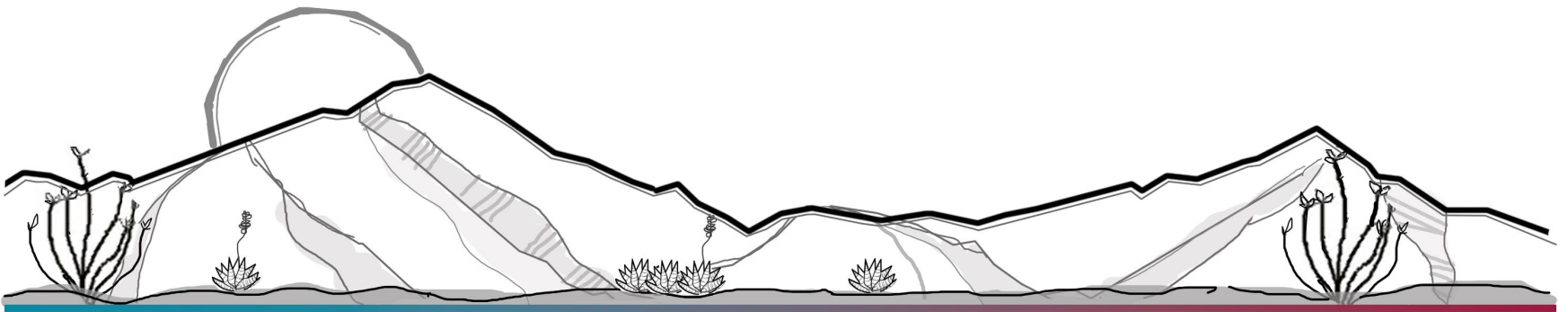


SU 22-15

(Rooster Ridge Guest Lodging)

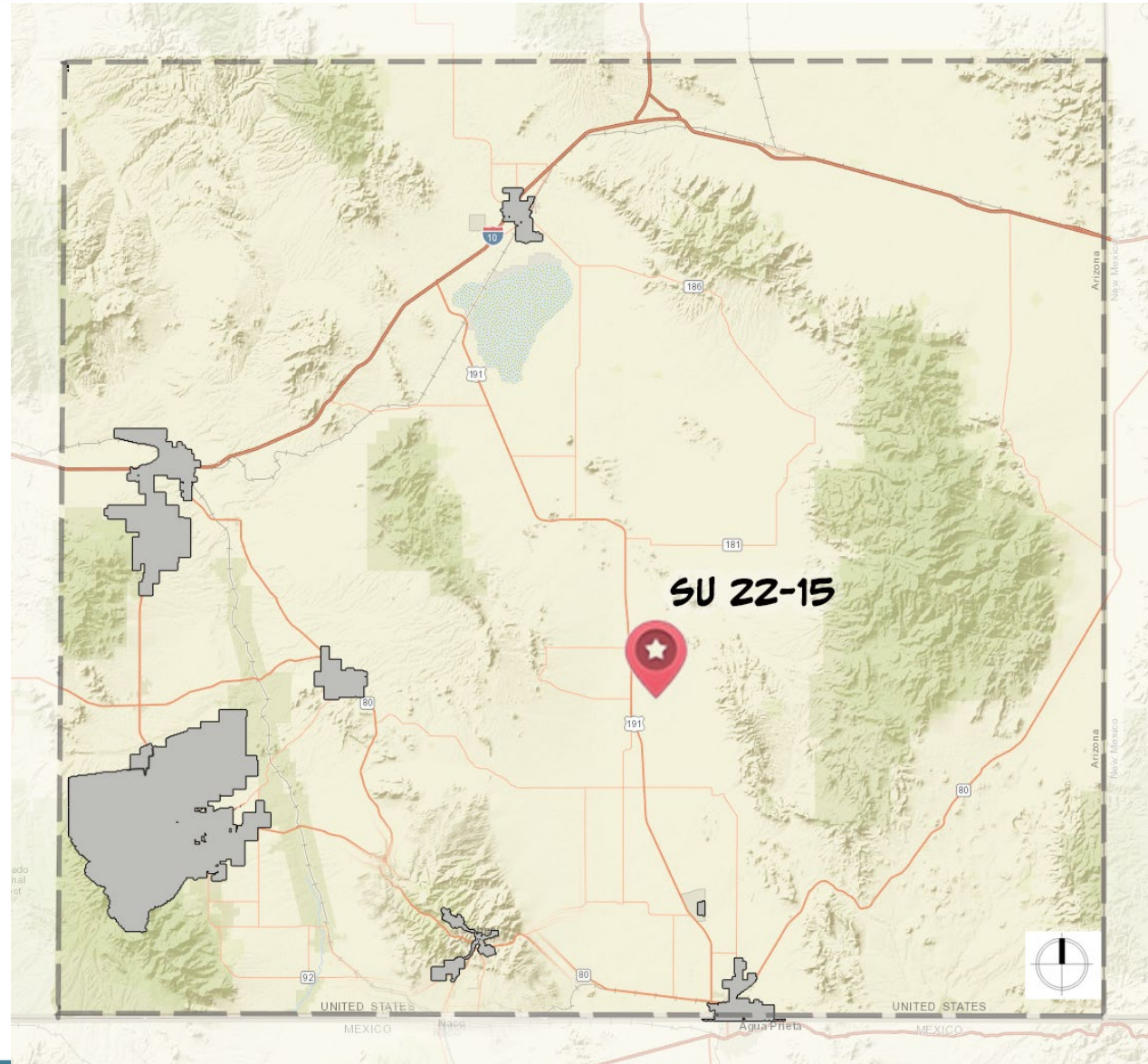
**Special Use Authorization for Guest Lodging in a
Rural Zoning District**

Planning & Zoning Commission
August 10, 2022



DEVELOPMENT SERVICES

- This is a request to allow guest lodging on 8.9-acres, zoned RU-4
- Parcel 403-15-005A/3846 W Gleeson Rd (Elfrida)
- Currently has a house, which will remain
- The Applicant is Mr. John DeMatteo



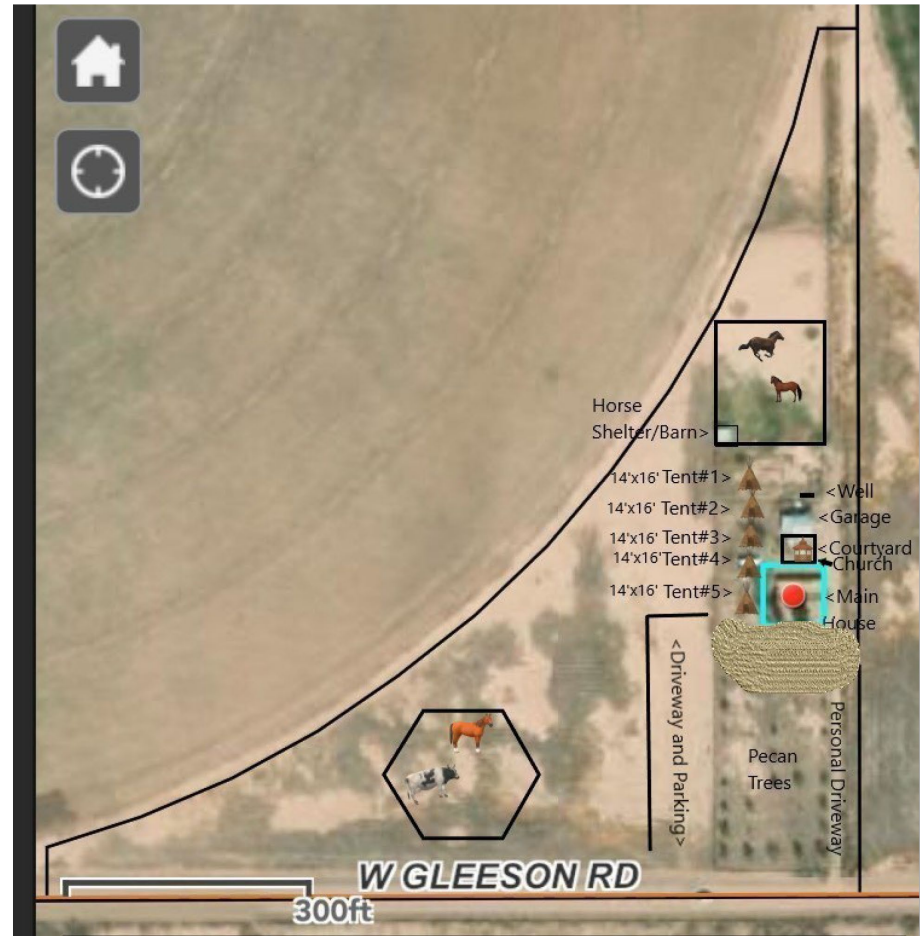
Concept Plan

- Up to 5 (224 SF) tents
- Portable church (224 SF) building



Concept Plan

Pictured below is a synopsis of the proposed area for phased plans. These plans may or may not be completed within one year. This project may take up to 2-3 years due to affordability of products/tents off monies produced by the Bed & Breakfast. Once tents are purchased it does not take long to assemble. The picture depicts 5 proposed tents total (to include the 2 initial startup tents). Each tent might be approximately 10'(l)x8'(w) up to 16'(l)x14'(w)x9'(h) and will sleep 2 each. The tent will be the sleeping quarters and sitting areas for guests of the BNB. The church is a 14'x16' portable building that is wood frame with siding on skids.

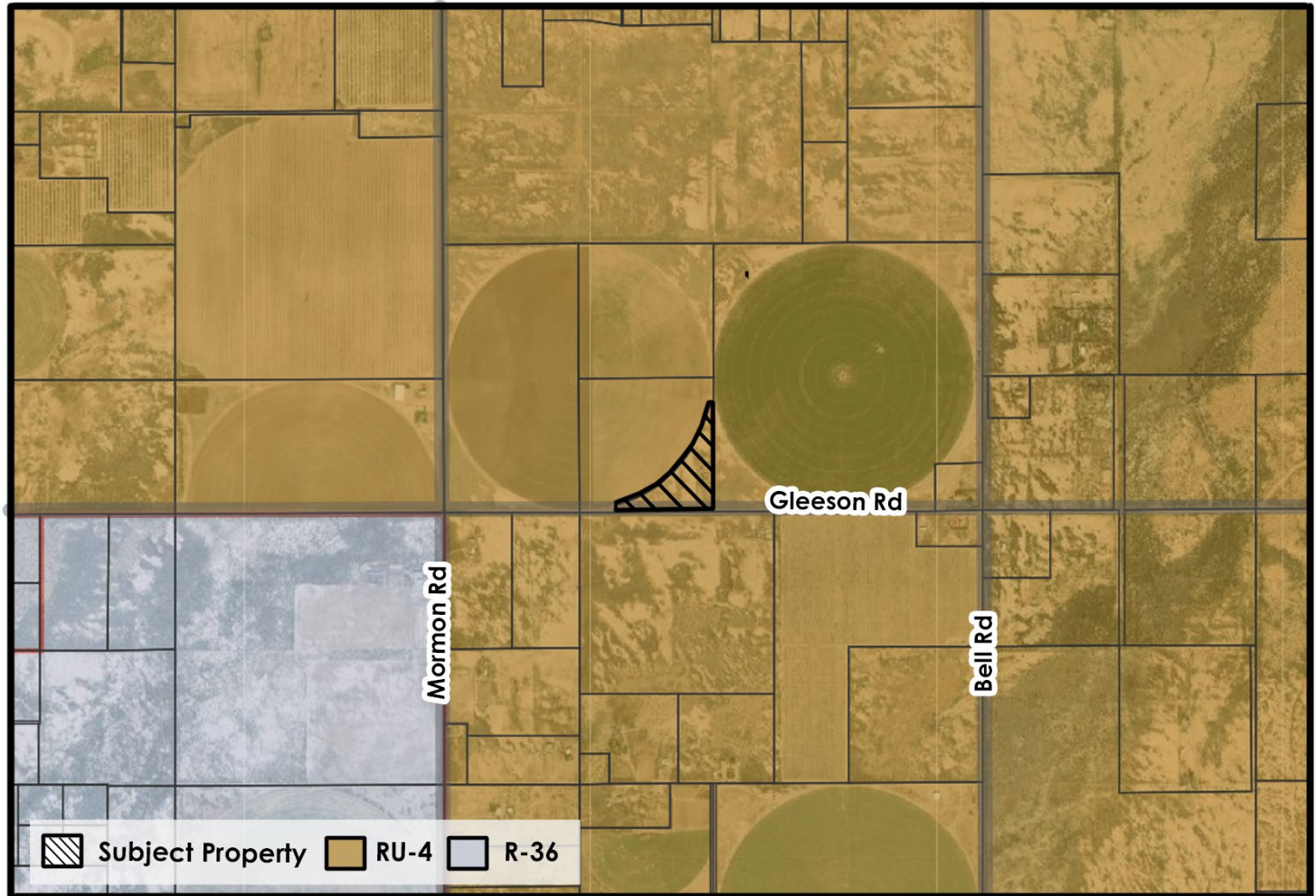


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Zoning



Zoning
SU 22-15 Rooster Ridge Guest Lodging

N.T.S



DEVELOPMENT SERVICES

There are 10 factors used to evaluate all special use proposals. As submitted, the application:

Complies: 7 factors

- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Development Along Major Streets
- Traffic Circulation
- Significant Site Development Standards
- Public Input (none received)
- Offsite Impacts

Complies with Conditions/waiver: 2 factors

- Adequate Services and Infrastructure
- Site Development Standards

Not applicable: 1 factor

- Hazardous Materials



Factors in Favor of Request

1. The project is consistent with goals and policies of the Comprehensive Plan and the purpose of the Zoning District;
2. The project complies with nine of the criteria used to evaluate special use requests;
3. The proposed use would provide additional recreational use;
4. The proposed use is sensitive the rural environment and compatible with the adjacent development; and
5. Proposed improvements are primarily temporary or semi-permanent.



Factors Against Approving the Request

1. Conditions are recommended to ensure this remains a recreational use, rather than permanent residential use; and
2. The area is dry, outside of growth boundaries and far from fire service. Proper control/ regulation of campfires is recommended.



Applicant Presentation/Discussion



Staff Recommendation

Docket SU-22-15, Staff recommends **Conditional Approval**

If the Commission wishes to grant approval, staff recommends the following conditions:



Recommended Conditions*

1. No site shall be used or occupied for permanent residential living purposes. This is defined as more than 30-days without a 14-day break;
2. No more than five tents, generally positioned to the rear of the property as indicated by the concept plan, shall be permitted;
3. The property owner shall be responsible for maintaining the property in a clean and orderly state, free of any uncontrolled garbage. All solid waste shall be disposed at an authorized disposal facility; and
4. The commission grants a waiver to Section 1804.07 of the Zoning Regulations (Parking and Loading Area Improvements), which requires a two-inch thick gravel surface for every parking and loading area and all driveways. The applicant may continue to use their existing hard-packed dirt driveway and parking area for residential and non-residential use

* Standard conditions related to acceptance of conditions, permitting timeframes, and modifications apply, and have not been modified by this request



Sample Motion

Mr. Chairman, I move to approve Docket SU 22-15, Rooster Ridge Guest Lodging, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

