

Design Exceptions – Grace Ln and Richland RV & Boat Storage

1. The proposed design exception for use specific standards 29-3.3 (w)(1)&(2) will not create any adverse impacts to occupants of the lands abutting or existing owners. The request to increase the height for building 1 & 2 is based on the dimensional standards of a Class A RV/Motorhome. This category has a RV maximum height of 14ft with a maximum length of 45ft. To be able to fit/install overhead door and drive a Class A motorhome into the storage slip the clearances required will make the overall building height approximately 21ft-22ft. The current city code does not address the specific use for indoor RV storage buildings. Due to this unique circumstance the requested height adjustment of a maximum 22ft is required to be able to park the RV indoors.

Building design / finishes of building 1 and 2 are intended to be aesthetically pleasing. The facility is targeting a higher end customer and the unit finish will need to reflect this. With current market conditions and supply chain issues the exterior façade finishes are expanded. See attached color rendering for design information to expand on this narrative. Design intent is to include a combination of earth tone colors with a lower banding of masonry/brick/cultured stone/wood siding and an upper material selection consisting of wood siding/board and batten/composite or combination thereof. Metal coping to trim out roof lines. Windows are intended to be minimized in size for security purposes and will be located closer to roof line. This is to deter theft and prevent pedestrians from accessing unit through a window.

2. The proposed setbacks for rear and side yard for building 3 have been maintained from the original approved PD zoning setbacks. The updated zoning requirements in the UDO require additional setbacks adjacent to residential areas, this PD plan is requesting the original setbacks be maintained of 10ft. The 10ft setbacks have been share with neighbors and every adjoining neighbor who abuts the property has no issues/problems with the proposed 10ft setback. The 10ft setback allows for the enhanced maneuverability to be able to turn/drive into storage slips on the site.