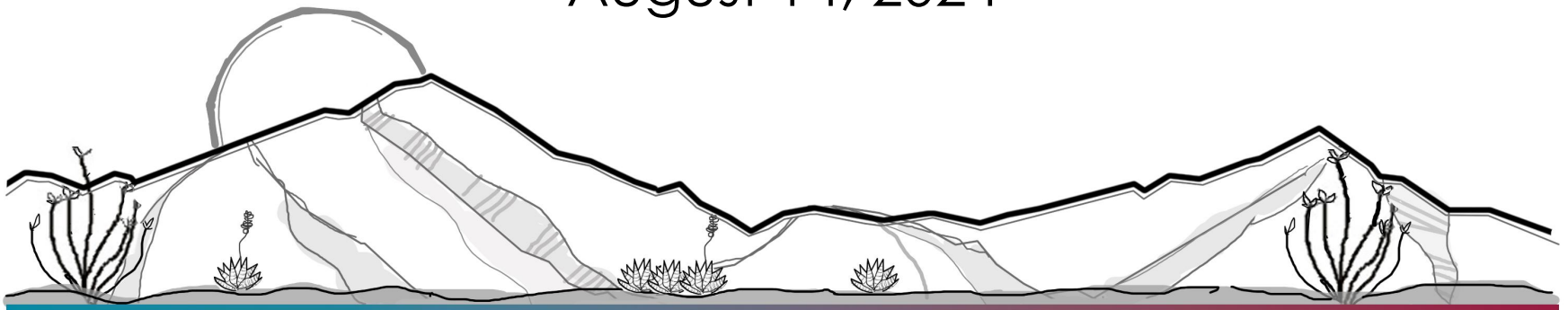


Docket SU24-14

Special Use Authorization for a Recreational Vehicle Park

Planning and Zoning Commission
August 14, 2024



DEVELOPMENT SERVICES



Applicant: Rogelio and Judith Canez

Location: 10290 E. Highway 92
APN 104-67-004 (14.88 acres)

Current Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

Current Use: Residential

Proposed Uses: 40-space RV park (7 acres)

DEVELOPMENT SERVICES



Property Location and Zoning



SU24-14 (Palominas RV Park)

10290 Highway 92 (APN 104-67-004)

N.T.S



DEVELOPMENT SERVICES



Recreational Vehicle Parks (Section 2.51.110)

Density determined by zoning district, clustered design

1 parking space per pad

2-way drives 24', 1-way drives 12'

7.5' setbacks within space, 10' within park boundary

15' separation between structures

Maximum height 30' / 20' / 8'

10% of site area for recreation

6' perimeter solid wall, fence, or vegetative equivalent

Sidewalks/paths, landscaping not required in growth areas C or D

Amenities maintain residential character; enclosed maintenance areas

Site Layout



Conceptual Park Plan



DEVELOPMENT SERVICES



Special Use Authorization Factors

<input type="checkbox"/> Compliance with adopted plans	Complies
<input type="checkbox"/> Compliance with zoning district purpose	Complies
<input type="checkbox"/> Development along major streets	Complies
<input type="checkbox"/> Traffic circulation	Complies
<input type="checkbox"/> Adequate services and infrastructure	Complies
<input type="checkbox"/> Significant site development standards	Complies
<input type="checkbox"/> Public input	Complies
<input type="checkbox"/> Hazardous materials	Not Applicable
<input type="checkbox"/> Off-site impacts	Complies
<input type="checkbox"/> Water conservation	Complies

DEVELOPMENT SERVICES



Factors in Favor of Approval

Complies with 9 of 9 applicable factors

Business and high-density residential uses are encouraged along major roadways

Public lands to north, west, and south provide separation from less intense residential uses

Factors Not in Favor

None identified

DEVELOPMENT SERVICES

Citizen Review / Public Notice

15 May

Applicant letters

12-17 July

Notices

Posting

Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-14 to allow a 40-space recreational vehicle park with the following conditions:

1. Driveways and parking areas shall be improved with a two-inch thick gravel surface. A 5' landscape buffer along Highway 92 and minimum of one (1) tree for every four (4) RV spaces are required.
2. All park areas shall be kept in a sanitary condition. Temporary refuse and animal waste receptacles shall be appropriately sized and designed so as not to create an attractive nuisance for wildlife or pests.
3. Quiet hours shall be observed between 10pm and 6am seven days per week.
4. Consider AZGFD recommendations during final site design and development.

**Standard conditions related to condition acceptance, permitting timeframes, and special use modifications apply and have not been modified by this request.*

Sample Motion

Madam Chair, I move to approve Docket SU24-14 to allow a recreational vehicle park with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

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