

ZONING

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-130 for the (LR-1) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-8.4/16) Single-Family Residential	Single-Family Residential Subdivision Across Alley
SOUTH	PD-130 for the (LR-1) Local Retail District	Undeveloped
EAST	PD-130 for the (LR-2) Local Retail District	Limited-Service Restaurant
WEST	(SF-8.4/16) Single-Family Residential District	Single-Family Residential Subdivision Across Alley
REQUEST:	Approve an amendment to PD-130 to allow pet day care for grooming	
PROPOSED USE:	Pet Day Care for Grooming	
ACRES/LOTS:	Approximately 900 square-foot lease space (Suite 103)	
LOCATION:	1060 W. Frankford Road, Suite 103	
HISTORY:	The property was initially platted in 1983. PD-130 (Ord 1845) was established in 1992. The commercial center was established over 30 years ago. Suite 130 was last occupied by a beauty salon.	
COMPREHENSIVE PLAN:	Commercial – Low Intensity	
TRANSPORTATION PLAN:	W. Frankford Road and Old Denton Road are both designated as a (A6D) Six-Lane Divided Arterial.	
OWNER:	Frankford Plaza, Inc.	
REPRESENTED BY:	Hyunsook Woo	

STAFF ANALYSIS

REQUEST

This is a request for approval to amend a Planned Development to allow pet day care for grooming.

ZONING

1. PD-130 (Ord 1845) was established in 1992.
2. The commercial center was established over 30 years ago.
3. The Carrollton Comprehensive Zoning Ordinance (CZO), Article V. Use of Land and Structures, allows a Pet Day Care by right in the Downtown Transit District but not in the Local Retail Districts (LR-1 or LR-2).
4. The subject property has a (LR-1) Local Retail District base zoning; however, the 7.2-acre PD (which is the entire commercial center) includes the (LR-2) Local Retail District in some areas of the center. CZO Article V. Use of Land and Structures, allows a more intense use, "Pet Care, Veterinary Services and Kennels in an enclosed building" by right in the LR-2 district.
5. CZO Article XXXIV. Definitions, describes Pet Day Care as "an establishment providing care for dogs or cats, including grooming and training, that has no overnight stays or outdoor runs or pens. The use does not include veterinarian clinics or offices."

ELEMENTS TO CONSIDER

1. The business will locate in Suite 103 and is approximately 900 square feet.
2. The suite was last occupied by a beauty salon.
3. The business will not include veterinary services.
4. The business will operate indoors only.
5. The business will not have overnight boarding of animals.
6. The business includes the typical necessities for a dog grooming business, e.g., bathtub, dryer table and grooming table.
7. The business will share parking spaces with other businesses in the multi-tenant commercial center, with 2 parking spaces designated solely for their business in the front of their suite.
8. The commercial center has a mix of business types, such as restaurants, coffee shop, learning center, nail salon, beauty salon, medical office, car wash, and automobile service shop.
9. The PD adjoins a single-family residential subdivision, Ridgeview Place, to its northern and eastern border, and is separated by the subdivision's alley, masonry screening wall and the shopping center's approximate 30-foot alley and includes the fire lane.
10. The PD includes a full-service car wash located at the northern section of the PD, with a LR-1 base zoning district, and adjoins a single-family residential subdivision.
11. Public comments were received.

CONCLUSION

Staff believes the Pet Day Care for Grooming use proposed should not be detrimental to the surrounding properties.