

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District with SUP-417 allowing a used car dealer

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District With SUP-457 Allowing Used Car Sales	Used Car Dealer
SOUTH	(LI) Light Industrial District With SUP-433 Allowing Used Car And Boat Sales	Used Car and Boat Dealer
EAST	(LI) Light Industrial District With SUP-418 Allowing Used Car Sales	Used Car Dealer
WEST	(LI) Light Industrial District	Automobile Service Center

REQUEST: Amend SUP-417 to remove the automatic expiration date of December 9, 2018, from the special conditions, restrictions, and regulations section of Special Use Permit 417 (SUP-417)

PROPOSED USE: Automobile or Light Load Truck Sales (Used)

ACRES/LOTS: Approximately 3 acres / 2 lots

LOCATION: 3228 and 3232 Skylane Drive

HISTORY: SUP-417 was established on December 1, 2015.

COMPREHENSIVE PLAN: Industrial

TRANSPORTATION PLAN: Skylane Drive is designated as a (C2U) 2-Lane Undivided Collector.

OWNER: Skylane Investments LLC

REPRESENTED BY: Michael McCauley / City of Carrollton

STAFF ANALYSIS

REQUEST

This is a city-initiated request for approval of an amendment to SUP-417 to remove the automatic expiration date of December 9, 2018, from the special conditions, restrictions, and regulations section of SUP-417.

ELEMENTS TO CONSIDER

1. The subject tract is surrounded by similar uses.
2. There are no residential-zoned properties near the subject property.
3. One public comment card was received in support.
4. In recent years, staff has not included an expiration date with Special Use Permits as it is no longer needed.

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 amendment should not have an adverse impact on the surrounding uses.