

Copper Ridge Filing 4 Lot 1 Application for Minor Modification-Project Narrative Rev2

The applicant and also owner of the parcel seeks to place two 10' x 20' x 10' high storage structures on the parcel in zone district "I", until such time as more substantial development will take place on the parcel.

The storage structures will be used to support the applicants' architecture and construction business. The square footage of the proposed storage structures is under 400 SF collectively, meeting criteria 709.3.A.ii. for a "minor modification". The proposed structures will only be for use by the owner applicant as a component of a "contractor equipment/materials yard", an approved use per CDC 303.C.2 Proposed storage sheds will not see any use by the public There will be no lighting.

Criteria for approval per CDC:

709.C.1-Proposed storage structures consistent with adjacent use(s) in Copper Ridge Business Park.

709.C.2 Project has no impact. Existing maneuvering area is gravel, sheds are removable, minimal footprints not affecting runoff, and located outside of wetland delineation area. Minimal runoff drains into a pervious surface. No hazardous materials on site, does not generate any pollution, noise or light pollution.

709.C.3 Storage use approved under previous ownership. Storage use creates minimal traffic impact and could be considered far less than adjacent commercial industrial condominiums, Copper Ridge Buisness Park already designed per relatively recent standards for vehicular capacity.

709.4 Development plan complies with CDC.

709.5 Development plan and narrative all coordinate.

The existing parcel has previously been approved (under prior ownership) for a similar use. The existing parcel and proposed improvements comply with all aspects of CDC section 416.

While the sheds will require a building permit, the structures fall under the size threshold requiring foundations or any additional structural engineering.

The structures are intended to be readily removable to make way for future development. No utilities to the structures are required for use as storage structures.