



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 3/2/2021

FOCUS AREA: Economy, Planning Division

STAFF CONTACT: Jessica Schuller, Senior Planner

SUBJECT: SU20-0006: Special Use Permit for *Motor Vehicle Sales*; Applicant: Sam ElMasri, Car Gallery

ITEM DESCRIPTION:

Consideration of Resolution No. 21-1017, SU20-0006: Request approval for a special use permit for *Motor Vehicle Sales* on approximately 2.12 acres; located at 15695 S. US-169 Highway. Planning Commission recommends approval 8 to 0 for a two-year period.

SUMMARY:

This is a request for a special use permit for motor vehicle sales at 15695 S. US-169 Highway. The site is currently developed and has been operating as an automotive transmission shop.

The subject property is zoned M-2 (General Industrial) and the Unified Development Ordinance (UDO 18.20.500) requires a special use permit for motor vehicle sales in this district. No changes to the existing, approximately 5,000 square foot building are proposed.

The applicant proposes to park a maximum of 50 vehicles outdoors on site. No vehicles will be parking in front of the building and staff has stipulated that vehicle inventory south of the building be striped in designated spaces. The applicant will also stripe customer parking spaces in front of the building, repair broken curbs and sidewalks on site, and add trees and shrubs to meet UDO requirements for landscaping along street frontages. The existing non-conforming monument sign will be removed.

A public hearing was held before the Planning Commission on February 8, 2021. No individuals from the public spoke regarding this petition and the Planning Commission recommended approval with a 8-0 vote, for a 2-year time limit with stipulations as stated in the Planning Commission packet.

FINANCIAL IMPACT:

Approval of this request will result in economic contribution to the community.

ACTION NEEDED:

1. Adopt Resolution No. 21-1017 to approve a Special Use Permit for motor vehicle sales as stipulated by the Planning Commission.
 2. Deny Resolution No. 21-1017 (5 positive votes required) for a Special Use Permit for motor vehicle sales.
 3. Return the Special Use Permit application to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to approve or deny.
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ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Resolution No. 21-1017