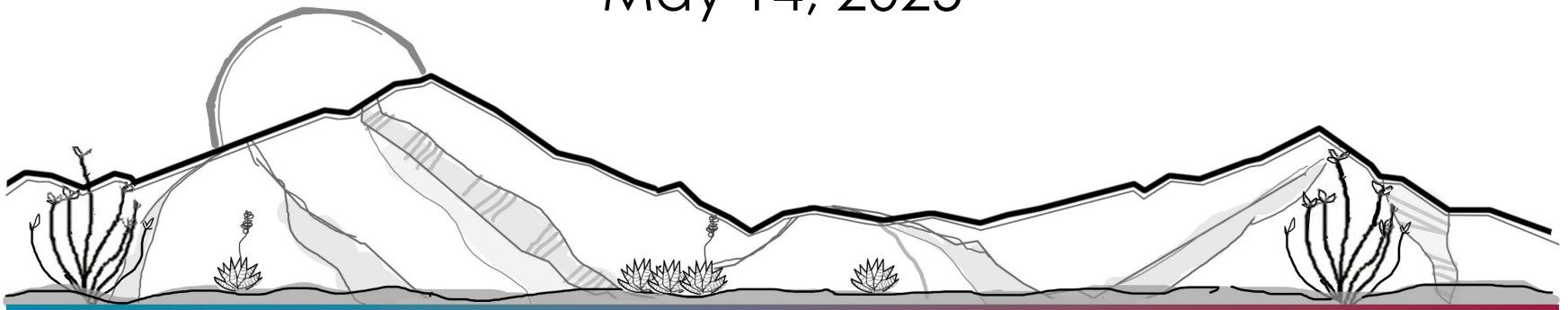


## Docket SU25-08

### Special Use Authorization for Truck Parking

Planning and Zoning Commission  
May 14, 2025



# DEVELOPMENT SERVICES

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Applicant: Jenny Henriquez

Location: 3281 Monte Vista Trail  
APN 124-04-010V (18 acres)

Zoning: RU-4

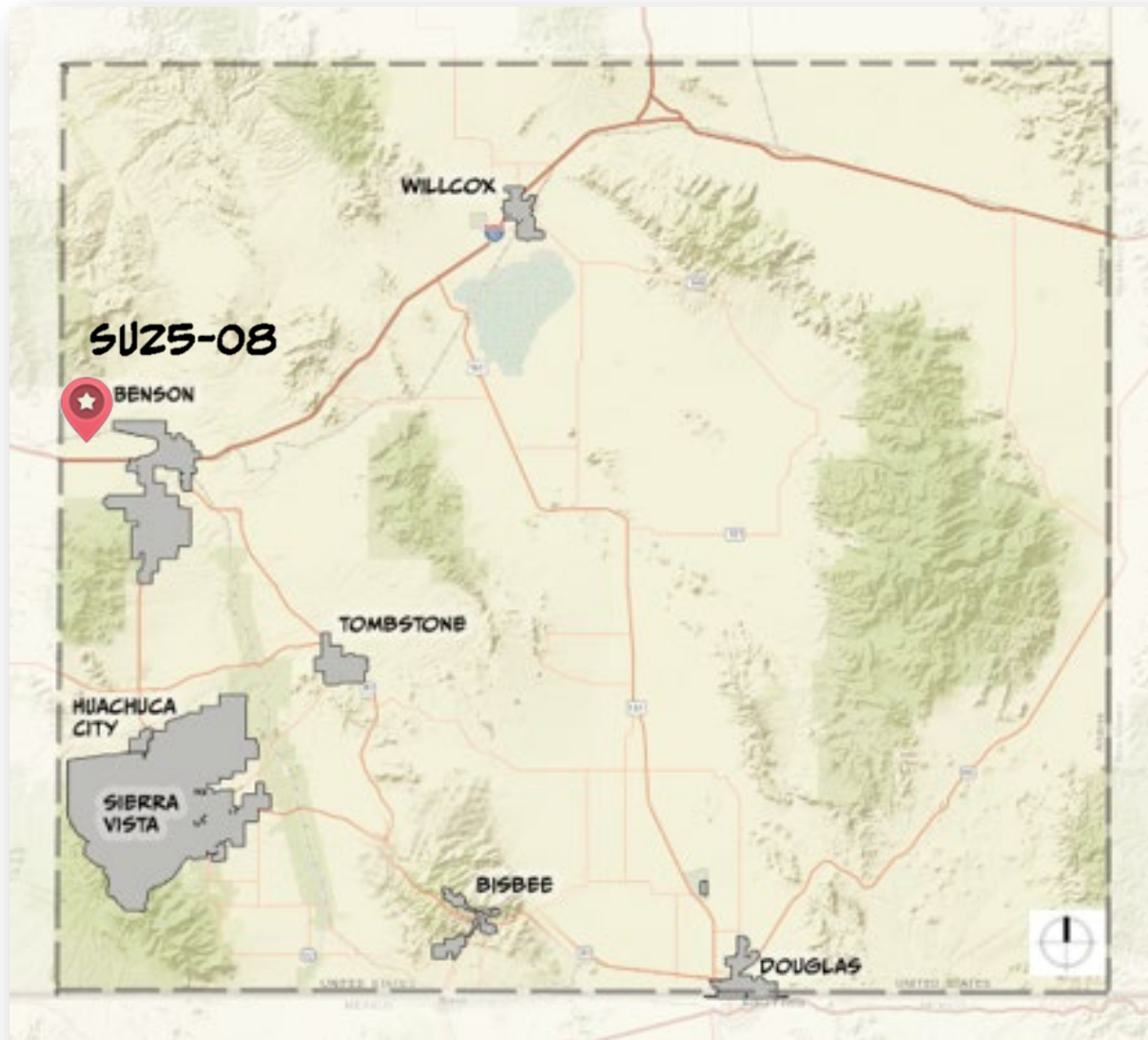
Plan Designation: Rural

Growth Area: D – Rural Areas

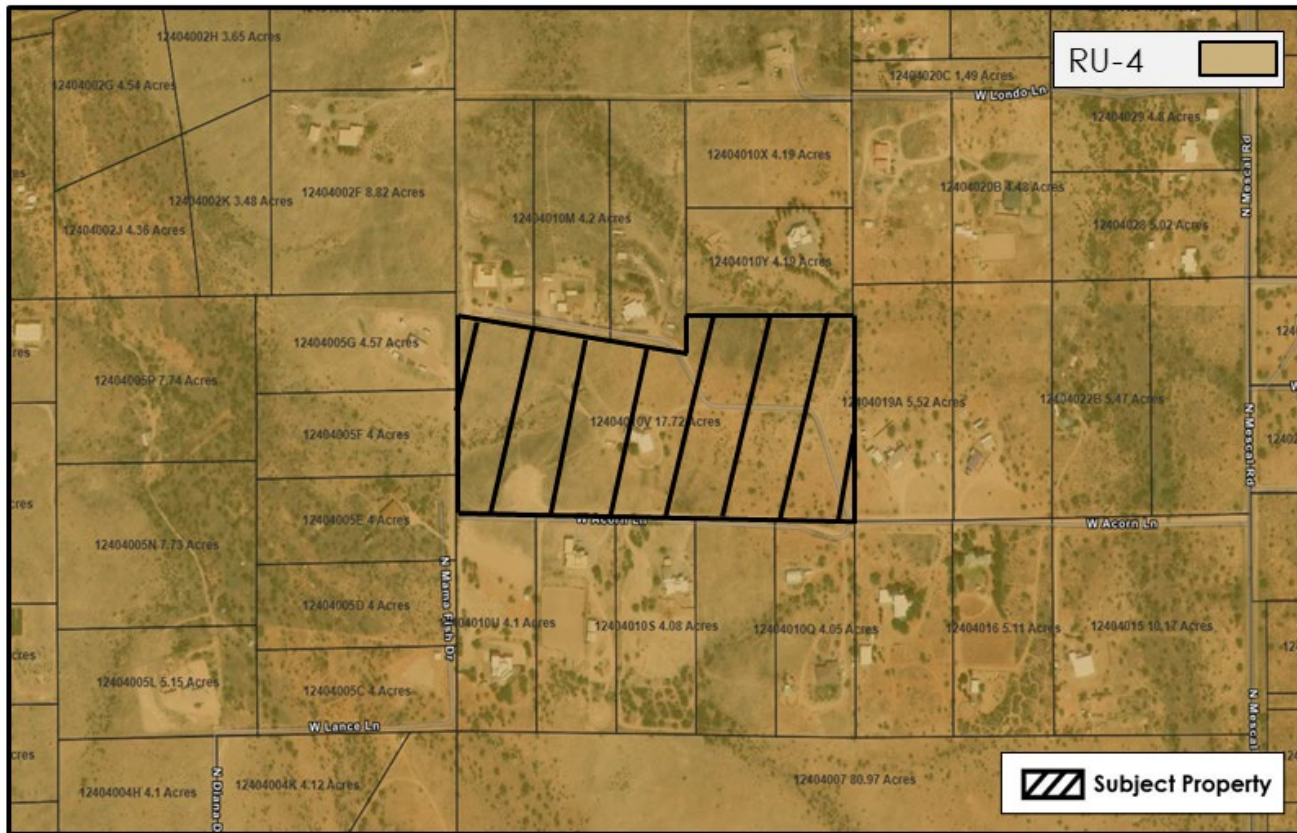
Current Use: Residential

Proposed Uses: Residential with semi-truck parking

# DEVELOPMENT SERVICES



## Property Location and Zoning



SU25-08 (Semi-Truck Parking)

3281 Monte Vista Trail (APN 124-04-010V)



# DEVELOPMENT SERVICES

## Site Plan



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# **DEVELOPMENT SERVICES**

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## Special Use Authorization Factors

1. Compliance with adopted plans	<b>Partially Complies</b>
2. Compliance with zoning district purpose	<b>Partially 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>

## Factors in Favor of Approval

- Complies with applicable factors with conditions

## Factors Not in Favor

- Truck parking resulted in neighbor complaint and subsequent code action
- Opposition from nearby property owners

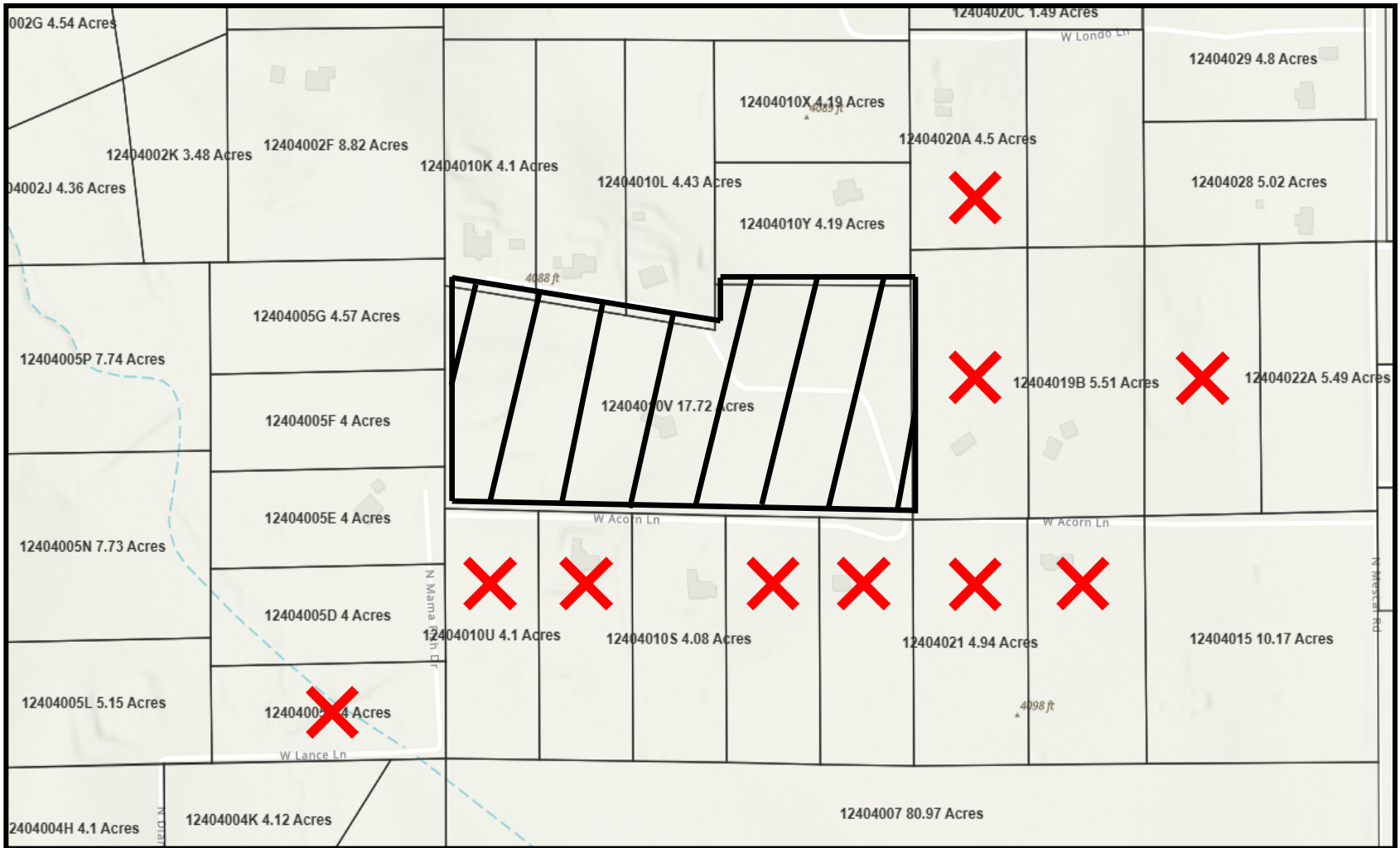
# DEVELOPMENT SERVICES

## Citizen Review / Public Notice

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



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-08 to allow tractor-trailer parking with the following conditions:

1. No more than five tractor-trailers on-site at a time.
2. Idling is limited to start up only for a maximum of 10 minutes.
3. Trailers must be empty and truck/trailer washing is prohibited.
4. Truck parking area shall be covered with 2-inch gravel to reduce dust. A special use modification is required for any new structures.
5. Native, drought-tolerant trees shall be planted along the east and north property lines to reduce impacts on adjacent properties.
6. Applicant shall grade Monte Vista Trail and Acorn Lane at least once per year.

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

## Sample Motion

Madam Chair, I move to approve Docket SU25-08 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

## Docket SU25-08

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