## **TAMLIN ROAD SITE DEVELOPMENT PLAN**

### **PROJECT STATEMENT**

# SEPTEMBER 2019, REVISED AUGUST 2021

### **REQUEST**

C&M Properties request the approval of a:

- 1. Site Development Plan for RV & Boat Storage.
- 2. Alternative Landscape Plan.

#### 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.



File #: PPR 19-045

#### **CONTEXT**

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

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

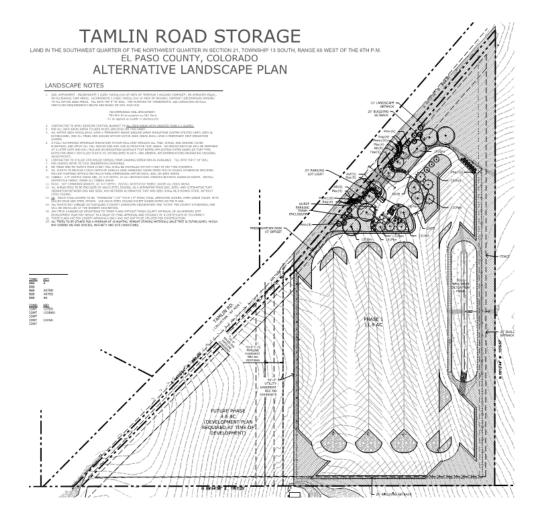


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#### **PROJECT DESCRIPTION**

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

The LDC requires a buffer from the commercial to the surrounding planned residential development. A 6-foot opaque fence is provided along the perimeter of the facility and the required 25-foot minimum building setback is provided on all sides. An alternative landscape plan is requested to remove the required buffer and internal landscaping due to it providing no benefit to the surrounding parcels or subject parcel.



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