

SPECIAL USE PERMIT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-005 for the (FWY) Freeway District and (LR-2) Local Retail District	Retail/ Restaurant
SOUTH	(LR-2) Local Retail District	Retail/ Restaurant
EAST	PD-005 for the (SF-10/18) Single Family Residential District	Detached Single Family Residential Homes
WEST	PD-018 for the (HC) Heavy Commercial District	Retail/ Restaurant

REQUEST: Approve a Special Use Permit to allow an amusement arcade (for 113 gaming devices)

PROPOSED USE: Amusement Arcade (Excluding Adult Arcade)

ACRES/LOTS: ≈ 1,039 square feet suite/ ≈ 8.401 acre lot

LOCATION: 2540 Old Denton Road Suite 308

HISTORY: The building is a multi-tenant building.

COMPREHENSIVE PLAN: Commercial – Medium Intensity

TRANSPORTATION PLAN: Trinity Mills Road is designated as a (CAH) Arterial – Controlled Access Highway.

Old Denton Road is designated as a (A6D) Arterial – 6-Lane Divided.

OWNER: Theresa Viscuso/ A-S 122 Carrollton Town Center

REPRESENTED BY: Kanako Nichikawa / Kiddleton, INC.

STAFF ANALYSIS

PROPOSAL/BACKGROUND

The applicant is requesting a Special Use Permit to allow an amusement arcade (excluding adult arcade) at 2540 Old Denton Rd STE 308.

ORDINANCE REQUIREMENTS

A Special Use Permit is required for an amusement arcade located in the (LR-2) Local Retail District.

ELEMENTS TO CONSIDER

1. 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 properties 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.
2. The amusement arcade will consist of 113 gaming stations.
3. Three public comment cards were received. Two are in opposition to the request.
4. The subject property's floorspace is approximately 1,039 square feet.

CONCLUSION

Staff believes the amusement arcade should not adversely affect surrounding properties with staff's recommended stipulations.