

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LR-2) Local Retail District with SUP-018 allowing a child day care service

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LR-2) Local Retail District with SUP-396 Allowing a Car Wash	Car Wash
SOUTH	(SF-12/20) Single-Family Residential District	Single-Family Subdivision
EAST	(LR-2) Local Retail District with SUP-358 Allowing a Drive-Through For a Restaurant	Multi-Tenant Commercial Center
WEST	(SF-12/20) Single-Family Residential District	Single-Family Subdivision

REQUEST: Approval to amend SUP-018 to allow “Tattoo Parlor, Piercing, and/or Permanent Makeup Service” and remove the “Child Day Care Service” use.

PROPOSED USE: Permanent makeup service

ACRES/LOTS: Approximately 152 square-foot space

LOCATION: 2515 North Josey Lane

HISTORY: SUP-018 was approved in 1977 for a child day care service.

COMPREHENSIVE PLAN: Commercial – Medium Intensity

TRANSPORTATION PLAN: Josey Lane is designated as an Arterial – 6 Lane Divided roadway.

OWNER: Huyen Ton / Mega Salons 360, LLC.

REPRESENTED BY: Thi Hong Nga Do

STAFF ANALYSIS

REQUEST

This is a request for approval of a SUP to allow a “tattoo parlor, piercing, and/or permanent makeup service.” The amendment also removes the “child day care service” use from SUP-018.

ZONING REQUIREMENTS

The property is zoned (LR-2) Local Retail District.

Article 5, of Carrollton’s Comprehensive Zoning Ordinance (CZO), requires a SUP for “tattoo parlor, piercing, and/or permanent makeup service” as a primary or accessory use. “Personal care services”, which include hair salons, are allowed by right in the (LR-2) Local Retail District.

On August 1, 1977 City Council approved SUP-018 allowing “child care service” on the subject property.

ELEMENTS TO CONSIDER

1. The subject property’s primary use is a hair salon (personal care services). The proposed permanent make up service will occupy not more than 152 square feet within the building.
2. The child day care services have not been in operations for several years.
 - a. *Since there is no longer child care services on the property, staff recommends removing the use from the amended Special Use Permit.*
3. The subject property has ample shared parking on site.
4. Each SUP application is discretionary and must be evaluated as to its probable effect on the adjacent properties and the community welfare and may be approved or denied as the findings indicate appropriate.
5. A SUP should not have negative impacts that exceed the impacts associated and anticipated with a use permitted “as-of-right” in the zoning district.
6. A written public comments card in support of this request has been received.

PURPOSE OF THE SPECIAL USE PERMIT

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.

CONCLUSION

Staff believes the request for a “tattoo parlor, piercing, and/or permanent makeup service” in an approximately 152-square-foot suite should not adversely affect the neighborhood with staff’s recommended stipulations.