

**SUPPLEMENTARY INFORMATION**  
Photos of existing Earth Motor Cars facility



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Aerial Photo

(Note: Photo shows building “pad” but was taken before building was completed)



**SUPPLEMENTARY INFORMATION**  
Applicants Concept & Artist Renderings Package  
(following pages)



3216 Kellway Drive  
Carrollton, Texas





# Request for a Special Use Permit

Earth Motorcars is part of the Earth Companies which is comprised of Earth Motorcars, Earth Collision Centers, and Earth Commercial Properties.

We offer the outstanding Customer Service of a Premium Dealership for the finest Pre-Owned Vehicles including meticulously restored Classic Cars. Mr. Frank Cortese and Mr. Brad Hansing are co-owners of this Carrollton based business.

Earth Companies owns two commercial properties in the City of Carrollton :

- 3216 Kellway, 68,300 SF Single story Auto Dealership
- 2245 Kellway, 33,000 SF Three story Office

In August 2014 we opened our new building at 3216 Kellway. This project required over two years of planning and construction to reclaim the land from a flood plain. This effort demonstrates our resolve to be a continuing part of the Carrollton business community.

The response of our customers and the general public has been amazing. Already, our continuing growth is requiring more space for vehicle display and inventory. The most effective way to do this is by being able to display vehicles outside.

Therefore, we are requesting an SUP that will permit us to do that in this LI zone. We are not only requesting that outside display be allowed for our existing facility, but we are also proposing to reclaim additional land from the flood plain for use as parking for vehicle display and inventory.

We acknowledge that open air car sales businesses historically have a poor reputation because of overcrowded lots with vehicles encroaching on the street right-of-way, questionable decorations, and tawdry signage. With no real investment in their location, they quickly move on to the next suburb.

To counter that, we offer:

- Our building and site have been designed from the beginning to be for vehicle sales. Starting with a clean slate we had a chance to get it right, as our new facility shows.
- Parking designed to the same criteria as an office occupancy.
- Vehicles set back from the right-of-way allowing for quality landscaping and areas of *increased* landscape buffers along Midway Road.
- The world class design of our new facility demonstrates our commitment to architectural aesthetics. In the process we reclaimed otherwise unusable land from a flood plain.
- Our business has made a substantial investment in Carrollton. We have been here for eight years and we will be here in the future.

We sincerely believe that we contribute to the vibrant economy of this city. With your approval of our request we will continue to do so.

Thank you



TRUCK TRAFFIC?

# EXISTING SITE PHOTOS



LOOKING WEST



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EXTERIOR LOOKING SOUTHWEST



4

MOTORCARS ENTRANCE



INVENTORY



SHOWROOM



EXISTING SITE PLAN



### BUILDING AREAS

B OFFICE @ 1/300 SF 13,889 SF / 47 PERSONS  
S1 WAREHOUSE @ 1/2500 SF 54,411 SF / 24 PERSONS

### EXISTING PARKING

REQUIRED OFFICE 13,889 SF @ 1/250 56 SPACES  
REQUIRED WAREHOUSE 54,411 SF @ 1/2500 22 SPACES  
TOTAL REQUIRED 78 SPACES

TOTAL SPACES PROVIDED 123 SPACES

### NEW PARKING

PROPOSED VEHICLE DISPLAY 62 SPACES



## PROPOSED PARKING ADDITION



AERIAL VIEW COMPLETED PROJECT





STREET VIEW COMPLETED PROJECT



THANK YOU

