

**SPECIAL USE PERMIT**

**GENERAL PROJECT INFORMATION**

**SITE ZONING:** (FWY) Freeway District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	(FWY) Freeway District	Office Commercial/Warehouse
SOUTH	(FWY) Freeway District	Office Commercial/Warehouse
EAST	(FWY) Freeway District with SUP-382	Hobby shop with outdoor remote-controlled toy vehicle race tract
WEST	(FWY) Freeway District	Undeveloped

**REQUEST:** Approval of a Special Use Permit for an Indoor Used Car Dealer

**PROPOSED USE:** Indoor used car dealership

**ACRES/LOTS:** 1.8 Acres/1 Lot

**LOCATION:** 1500 Crescent Drive, Suite 400

**HISTORY:** The site was platted in 1983. The building was constructed in 1985.

**COMPREHENSIVE PLAN:** Transit Mixed Use/Urban Uses

**THOROUGHFARE PLAN:** Crescent and Century Drives are local thoroughfares

**OWNERS:** 693-697 Metropark Partnership

**REPRESENTED BY:** Carlos Stewart

## **STAFF ANALYSIS**

### **PROPOSAL**

This is a request to establish a Special Use Permit for an Indoor Used Car Dealer.

### **ORDINANCE REQUIREMENTS**

The (FWY) Freeway District allows an indoor used car dealer with a Special Use Permit.

### **PROPERTY:**

- The property is in the Capital Center business park which was developed and intended as a light industrial/heavy commercial business park.
- The parking lot for the facility is shared with other buildings on the same parcel. The total number of parking spaces required by the zoning ordinance is 55; the site provides 65 parking spaces.
- In July 2014, a Special Use Permit was approved for J. K. Cycles, a motorcycle, ATV and personal watercraft dealer, at 1500 Crescent Drive, Suite 300 – the building immediately east of the subject property.

### **EXISTING BUILDING:**

- The building was constructed in 1985.
- The last two occupants were HVAC supply companies.

### **PROPOSED LANDSCAPING:**

- The adaptive reuse of the property will result in improved landscaping to bring the property closer to compliance with the City landscape ordinance.

### **CONCLUSION:**

The use appears appropriate for this site.