

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Multi-tenant facility providing offices, supplies and services
SOUTH	(LI) Light Industrial District	Multi-tenant facility providing offices, supplies and services
EAST	(LI) Light Industrial District	Multi-tenant facility providing upholstery and cleaning services
WEST	(LI) Light Industrial District	Multi-tenant facility providing offices, supplies and services

REQUEST: Approval of a Special Use Permit to allow an “Automobile or Light Load Truck Sales (Used)”

PROPOSED USE: Indoor Used Auto Sales

ACRES/LOTS: Approximately 7,875 square foot lease space /1 lot

LOCATION: 3333 Earhart Drive, Suite 120

HISTORY: The 3 multi-tenant buildings were constructed in 1984.

COMPREHENSIVE PLAN: Industrial

TRANSPORTATION PLAN: Earhart Drive is designated as a Local Roadway.

OWNER: Houillion Family, LP

REPRESENTED BY: Valdineia Desouza

STAFF ANALYSIS

REQUEST

This is a request for approval of a Special Use Permit to allow an “Automobile or Light Load Truck Sales (Used)” in an approximately 7,875 square foot lease space.

ELEMENTS TO CONSIDER

1. Article V of Carrollton’s Comprehensive Zoning Ordinance requires a SUP for Used Auto Sales regardless whether the vehicle inventory is displayed indoors or outdoors.
2. As stated in the applicant’s narrative, most of their sales will be through their website, AutoDallas.com, but they will have some vehicles on display in their showroom.
3. The property is in an industrial complex, Lafayette Square, located at 3333 Earhart Drive, and consists of 3 multi-tenant buildings with reserved and shared parking. Each building is approximately 20,000 square feet and consists of numerous suites. There are numerous service-type businesses at this center, such as HVAC, lawn, cleaning and electrical.
4. The applicant will need to comply with all building and fire codes at the time of building permit processing.
5. The property has direct access from Chenault Drive and Earhart Drive.
6. Suite 120 has 2 overhead doors on the east side or back of the building.
7. There are no residential zoned properties near the subject property.
8. No 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 development proposal will not be detrimental to the surrounding properties and is consistent with the purpose of the zoning district in which such uses are found.