

TAMLIN ROAD SITE DEVELOPMENT PLAN

PROJECT STATEMENT

Add PCD File #
PPR1945

~~SEPTEMBER, 2019~~ REVISED JANUARY 2020

REQUEST

C&M Properties request the approval of a:

1. Site Development Plan for RV & Boat Storage.

SITE DESCRIPTION

The vacant property consists of a single parcel approximately 16.5 acres. The site is located along Tamlin Road east of Marksheffel Road. The site is bounded by City limits to the east and south. The parcel is zoned CS (Commercial Services). There is an 80-foot utility access easement through the middle of the property that provides access to the Cherokee Metropolitan District Water Tank to the south.

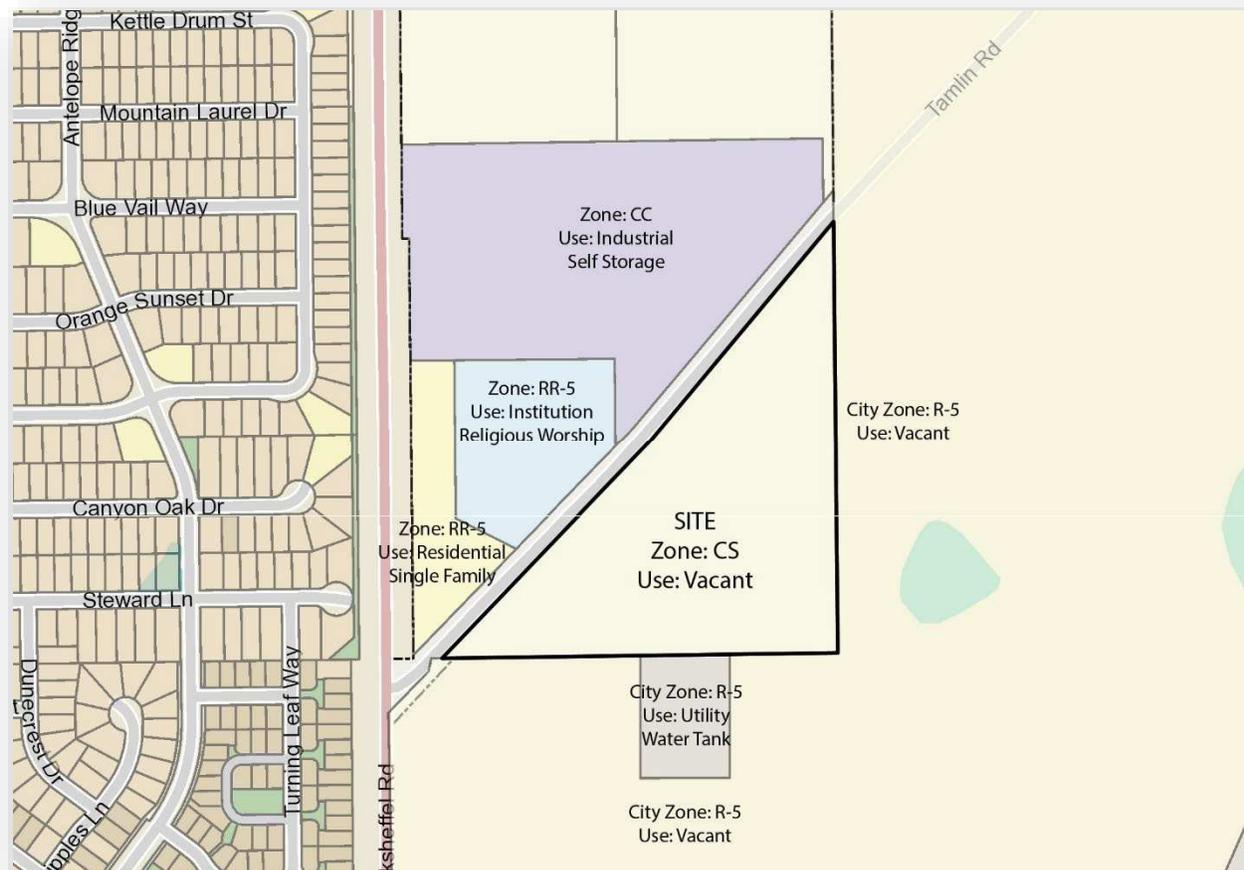


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File # PPR1945
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CONTEXT

The site is surrounded by a mix of uses and zones under City and County jurisdictions. The following table outlines the surrounding zoning, land uses, and jurisdictions.

| LOCATION | ZONE DESIGNATION | LAND USE | JURISDICTION |
|-----------|--------------------|----------------------------------------------------------------|--------------|
| Northwest | CC RR-5 RR-5 | Self Storage Religious Worship Residential Single-family | County |
| East | R-5/R1-6 | Vacant/Residential - low | City |
| South | R-5 | Vacant/Utility/Residential - low | City |



PROJECT DESCRIPTION

The proposed site development plan establishes the use of the site as a RV & Boat Storage facility. The project proposes 289 RV spaces, a perimeter fence, and an entrance gate with customer parking. The entrance is designed to accommodate the gate with vehicle stacking and space for a turn around. The 6 parking spaces are provided external to the storage facility. These parking spaces provide 2 ADA parking spaces and 4 customer parking spaces. The entrance gate is currently designed with an electronic system that will not require an on-site office. The entrance provides the necessary space for any expansion if an office is desired. A maximum height of 45-feet is established by the CS zone however, no structures are proposed at this time.

A buffer from the commercial to the surrounding planned residential. A 6-foot opaque fence is provided along the perimeter of the facility and the required 25-foot minimum setback is provided on all sides. Buffer landscaping is provided between the fence and the property line.

Signage is not proposed at this time. A separate sign permit application will be submitted at a later date.