

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (DTC) Downtown Transit Center District and Historic Square Sub-District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(DTC) Downtown Transit Center District with Historic Square Sub-District	Office
SOUTH	(DTC) Downtown Transit Center District with Historic Square Sub-District	Vacant
EAST	(DTC) Downtown Transit Center District with Historic Square Sub-District	Office
WEST	(DTC) Downtown Transit Center District with Historic Square Sub-District	Retail

REQUEST: Approve a Special Use Permit (SUP) to allow a smoke shop retailer

PROPOSED USE: Smoke Shop Retailer

ACRES/LOTS: 0.80-acres / 1 lot

LOCATION: 1014 S. Broadway Street, Suite 104

HISTORY: The multi-tenant building was constructed around 1940.

COMPREHENSIVE PLAN: Transit – Mixed Use / Urban

TRANSPORTATION PLAN: S. Broadway Street is designated as a (C2U) 2-Lane Undivided Collector.

OWNER: James P. Christon / Prescott Interests LTD

REPRESENTED BY: Malik Velani

STAFF ANALYSIS

REQUEST

This is a request for approval of a SUP to allow a smoke shop retailer.

ORDINANCE REQUIREMENTS

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires a SUP for a smoke shop retailer in the (DTC) Downtown Transit Center District and Historic Square Sub-District.

ELEMENTS TO CONSIDER

1. Suite 104 is 1,250 square feet.
2. The (DTC) Downtown Transit Center District is an area consisting of many uses, including multi-family residential, office, retail, and restaurants.
3. The area has ample shared parking and pedestrian connectivity throughout the district.
4. Each SUP application is discretionary and must be evaluated as to its probable effect on the adjacent properties and the community welfare; it 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. The concern and input of neighbors affected by a proposed use is an integral component of the zoning process.
7. On June 21, 2022, the CZO was amended to require a SUP to allow smoke shop retailers in the DTC District.
8. On December 6, 2022, SUP-489 was approved allowing a smoke shop retailer in the DTC District and Urban General Sub-District.
9. Public comments were 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 use is appropriate for this location.