

ORDINANCE NO. 3242

AN ORDINANCE APPROVING CONDITIONAL USE PERMIT 25-CUP-05

WHEREAS, at its November 18, 2025 meeting, the Planning Commission voted unanimously to recommend approval of Conditional Use Permit 25-CUP-06 for light auto service at 339 Hedge Cir., and;

WHEREAS, Les Schwab Tire Center's primary business function includes servicing tires, wheels, shocks, brakes, batteries, other automotive components, and performing alignment adjustments ;

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PAOLA, KANSAS:

Section 1. **CONDITIONAL USE PERMIT GRANTED.** Pursuant to regulations set forth in the Paola Land Development Ordinance (LDO) permission is hereby granted for "light automotive" at 508A Baptiste Dr.

Section 2. **CONDITIONS AND STIPULATIONS.** The conditional use permit granted in Section 1 above, in addition to full compliance with any general provisions of the LDO, is hereby made contingent upon the performance and observation of the following conditions, of which the violation will be a basis for revocation:

1. Lighting shall utilize cut-off fixtures, located to minimize impact on adjoining properties.
2. Any vehicles kept on the property overnight must be in operable condition or stored inside.
3. Applicant shall maintain a contract to have waste tires and fluids removed on a regular basis.
4. Business hours will be Monday thru Saturday, 8AM-6PM. If more intensive business hours are desired in the future, the applicant may request an amendment to the CUP.
5. All outdoor storage must be enclosed by a 100% opaque fence, and must be approved by the Zoning Administrator.
6. At any time, the City may institute revocation of the Conditional Use Permit for violations of the conditions of approval, expiration, or the reasons specified in Section 21.225 of the Land Development Ordinance (LDO). The City shall provide notice to the landowner and public in the same manner as was provided for the establishment of the Conditional Use Permit.

Section 3. This ordinance shall take effect and be in force from and after its publication in the official City newspaper.

PASSED BY the Council this 9th day of December 2025.

APPROVED BY the Mayor this 9th day of December, 2025.

ATTEST:

(s)



Leigh House
Leigh House, Mayor

Stephanie Marler
Stephanie Marler, City Clerk