

Statement of Expected Impact

2710 Denton Tap Rd

Zoning: Light Industrial

Use: Self-service storage facility

This property is situated within one of Lewisville's key employment centers, specifically designed to strengthen existing business sectors and foster future economic growth. The proposed use aligns seamlessly with the goals of this area, supporting both job creation and community services, which in turn contributes to the city's economic development initiatives. As a result, this proposed use is fully consistent with the Lewisville 2025 Plan. Additionally, the property is zoned as Light Industrial, a designation that is well-suited to the surrounding land uses. The zoning in the North, South, East, and West of the property is also Light Industrial, ensuring a cohesive and compatible integration into the local environment. The proposed use of the property as a self-service storage facility is not anticipated to result in any significant increase in demand for transportation, law enforcement services, educational resources, or utilities such as water, sewer, or drainage. Given the nature of the self-storage operation, it is expected to generate minimal traffic and have little to no impact on public services or infrastructure. As such, the facility's operations should not place additional strain on local resources, ensuring a smooth integration into the community.

Narrative

The applicant is proposing to develop a state-of-the-art self-service storage facility, consisting of approximately 346 storage units housed within a three-story climate controlled building. The property is currently zoned Light Industrial, and the applicant intends to retain this zoning classification for the development. While self-storage facilities are not permitted by right within this zoning district, the applicant seeks approval for the development through the application for a Special Use Permit (SUP), which allows for this use under certain conditions.

The surrounding area is primarily comprised of industrial businesses, such as Vinson Process Controls and Viva Railing Contractors. Given this context, the proposed self-storage facility is a complementary addition area. Its industrial nature aligns well with the existing businesses and uses, enhancing the area's functionality. Furthermore, the development will be compatible with the city's long-term growth plans and zoning regulations.

By introducing this facility, the applicant will contribute to the economic vitality of the area, providing an additional service to local businesses and residents. This project not only meets the zoning requirements but also promotes the community's well-being by creating a sustainable and useful addition to the local infrastructure, supporting both commercial growth and the surrounding area's evolving needs.