

SPECIAL USE PERMIT

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-87 for the (HC) Heavy Commercial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-87 for the (HC) Heavy Commercial District	Church
SOUTH	(SF-8.4/16) Single-Family Residential District	Single-Family Residential
EAST	(SF-8.4/16) Single-Family Residential District	House of Worship
WEST	PD-87 for the (HC) Heavy Commercial District	Oak Creek Park Across Train Tracks

REQUEST: A Special Use Permit to allow for miscellaneous manufacturing for screen printing on clothing and textiles at an existing facility

PROPOSED USE: Miscellaneous manufacturing (screen printing on clothing and textiles)

ACRES/LOTS: Approximately 0.50 acres / 1 lot

LOCATION: 1407 Westway Circle

HISTORY: The Commission approved a final plat on April 17, 1986.
The approximately 9,100 square-foot facility was constructed in 2003.

COMPREHENSIVE PLAN: Commercial – High Intensity

TRANSPORTATION PLAN: Westway Circle is a Local Industrial Street.

OWNER: Carstens Properties LLC

REPRESENTED BY: Scott Carstens, Integrity Branding

STAFF ANALYSIS

REQUEST

The applicant is requesting a SUP to allow miscellaneous manufacturing for screen printing on clothes and other items inside an existing warehouse.

SITE DESIGN AND LANDSCAPING

This facility has ample parking and the landscaping is well maintained.

ZONING ORDINANCE REQUIREMENTS

Planned Development 87 (PD-87) for the (HC) Heavy Commercial District allows office and warehouse uses at this location.

Screen printing is classified as miscellaneous manufacturing. Miscellaneous manufacturing requires approval of a SUP in the (HC) Heavy Commercial zoning district.

ELEMENTS TO CONSIDER

1. The 9,100 square foot building was constructed in 2003. No building expansion is proposed with the SUP request.
2. The business proposes to use print screening machines and dryers to print on clothing and textiles such as shirts, jackets and towels. The machines will be utilized inside the building.
3. The property does not have any known code violations.
4. No public comments were received.

PURPOSE OF A SPECIAL USE PERMIT

The purpose of a 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 granting of the SUP should not be detrimental to the surrounding properties and is consistent with the stated purpose of the zoning district in which the proposed use is located; therefore, staff supports the applicant's request for a SUP.