

4. SPECIAL USE PERMIT NO. 2010-4 - 7380 West 162<sup>nd</sup> Street

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1. APPLICANT: Blue Valley Tow Service, Inc., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a special use permit, for a five-year period of time, to allow renewal of a tow lot.
3. LOCATION: The subject property is located at 7380 West 162<sup>nd</sup> Street.
4. EXISTING ZONING: This property is currently zoned PRB-3J, Planned Urban Neighborhood Retail Business District, Johnson County.
5. NEIGHBORHOOD CHARACTERISTICS: The properties to the south and east are zoned PRB-3J. The property to the north is zoned PEC-3J, Planned Research Development and Light Industrial District, Johnson County. The property to the west is zoned BP, Business Park District, for a commercial day care center.
6. CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Development Plan identifies this area as appropriate for light industrial/business park uses. The Future Development Plan does not specifically discuss the appropriate location for vehicle storage lots, but the Unified Development Ordinance does require this use to obtain a special use permit.
7. ANALYSIS: The applicant is requesting renewal of a special use permit to allow for a vehicle tow lot, for a five-year period of time, for Blue Valley Tow Service. The area of the property that is to be used for vehicle storage is entirely enclosed with a wood privacy fence. This property is located in the Blue Valley Park, and the requested renewal time period complies with what the Unified Development Ordinance allows.
8. STAFF RECOMMENDATION: The staff recommended approval of Special Use Permit No. 2010-4, for a five-year period of time, subject to the stipulation approved by the Planning Commission.
9. PLANNING COMMISSION RECOMMENDATION: The Planning Commission considered this application at a public hearing on April 26, 2010. No one spoke at the public hearing, and the Planning Commission voted 11 to 0 to recommend approval of Special Use Permit No. 2010-4, for a five-year period of time, subject to the following stipulation:
  - a. All vehicles must be stored in the fenced area.