

STAFF REPORT

Case No.: 19-SU-03

Request: Conduct a public hearing and consider a Specific Use Permit and associated Detailed Site Plan for outdoor storage on a 6.9-acre lot located at 2020 Valley View Lane; and take appropriate action.

Applicant: Peng Dang, Best Cheer Stone Inc.

Planning & Zoning Commission Meeting: May 20, 2019

Background:

The subject property is occupied by an existing 2-story, 124,020 square foot office/warehouse building located at 2020 Valley View Lane. The building is occupied by Best Cheer Stone Inc. The subject property abuts an existing office building to the west and a future place of worship facility to the south and has frontage to Valley View Lane to the north and Senlac Drive to the east.

The property is located within Planned Development District No. 77 (PD-77), which allows the existing office/warehouse use. PD-77 allows for outdoor storage, subject to approval of a Specific Use Permit (SUP). The applicant is requesting a SUP including an associated Detailed Site Plan to provide two outdoor storage areas on the site. Modifications to the existing building are not proposed with this request.

Subject Property:

Site acreage: 6.9 acres

Location: 2020 Valley View Lane; generally located at the southwest corner of Valley View Lane and Senlac Drive.

Proposed Development:

The applicant is proposing two outdoor storage areas, totaling 19,985 SF, that will store granite slabs and other similar products. The outdoor storage area proposed behind the existing office/warehouse building, to the west, is proposed to be 3,848 SF. This area is screened by an existing masonry wall on the north and south and a wood fence along the west property line and is currently being used for outdoor storage.

The proposed outdoor storage to the south of the site is 16,137 SF that will require the removal of 53 existing parking spaces. The outdoor storage area is proposed to be screened by an 8-foot tall masonry CMU wall, to match the existing building exterior color. Two 20-foot wide metal gates are proposed along the north side of the wall to allow for access into the enclosed outdoor storage

area. The wall is proposed to be setback approximately 50 feet from the eastern property line that has frontage to Senlac Drive, and approximately 176 feet from the western property line fronting Hutton Drive.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 77 (PD-77)	Office Warehouse; across Valley View Lane
South	Planned Development District No. 77 (PD-77)	Church/Worship Facility
East	Planned Development District No. 77 (PD-77)	Retail and restaurant; across Senlac Drive
West	Planned Development District No. 77 (PD-77)	Office

Access:

Existing access to the site is proposed to be maintained. The site currently has an existing driveway on Senlac Drive that connects to the existing driveway on Hutton Drive. A driveway also exists to Valley View Lane, which will remain.

Parking:

Required Parking Ratio per CZO	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
<ul style="list-style-type: none"> Warehouse: 1 space/1,000 SF Office: 1 space/300 SF Showroom: 1 space/200 SF 	218	241	Surface	Yes

The property currently has 313 parking spaces. The proposed outdoor storage areas will require the elimination of 72 parking spaces. The remaining parking provided (241 spaces) exceeds the minimum parking required for the existing uses within building.

Required Screening:

The applicant is proposing to provide 19,985 SF of outdoor storage which represents 16% of the existing building area. The PD-77 requires screening by a masonry wall or fence to be provided

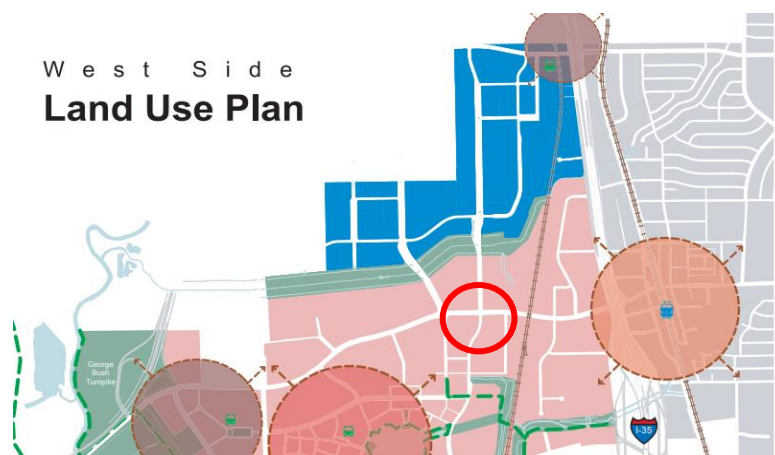
on all sides facing a street. The proposed development complies with the screening requirements required by the zoning.

The proposed outdoor storage area along the south side of the property is proposed to be screened on all four sides by an 8-foot masonry wall. The proposed outdoor storage to the west of the existing loading docks, is proposed to be screened by the existing wood fence and masonry screening wall.

In addition to the required screening for the proposed outdoor storage along the south side of the property, adjacent to the future church/worship facility to the south, the applicant is providing landscaping to provide for additional screening. Eleven Live Oak trees are proposed along the south side of the masonry wall that will provide additional visual screening above the wall at such time when the trees have achieved maturity. Also, five Savannah Holly trees are proposed along the east side of the masonry wall, which is visible from Senlac Drive. If this request is approved, the applicant shall be responsible for maintaining the required screening and landscaping.

Comprehensive Plan Recommendation:

The West Side Plan designates the subject property as employment district as provided for on the Future Land Use Map. This land use designation recommends high quality office and research and development uses. The goal is to create a successful environment for many forms of business and retail activity, while keeping the district walkable, transit accessible, respectful to the natural environment, and completely integrated with the mixed-use centers.



The existing office/warehouse use is consistent with the West Side Plan recommendation. Given that the outdoor storage allows for more intensive business operations on the exterior of the site, the applicant has provided the required screening supplemented with landscaping and limited the storage areas to the interior of the site in order to minimize potential impact on adjacent land uses. Furthermore, the applicant has included notes on the site plan prohibiting loose gravel aggregate materials from being stored within the outdoor storage areas. Staff believes that the requested outdoor storage is appropriate and not in conflict with the goals of the West Side Plan.

Public Response

Eleven (11) notification letters were mailed to the surrounding property owners on May 10, 2019, in addition to both Carrollton-Farmers Branch and Dallas school districts. A zoning notification

signs was placed on the site the same day. As of May 17, 2019, no letters of opposition or support to this Specific Use Permit request have been received by the City.

Staff Recommendation:

Staff recommends approval of the Specific Use Permit.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
07/02/2013 Resolution No. 2013-038	13-SP-02	Detailed Site Plan amendment to allow for parking lot expansion for 31 parking spaces towards the southwest of the property, along Hutton Drive.
08/07/2012 Resolution No. 2012-054	12-SP-03	Detailed Site Plan amendment to allow for parking lot expansion for 52 parking spaces towards the south of the property.
08/07/2000 Resolution No. 2000-124	00-SP-14	Approval for a Detailed Site Plan for a warehouse building expansion, including a variance to the required 60-foot building setback along Hutton Drive.