

SPECIAL USE PERMIT

Case Coordinator: Christopher Barton

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Warehouse/Commercial
SOUTH	(LI) Light Industrial District	Warehouse/Commercial
EAST	Town of Addison	Airport (across Midway Rd.)
WEST	(LI) Light Industrial District	Warehouse/Commercial
REQUEST:	Approval of a Special Use Permit to allow outdoor display of used cars	
PROPOSED USE:	Used car sales	
ACRES/LOTS:	1.3 acres/One tract	
LOCATION:	Southwest corner of Midway Road and Commander Drive.	
HISTORY:	▪ The current zoning on the property was established in December 1973. ▪ The property was subdivided in October 1978. ▪ The existing building was constructed in 1979. ▪ On 09/18/14 the Planning & Zoning Commission recommended in favor of this request. On 10/14/14 the City Council denied it. Subsequently, City Council granted a waiver to the “one-year rule,” allowing the applicant to resubmit for reconsideration.	
COMPREHENSIVE PLAN:	Industrial Uses	
TRANSPORTATION PLAN:	Midway Road is designated as an (A6D) Six-Lane Divided Arterial. Commander Drive is a local street.	
OWNER:	Nimer Group, LLC	
REPRESENTED BY:	Salah Nimer/Texas Carz	

STAFF ANALYSIS

PROPOSAL

This is a request to establish a new Special Use Permit for a Used Car Dealer with outdoor sales.

ORDINANCE REQUIREMENTS

The (LI) Light Industrial District currently allows **outdoor** used car display only with a Special Use Permit. Used car dealerships with indoor display only are allowed “by right.”

ELEMENTS TO CONSIDER:

- The current business sells late-model, high-quality used cars; primarily imports.
- There is no history of code enforcement problems at this location, other than a notice of violation for outdoor display of autos for sale, issued on July 16, 2014.
- Comparison of ‘before and after’ photos of the site including façade treatment, signage, monument sign, and landscaping shows significant upgrading of the property.
- The applicant has already installed the evergreen shrubs called for in the staff stipulations.
- The existing driveway along Midway Road does not meet current regulations.
- On September 18, 2014 the Planning & Zoning Commission recommended approval of this case, with a 5 – 1 vote. On October 14, 2014 the City Council denied the case with a 4 -2 vote. On January 6, 2015 the City Council approved a waiver to the “one-year rule” and allowed the applicant to submit a new application for reconsideration.

EXISTING LANDSCAPING:

- The existing landscaping is currently non-conforming with regard to Article XXV.
- The site currently contains large shade trees on site and within the landscape buffer areas along both Midway Road and Commander Drive.
- The site currently has small ornamental trees in the landscape buffer along Midway Road.
- The site currently contains foundation plantings along a portion of the building façade facing Midway Road.
- The site currently does not have parking lot screening landscaping around the perimeter of the parking lot.
- The site currently has some dead or failing landscaping which will need to be replaced as required by Article XXV.

CONCLUSION:

The use appears appropriate.