

Specific Use Permit Application Project Narrative –EDSCO Fasteners, Inc.

July 2, 2014

Reviewing Departments

City of Denton

221 N. Elm Street
Denton, Texas 76201

Background:

EDSCO Fasteners is currently located in the City of Denton and has the objective to establish the galvanizing component of their manufacturing process on site in order to remain competitive and function as a business in the City of Denton. This objective is critical to their success as a business located within the City of Denton.

The current facility on property 309971 HULL ADDN, BLOCK A, LOT 2R is zoned RCC-D and is classified as Non-conforming use. The proposed building addition will be located on 309974 HULL ADDN, BLOCK A, LOT 3 owned by EDSCO located north of the existing facility. This property is zoned RCC-D and supports light Manufacturing. A Zoning Change Application and Comprehensive Plan Amendment Application have also been submitted simultaneously with this Specific Use Permit Request.

SUP Request:

EDSCO Fasteners is requesting a Specific Use Permit for this project. EDSCO Fasteners is currently an existing business at this location in the City of Denton. The specific use for this operation meets all of the conditions expressed in the approval criteria in Subchapter 6 of the Denton Development Code. A Comprehensive Plan Amendment has also been submitted. There are adequate Public Facilities currently serving this location as the site is served by the existing Railroad.

The existing land surrounding the property is zoned RCC-D which supports light industrial. The existing public facilities are adequate to serve this property for the proposed use. The plan amendment will not incur any additional cost to the City or other governmental entities. There will not be any possible adverse impact on the environment. The Zoning Change will allow EDSCO to expand as an existing use onto the adjacent property.

This SUP Request addresses Subchapter 6 of the development code criteria:

1. That the specific use will be compatible with and not injurious to the use and enjoyment of other property nor significantly diminish or impair property values within the immediate vicinity

Adjacent properties in the area are zoned RCC-D that support light industrial, this additional operation for this property is in keeping with the current use and therefore should have no negative impact.

2. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.

This specific use is very compatible with the current use on the site so should have no additional impact to development and improvement of surrounding vacant property.

3. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided.

Currently, all existing utilities, access roads, drainage and other necessary supporting facilities exist to support this small addition to the current business. All new storm water development will of course be in compliance with all current Denton codes and regulations.

Exhibit 8
Letter from the Applicant

4. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.

All driveways and parking spaces have no adverse effect on the general public or adjacent developments.

5. That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.

Adequate nuisance prevention measures will be taken to prevent or control offensive odor, fumes, dust, noise and vibration

6. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.

All site lighting will be located so as to not disturb or adversely affect neighboring properties.

7. That there is sufficient landscaping and screening to ensure harmony and compatibility with adjacent property.

All landscaping will comply with current City of Denton Landscape codes and regulations.

Additional Considerations:

- Worthington is a collector street and if rezoning to industrial site design standards in Subchapter 35.13.13.3 will not apply.
- Adequate capacity of infrastructure can and will be provided to and through the subject property.
- The Special Use is compatible with and will not have an adverse impact on the surrounding area. When evaluating the effect of the proposed use on the surrounding area.
- The following factors have been considered and there is no negative impact to any of the following areas:
 - Similarity in scale, bulk, and coverage.
 - Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - Architectural compatibility with the impact area.
 - Air quality, including the generation of dust, odors, or other environmental pollutants.
 - Generation of noise, light, and glare.
 - The development of adjacent properties as envisioned in The Denton Plan based on the previous request and approval to change the Comprehensive Plan.

We respectfully request your positive determination of this project.

Regards,

John Bezner, PE