

## **Project Narrative**

**The scope of work for this project is to develop a collision repair facility. The work will include body repair and painting for automobiles utilizing a commercial paint booth for painting and drying. The name of the company will be Collision Repair II Center located at 3209-3211 Fort Worth Drive or Hwy 377 in Denton**

**The site was previously utilized by a contracting company.**

**The surrounding businesses are a convenience store located to the West, a feed store located to the East and an apartment building located to the South. Directly North across Highway 377 is an undeveloped piece of vacant property.**

**The existing site conditions are excellent. There are three buildings on the property covering lot 23 Block E, CENTRAL VILLAGE ESTATES. The building on the West side is a convenience store. The building on the North end of the property will be the administrative offices for the new collision enter. The building to the south is a 5000 sq ft metal building with a covered metal porch. A clearer picture can be formed by reviewing the recent site plan prepared by David Rose a registered land surveyor and provided as part of the submittal.**

**The property is zoned for GO general office. The proposed property use is compatible with surrounding property uses. All safety and fire codes will be followed in the development of this property. Entrances and turn around radii meet requirements of appendix D of the IFC 2021 edition for fire department vehicles.**

**There will be a minimal impact on the existing traffic patterns as there is no constant delivery and selling of products. The only delivery of products will be supplies required for the collision center and the only other traffic will be the delivery and pickup of cars to be repaired.**

**The only possible effect on the surrounding businesses will be the paint vapors generated by the spaying of cars after repairs from the paint booth. However, this is minimized by extending the air discharge vent 6 ft above the roof level and pointing the discharge 90 degrees to west towards the vacant fields. This is in compliance with NFPA 33, the standard for paint spray booths.**