



Zones: Cabin / Tiny Homes Park (CTP)

Acres: 4.97 acres for total site

Project location: 1752 West Plains Drive

Number of Lots: 1

Number of proposed tiny homes: 16 units with each unit being 238 sq. ft. (14' x 17')

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Preliminary site plan: The proposed project is an additional phase to the existing Goosberry Lodge development. The proposed project is located at 1752 West Plains Drive. The applicant is proposing to add 16 Cabin / Tiny Homes that are approximately 14 feet wide and 17 feet long. The property consists of 1 parcel approximately 4.97 acres in size. The property is currently zoned Cabin / Tiny Homes Park (CTP).

Cabin / Tiny homes are an approved use in this zone and shall be attached to a permanent foundation and be close to the major roads. The units must be 600 sq ft in size and access to the units shall not be from a public street. The proposal appears to meet these requirements. Each unit shall provide 2 parking spaces that meet the fire code requirements and maintain a 20 foot separation between each unit. The proposal appears to meet these requirements.

As the development builds out the applicant should keep in mind the following concepts:

- Roads for the development shall meet fire code requirements
- No cabins/tiny homes shall be erected to a height greater than fifteen (15') feet.
- No club house/office or other approved buildings, may be erected to a height greater than fifteen (15') feet.
- Recreation space shall be provided. A minimum of five thousand (5,000) square feet shall be set aside and developed for each such park and an additional one hundred (100) square feet shall be provided for each unit above ten (10) units. This is in addition to the outdoor living space mentioned below. This recreation space is not the open space behind or between units or streets. It is a separate facility common to all units in the development, such as a clubhouse.
- Each unit shall be connected to water, sewer and electricity. All utility connections shall be located underground
- Outdoor Living Space: Each Cabin or Tiny Home Park unit shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to each unit. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from garbage or debris of any kind.
- All Cabin or Tiny Home Parks shall require a full time (24/7) on-site manager, who shall

be responsible for ensuring compliance with the rules and regulations of the Town and safety of the property.

After reviewing the proposed plan for code compliance to the CTP zone and not having been involved with previous approvals and having no knowledge of previously agreed upon conditions for the proposed project, a few areas may need clarification:

- Has a detailed landscape plan been submitted and approved by the Planning Commission. Specifically looking at each Cabin and the landscaping strip adjacent to the roadways?
- The minimum size for this type of development is 15 acres. Currently, the acreage does not meet this requirement. Was this previously approved by the town?
- The current acreage is just under 5 acres. The maximum density for a Cabin or Tiny Home Park shall not exceed four (4 ) units per gross acre. It appears this phase alone pushes the density to the max and it appears there are existing units on site. Was there a density increase approved previously that would allow an increase in density?
- Code requires the units to have a 50 foot setback to adjacent property owners. The proposed 10 foot setback does not meet this requirement. Were there previous approvals allowing setback relief?
- It appears the Perimeter block wall adjacent to the highway does not meet the required 50 foot setback and provide a landscape strip. Was the existing block wall given approval for the current location.
- Site plan shows a pool and pool house which would require health department approval and a building permit be sent to the city for review.
- These added units would need at least one unit being handicap accessible.