

Docket SU24-21

Special Use Authorization for a Recreational Vehicle Park

Planning and Zoning Commission
January 8, 2025



DEVELOPMENT SERVICES



Applicant: Harley Martin

Location: Highway 82
APN 106-12-002A (23 acres)

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

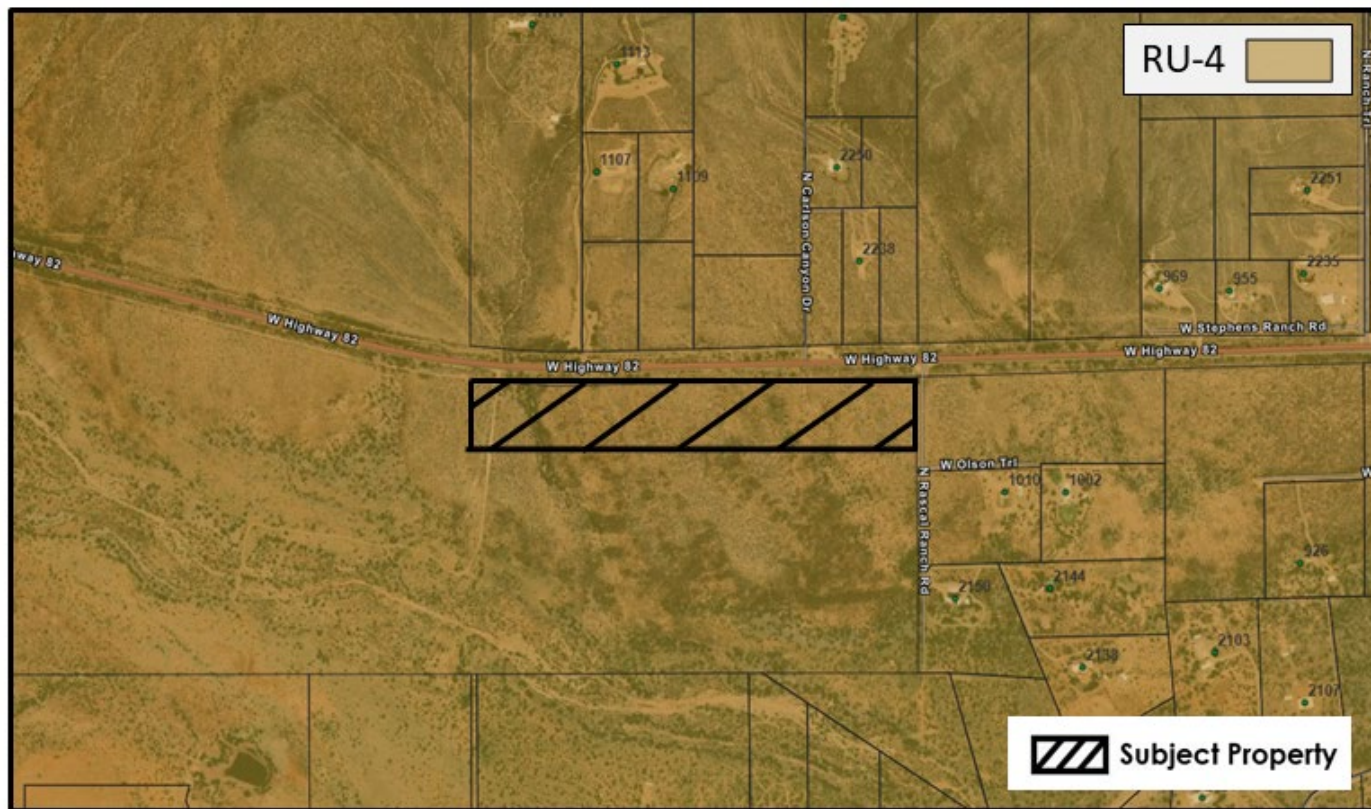
Current Use: Undeveloped

Proposed Uses: Recreational Vehicle Park

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Property Location and Zoning



SU24-21 (Hwy 82 RV Park)

Highway 82 (APN 106-12-002A)

N.T.S



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Special Use Authorization Factors

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

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Factors in Favor of Approval

- Complies with 8 of 9 applicable factors
- Business and high-density residential land uses are appropriate along highways
- Abutting public land to west and south

Factors Not in Favor

- Opposition from nearby property owners
- Potential disruption of southerly viewshed currently enjoyed by residents north of Highway 82

Citizen Review / Public Notice

- 6-18 December
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-21 to allow a 60-space recreational vehicle park with the following conditions:

1. Quiet hours shall be observed from 10pm to 6am seven days per week.
2. Park areas shall be kept in 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. Obtain required ADOT permits and provide written confirmation from ADOT identifying required on or off-site improvements prior to applying for county development permits.

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

Sample Motion

Madam Chair, I move to approve Docket SU24-21 to allow a 60-space recreational vehicle park with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

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