

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Used Car Dealer with Outdoor Display
SOUTH	(LI) Light Industrial District	Environmental Testing Company and Carpet Cleaning Company
EAST	(LI) Light Industrial District	Fabric Upholstery Business
WEST	(LI) Light Industrial District	Window Covering Business

REQUEST: A Special Use Permit allowing for used car and boat dealership with outdoor display. The business will occupy the southwestern portion of the building (approximately one-fourth of the existing building).

PROPOSED USE: Used car and boat sales and outdoor display

ACRES/LOTS: Approximately 1.25 acres/1 lot (approximately one-fourth of the 5.5 acre multi-tenant building site)

LOCATION: North side of Commander Drive west of Midway Road

HISTORY:

- The current zoning on the property was established in December 1973.
- SUP 417 was approved for a used car dealer with outdoor display for the northern portion of the building in 2014.
- SUP 418 was approved for a used car dealer with outdoor display for the building immediately northwest of the subject site in 2014.
- SUP 424 was approved for a used car dealer with outdoor display for the building immediately southeast of the subject site in 2015.
- The property was platted into a lot of legal record in 1978.
- The existing building was constructed in 1980.
- The business relocated from 1835 Forms Drive after nine years.

COMPREHENSIVE PLAN: Industrial Uses

TRANSPORTATION PLAN: Midway Road is designated as an (A6D) Six-Lane Divided Arterial. Commander Drive is a local street.

OWNER: Colfin Cobalt Owner I-II, LLC

REPRESENTED BY: Jennifer Bishop/Legend Marine Group

STAFF ANALYSIS

PROPOSAL

A Special Use Permit allowing for a used car and boat dealership with outdoor display. The business will occupy the southwestern portion of the building (approximately one-fourth of the existing building).

ORDINANCE REQUIREMENTS

The (LI) Light Industrial currently allows used car and boat sales with outdoor display only with a Special Use Permit. Used car and boat sales with indoor display are allowed “by right.”

SITE DESIGN AND LANDSCAPING

1. The facility will have access from Commander Drive.
2. All dead landscaping will be replaced by the applicant if the SUP is approved.

ELEMENTS TO CONSIDER

1. The business was located at 1835 Forms Drive for nine years and has moved out of the Freeway District.
2. The business is not adjoining an arterial roadway (Midway Road).
3. Marine Craft repair is allowed in the (LI) Light Industrial District “by right.”
4. Three (3) Special Use Permits have recently been approved for used car dealerships with outdoor display in the immediate area.
5. The business is staying in Carrollton.

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 applicant’s request is reasonable.