



S24-0001

RDO Equipment Sales and Rental

8.1 – Project Description/Summary

The proposed specific use permit is a request for 10 acres of Light Industrial property located on the south side of US-380 approximately 3,000 feet west of Masch Branch Rd. to facilitate the development of equipment sales and rental use with a warehouse on 10 acres as shown on the attached Zoning Location Map. The lot is currently unplatted and will be final platted with this development. The existing site is an undeveloped lot and drains from east to west towards the existing off-site floodplain. There is no existing FEMA Floodplain on-site. The site is surrounded by existing undeveloped ag properties that are currently zoned LI.

The proposed development includes approximately 28,000 SF building as shown on the Specific Use Permit Site Plan. Approximately 13,000 SF are Equipment Sales and Rental, and 15,000 SF are warehouse. The site includes 35 parking spaces (2 of which will be ADA accessible) and 2 bicycle spaces.

8.2 - Site History (past land development applications, platting, etc.)

The lot was previously split zoned as RR and LI. A zoning change project was applied for as Z23-0014 for straight LI zoning that was approved by the planning department on 1-25-24, P&Z 2-28-24, and City Council 3-19-2024.

8.3 – Surrounding property uses

The property is adjoined to the north, west, and south by light industrial zoning, and the future land use plan designates this area as a mix of Light Industrial and Industrial Commerce.

8.4 - Existing Site Conditions: Topography; hydrology; existing land uses; existing circulation (vehicle and pedestrian); existing open space, recreation and preservation areas; and existing infrastructure and utilities (Potable Water, Wastewater, Storm water, Solid Waste, Electric)

The proposed development is consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. The project proposes one driveway connection to US-380 with a proposed right and left turn lane into the site. It is understood that this will require a subdivision variance but will limit driveway connections to US-380 with a proposed median opening. Pedestrian site access will be provided with sidewalk connections to the sidewalk along US-380. There is a future 12" waterline to be installed by CEP22-0069 along the north side of US-380. There is an existing 21" sanitary sewer line southwest of the property that this project will be connecting via an off-site 16' public utility easement. The proposed domestic, irrigation and sewer services will connect to these public lines that are adequately sized for this development. Kimley-Horn provided a noted on the SUP Site Plan that either a) a proposed detention pond will be provided as seen showing less than or equal to the existing flow released from the site or b) a future Downstream Assessment will be reviewed and approved warranting be no adverse stormwater impacts downstream, in lieu of a detention pond. This will be detailed and shown within the Drainage Area Maps on the Civil Engineering Plans. The proposed solid waste is

located on-site in accordance with the City of Denton Solid Waste requirements that is screened from view from the public right-of-way.

The proposed development should be designed to minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment.

The proposed development should not cause significant adverse impacts on surrounding properties.

The proposed development should not result in significant adverse fiscal impacts on the city.

8.5 - Describe how the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with The Denton Plan and federal, state, or local law.

The proposed development required a Zoning Change to LI and received it. Now it requires an SUP is working within the legal framework for approval and make sure criteria are met.

There is no prior land use approval, plan, development agreement or plat on this property.

A zoning change to light industrial is appropriate in this area and consistent with the surrounding zoning pattern and Future Land Use Plan and was approved. The next step is the approval of the Specific Use Permit. The property is adjoined to the north, west, and south by light industrial zoning, and *the future land use plan designates this area as a mix of Light Industrial and Industrial Commerce.*

This property is not impacted by any interlocal or development agreements to the best of our knowledge. In such case that it is, all terms and conditions will be complied with.

The proposed development will require a Specific Use Permit and will comply with all applicable standards of the DDC.

8.6 - Describe how the adequate capacity of infrastructure can and will be provided to and through the subject property.

The proposed development includes approximately 28,000 SF building as shown on the Specific Use Permit Site Plan. Approximately 13,000 SF are Equipment Sales and Rental, and 15,000 SF are warehouse. The site includes 35 parking spaces (2 of which will be ADA accessible) and 2 bicycle spaces. The project proposes one driveway connection to US-380 with a proposed right and left turn lane into the site. It is understood that this will require a subdivision variance but will limit driveway connections to US-380 with a proposed median opening. Pedestrian site access will be provided with sidewalk connections to the sidewalk along US-380. There is a future 12" waterline to be installed by CEP22-0069 along the north side of US-380. There is an existing 21" sanitary sewer line southwest of the property that this project will be connecting via an off-site 16' public utility easement. The proposed domestic, irrigation and sewer services will connect to these public lines that are adequately sized for this development. Kimley-Horn provided a note on the SUP Site Plan that either a) a proposed detention pond will be provided as seen showing less than or equal to the existing flow released from the site or b) a future Downstream Assessment will be reviewed and approved warranting be no adverse stormwater impacts downstream, in lieu of a detention pond. This will be detailed and shown within the Drainage Area Maps on the Civil Engineering Plans. The proposed solid waste is located on-site in accordance with the City of Denton Solid Waste requirements that is screened from view from the public right-of-way.

8.7 - Describe how the proposed Specific Use Permit request meets the General Criteria for approval in DDC Section 2.4.5E, and the Specific Criteria for approval in Section 2.5.2.D of the DDC

There is no prior land use approval, plan, development agreement or plat on this property. This property is not impacted by any interlocal or development agreements to the best of our knowledge. In such case that it is, all terms and conditions will be complied with. The proposed development will generate property tax revenue, business personal property tax revenue, and jobs for the City creating a positive fiscal impact. The proposed development will comply with all regulatory requirements and construction specifications.

9.1- The specific use proposed is compatible with the surrounding area

A Specific Use Permit is appropriate in this area and consistent with the surrounding Light Industrial zoning pattern and Future Land Use Plan. The property is adjoined to the north, west, and south by light industrial zoning, and the future land use plan designates this area as a mix of Light Industrial and Industrial Commerce.

9.2- The specific use proposed has minimal impacts on future development of the area; Criteria for Approval

A Specific Use Permit will insure any impacts are mitigated. However, there is no presence of floodplain, jurisdictional waters, or environmentally sensitive areas onsite. The proposed development will not cause adverse impacts to surrounding properties. Any impacts would be mitigated through the Specific Use Permit process.

9.3 The specific use proposed meets all other standards of this DDC and all other applicable city codes

The proposed development will comply with all applicable standards of the DDC.

9.4 - Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.

The proposed development will not cause adverse impacts to surrounding properties. Any impacts would be mitigated through the Specific Use Permit process.

9.5 - The use is in conformance with the Comprehensive Plan and any other applicable adopted plans; and

An equipment sales and rental facility is consistent with the purpose statement of Light Industrial.

9.6 - The use adversely impacts the health, safety, and welfare of the inhabitants of the area and the City of Denton.

This use does **NOT** adversely impact the health, safety, and welfare of inhabitants of the area and the City of Denton