

## Docket SU24-19

### Special Use Authorization for Guest Lodging

Planning and Zoning Commission  
January 8, 2025



# DEVELOPMENT SERVICES

---



Applicant: Michael Clement

Location: 163 N. Cherokee Trail  
APN 124-06-004B

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

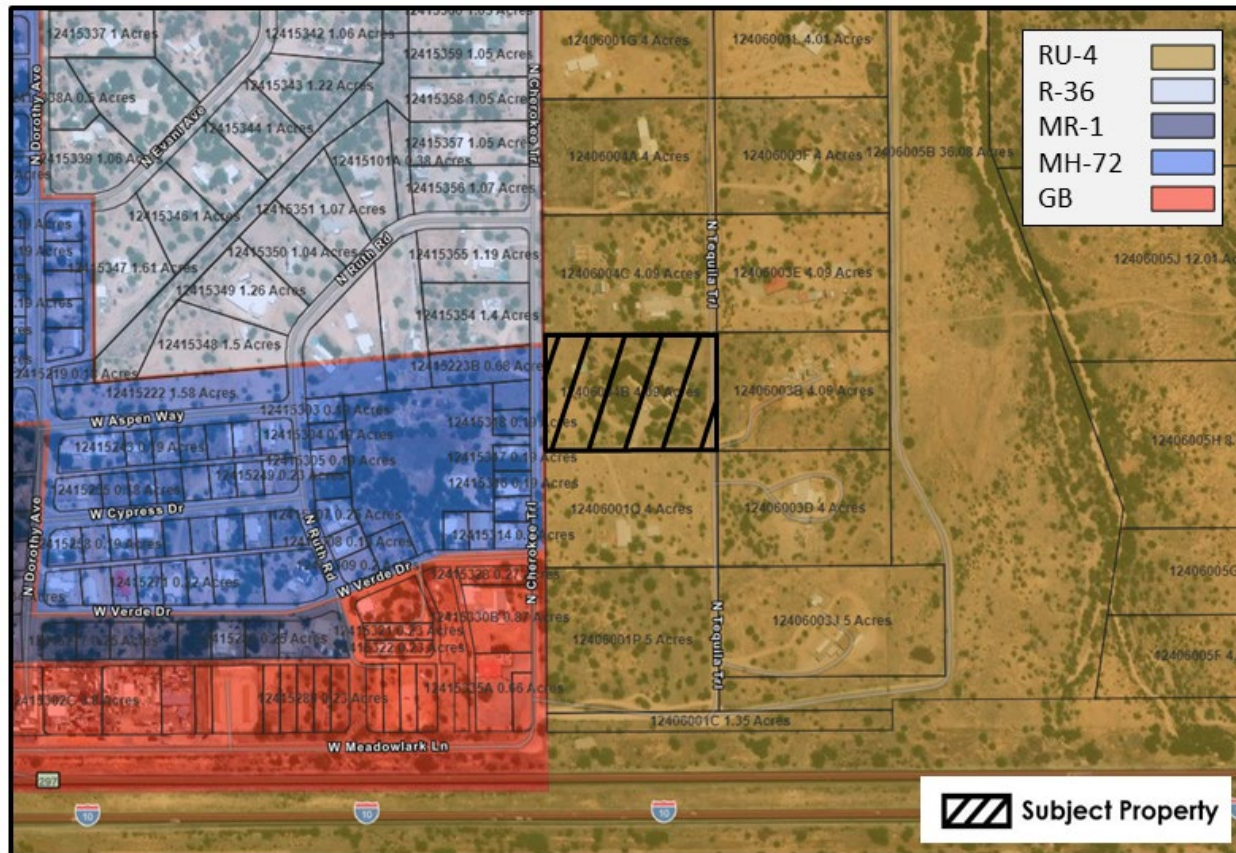
Current Use: Single Family Residential

Proposed Uses: Single Family Residential with  
Two Guest Lodging Units

# DEVELOPMENT SERVICES



## Property Location and Zoning



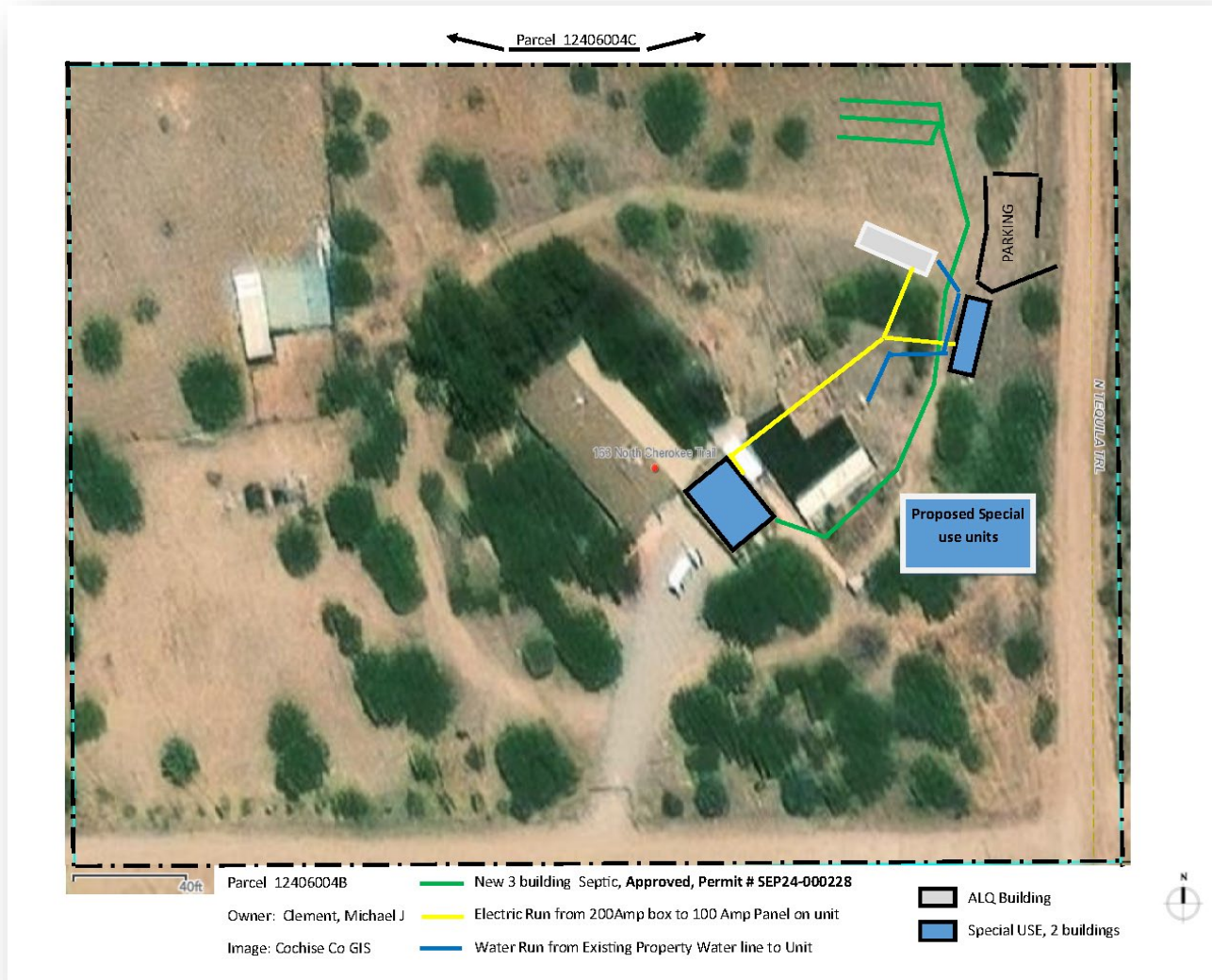
SU24-19 (Cherokee Trail Guest Lodging)

163 Cherokee Trail (APN 124-06-004B)

N.T.S



## Site Plan



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Special Use Authorization Factors

- |  |                              |
|--|------------------------------|
| 1. Compliance with adopted plans           | <b>Complies</b>              |
| 2. Compliance with zoning district purpose | <b>Complies</b>              |
| 3. Development along major streets         | <b>Not Applicable</b>        |
| 4. Traffic circulation                     | <b>Complies</b>              |
| 5. Adequate services and infrastructure    | <b>Complies</b>              |
| 6. Significant site development standards  | <b>Complies</b>              |
| 7. Public input                            | <b>Complies</b>              |
| 8. Hazardous materials                     | <b>Not Applicable</b>        |
| 9. Off-site impacts                        | <b>Complies w/Conditions</b> |
| 10. Water conservation                     | <b>Complies</b>              |

# DEVELOPMENT SERVICES

---

## Factors in Favor of Approval

- Complies with applicable factors

## Factors Not in Favor

- Proposed density of one dwelling per acre
- Opposition from nearby property owners

## Citizen Review / Public Notice

- 25 September
  - Applicant letters
- 6-18 December
  - Notices
  - Posting
  - Legal ad



# DEVELOPMENT SERVICES

## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-19 to allow guest lodging with the following conditions:

1. Quiet hours shall be observed by paying guests from 10pm to 6am.
2. Street and head-in parking along Tequila Trail are prohibited.

*\*Standard conditions related to conditions, permitting, and modifications apply to this request.*

## Sample Motion

Madam Chair, I move to approve Docket SU24-19 to allow guest lodging with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

## Docket SU24-19

### Special Use Authorization for Guest Lodging

Planning and Zoning Commission  
January 8, 2025

