

ZONING

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-52 for the (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-52 for the (LR-2) Local Retail District with SUP-79 for a U.S. Post Office	U.S. Post Office
SOUTH	PD-52 for the (LR-2) Local Retail District with SUP-127 for an auto repair center	Auto Repair Centers
EAST	PD-52 for Park with SUP-23 for a swim and tennis club	Park
WEST	PD-52 for the (LR-2) Local Retail District	Shopping Center

REQUEST: Approval of an amendment to PD-52 to allow Home Depot on-site truck and panel van rentals as an accessory use

PROPOSED USE: On-site truck and panel van rentals as an accessory use for Home Depot (a home improvement retail store)

ACRES/LOTS: Approximately 12.4 acres/1 lot

LOCATION: 2011 Keller Springs Road

HISTORY:

- PD-52 was established in 1978.
- Albertson's Shopping Center was constructed in 1986.
- The U.S. Post Office was constructed in 1988.
- PD-52 was amended in 2002 to allow the construction of Home Depot with modified development standards (Ordinance No. 2721).
- PD-52 was amended in 2014 to allow approximately 14,315 square feet of outdoor display and sales area of garden products, plants, sheds, palletized garden merchandise and other similar displays.

COMPREHENSIVE PLAN: Medium Intensity Commercial Uses

**THOROUGHFARE
PLAN:**

- Josey Lane and Keller Springs Road are designated as (A6D) six-lane, divided arterials
- Jackson Road is designated as a (C4U) four-lane, undivided collector

OWNER:

HD Development Properties, LP

**REPRESENTED
BY:**

Scott Mommer, P.E.

STAFF ANALYSIS

PROPOSAL

This is a request to amend PD-52 to allow Home Depot on-site truck and panel van rentals as an accessory use.

ELEMENTS TO CONSIDER

PD-52 was amended in 2014 to allow Home Depot approximately 14,315 square feet of outdoor display and sales area of garden products, plants, sheds, palletized garden merchandise and other similar displays with stipulations. The following stipulations were not observed:

- 1. The existing sign on Keller Springs Road shall be replaced with a masonry sign meeting the current requirements of the Carrollton Sign Ordinance.*
- 2. The shed and trailer display area shall be limited to the area designated as Outdoor Sales Area B. A landscape screen consisting of four three-inch caliper shade trees spaced at a maximum of 40 feet on center and a hedge row consisting of 40 five-gallon shrubs planted a maximum of four feet on center shall be provided along the north side of the shed and trailer display area as shown on the Conceptual Landscape Plan.*

CONCLUSION

Staff believes amending PD-52 to allow the accessory use of the property for truck and panel van rentals is acceptable with the executed stipulations.