

SPECIAL USE PERMIT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LR-2) Local Retail District	Commercial
SOUTH	(LR-2) Local Retail District	Commercial
EAST	(LR-2) Local Retail District	Commercial
WEST	PD 018 for the (HC) Heavy Commercial District	Commercial

REQUEST: Approve a Special Use Permit to allow an amusement arcade (excluding adult arcade) for 32 gaming devices.

PROPOSED USE: Amusement Arcade (excluding adult arcade)

ACRES/LOTS: \approx 283 square feet suite/ \approx 3.2-acre lot

LOCATION: 2532 Old Denton Road Suite 105

HISTORY: The building is a multi-tenant building.

COMPREHENSIVE PLAN: Commercial – Medium Intensity

TRANSPORTATION PLAN: Trinity Mills Road is designated as a (CAH) Arterial – Controlled Access Highway.
Old Denton Road is designated as a (A6D) Arterial – 6-Lane Divided.

OWNER: Denton Grocery Owners, LLC

REPRESENTED BY: Kanako Nichikawa/ Kiddleton, INC.

STAFF ANALYSIS

REQUEST

The applicant is requesting to establish a Special Use Permit to allow an amusement arcade (excluding adult arcade) for 32 gaming devices at 2532 Old Denton Road Suite 105.

ORDINANCE REQUIREMENTS

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires a SUP for an amusement arcade the (LR-2) Local Retail district.

ELEMENTS TO CONSIDER

1. 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 properties 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.
2. The proposed arcade is presently operational, both the proprietor and the applicant were previously unaware of the requisite Special Use Permit (SUP) until notification by code enforcement prompted their attention to the imperative nature of obtaining the SUP.
3. The proposed amusement arcade consists of 32 gaming devices.
4. The subject suite's floorspace is approximately 283 square feet.
5. No public comments have been received.

CONCLUSION

Staff believes the request should not adversely impact the surrounding properties, with the stipulations recommended in the results sheet.