STAFF REPORT

Case Number: 13-SU-01

Request: Specific Use Permit

Address: 13990 N Stemmons Freeway

Lot Size: 0.91 acres **Petitioner**: RPM Cycle

Existing Conditions:

The subject property is located between Denton Drive to the east and Stemmons Freeway (I-35) to the west in the "Valwood Design Center" development. The site is currently occupied by a one-story commercial building which is approximately 21,102 square feet. The current occupant is "Dallas Dinettes" furniture store. The site is located within the Planned Development Number 70 – Old Farmers Branch - Freeway Subdistrict (PD-70-OFB-FW), which requires all vehicles sales and repair to obtain a Specific Use Permit before they can operate.

To the north of the site is a drywall supply company. To the south of the site are additional retail business sites including printing, tile, clothing and furniture (located within the Valwood Design Center). To the west of the site is Stemmons Freeway. To the east, along Denton Drive, is a commercial tool business. PD-70-OFB-FW allows a wide range of complimentary commercial, light industrial, retail trade and office uses. The uses take advantage of the accessibility and visibility afforded by the Stemmons Freeway.

Site Design:

RPM Cycle is proposing to use the site and existing building located at 13990 N Stemmons Freeway as their motorcycle sales and repair location (See Site Plan). They will primarily sell new motorcycles/vehicles. Used motorcycles/vehicles are only a small portion of their business. All of the display will be located inside of the building.

If approved, they would utilize the entire building for showrooms to display the motorcycles that are for sale. They plan to convert a portion of the building dedicated to a parts area and indoor service area Showroom #1 is approximately 9,898 square feet and they will use an additional 1,500 square feet for the parts and service area. Showroom #2 is approximately 9,700 square feet. RPM has agreed to provide a 2-hour fire separation wall between the service areas and showrooms #1 and #2.

RPM is currently located at 13700 Stemmons Freeway in Farmers Branch, approximately 1,400 feet south of the proposed site.

Parking:

The site has eleven (11) parking spaces along the front entrance of the building that RPM will utilize for their customers. RPM also plans to utilize the additional parking spaces located in the Valwood Design Center. It is written in the Valwood Owners Association, "Declaration of Covenants, Conditions and Restrictions", that the entire parking lot comprised of approximately 144 parking spaces are "common properties" and that every owner in the center shall have a non-exclusive right and use to the entire Valwood Design Center parking lot.

The applicant has proposed striping the travel lane/access lane on the west side of the building, adjacent to Stemmons Freeway for additional motorcycle parking. However, staff does not support the request for additional motorcycle parking. In addition, it is written in the Valwood Owners Association, "Declaration of Covenants, Conditions and Restrictions";

(i) No owner shall erect or maintain any barrier to the free ingress and egress of vehicles and pedestrians across the parking lot and sidewalks within the Property.

Screening and Landscaping:

RPM Cycle is proposing to install additional landscaping between the north corner of the building and the showroom windows along the western property line adjacent to Stemmons Freeway. The new landscaping will be designed to xeriscape standards and will include a combination of new ground cover, crepe myrtles, grasses and stones (See Landscape Plan).

RPM will enclose the existing dumpster, located behind the building, adjacent to the loading area, with masonry on all three sides along with a metal door, in compliance with the City's Garbage Container Screening Requirements, Ordinance No. 2826.

Signage:

RPM proposes to add a new sign configuration along Stemmons Freeway and Denton Drive. New signage will be located on the southern, western and eastern elevations and is most cases they will be replacing the existing signage.

The proposed signage for the southern elevation consists of a channeled letter sign measuring 21'-4" wide, 7' tall and 149 square feet (See Sign Plan). The proposed signage for the western elevation consists of a channeled letter sign measuring 19'-6" wide, 6'-5" tall and 125 square feet (See Sign Plan). The eastern elevation signage, along Denton Drive, consists of a non-lit, flat panel display measuring 26'-8" wide and 7'-6" tall (See Sign Plan).

RPM will remove all of the existing "Dallas Furniture Center" signage. The large signage on the southern elevation façade will not be replaced and will remain blank until RPM determines the sign configuration at a later date (See Sign Plan). Any new signage at this location shall not exceed 400 square feet per special exceptions granted to the Valwood Design Center. In fact the proposed new signage is a reduction in the current existing signage square footage.

Comprehensive Plan:

The 2012 Central Area Plan designates this area as the IH-35E District. The vision for this district is regional retail with a mix of restaurants and entertainment uses. The SUP request is consistent with the future land use for this area.

Thoroughfare Plan:

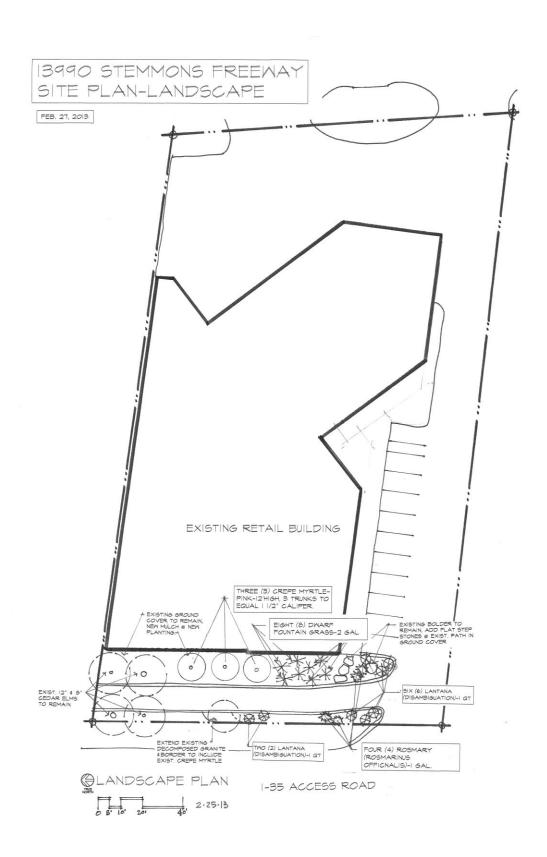
The property is situated between Denton Drive and Stemmons Freeway (I-35E). Denton Drive is currently an undivided, 4-lane city street. No expansion or improvements to this roadway is planned or budgeted at this time. Stemmons Freeway (I-35E), which is a Texas Department of Transportation roadway, is a major freeway in the Metroplex and is planned for widening of the center lanes for managed (toll) lanes. This is the only funded phase and the plan would be for the managed lanes to provide revenue for any future phases. Timing of the improvements is not known at this time.

Public Response:

Eight (8) notification letters were mailed to the surrounding property owners on January 30th, 2013. Two zoning notification signs were also placed on the site that same day. As of February 27th, no written opposition to this SUP request has been received by the city.



LANDSCAPE PLAN



















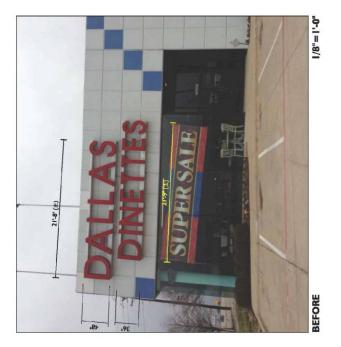






3/16"=1'-0"

CUSTOM PCLS
(1) ONE REQ'D.
149.33 SQ. FT.









10-11 1/4" 19-61 7-3 3/4" J.-O.,

3/16"=1'-0" CUSTOM PCL'S (1) ONE REQ'D. 125.12 SQ. FT.



REMOVE & DISCARD ALL PCL'S / RACEWAYS

PATCH ALL HOLES & SPOT PAINT AS NECESSARY.

3' X 21'-8" = 64.99 SQ. FT. (EXISTING SIGNAGE AREA)
3' X 20'-6" = 61.50 SQ. FT. (EXISTING SIGNAGE AREA)
126.49 SQ. FT. (EXISTING TOTAL SIGNAGE AREA) SIGN HEIGHT X SIGN WIDTH = EXISTING SIGNAGE SQ. FT.











• PAINT OVER EXISTING SIGNAGE WITH WALL MATCHING BLUE PAINT PRIOR TO SIGN INSTALLATION.

SIGN HEIGHT X SIGN WIDTH = EXISTING SIGNAGE SQ. FT. 7' X 32' = 224.0 SQ. FT. (EXISTING SIGNAGE AREA)

SUMMARY OF MAILED NOTICES

Summary of Mailed Notices

Property Owner List 13-SU-01

No.	Property Address	Property Owner		Written Responses Received			
				In Favor	Opposed	No Resp.	
1	13970 N STEMMONS FWY	SOOHUBZ LLC				X	
		13970 N STEMMONS	S FWY				
		FARMERS BRANCH	TEXAS	S 75234			
2	13990 N STEMMONS FWY	RHUNE PROPERTIE	ES INC			X	
		13990 N STEMMONS	SFWY				
		FARMERS BRANCH		S 75234			
3	13911 DISTRIBUTION WAY	SHORE HOLDINGS	INC			X	
		5621 W 120TH ST					
			ILLIN 60803				
4	14008 N STEMMONS FWY	FJM LEGACY PPTIE	ES MGMT LTD)		X	
		2032 N COMMERCE FT WORTH	TEXAS	76164			
		11 WORTH	ILAAS	70104			
5	14001 DISTRIBUTION WAY	SHODE HOI DINGS	INC			X	
3	14001 DISTRIBUTION WAT	SHOKE HOLDINGS	IIVC			Λ	
		5621 W 120TH ST	W I D I 60002				
		ALSIP	ILLIN 60803				
6	13940 N STEMMONS FWY	CHEN SORENNA % SCOTT JACKSON	LB 47			X	
		4055 VALLEY VIEW					
		DALLAS	TEXAS	75244			

No.	Property Address	Property Owner			Written Re In Favor	sponses Red Opposed	ceived No Resp.	
7	14010 N STEMMONS FWY	JJW REAL ESTATE				X		
		14010 N STEMMONS FWY						
		DALLAS	TEXA	AS	75234			
8	0	DART					X	
		P.O. BOX 660163						
		DALLAS,	TX	75266				
To	tal Number of Notices Mailed		8					

SITE PHOTOGRAPHS



View of existing site looking north.



View of existing west elevation adjacent to Stemmons Freeway and travel lane.

SITE PHOTOGRAPHS



View of existing site adjacent to Denton Drive.



View of existing service entry/loading area.