

RV Condos on Woodmen

- Woodmen Valley Chapel owns the land
- Jeff Reynolds is the developer
 - 660-6826
 - info@springsrvcondos.com
- Mike Schultz is handling the planning for the City 385-5089. He will answer concerns and place anyone on mailing list for future meetings, but he would prefer to deal with HOA representatives
- Scott Hente is the city councilman for our district. (I understand he has been deluged with residents voicing opposition. This is probably because other HOAs have given his name to contact)
 - 385-5487 (office)
 - shente@spingsgov.com

In May an informational meeting was held with invites to adjacent owners/hoa reps (within 500 feet of property). Raven Hills HOA and Raven Crest were sent invitees but did not attend.

Another meeting will probably be help according to Mike (probably something that the RHHOA should request). It is not on the schedule at this point.

What is planned? A 62 unit condo complex for RV storage. This will be completely enclosed with the possible exception of a RV-wash bay. It will be restricted access, secured with locking gate and possibly TV cameras. It will be manned during business hours, but not 24x7.

The storage bays will be deeded - not rented. Owners will also pay dues for maintenance just like HOA dues. They will have an association.

They will use existing roads to access the property via the cul de sac on the south side of the church.

Timeline:

- Currently in the pre-planning application process
- Formal application from developer expected (Aug-Sep)
- Before the planning commission (Oct-Nov)

62 units are planned - not all the same size.

Developer is sensitive to the aesthetic impact and has spoken of using "two different materials" rather than the single tone we might imagine. Roofing material could be chosen to match adjacent buildings - though it is tough to please everyone.

The property is already zoned OC (Office Commercial) but would require a "conditional use request" to the city. There is also a matter of a slope easement the the City has now sloping down to the property from Woodmen, that the developer will negotiate to shorten, perhaps requiring a retaining wall. Mike also mentioned the possibility of needing to "build up the area, somewhat" so that it is not so much of a "pit."

Concerns:

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- Aesthetics of the buildings (Developer seems sensitive and willing to address, but I have seen this before at this stage of planning. It needs to be in writing)
- Traffic aggravation (Mike mentioned, that the traffic problems could be less than some other uses of the land)
- Attracting vandals and break-ins. (Not sure this would be any different than doctors' offices)
- Fire prevention/mitigation - there could be quite a collection of combustibles with all those large capacity fuel tanks
- Signage - how much advertising is going to be allowed for the initial sales and how will resales be advertised? HOAs up here already restrict signage, so if you have 62 units and 20% vacancy, does this mean we are going to see 12 for sale signs out on Woodmen? What permanent signage will there be and where?
- What is going to happen if this idea doesn't fly initially or later on? There is a certain vacancy rate and resulting HOA fee default rate that will make maintenance a challenge.
- What will be the restrictions and enforcement to prevent these RV condos from being storage sheds for something less desirable than RVs. There have been some horror stories associated with regular storage facilities.
- What lighting will be provided and will this have a negative impact on adjacent residences?
- Will hours of use be restricted in consideration of the neighbors?
- Will maintenance of vehicles be prohibited?
- Will living in the vehicles while on the property be prohibited? (I know it's a stretch but it could happen.
- Will an RV dumping facility be part of this development?
- Will outside storage be strictly forbidden and enforced?

Recommendations

- RHHOA should make a subset of this info available to all members and if there is a clear consensus from the association members (in favor or opposed), act as the corporate voice for the homeowners and the association. The other option would be to encourage interested homeowners to independently contact the developer, city planner or their councilman.
- An Association Board member should get on the contact list for Mike Schultz and express our strong interest in this development
- RHHOA should network with other HOAs in the immediate area (Woodmen Oaks, Golden Hills, Raven Crest at a minimum - perhaps through CONO) to form a coalition if there is a common set of requirements for the developer or a consensus in favor or opposed to the proposal.

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