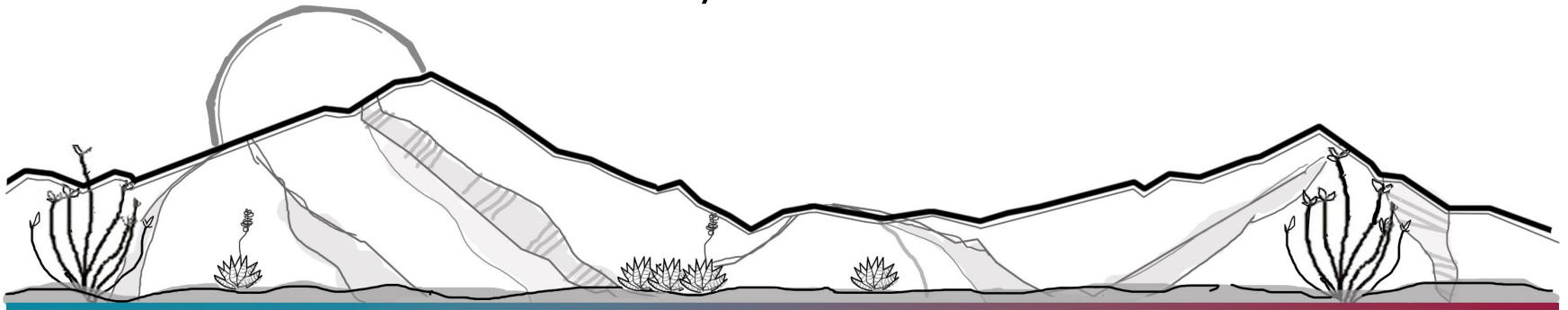


## Docket SU25-06

### Special Use Authorization for a Recreational Vehicle Park

Planning and Zoning Commission  
May 14, 2025



# DEVELOPMENT SERVICES

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Applicant: Julie Wycoff

Location: 908/912 Leyenda Lane  
APN 208-59-003F (24 acres)

Zoning: RU-4

Plan Designation: Rural Residential

Growth Area: D – Rural Areas

Current Use: Manufactured Home, RV Park

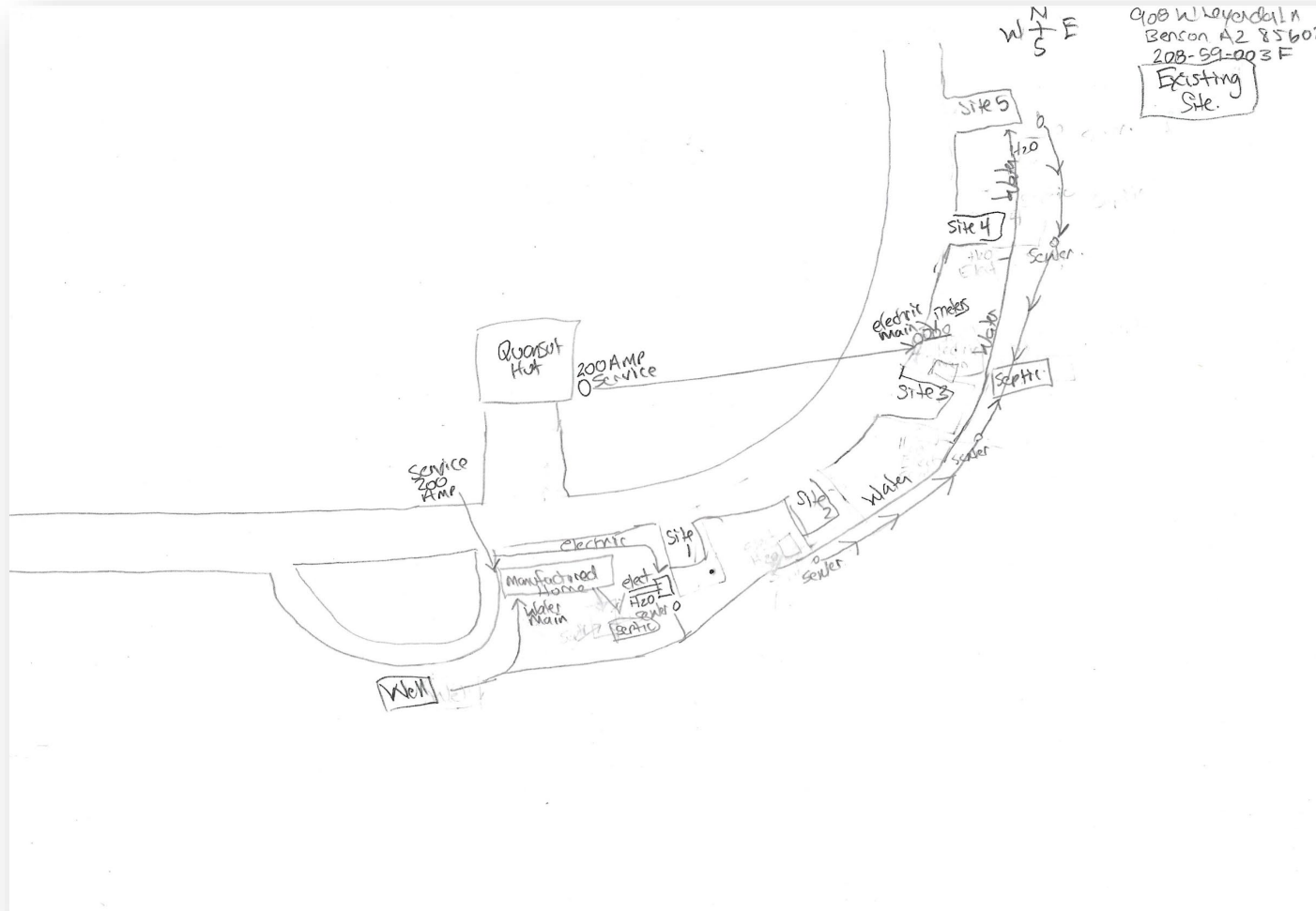
Proposed Uses: RV Park

# DEVELOPMENT SERVICES



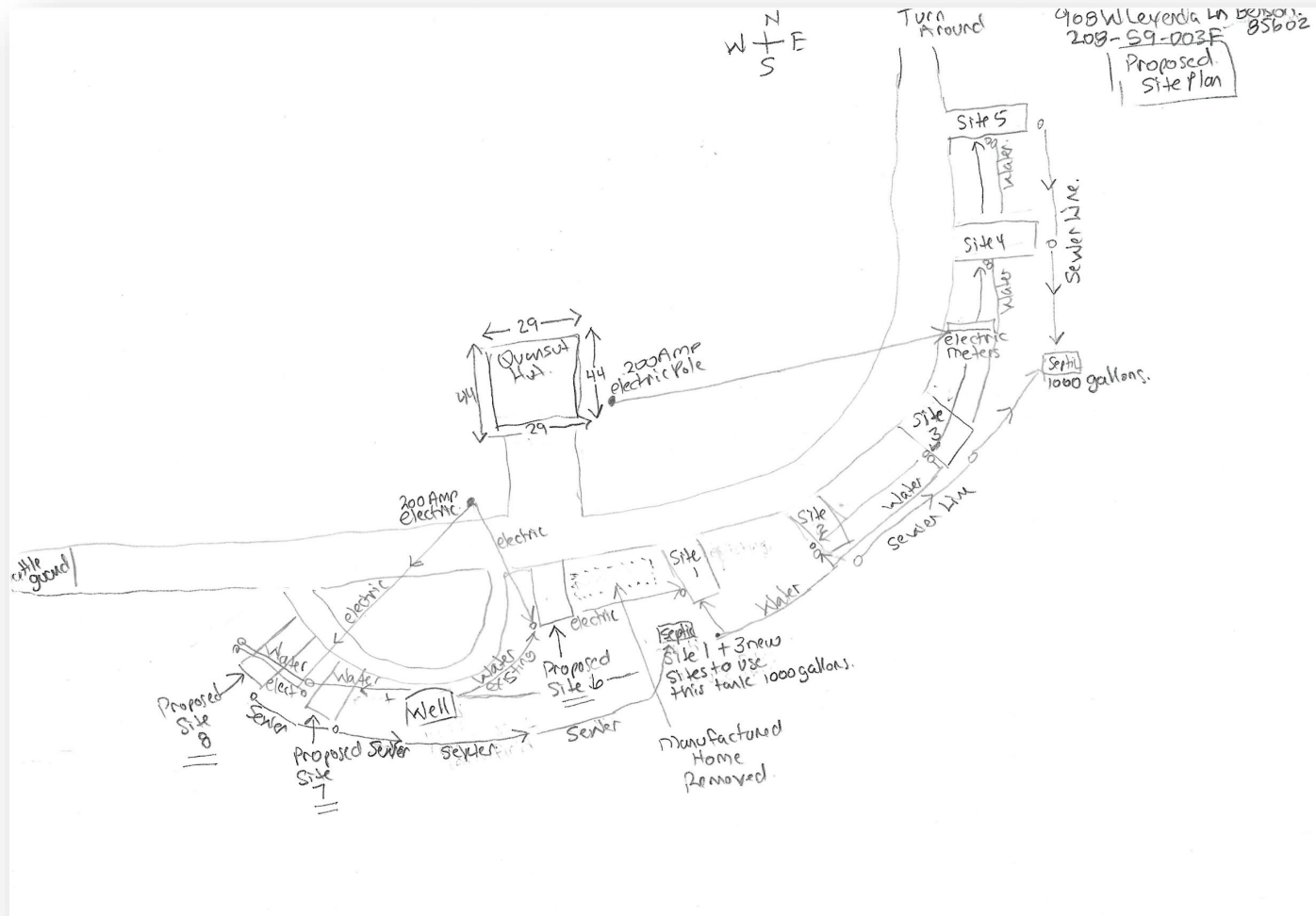


## Site Plan – Existing



# DEVELOPMENT SERVICES

## Site Plan – Proposed



## Recreational Vehicle Parks

- Definition
  - 3 or more RV sites
  - Can include tents and portable shelters
- RU Districts
  - Fits into rural landscape, clustered sites with perimeter open space, drought tolerant vegetation
- Section 2.51.110
  - 14 development standards for MH/RV parks
    - Density; setbacks; space size; building separation; height; site coverage; screening; interior streets; parking; exterior street access; landscaping; recreation; accessory structures; skirting (not applicable)

# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# 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>Not Applicable</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 with conditions
- Legitimizes an existing recreational vehicle park
- Clustered, low impact rural residential use
- No opposition from nearby property owners

## Factors Not in Favor

None identified

# DEVELOPMENT SERVICES

## Citizen Review / Public Notice

- 14 March
  - Applicant letters
- 11-16 April
  - Notices
  - Posting
  - Legal ad



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-06 to allow a recreational vehicle park with the following conditions:

1. RV park is limited to 8 spaces.
2. Quiet hours observed 10pm to 6am seven days per week.
3. Park areas kept in sanitary condition to prevent attracting wildlife or pests.
4. Perimeter open space shall be retained and existing vegetation shall be replaced or supplemented with new, drought-tolerant vegetation as needed.

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

## Sample Motion

Madam Chair, I move to approve Docket SU25-06 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

## Docket SU25-06

### Special Use Authorization for a Recreational Vehicle Park

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