

STAFF REPORT

Case Number: 18-SU-10
Request: Specific Use Permit for outdoor storage
Address: 13860 N. Stemmons
Lot Size: 0.833 acres
Petitioner: Kevin Woodard

Existing Conditions:

The subject property is an existing retail service use operating as Mower Medics providing sale and maintenance service of lawn mower equipment. The property is located within Planned District No. 70 (PD-70), more specifically within Freeway Subdistrict. To the north of the subject property is a building material supply business and to the south is a parking lot. The property is abutting Stemmons Freeway to the west and Denton Drive to the east. The existing single-story structure is approximately 5,600 square feet.

The applicant is requesting a Specific Use Permit (SUP) to allow outdoor storage, comprised of approximately 3,150 square feet, located within the rear yard. PD-70 requires any outdoor storage use be allowed subject to approval of a SUP. The outdoor storage was constructed by the applicant prior to receiving the necessary SUP approval and intends to be in full compliance should the SUP be approved.

Site Design:

The outdoor storage is proposed to be 3,150 square feet in area and located at the rear of the primary structure, approximately 135 feet from the east property line along Denton Drive. Screening of the outdoor storage from the public street will be achieved by an eight (8) foot wooden fence enclosing the outdoor storage area. Since a wooden fence is not an allowed screening method per PD-70, the applicant is proposing to further screen the outdoor storage area with landscaping per the requirements specified within PD-70 (i.e. screening shrubs 36-inches at planting in addition to 3-foot berms). The outdoor storage area is anticipated to hold repaired mowers for customer pick up, with an expected storage time of 1 to 3 days after repair.

Beyond the outdoor storage area to the east of the site is vacant land; this area will be cleaned of debris and maintained. There are no additional site improvements associated with this SUP request.

Comprehensive Plan:

The Central Area Plan, adopted in 2012, designates the subject property as IH35-E District in the Future Land Use Plan. This land use designation is an area where redevelopment will likely become viable, particularly as existing structures reach the end of their use life. Future regional retail may be marketable for this section of the City, as well as, restaurant and entertainment land uses would be appropriate for this corridor.

Although this Specific Use Permit for outdoor storage is not associated with redevelopment of the site, this request allows for an existing otherwise permitted retail service use an area to accommodate storage needs associated with the existing business operations. Furthermore, the applicant is proposing to provide screening that is consistent with the requirements of PD-70 thereby screening the outdoor storage from adjacent roadways.

Public Response:

Thirteen (13) notification letters were mailed to the surrounding property owners on August 3, 2018. One zoning notification sign was placed on the site on August 2, 2018. As of August 9th, no written letters in favor or opposition of this SUP request have been received by the city.

Staff Recommendation:

Staff recommends approval of the Specific Use Permit request and associated Detailed Site Plan.