

ORDINANCE NO. S-3127

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO AUTHORIZE THE SALE OF SMALL UTILITY TRAILERS ON CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

WHEREAS, application has been made by Pierre Roberge, owner, requesting a Special Use Permit to permit the sale of small utility trailers on his property located at 1325 Thompson Drive, Junction City, Kansas; and,

WHEREAS, the Metropolitan Planning Commission of Junction City, Milford and Geary County conducted a public hearing on Case No. SUP-05-01-14, following published notification in accordance with K.S.A. 12-741, et. seq., as amended, on May 8, 2014; and,

WHEREAS, the Metropolitan Planning Commission has recommended the City Commission of the City of Junction City, Kansas, approve the Special Use Permit to permit the sale of small utility trailers on property located at 1325 Thompson Drive, Junction City, Kansas, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF JUNCTION CITY, KANSAS, THAT:

Section 1. The following described property is hereby granted a Special Use Permit to permit the sale of small utility trailers on property located at 1325 Thompson Drive, Junction City, Kansas, subject to the conditions and restrictions listed herein:

Lots 1 through 14, inclusive, Block 17 of the Replat of Unit No. 2 of the First Addition to Lawndale Plaza Addition to this City of Junction City, Geary County, Kansas.

Section 2. The Special Use Permit herein granted shall be subject to the following conditions and restrictions:

- A. The Special Use Permit shall be valid only so long as Mr. Roberge maintains a vehicle dealer's license for the operation of the sales facility of the light duty utility trailers. This provision shall only be invalid if the Kansas Department of Revenue provides written documentation the operation is not subject to said licensing under State law.
- B. The Special Use Permit shall be applicable to all the land owned by Mr. Roberge, including his home at 1913 Davis Drive. Further, any sign shall only be placed following approval of a Sign Permit by the appropriate City officials and the placement shall comply with the City Sign Code requirements. The sign shall be no larger than 2-feet by 3-feet in size.
- C. The use of the lot shall be as proposed by the applicant, with access from Thompson Drive and for the area shown on the submitted site plan. All the area used for the business, including the drive access from Thompson Drive, as well as the other parking areas accessible from Thompson Drive shall be permitted to remain graveled in the manner existing and said areas shall not be required to be paved as stated within existing City ordinances.
- D. The applicant shall place on file with the City Engineering Department the specific routes used to and from this business location and make any and all improvements, including additional signage if necessary, to comply with all applicable rules and regulations of the City and/or State. This may include compliance with requirements of the Standard Traffic Ordinance, Manual on Uniform Traffic Control Devices, and other such standards and requirements.

- E. Only "non-commercial" vehicles, as determined by weight, shall be used in association with this business at this location. No vehicles requiring operation by a driver with a "CDL" license shall be permitted. This means vehicles licensed at 26,000 pounds or greater, or as determined by the laws of the State of Kansas.
- F. The applicant shall address all requirements of the City Engineering Department regarding storm drainage impacts if the improvements result in storm drainage issues from this property onto surrounding properties and/or public facilities.
- G. If the applicant intends to provide security lighting for this lot, a specific plan shall be submitted and approved by the staff in conformance with the standards of the City ordinances; specifically with arrangements to preclude glare or other impediments to the residential neighborhood.

Section 3. This Ordinance shall be in full force and effect from and after its publication once in the Junction City Daily Union.

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2014.



MICHAEL L. RYAN, MAYOR

ATTEST



TYLER FICKEN, CITY CLERK

