



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 5/18/2021

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**FOCUS AREA:** Economy, Planning Division

**STAFF CONTACT:** Jessica Schuller, Senior Planner

**SUBJECT:** SU21-0002: Special Use Permit for Motor Vehicle Sales, Leasing & Rental; Applicant: Todd Parker, Enterprise Leasing Company of KS, LLC

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**ITEM DESCRIPTION:**

Consideration of Resolution No. 21-1036, SU21-0002, requesting approval for a special use permit for Motor Vehicle Sales, Leasing & Rental for Enterprise Car Sales on approximately 1.99 acres; located at 900 N. Rogers Road. Planning Commission recommends approval 8 to 0 for a five-year period.

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**SUMMARY:**

This is a request for a special use permit for motor vehicle sales, leasing and rental at 900 N. Rogers Road. The site is currently developed and has been operating as a car dealership for Mid America Auto Exchange, which was a permitted use in the C-3 District at the time the building was constructed. Enterprise Car Sales is now seeking to operate at this location which now requires a Special Use Permit for this district under the current UDO.

The applicant will utilize the existing building and will update the façade by replacing the canopy over the front entrance, painting the building, and relocating doorways on secondary facades. A new canopy/drive-through structure is also proposed on the south side of the building. The applicant will repave the parking lot, add curb and gutter and parking lot lighting, and increase the paving setbacks to conform with current UDO requirements. Additional site improvements include landscaping, screening of ground-mounted utilities and the addition of a trash enclosure.

A public hearing was held before the Planning Commission on April 26, 2021. No individuals from the public spoke regarding this petition and the Planning Commission recommended approval 8-0, for a 5-year time limit with stipulations as stated in the Planning Commission packet.

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**FINANCIAL IMPACT:**

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

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**ACTION NEEDED:**

1. Adopt Resolution No. 21-1036 to approve a special use permit for Motor Vehicle Sales, Leasing and Rental as stipulated by the Planning Commission.
  2. Deny Resolution No. 21-1036 (5 positive votes required) for a special use permit for Motor Vehicle Sales, Leasing and Rental.
  3. Return the Special Use Permit application to the Planning Commission for further
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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. 21-1036