

SPECIAL USE PERMIT

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-18 for the (FWY) Freeway Zoning District

SURROUNDING ZONING

NORTH	PD-18 for the (HC) Heavy Commercial Zoning District	Call Center
SOUTH	(HC) Heavy Commercial	Vacant
EAST	PD 18 for the (FWY) Freeway Zoning District with SUP 363	Mini-Storage Facility
WEST	(LI) Light Industrial	Mixed Tenant Warehouse

REQUEST: Approval of a Special Use Permit to allow a private school with a maximum limit of 150 children.

PROPOSED USE: Private School.

ACRES/LOTS: Approximately 5.7 acres/3 lots.

LOCATION: Northeast corner of Carter Drive and Crowley Drive.

HISTORY: The property has never been developed.

COMPREHENSIVE PLAN: Medium Intensity Commercial.

TRANSPORTATION PLAN: Crowley Drive and Carter Road are designated as a (C2U) Two-Lane Undivided Collectors.

OWNER: Al Hadi Initiatives

REPRESENTED BY: Greg Paik

STAFF ANALYSIS

PROPOSAL

This is a request for approval of a Special Use Permit to allow a private school for grades K-12 with a maximum limit of 150 children.

ORDINANCE REQUIREMENTS

- The (FWY) Office District requires a SUP for a private school.
- PD-124 does not affect the development of the applicant's proposal.

SITE PLAN & LANDSCAPING ELEMENTS

- The proposed site is located in the (FWY) Freeway District. The (FWY) Freeway District is established to create an attractive, higher intensity use corridor composed primarily of office, retail, limited light industrial and commercial uses, hotels, motels and restaurants along existing and proposed freeways within the city of Carrollton.
- The site is surrounded by (LI) Light Industrial and (HC) Heavy Commercial Zoning Districts. Uses adjacent to the site include a mini-storage warehouse, an automobile repair service, and a call center.
- The applicant is proposing three (3) 10,000 square foot buildings to be built in separate phases.
- The site proposes approximately 30% open space and landscape areas.

BUILDING ELEVATIONS

- The elevations of the proposed buildings consist of 100% brick.
- The Planning and Zoning Commission and staff requested the applicant provide additional articulation and windows to the building facades.
 - *The applicant has revised the façade plans providing brick columns for the roof overhang on the south side of the building and sidewalk covering along the west building elevation. A mesh modular system will be provided around the columns of the covered sidewalk.*

PURPOSE OF THE SPECIAL USE PERMIT

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 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 use is appropriate for this site.