

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 (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 outdoor display must obtain a Specific Use Permit (SUP). (See Location 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 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. The floorplan indicates the location of the loading area and display area. (See Floorplan.)

Outdoor Display:

The outdoor display proposed for the site is limited to an area of approximately 150 square feet located along the western building façade and adjacent to Stemmons Freeway. This area will be

used to display vehicles that are for sale. The vehicles will only be displayed during normal business hours.

Landscaping:

The site has approximately 155 linear feet of frontage along Stemmons Freeway. With the approval of this new SUP, the applicant proposes installing a new irrigation system and landscaping along the southern property line as well as the landscaped driveway islands along the freeway frontage. The proposed plant material includes a combination of native grass and shrubs. (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 March 29, 2017. One zoning notification signs placed onsite the same day. As of April 6, 2017, no letters of opposition submitted to the City.