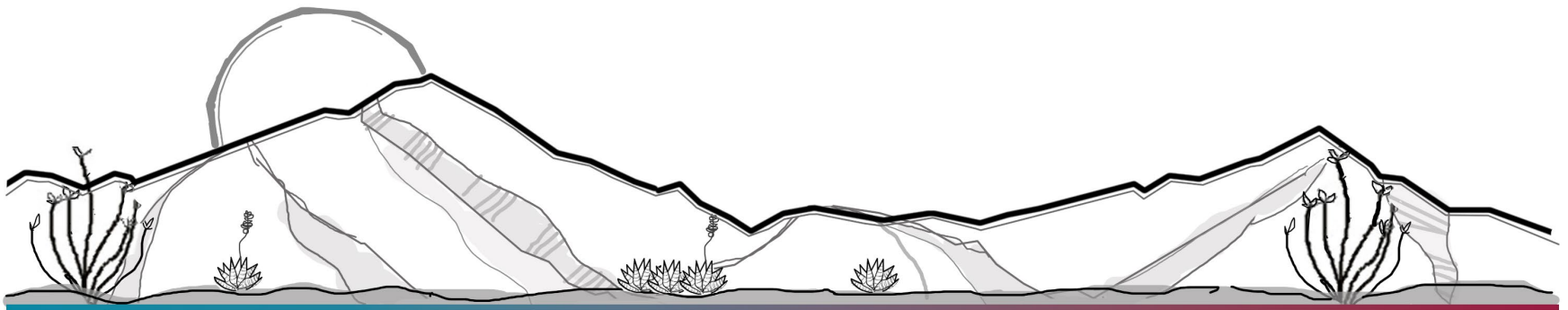


## SU 22-21 (Slope Along)

Special Use Authorization for Guest Lodging in a Rural Zoning District

Planning & Zoning Commission  
November 9, 2022



# DEVELOPMENT SERVICES

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- Parcel Size: 10 acres
- Current Zoning: RU-4 (Rural; one dwelling per 4 acres)
- Proposed Zoning: Same
- Growth Area: Category D
- Comprehensive Plan Designation: Agriculture and or Green Space
- Area Plan: MSSVCP
- Existing Uses: Cargo container shop
- Proposed Uses: Up three short term rentals

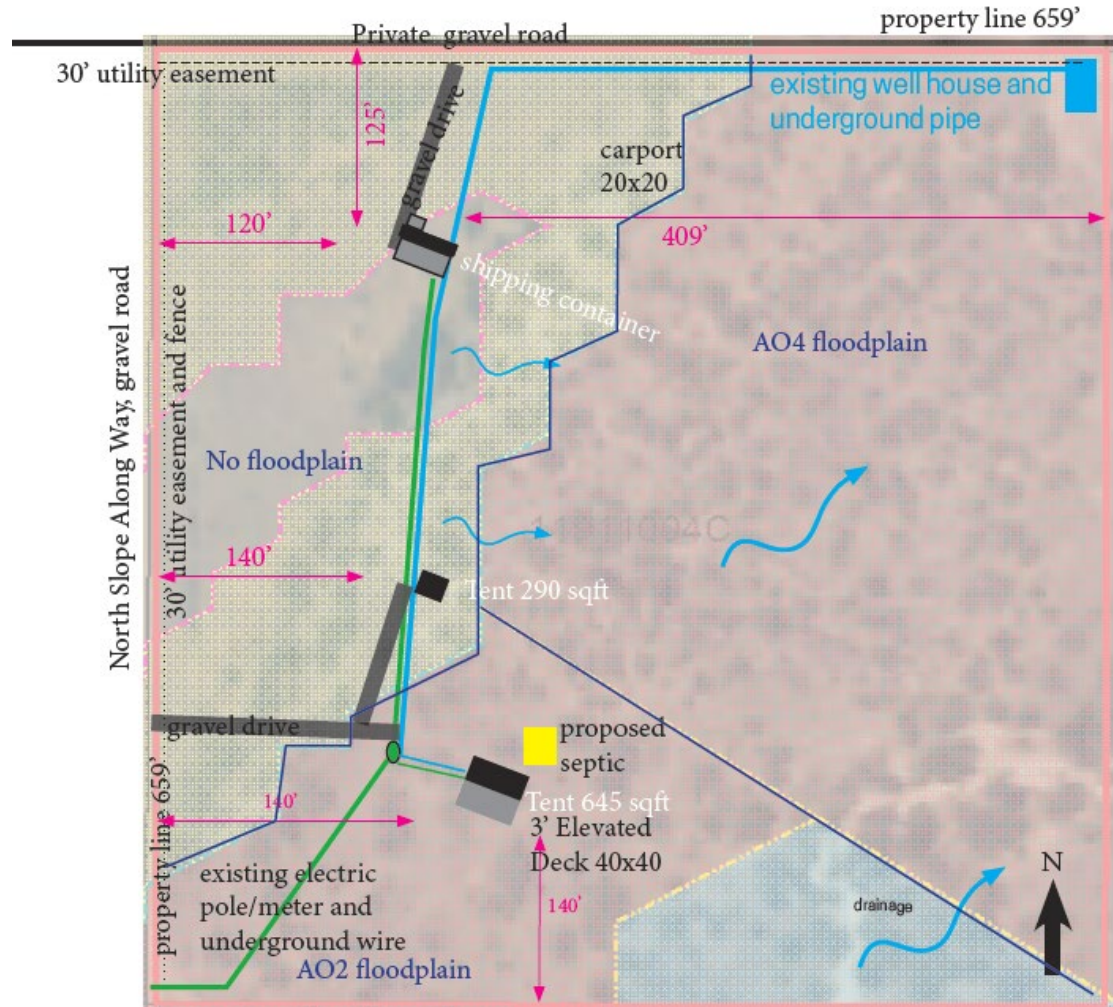


# DEVELOPMENT SERVICES

Location



## Concept Plan



# DEVELOPMENT SERVICES



# **DEVELOPMENT SERVICES**

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**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
- Significant Site Development Standards
- Adequate Services and Infrastructure
- Public Input (Two Support)
- Offsite Impacts
- Water Conservation

**Complies with waiver: 1 factor**

- Traffic Circulation

**Not applicable: 2 factors**

- Hazardous Materials
- Development Along Major Streets



## Factors in Favor of Request

1. The project complies with eight of the criteria used to evaluate special use requests; and
2. The proposed use would maintain and expand the range and quality of internet and wireless data coverage within the immediate area; and
3. Structurally, the tower, as proposed, could accommodate additional equipment for other wireless providers in the future. In addition, this will replace an existing tower on the site.

## None Against



## Applicant Presentation/Discussion



## Staff Recommendation

Docket SU-22-21, Staff recommends **Conditional Approval**

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

**The Applicant shall sign a Private Road Maintenance Agreement (PMA) for Dream Catcher and Slope Along Ways.**



## Sample Motion

*Mr. Chairman, I move to approve Docket SU 22-21 (Slope Along) on parcel 119-11-004C, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.*

