

SPECIAL USE PERMIT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: (FTC) Frankford Transit Center with the (GWY) Gateway Overlay

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-12/20) Single Family Residential District	Golf Course
SOUTH	(FTC) Frankford Transit Center; (GWY) Gateway Overlay; SUP-350c	DART Station
EAST	(FTC) Frankford Transit Center; (GWY) Gateway Overlay; SUP-394	Multifamily Residential
WEST	(FTC) Frankford Transit Center with the (GWY) Gateway Overlay	Retail/ Gas Station

REQUEST: Approve a Special Use Permit (SUP) to allow a “Smoke Shop Retailer”

PROPOSED USE: Retail/ Smoke Shop Retailer

ACRES/LOTS: Approximately 1.05-acres / 1 lot

LOCATION: 1712 West Frankford Rd, Suite 106

HISTORY: The property was constructed in 2003.
The applicants intend to subdivide a suite for a smoke shop retailer.

COMPREHENSIVE PLAN: Mixed Use - Transit

TRANSPORTATION PLAN: West Frankford Road is classified as a (A6D) 6-Lane Divided Arterial.

OWNER: Balakrishna Velineni/ Texas Mart Associates, LLC

REPRESENTED BY: Nizarali Lalani

STAFF ANALYSIS

REQUEST

This is a request for approval of a SUP to allow a smoke shop retailer.

ORDINANCE REQUIREMENTS

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires a SUP for a smoke shop retailer in the (FTC) Frankford Transit Center District.

ELEMENTS TO CONSIDER

1. The area has ample shared parking on-site.
2. 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.
3. 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.
4. The concern and input of neighbors affected by a proposed use is an integral component of the zoning process.
5. There were no public comments received at the time of writing this report.
6. Hours of operation are limited to the hours between 9:00 a.m. to 10:00 p.m.
7. The suite is approximately 1,800 square feet (90 feet by 20 feet) in size.

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.