

STAFF REPORT

Case Number: 18-SU-17
Request: Specific Use Permit for vehicle sales and leasing (used)
Address: 14500 East Beltwood Parkway
Lot Size: 2.2 acres
Petitioner: Thomas McBride

Existing Conditions:

The subject property is 2.2 acres and located on the east side of East Beltwood Parkway, more specifically at 14500 East Beltwood Parkway. The property is occupied by an existing 48,169-square foot, one story warehouse building. The building is currently vacant but was formerly occupied by Northstar Ceramics. The property has frontage along East Beltwood Parkway to the west, and is located across the street from the Qorvo office campus (three-story office building). To the east, the subject property is adjoining the city limits of Addison. To the north is a commercial-industrial multi-tenant building and to the south is a distribution center for Tuesday Morning. The subject property and properties to the north and west are located within Planned Development District No. 83 (PD-83). Directly to the south, the area is located in the Light Industrial zoning district.

The applicant is requesting a Specific Use Permit (SUP) to allow for vehicle sales and leasing (used) with all operations contained solely indoors and occupying the entire building. PD-83 requires that properties be developed according to the uses specified within the Light Industrial zoning district as stated in the Comprehensive Zoning Ordinance (CZO); therefore, the sale or leasing of used vehicles are subject to approval of an SUP.

Site/Floor Design:

The proposed indoor used vehicle sales is intending to occupy the entire 48,169 square feet of the building. The proposed tenant will sell certified, pre-owned vehicles. The business is proposed to operate six days a week, Monday thru Saturday 9 AM to 9 PM.

The applicant does not intend to make any modifications to the building nor the site; the building and site will be used as it exists. The majority of the building, approximately 43,940 square feet, is proposed to be used as the sales area. The primary use of this space will be for the display and storage of approximately 250 vehicles. The remainder of the building, approximately 4,180 square feet, will be offices for employees. It is anticipated that there will be 8 total employees, 5 of which will be sales personnel.

The CZO does not establish minimum off-street parking spaces for vehicle sales uses but allows the Planning Director to determine the appropriate requirement. The applicant is proposing 91 percent of the building interior to be used for the storage and display of vehicles; therefore the parking demands for this use is similar to those of a storage and warehouse use where the primary function of the building is for storage. Per the CZO storage and warehouse uses have a parking

requirement of one space per two employees or one space per 1,000 square feet of gross floor area, whichever is greater. Using this parking requirement, the vehicle storage and display area (43,940 square feet) is required to have 44 parking spaces. The office portion (4,180 square feet) of the building is required to have one space per 300 square feet, which is 14 parking spaces. Therefore, the total parking spaces required for the proposed use is 58 parking spaces. The site has 65 parking spaces, exceeding the minimum required.

The exterior of the building is proposed to remain as it exists today; the applicant does not intend to make any exterior improvements to the building. Additionally, the existing landscaping will remain and no modifications are proposed. The majority of the existing landscaping is located along the west building façade, visible from East Beltwood Parkway. The landscaping consists of shade and ornamental trees (four Live Oaks, two Yaupon Holly, and three Crape Myrtles) and two hedge rows of Chinese Holly.

Comprehensive Plan:

The East Side Plan, adopted in 2017, designates the subject property as Corporate Commerce on the Future Land Use Map. This land use designation is intended for business campus-type development with multi-story buildings and uses to support daytime population. The Plan specifies the following preferred land use types specifically as it relates to the Corporate Commerce district (page 100):

- High density to mid-rise offices;
- High quality multi-family housing with ground floor commercial uses;
- Entertainment and recreation;
- Technical and occupational training/education;
- Maker and innovator display and work spaces;
- Live-work units on the sub-area fringe;
- Business and/or restaurant incubators;
- Retail;
- Restaurant; and
- Office

The area's future land use designation, Corporate Commerce, does not support the proposed auto-related land use. The East Side Plan outlines goals and actions for the area, which includes adopting zoning regulations to encourage complementary uses that provide the desired synergistic land use mix. The Plan also states that auto-related uses are non-preferred uses within the East Side (page 81). The City has historically been sensitive to auto-related uses within the East Side given the adoption of the East Side Business District to the south, which prohibits enclosed vehicle storage and vehicle sale and leasing (used) in the District. Additionally, City Council has expressed concerns with allowing auto-related uses within the East Side having most recently denied a proposed amendment to the CZO related to vehicle dispatch and storage uses that directly affected the East Side.

Additionally, staff is concerned with introducing a land use that is not consistent with existing surrounding land uses, particularly given the multi-story building recently constructed to the west, combined with the existing low-rise office and research/technology oriented buildings within the

immediate vicinity of the subject property. Staff believes that allowing auto sales uses within this area could potentially negatively impact nearby properties and the long-term vision for the Corporate Commerce district.

The proposed indoor used vehicle sales use does not fulfill the goals of the East Side Plan and is not compatible with the preferred land use types for this area of the East Side. Therefore, the proposed request is not consistent with the East Side Plan recommendation.

Public Response:

Five (5) notification letters were mailed to the surrounding property owners on November 29, 2018. A zoning notification sign was also placed on the site along East Beltwood Parkway the same day. As of December 7, 2018, no written letters related to this SUP request have been received by the City.

Staff Recommendation:

Staff recommends denial of the Specific Use Permit request.