



**AGENDA  
CITY OF BELTON  
PLANNING COMMISSION  
MEETING & PUBLIC HEARING  
MONDAY, MAY 21, 2012 - 7:00 P.M.  
CITY HALL ANNEX, 520 MAIN STREET**

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**I. CALL MEETING TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF THE MINUTES OF THE MAY 7, 2012 PLANNING COMMISSION MEETING**

**IV. PUBLIC HEARING**

A. Consideration of a Zone Change from M-1 (Light Manufacturing) to C-2 (General Commercial for seven parcels of land generally located east of N. Mullen and Larkspur Circle.

**V. DISCUSSION**

A. City of Belton Stormwater Master Plan.

B. Old Town Belton Overlay District Boundaries.

C. Text Amendment to Section 40-4(a) 1-10, of the Unified Development Code regarding "Commercial – Motor Vehicle Sales."

**VI. DIRECTOR'S REPORT**

**VII. NEXT MEETING DATE:** June 4, 2012

**VIII. ADJOURNMENT**

# **MEETING MINUTES**

**MAY 7, 2012**

**Minutes of Meeting**  
**Belton Planning Commission**  
**City Hall Annex, 520 Main Street**  
**May 7, 2012**

**CALL TO ORDER**

Chairman Holly Girgin called the meeting to order at 7:02 p.m.

**ATTENDANCE**

*Commission:* Chairman Girgin, Mayor Pro Tem Gary Lathrop, Councilman Scott Von Behren, Commissioners Sally Davila, Tim McDonough, Steven Chancellor, and Mike Van Eaton.

*Staff:* Jay Leipzig, Community Development Director; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

*Absent:* Commissioners Jeff Fletcher and Larry Thompson.

**MINUTES**

Commissioner Davila moved to approve the minutes of the April 16, 2012, Commission meeting. Mayor Pro Tem Lathrop seconded the motion. All members present voted in favor, and the motion carried.

**PUBLIC HEARING** –Special Use Permit for vehicle sales at 1016 N. Scott

Mr. Leipzig reported that consideration of the Special Use Permit (SUP) application for 1016 N. Scott was continued from a meeting in April. Mr. Cooper presented a brief history of the commercial buildings on the property and the current occupants. He reported that staff reviewed the SUP by looking at: the welfare and convenience of the public; injury to surrounding property; domination of the neighborhood; parking, signage and landscaping. He read the staff recommended conditions of approval. It was reported that one condition of the SUP is for no more than four display vehicles to be shown on the southeast side of the parking lot.

Chairman Girgin opened the public hearing at 7:08 p.m. The hearing was being held to receive public input regarding the SUP application for a vehicle sales lot at 1016 N. Scott, Unit A. Chris Saad, 123 E 132<sup>nd</sup> Street, Kansas City, Missouri, spoke in favor of the SUP. Mr. Saad disclosed an alternate parking layout with three display cars in front of the building, three display cars along N. Scott, and the customer parking on the southeast side of the parking lot. An aerial photo of the site was displayed and Mr. Cooper pointed out the potential parking locations for display / customer parking. It was reported the ADA customer parking would have to be located near the office door. Mr. Saad indicated he would agree to place the customer parking by the building and park some display vehicles on the south side of the parking lot. It was questioned whether there is sufficient parking at the site if all three tenant spaces are occupied. Mr. Cooper stated the number of parking spaces (8) being requested by the applicant is a reasonable division of the building's shared parking. There was a lengthy discussion about the SUP application which included: leaving the driving lane open for access to the buildings in back; the pros and cons of installing stop blocks in front of the display vehicles on the south side of the site; the saturation of vehicle sales lots along North Scott; and the location of property access

points from North Scott. Chairman Girgin suggested staff may need more time to review the application due to the revised site plan submitted by the applicant tonight.

Mr. Cooper reported the applicants began operating the business before they had a business license. Details were provided about a church that has been meeting with staff and has also expressed an interest in occupying a portion of the building at 1016 N. Scott. There was no further public input so Chairman Girgin closed the public hearing at 7:44 p.m.

She reviewed the topics that had been discussed concerning the case at which time Commissioner McDonough moved to deny the SUP application based on the information as presented. The motion was seconded by Councilman Von Behren. Mr. Cooper reported the applicant has volunteered to reduce the number of sale vehicles to four. Mayor Pro Tem Lathrop asked for clarification of the reasons for denial and Commissioner McDonough provided the basis for the motion to deny which included several unanswered questions. He pointed out the proliferation of used car lots; the fire marshal has not reviewed the new site plan; and the size of the space to be occupied by the car lot; as some of the reasons for concern. There was conversation about the percentage/size of the space to be occupied by the vehicle sales lot in the building and parking lot. After further discussion, Commissioner McDonough withdrew his motion and Councilman Von Behren withdrew his second. Commissioner Chancellor moved to send the SUP application for a vehicle sales lot at 1016 N. Scott Unit A, back to staff for further clarification. The motion was seconded by Commissioner Van Eaton. Commission members pointed out several unclear items they would like explained further before the next review. When a vote was taken, the following was recorded: Ayes: 6 – Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners McDonough, Chancellor, and Van Eaton. Noes: none. Abstention: 1 – Commissioner Davila. Absent: 2 – Commissioners Fletcher and Thompson. The motion carried.

**PUBLIC HEARING – SUP for vehicle sales at 307 Chestnut**

Mr. Leipzig explained 307 Chestnut is the location of the former C & S Auto Sales. Mr. Cooper gave an explanation of the multi-use parcel which he stated has an occupied townhouse and an automobile service shop. It has been utilized as a vehicle sales lot in the last 10 years according to Mr. Cooper. He reported on the property access, display vehicle and customer parking spaces, signage and screening.

Chairman Girgin opened the public hearing at 8:02 p.m. This hearing was held to receive public input regarding an SUP application to allow a vehicle sales lot to operate at 307 Chestnut. Joel Challacomb, 403 B Street, Belton, asked questions about the SUP application including effect on his property value, and the status of the apartments on the property. He stated that he is not opposed to the vehicle sales lot. It was clarified by Mr. Cooper that the apartment complex is on the same lot but is not affiliated with the proposed SUP for a vehicle sales lot.

Alice Ibrahim, 3724 W 141<sup>st</sup> Street, Leawood, Kansas, spoke to clarify and explain the leases and subleases involving the property. Mr. Cooper reported the SUP is for the service shop and the car lot only and there is an 18-month lease agreement. There was discussion about the consequences a lot split would create for the property.

There were questions asked about the existing sign and whether it will be there permanently. It was stated by the applicant that the sign is permanent but he is not satisfied with the quality so he may change it in the future. Mr. Cooper stated the sign is acceptable but a sign permit must be obtained from the City. As there was no further public input, Chairman Girgin closed the public hearing at 8:16 p.m. Mayor Pro Tem Lathrop moved to recommend approval of the SUP application for a vehicle sales lot at 307 Chestnut with the following conditions:

1. No Certificate of Occupancy is issued for M & M Auto Sales until the site has a final inspection for compliance with Chapter 40-3(4)(a) of the Unified Development Code.
2. Special Use Permit 12-11 shall be annually renewed and reviewed administratively barring any code violations and/or complaints.
3. The vehicle storage area shall consist of no more than thirty-seven display vehicles and thirteen customer parking spaces.
4. No display vehicle shall obstruct visibility, or be parked in a manner which would create a hazardous condition; encroach upon abutting properties, or overhang street rights-of-way.
5. No material, supplies, or merchandise shall be stored outdoors.
6. Re-stripe faded parking lot markings.

The motion was seconded by Councilman Von Behren. When a vote was taken, the following was recorded: Ayes: 6 – Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners Davila, Chancellor, and Van Eaton. Noes: 1 – Commissioner McDonough. Absent: 2 – Commissioners Fletcher and Thompson. The motion carried.

**DISCUSSION** – Text Amendment Section 40-4(a) 1 – 10 of the UDC, “Commercial – Motor Vehicle Sales”

A draft of potential changes to the existing language regarding motor vehicle sales was distributed for discussion purposes. Mr. Leipzig introduced the subject of amendments to the language in the UDC regulating motor vehicle sales businesses. He reported that staff studied the approach taken by various metropolitan cities to regulate motor vehicle sales businesses.

Mr. Cooper gave an account of some of the negative effects that have occurred as a result of the proliferation of vehicle sales lots along North Scott and E. North Avenue. He went over some of the proposed changes and highlighted a few including, minimum lot size. There was a discussion about minimum lot size and the options available when a vehicle sales lot closes on a property that does not meet the minimum lot size, including grandfathered versus amortization. Mr. Leipzig made it clear that these amendments would encompass all motor vehicle sales, new and used.

Other suggested amendments included a separation requirement between vehicle sales businesses. It was stated there are currently 15 documented vehicle sales lots in the City. Commissioner McDonough pointed out a Grandview ordinance that requires used car lots, tattoo parlors, title loan or check cashing establishments be separated by no less than 1,500-feet. He recommended that language be included in Belton’s amendments. In discussion there was agreement that language stating only one used vehicle dealer allowed with each special use permit and only one special use permit allowed per site would be beneficial in restricting the multiple used car sales businesses per lot.

Mr. Cooper provided details and emphasized the importance of the proposed regulation which would require SUP applicants to include a site plan with their application. There was a brief discussion on the Commission's role in consideration of the business plans/models that may accompany SUP applications. It was suggested a site plan template could be provided to the vehicle sales lot SUP applicants. Mr. Leipzig was asked questions about the staff code enforcement responsibilities and he briefly described the code enforcement officer's process of enforcement. There was further discussion about vehicle sales lots and code violations, and the total number of violations before an SUP is revoked. It was suggested the word "sufficient" be included in the language that regulates sales lot lighting. Mr. Leipzig brought up the topic of Internet vehicle sales businesses for discussion.

It was suggested by Mayor Pro Tem Lathrop that a moratorium be placed on new vehicle sales applications until the language has been determined and approved for the text amendment. Commissioner McDonough moved to recommend placing a moratorium / administrative delay not to exceed 90 days on used vehicle sales and Internet car sales applications pending ordinance language amendments. The motion was seconded by Mayor Pro Tem Lathrop. When a vote was taken, the following was recorded: Ayes: 7 – Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners Davila, McDonough, Chancellor, and Van Eaton. Noes: none. Absent: 2 – Commissioners Fletcher and Thompson. The motion carried.

#### **DIRECTOR'S REPORT**

Mr. Leipzig reported there will be a public hearing for a City initiated zone change at Larkspur and Mullen. The proposed change will be from M-1 to C-2. All of the existing businesses in the area are allowed in a Commercial zone.

The revised boundaries for the Old Town Belton Overlay District will be considered by the Commission on June 4, 2012. There will be a neighborhood meeting on May 17, 2012, to discuss this topic.

Councilman Von Behren pointed out some code issues that he has observed at some vehicle sales lots and some unlicensed vehicles.

It was recommended that staff refuse SUP applications until they have submitted all the required documents necessary for staff and Commission review.

It was pointed out there is a damaged sign frame at 1016 N. Scott and it was requested the frame be removed.

#### **ADJOURNMENT**

Councilman Von Behren moved to adjourn. Mayor Pro Tem Lathrop seconded the motion. All members present voted in favor, and the meeting adjourned at 9:00 p.m.

Ann Keeton

Community Development Secretary

# **ZONE CHANGE**

**M-1 TO C-2**

**CHANGE IN ZONING CLASSIFICATION  
M-1 (LIGHT MANUFACTURING) TO C-2 (GENERAL COMMERCIAL) DISTRICT**  
**Mullen Road & Larkspur Circle**

**BELTON PLANNING COMMISSION  
MONDAY, MAY 21, 2012 – 7:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

Robert G. Cooper, City Planner

**CASE #RZ12-13**

Consideration of a Zone Change from M-1 (Light Manufacturing) District to C-2 (General Commercial) District to include eight (8) parcels of land with a combined land-area of 10.37-acres, generally located on the east side of Mullen Road and Larkspur Circle, just north of the Walgreens pharmacy store.

**BACKGROUND**

Zoning Map

Included in the packet is a copy of the city's zoning map which shows this area zoned as M-1 (Light Manufacturing). However, the entire northern extension of Mullen Road, (from 58-Highway, north to the termination point) consists of C-2 / General Commercial zoning. Even though, the area is zoned for light manufacturing, the predominate use and characteristics is general commercial.

The area in question currently consists of multiple tracts of land, all generally less than an acre in size with the exception of two undeveloped parcels, which range in size from 1.30-acres to 5.70-acres.

**REVIEW**

Comprehensive Plan. The City's Future Land-Use Map designates this area as commercial/retail use with C-2 (General Commercial) zoning. The rezoning would align itself with the existing commercial uses and commercial zoning for this prime retail/commercial corridor of the City.

Compatibility The proposed land use as commercial would allow the following uses by-right:

1. Hospitals;
2. Social clubs or lodge;
3. Veterinary Services;
4. Art Gallery;
5. Banks;
6. Business support services;
7. Construction Sales and Service;
8. Restaurants;
9. Taverns;
10. Entertainment and Spectator Sports;
11. Funeral home;
12. Hotel / Motel;
13. Medical / Dental Clinic;

14. Office;
15. Personal and Consumer Services;
16. Retail Sales;
17. Sports and Recreation;
18. Commercial / Public Parking Garages.

These additional Uses may be allowed in a C-2 zoning district with an approved Special Use Permit:

1. College or University;
2. Kennel;
3. Payday Loan store;
4. Consumer loan establishment;
5. Tattoo Parlor;
6. Daycare Center or home;
7. Crematory;
8. Motor Vehicle Sales;
9. Wireless Communication Facilities (Cell Towers).

All these potential uses would be less intensive than any potential manufacturing type use, would be considered less intensive and conceivably be deemed more compatible with some of the existing uses in the target area.

Environmental. The rezoning of the property as proposed will not create an increase in environmental impacts than what would typically be found with a C-2 (General Commercial) zoning district.

Predominance. The area in question is zoned M-1 (Light Manufacturing). There are fewer than eight (8) parcels along the Mullen Road corridor between 58-Highway and the dead-end. It is important to note, this area has been identified by the City as a prime commercial/retail corridor which includes plans to extend Mullen Road and looping it around to connect with Markey Parkway and 163<sup>rd</sup> Street.

### **STAFF RECOMMENDATION**

Engineering, Fire and Community Development staff support a recommendation to approve the zone change from M-1 (Light Industrial) to C-2 (General Commercial) District.

### **PLANNING COMMISSION ACTION**

1. Motion to **approve** the Zone Change from M-1 (Light Manufacturing) District to C-2 (General Commercial) District, to include eight (8) parcels of land with a combined land-area of 10.37 acres, generally located on the east side of Mullen Road and Larkspur Circle.
2. Motion to **deny** the Zone Change from M-1 (Light Manufacturing) District to C-2 (General Commercial) District, to include eight (8) parcels of land with a combined land-area of 10.37-acres, generally located on the east side of Mullen Road and Larkspur Circle.

3. Motion to continue the case pending additional information.

### **ATTACHMENTS**

1. Zone Map
2. Aerial Photo
3. Vicinity Map



FILE BODY



Google earth

feet  
meters

900  
300



**CASE # RZ12-13**



# **STORM WATER MASTER PLAN**



## PURPOSE OF THE PLAN

- The city needs an innovative plan that provides a clear road map, including budgeting information, to address current and future flood control, stream stability, water quality, and water resource protection.
- Allow the city to proactively forecast, evaluate, and manage the stormwater-related impacts that result from future development or other changes in the city's watersheds.
- Identify opportunities for comprehensive land use planning methods that can benefit the city's watersheds and drainage system as a whole.
- Outline mechanisms that can support the city's compliance with EPA water quality mandates.
- Create a model plan that facilitates both inter-local coordination and interdepartmental coordination with the city's other master planning efforts: land use, transportation, parks and trails, sewer and wastewater, and others.
- Achieve financial savings through comprehensive watershed-based planning and coordination with other infrastructure master planning.
- Provide educational materials and opportunities for the citizens and local schools regarding stormwater impacts and best management practices.



## YOUR INPUT LEADS TO A SUCCESSFUL PLAN

- This is a community-based watershed planning process, whereby project stakeholders – city staff, citizens, governing body, non-profit groups, state agencies, neighboring communities, and others – work **together** to formulate solutions and **actions** that provide widespread benefit.
- You see and experience the stormwater issues in your neighborhood, so we need your input to ensure we have properly identified all the key flooding, erosion, and water quality issues.

## WHAT WE'VE DONE SO FAR

- Mailed and received back flood problem questionnaires from residents
- Completed a full storm drainage system survey and inventory
- Conducted field investigations of critical streams and flood problem areas
- Mapped and analyzed the city's watersheds
- Conducted detailed storm drainage models to evaluate flooding, erosion, and water quality problem areas under both current and future conditions
- Identified critical impacted or threatened water resources (streams, lakes, wetlands, etc.), pollutants that threaten those resources, and recommended restoration or protection measures
- Reviewed FEMA floodplain zones for accuracy and identify necessary map revisions
- Developed draft (roughly 50% complete) watershed management and stormwater projects that address flooding, erosion, storm sewer deficiency, and water quality problems in the city

## NEXT STEPS & TIMELINE

- We will use your input in refining and finalizing all recommended projects and watershed management methods, including:
  1. Guidelines for future development
  2. Prioritized capital improvements plan for stormwater projects
  3. Recommended land use planning and floodplain management recommendations
  4. Municipal operations, maintenance, and monitoring methods
  5. Public outreach and education actions
- We will use this plan to seek out viable federal, state, and local funding sources to support recommended actions.
- Anticipated timeline:
  1. Public input meetings and council update – May 2012
  2. Final draft solutions presented to Council/public – July 2012
  3. Final Master Plan complete – July/August 2012



# **TEXT AMENDMENTS**



**PLANNING COMMISSION REGULAR MEETING  
CITY HALL ANNEX, CITY COUNCIL ROOM  
520 MAIN STREET  
MONDAY, MAY 21, 2012 – 7:00 P.M.**

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Robert G. Cooper, City Planner

**CASE #TA12-14 / CONTINUED FROM THE MAY 7<sup>TH</sup> MEETING**

**DISCUSSION:** Consideration of a Text Amendment to Section 40-4(a) 1-10, of the Unified Development Code (Commercial – Motor Vehicle Sales).

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The purpose of amending the Unified Development Code (UDC), allowing new and used car lots within a C-2 (General Commercial) zoning district with a Special Use Permit is to address the numerous used car lots being located primarily along the North Scott / E. North Avenue corridor. Many of the existing car lots are situated side-by-side. The close proximity of these car lots has created nuisance issues and hazardous traffic concerns.

The Planning Commission has previously met with staff and discussed such issues as the compatibility and placement of car lots; visual characteristics of this type of use, screening, minimum lot size requirements and whether the ordinance needed to be amended.

The need for a clear and concise ordinance which would regulate all of the bulk requirements was discussed. Currently, Section 40-4 of the Unified Development Code, regulates some standards and norms for used car sales lots. The Commission felt that by amending the existing ordinance, will effectively enhance the review and approval process as well as enhance good aesthetics and to preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the community.

The purpose of this initial report is to begin a discussion of the requirements for used vehicle sales and the various requirements. During the meeting, staff will recommend components of the proposed Ordinance for discussion. In addition to the various points from other cities surveyed, staff is concerned about ensuring that there are adequate and expanded lighting requirements in addition to limiting the use of multiple sale companies in one building. In addition, staff is recommending that cross references to the sign code prohibiting snipe signs, flags and banners.

**EXISTING CODE CITATION**

(4) Commercial – Motor vehicle sales. Motor vehicle sales businesses must have a special use permit, granted for an initial term of one year and renewable for additional five-year terms, and must meet the following requirements:

(a) Motor vehicle sales dealer's license; site and space requirements: the following standards and norms shall govern the operation of existing multi-vehicle used vehicle lots and shall apply to any multi-vehicle lots proposed or established in the future:

- (1) There shall be at least one entrance-exit on the main thoroughfare serving the lot of at least 24-feet in width;
- (2) The lot must be paved with a surface material such as asphalt or concrete;
- (3) The lot must be sufficiently flood-lighted to discourage vandalism or theft;
- (4) The lot must have barriers or other forms of visible demarcation clearly delineating the specific area to be occupied by used vehicles, which shall be approved by the city inspector;
- (5) Buildings and their intended uses must be stipulated on the application and receive approval prior to the issuance of an occupational license;
- (6) All vehicles on the lot must be capable of passing the state vehicle inspection, as required by Missouri Statutes;
- (7) All vehicles on the lot will be complete and no vehicle will be used for the scavenging or other junk purposes by any operator issued a license under the provisions of this section;
- (8) Multi-vehicle used vehicle lots may be operated in conjunction with the garage located thereon for the purposes of performing necessary maintenance on those vehicles offered for sale on said used vehicle lot; otherwise, a multi-vehicle used lot shall be used solely for the purpose of selling used vehicles and shall not be operated in conjunction with any other type of business without the approval of the city council of the city upon proper application and hearing thereon who shall consider in dealing with said issue, the compatibility of the proposed uses from a zoning, businesses, commercial and aesthetic viewpoint.
- (9) Major maintenance work must be performed within the confines of the garage and must be completed before the vehicle is returned to the lot for sale;
- (10) All multi-vehicle used vehicle lots shall be identified by an internally lighted sign, installed and maintained in accordance with the city's zoning Ordinance.

Research of other cities ordinances within the Kansas City Metro Area that regulate used vehicle sales lots, has provided staff with options and additional language that may be helpful to the Planning Commission in drafting the new ordinance.

### **Grandview, MO**

- Used vehicle sales lots are allowed with a conditional use permit;
- Are permitted if located within commercial zoning only;
- Must be separated no less than 1,500-feet from another used car lot, tattoo parlor, title loan or check cashing establishment.

### **Independence, MO**

- Used vehicle / equipment sales are allowed in commercial zoning only;
- Minimum lot size must be no less than 1.5-acres;
- Shall not be located within 100-feet of a residential zoning district boundary line;

- All vehicles on display must be operable;
- All outdoor display areas shall not be located within any required setbacks and only in specifically designated areas;
- Site shall be landscaped and screened;
- Vehicle repair and service shall be conducted only within an enclosed building on site.

### **Blue Springs, MO**

- Used vehicle and equipment sales are allowed in commercial and industrial zoning districts only;
- Allowed with a conditional use permit;
- Vehicle parking / storage areas – must be a hard surface with the following:
  - a) 5” concrete, or
  - b) 6” asphalt, or
  - c) 3” combined with 8” aggregate base and sub-grade base, or
  - d) Any other pavement or surface material must be reviewed and approved by the City Engineer, but all must be dust-free.
- The paved area setback must be no less than 25-feet from the street right-of-way;
- All parking areas must meet the City’s design requirements. A submitted site plan, showing parking spaces for employees, customers, storage, display and vehicles being serviced, and adequate off-street unloading areas;
- Driveways shall be no less than 20% the total summation of the width of all driveway approaches of the length that fronts abutting street right-of-way;
- The use of loud speakers or other exterior amplification devices shall be prohibited; and
- The used vehicle sales lot shall be screened. Use of landscape berms shall be incorporated wherever possible.

During the May 7<sup>th</sup> Planning Commission meeting, staff presented a draft ordinance with the following language:

### **DRAFT** --SUGGESTED ORDINANCE LANGUAGE

- (4) Commercial – Motor vehicle sales. Motor vehicle sales businesses shall have a special use permit, granted for an initial term of one year and renewable for an additional five-year term and must meet the following requirements:
  - (a) Motor vehicle sales dealer’s license; site and space requirements: the following standards and norms shall govern the operation of existing multi-vehicle used vehicle lots and shall apply to any multi-vehicle lots proposed or established in the future:
    - (1) There shall be at least one entrance-exit on the main thoroughfare serving the lot at least 24-feet in width;
    - (2) The lot must be paved with a surface material of concrete or asphalt;

- (3) Each site must sufficiently provide its own independent exterior security lighting; i.e. wall or pole mounted;
- (4) The lot must have barriers or other forms of visible demarcation clearly delineating the specific area to be occupied by used vehicles, which shall be approved by the city inspector;
- (5) Buildings and their intended uses must be stipulated on the application and receive approval prior to the issuance of an occupational license;
- (6) Used vehicle business owner shall have a current State Motor Vehicle Dealer license and a City Occupational license.
- (7) All vehicles on the lot must be capable of passing the state vehicle inspections, as required by Missouri Statutes;
- (8) Only one (1) used vehicle dealer allowed with each special use permit and only one special use permit allowed per site;
- (10) All vehicles on the lot must be complete and no vehicle will be used for the scavenging or junk purposes by any operator issued a license under the provisions of this section;
- (11) Any maintenance work must be performed within the confines of the garage and must be completed before the vehicle is returned to the lot for sale;
- (12) Used vehicle sales lots may be operated in conjunction with the garage located thereon for the purposes of performing necessary maintenance on those vehicles offered for sale on said used vehicle lot; otherwise, a multi-vehicle used sales lot shall not be operated in conjunction with any other type of business without the approval of the city council upon proper application and hearing thereon who shall consider in dealing with said issue, the compatibility of the proposed uses from a zoning, businesses, commercial and aesthetics viewpoint.
- (13) All used vehicle sales lots shall be identified by an internally illuminated wall sign. Cardboard, plywood or hand-painted signs are prohibited;
- (14) No used vehicle sales lot shall be established or expanded within 1,000-feet of any other motor vehicle sales business, tattoo parlor, title loan or check cashing establishment;
- (15) No used vehicle sales lot shall be established on a lot less than one-acre in size;
- (16) No used vehicle sales lot shall be established or expanded within 100-feet of the district boundary-line of any residential zoning district;
- (17) All used vehicle sales lots shall meet the minimum landscaping and screening requirements;

- (18) All parking areas shall meet the City's design requirements. Each special use permit shall include a site plan showing parking spaces for employees, customers, display vehicles and adequate off-street unloading areas.

**STAFF COMMENT**

It is the purpose and intent through the amendment of this ordinance, to establish firm guidelines as to the compatibility and placement of car lots; the visual characteristics of this type of use, and use the ordinance as a mechanism to protect residential neighborhoods and non-residential areas from becoming blighted.

The regulations are designed to enhance good aesthetics as well as to preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the community.

**STAFF RECOMMENDATION**

Upon approval of the Planning Commission, schedule a Public Hearing to receive comment on the proposed ordinance.