

SPECIAL USE PERMIT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: PD-005 for the (LR-2) Local Retail District with SUP 380

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD 005 for the (LR-2) Local Retail District	Multifamily Residential
SOUTH	PD-005 for the (SF-10/18) Single Family District	Single Family Detached
EAST	PD-005 for the (LR-2) Local Retail District and PD 005 for the (FWY) Freeway District	Retail
WEST	PD-005 (LR-2) Local Retail District	Retail

REQUEST: Approve a Special Use Permit (SUP) to allow a 150-foot-tall monopole telecommunication tower behind Walmart

PROPOSED USE: Communications Tower, Freestanding (Excluding Antennas Or Support Structures For Amateur Radio Communications)

ACRES/LOTS: Approximately 21.08-acres / 1 lot

LOCATION: 1213 East Trinity Mills Road

HISTORY: The proposed location is currently used as outdoor storage. The monopole will be located between Walmart and multifamily, closer to the rear face of Walmart and with a landscape buffer between the proposed location and the multifamily.

The SUP existing on the property is for an arcade (excluding adult arcades).

COMPREHENSIVE PLAN: Commercial – High Intensity

TRANSPORTATION PLAN: Trinity Mills Road is the access road for PGBT, PGBT is classified as a (CAH) Controlled Access Highway.

OWNER: Jimmy Buchanan/ Walmart Real Estate

REPRESENTED BY: Larry Harris/ SBA Towers X, LLC

STAFF ANALYSIS

REQUEST

This is a request for approval of a SUP to allow a 150-foot-tall Communications Tower, Freestanding (Excluding Antennas Or Support Structures For Amateur Radio Communications).

ORDINANCE REQUIREMENTS

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires a SUP for a Communications Tower, Freestanding (Excluding Antennas Or Support Structures For Amateur Radio Communications) in PD 005 for the (LR-2) Local Retail zoning district.

ELEMENTS TO CONSIDER

1. The following shall be considered in granting a SUP for a communication tower:
 - a. Height of the proposed tower
 - b. Proximity of the tower to residential structures and residentially zoned district boundaries
 - c. Nature of uses on adjacent and nearby properties
 - d. Surrounding topography
 - e. Surrounding tree coverage and vegetation
 - f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness
 - g. Proposed ingress and egress, and
 - h. Availability of suitable existing communications towers, other structures, or alternative technologies not requiring the use of communications towers or structures
2. The communications tower will be located behind Walmart and approximately 300 feet from the nearest multi-family unit. This measurement was taken with google maps as the applicant did not provide this information.
3. Old-growth shade trees line the northern parcel boundary along the proposed location of the communication tower.
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. The proposed communications tower will provide improved network connections for the City of Carrollton in accordance with the attached exhibits.
6. There were no public comments 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 use is appropriate for this location.