

STAFF REPORT

Case Number: 15-SU-16
Request: Specific Use Permit for outdoor storage and display
Address: 13500 and 13512 McClintock Street
Lot Size: 0.356 Acres (15,527 Square Feet)
Petitioner: Luis Carrasco (Arbors and Patios)

Existing Conditions:

The subject site is located on the eastern part of McClintock Street, approximately 800 feet east of Stemmons Freeway, between Richland and Fruitland Avenues. This irregular shaped tract of land comprised of 0.356 acres (15,527 square feet) contains two lots. It is bordered by existing commercial and light industrial land uses to the north and east, and by a residential land use to the south.

This site is located within the Planned Development District No. 70 (PD-70), General Business Subdistrict which was designed to accommodate small to moderate scale industrial and commercial businesses and to minimize any conflict between the non-residential and residential uses. Any permitted use within PD-70 having outdoor storage or display requires a Specific Use Permit.

Currently, there is an existing, 2,000 square foot, one-story building located on the site. The building is being used as an office and warehouse space associated with the landscaping business, "Arbors and Patios".

Site Design:

The applicant, Luis Carrasco, is proposing to improve the existing site in two parts and detailed as follows:

Outdoor display:

As aforementioned, the site is comprised of two lots. Approximately 5,368 square feet of the southern lot will be developed as an outdoor showroom that will display products and samples developed by the applicant's business including: outdoor kitchens, covered patios and arbors, water fountains, fire pits and seating areas. The products and samples on display will be setback 10 feet from the side southern property line and 6 feet from the rear eastern property line. (See proposed Site Plan / Landscape Plan)

This outdoor showroom area will be screened by an existing 8-foot-tall wood fence and by the proposed landscaping in the front yard of the property. All displayed products that will exceed 8 feet in height will be placed along the rear portion of the property and will have additional screening from public view with new large canopy trees. (See proposed Elevation)

Outdoor storage and on-site employee parking lot:

The applicant is proposing to use approximately 1,800 square feet of the rear portion of the northern lot as outdoor storage for lumber and masonry products. This outdoor storage area will not be visible from public view.

In addition, an on-site employee parking lot will be developed on approximately 5,200 square feet. (See proposed Site Plan / Landscape Plan). This employee parking lot will be completely screened from public view by the existing 8-foot-tall wood fence and will be accessible through the existing secured gate. (See proposed Elevation)

The property currently has 2 driveway access points for each corresponding lot. The access points are completely secured by the 8-foot-tall fence and a gate made of wrought iron with polycarbonate back. The applicant is proposing to improve and use both driveways for the business' needs.

Elevations:

The existing building on the site is a single story (approximately 15 feet in height), metal structure. The applicant has proposed improvements to the building which consists of applying a stone or brick finish over the metal front façade to modernize and improve the exterior appearance of the front side of the building. The proposed exterior of the building will contain at least 75% brick or stone and adhere to the city's masonry guidelines. (See proposed Elevation)

Parking:

The applicant is proposing to resurface and restripe the existing visitor parking lot in front of the building to include five (5) parking spaces. These parking spaces will serve the proposed outdoor showroom area. The Site Plan also includes eight (8) employee parking spaces for the on-site, screened parking lot. This parking design meets the City's requirements for warehouse and office use.

Landscaping:

The proposed Landscape Plan includes more than 5 % of the site comprised of natural or landscaped open space. To improve the existing landscaping, the applicant will plant two (2) new trees on the property and a large row of shrubs to screen the southern property line. Additionally, the applicant will add a landscaped island in the front yard. The landscaped island will include a combination of shrubs and decorative trees. All landscape areas will be maintained by an automated irrigation system. (See Landscape Plan)

Signage:

The applicant has proposed to install one wall sign on the existing building's main façade. The proposed wall sign will be consistent with the City's Sign Ordinance. (See proposed Elevation)

The applicant has committed to implement all of the proposed improvements within one-year from the date of the City Council approval of this Specific Use Permit.

Thoroughfare Plan:

No improvements to McClintock Street are planned or budgeted at this time.

Public Response:

Seventeen (17) zoning notification letters were mailed to the surrounding property owners on October 12th, 2016. Two (2) zoning notification signs were also placed on the site on the same day. As of October 20th, no letters of opposition have been received by the City.