vakas** entertained a motion in reference to SU21-0002.

A motion was made to approve SU21-0002 by Commissioner Essex and seconded by Commissioner Breen. The motion passed by a roll-call vote of 8 to 0 with the following stipulations:

- a. Staff recommends approval of SU21-0002 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 will address all site improvements as identified in Section 5 of this report.
- b. Staff recommends approval of SU21-0002 subject to the following stipulations:
  1. The special use permit to allow motor vehicle sales/leasing/rental is valid for a period of five (5) years following the date of City Council approval.
  2. Signage is approved administratively through a separate application and must meet the requirements of UDO 18.50.190.
  3. Wind signs, including pennants, streamers, balloons, whirligigs or similar devices are prohibited.
  4. Vehicles will be stored or displayed on paved and striped parking surfaces only.
  5. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment.