



SPECIFIC USE PERMIT APPLICATION

Specific Use Permit Fee \$100.00

Applicant: Todd Eppenbach

Company: Inventure

Address: 2708 Powlett Creek Dr.

Tel: (469) 989-3713

Fax:

City: Frisco

State: Texas

Zip: 75034

Property Owner: Hugo Provencher

Company: Ferti Management Corp.

Address: 560, Chemin Rheaume, C.P. 129

Tel: (450) 454-5367

City: Saint-Michel

State: Quebec, Canada

Zip: J0L 2J0

Legal description* Lot 1, Block A of Tieszen Industrial Park, an addition to the Town of Ponder, Texas, according to the plat thereof recorded in Cabinet O, Page 335, Plat Records, Denton County, Texas.

*(Attach metes and bounds description of property)

Detailed description of Proposed Use: Ferti Technologies will use this site as a fertilizer blender facility. Raw material is brought into the site and stored in large bins within the building. The raw material is then mixed to create different blends of fertilizer, bagged, staged on pallets then shipped out to end-users. Facility will also office and support areas within the building.

Total Area of Land: Acres 23.23 Lots: 1 Blocks: A Streets: F.M. Road 2449

Current Zoning Classification: M-1 Existing Use Manufacturing/Industrial Light

Contact Email: todd@inventure.design

I have carefully examined the completed application and know the same to be true and correct. I hereby agree to comply with all provisions set forth by the Town of Ponder whether herein specified or not.

ApplicantSignature:

Date: 5/12/21

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*****OFFICE USE ONLY*****

Fee paid _____ Date _____ Accepted by _____



Town of Ponder Planning & Zoning
102 W. Bailey Street
Ponder, TX 76259

May 11, 2021

Re: Ferti Technologies Specific Use Permit

Dear Sir/Madame,

Ferti Technologies is requesting a Specific Use Permit for deviations from the Town of Ponder Code of Ordinances for the following items:

- 1) A deviation from Appendix B, Table 2: Height, Area and Setback Regulations. The current allowable height for a M-1 district is 50-feet. We request a deviation to allow the two proposed receiving elevators to be 70-feet tall and the two proposed unloading elevators with hoppers to be 60-feet tall. This equipment at the requested height is essential to the efficient operation of the plant.
- 2) A deviation from section 154.38 Off-Street Parking and Loading Requirements division (F) items 20, 25 & 36. Per the current guidelines a total of 111 parking spaces is required. We request a reduction in the requirement for a total of 75 parking spaces. Our average daily use for number of employees will be 20 during non-peak. At a peak time, our maximum parking needs would be 30 which would include employee parking as well as visitors to the facility.
- 3) A deviation from section 154.41 Landscape and Buffer Requirements division (M) item 5. The current requirement is to install an 8-foot high solid block wall from the start of the SF-3 development along the east property line down to the south property line, approximately 1,970 liner foot of wall. We request a deviation for an Alternative Landscape Plan per 154.41 division (I) to substitute the solid wall with evergreen trees to create the screening requirement. We also request a reduction in the length of the screening requirement to screen the current developed part of the site, 845 liner foot. We agree to continue the screening for any future development on the site. The current site sheet flows from the west to the east into the existing drainage swale along the east property line. An evergreen tree screening wall would allow for the site to continue sheet drainage into the swale.

We appreciate your consideration of these requests.

Very truly yours,

A handwritten signature in black ink, appearing to read "Hugo Provencher", written over a horizontal line.

Hugo Provencher
Vice President
Ferti Technologies