

7. SPECIAL USE PERMIT NO. 2008-13 - 4706 Goodman Street

1. APPLICANT: Henrik Andersen is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a special use permit, for a one-year period of time, to allow a contractor storage yard.
3. LOCATION: The subject property is located at 4706 Goodman Street.
4. EXISTING ZONING: This property is currently zoned R-2, Two-Family Residential District.
5. NEIGHBORHOOD CHARACTERISTICS: On the Johnson County side of 47th Street, this area is characterized by single-family homes on half-acre and acre lots. To the north across the county line, the area also consists mainly of single-family homes. To the northeast of the subject property is a light industrial business park in Wyandotte County.
6. ANALYSIS: The applicant is requesting approval of a special use permit for one year to allow the continued use of his residential property for a contractor storage yard. The business has operated from this property since 1990 and has recently been cited by the Community Services division for having a commercial vehicle and outdoor storage at this residence as the result of a complaint.

Currently, one small box truck sits in the driveway during the evenings as it is too large to fit in the garage. A small open trailer is also in the driveway, along with piles of excess pavers and supplies to the north of the driveway. Another box trailer is occasionally at this location. A total of five employees work from the residence, but only two are there full-time. As indicated by the applicant, this location is no longer suitable for this business, and he is actively searching for a new location. A one-year period of time is requested for the special use permit to allow that search to be conducted and the business moved.

While staff would not normally recommend approval of such a request, this business has been located at this address for 18 years, and according to the applicant, is in the process of relocating. The outdoor storage materials are relatively well-screened by existing trees and landscaping on site. Staff finds the proposed one-year period of time acceptable for the applicant to move the business.

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7. STAFF RECOMMENDATION: Staff recommends approval of Special Use Permit No. 2008-13, for a one-year period of time, subject to the following stipulation:
 - a. The storage yard shall be well-maintained and kept free of debris.