

STAFF REPORT

Case Number: 17-SU-02
Request: Specific Use Permit for Vehicle and Related Services Uses
Address: 13830 Stemmons Freeway, Suite 100
Lot Size: 0.869
Petitioner: ATV Scooter Store (dba Nitro Power Sports)

Existing Conditions:

The subject property is a 0.869-acre site located east of Stemmons Freeway. The property is located in Planned Development Number 70 (PD-70) zoning district (Freeway Subdistrict), which allows a wide range of commercial uses. PD-70 requires that all vehicle sales and repair must obtain a Specific Use Permit (SUP). (See Location and Aerial Map)

The site is surrounded by commercial land uses. To the south is another motorcycle sales business (Freedom Power Sports). To the north is a retail/wholesale tile business (Tile Expo). To the west of the site is Interstate 35.

Site Design:

The subject property is fully developed. The existing 1-story masonry building contains approximately 37,869 square feet. No expansion of the existing building is proposed with this request. The northern portion of the building is dedicated to an existing tile business (Suite 200). The southern portion is the proposed scooter store (Suite 100). (See Site Plan.)

Ingress and egress to the site is from Stemmons Freeway. The building has 16 customer parking spaces along the western portion of the site, adjacent to Stemmons Freeway. The building also has additional 19 parking spaces behind the building to the east, which serves as the employee parking area as well as the loading area. Staff has confirmed there is adequate existing parking available for the use. As part of this SUP, the applicant has proposed to resurface, reseal and restripe the parking lot.

The applicant is proposing a new business at this location that sells new and used scooters, ATVs, UTVs, dirt bikes, go-karts, and motorcycles. As well as a variety of accessories. The business operating hours are Tuesday - Saturday, 10:00 am – 6:00 pm. The total number of employees is approximately four. The franchise vehicles this dealer is licensed to sell are as follows; TAOTAO, Trailmaster, RPS, Coolster, and Peace.

The proposed floorplan consists of approximately 14,638 square feet with 6,498 dedicated to office/showroom use and the remaining 8,140 square feet dedicated to warehouse use. (See Floorplan.)

Outdoor Display:

The applicant is not requesting any outdoor storage or display with this Specific Use Permit request.

Landscaping:

With the approval of this new SUP, the applicant proposes installing new landscaping along the southern property line. The landscaping proposed is a combination of Red yucca, Muhly grass, Italian cypress, and Texas sage. The intent with this design is to promote a low watering combination of plants or xeriscape. The applicant is limited in terms of the irrigation potential for the site due to the existing easements. (See Landscape Plan)

Signage:

There is one freestanding pole sign allocated to the business on the site. No additional signage is being requested with this SUP and site plan. (See Site Photos)

Comprehensive Plan:

The 1989 Farmers Branch Comprehensive Plan recommends “general commercial” for the subject site. The property’s close proximity to Stemmons Freeway makes it appropriate for commercial businesses requiring high visibility. Therefore, the proposed specific use permit request is consistent with the Comprehensive Plan.

Thoroughfare Plan:

US Interstate 35 (Stemmons Freeway) is in the process of expansion. Based on the most recent design plans available to the City, no additional right of way needed from this site for the freeway expansion.

Public Response:

Seven notification letters sent out to the surrounding property owners on May 31st, 2017. One zoning notification signs placed onsite. As of June 9th, 2017, no letters of opposition have been submitted to the City.