

SPECIAL USE PERMIT

Case Coordinator: Shad Rhoten, AICP

GENERAL PROJECT INFORMATION

SITE ZONING: (LR-2) Local Retail District with SUP-423 and SUP-204

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14) Single-Family Residential District / (LR-2) Local Retail District with SUP-285 for Off-Site Parking	Single-Family Detached Residential/Professional Offices
SOUTH	(MF-18) Multi-Family Residential District / (LC) Light Commercial District	Apartments/Self-Storage Units
EAST	(LR-2) Local Retail District with SUP-460 for Auto Parts Sales	Automotive Parts Sales/Retail
WEST	(MF-18) Multi-Family Residential District	Apartments
REQUEST:	Approve a Special Use Permit (SUP) to allow an Amusement Arcade (excluding adult arcade) in Suite 120 of the shopping center addressed as 2760 East Trinity Mills Road	
PROPOSED USE:	Amusement Arcade	
ACRES/LOTS:	4.46-acres / 1 lot	
LOCATION:	2760 East Trinity Mills Rd, Suite 120	
HISTORY:	The tenant space is currently vacant. It was previously occupied by a personal care business.	
COMPREHENSIVE PLAN:	Commercial – Medium Intensity	
TRANSPORTATION PLAN:	Trinity Mills Road is designated as an (A6D) Six Lane Divided Arterial.	
OWNER:	College Park Joint Venture LLC / Shayma Bairuty	
REPRESENTED BY:	Thao Nguyen	

STAFF ANALYSIS

PROPOSAL/BACKGROUND

The applicant is requesting a Special Use Permit to allow an amusement arcade (excluding adult arcade) at 2760 East Trinity Mills Rd, Suite 120.

ORDINANCE REQUIREMENTS

A Special Use Permit is required for an amusement arcade located in 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 amusement arcade proposes a maximum 25 game stations.
3. The subject property's floor space is approximately 2,320 square feet, within a strip retail center.
4. One public comment was received and is included in this report. The written protest against the proposal was signed by the property owner, equating to 0.7 percent of the property owners of the area of the land immediately adjoining the subject property and extending 200 feet therefrom. Therefore, a super majority vote is not required for approval of this item as it is less than 20% as dictated by state law.

CONCLUSION

Staff believes the amusement arcade should not adversely affect surrounding properties with staff's recommended stipulations.