

**SPECIAL USE PERMIT**

Case Coordinator: Michael McCauley

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**GENERAL PROJECT INFORMATION**

**SITE ZONING:** PD-148 for the (HC) Heavy Commercial District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	PD-148 for the (HC) Heavy Commercial District	Corporate Offices
SOUTH	PD-148 for the (HC) Heavy Commercial District	Corporate Offices
EAST	PD-148 for the (HC) Heavy Commercial District	Offices
WEST	PD-148 for the (HC) Heavy Commercial District	Corporate Offices

**REQUEST:** Approving a Special Use Permit (SUP) to allow a child day care service

**PROPOSED USE:** Child Day Care Service

**ACRES/LOTS:** 7.95-acres/1,660 square-foot suite

**LOCATION:** 4100 International Parkway, Suite 1300

**HISTORY:** The multi-tenant building was constructed in 2002.  
PD-148 has no direct impact on the proposal.  
CZO Article 21 Special Use Permits regulates child day care centers.

**COMPREHENSIVE PLAN:** Commercial – High Intensity

**TRANSPORTATION PLAN:** International Parkway is designated as an Arterial 4-Lane Divided.

**OWNER:** Plano 4100 LLC

**REPRESENTED BY:** Xinnian Sofia Yang Zheng

## **STAFF ANALYSIS**

### **REQUEST**

This is a request for the approval of an SUP to allow a child day care service.

### **ORDINANCE REQUIREMENTS**

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires a SUP for a child day care service in the (HC) Heavy Commercial District.

PD-148 has no direct impact on the proposal.

### **ELEMENTS TO CONSIDER**

1. The property has multiple multi-tenant buildings.
2. No residential properties are nearby.
3. There is ample parking on site.
4. Each SUP application is discretionary and must be evaluated as to its probable effect on the adjacent properties and the community welfare and 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 a component of the zoning process.
7. No public comments have been received at the time of writing this report.

### **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 request for a child day care service is reasonable for consideration with stipulations.