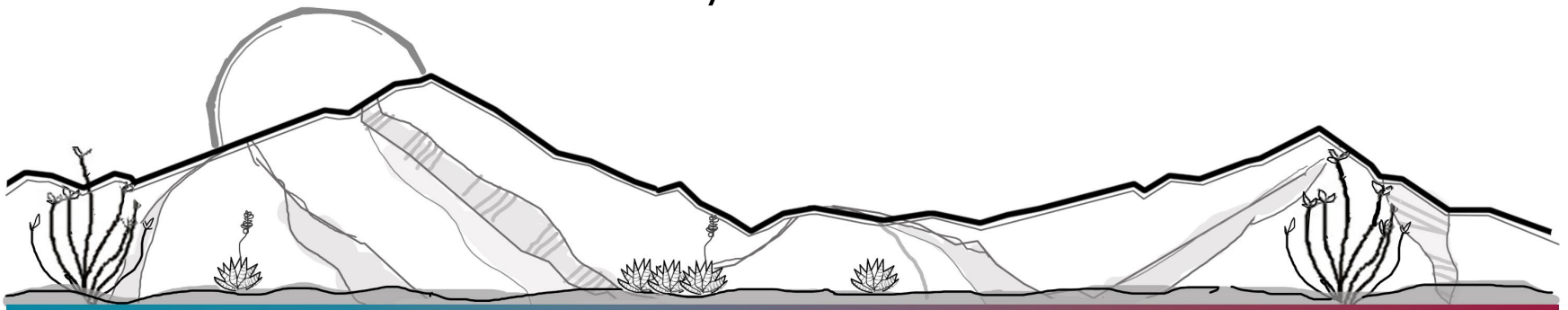


Docket SU25-10

Special Use Authorization for a Recreational Vehicle Park

Planning and Zoning Commission
July 9, 2025



DEVELOPMENT SERVICES



Applicant: Pamela Colabella (Rancho del Rio)

Location: Calle En Cielo
APN 106-34-041C (8 acres)

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

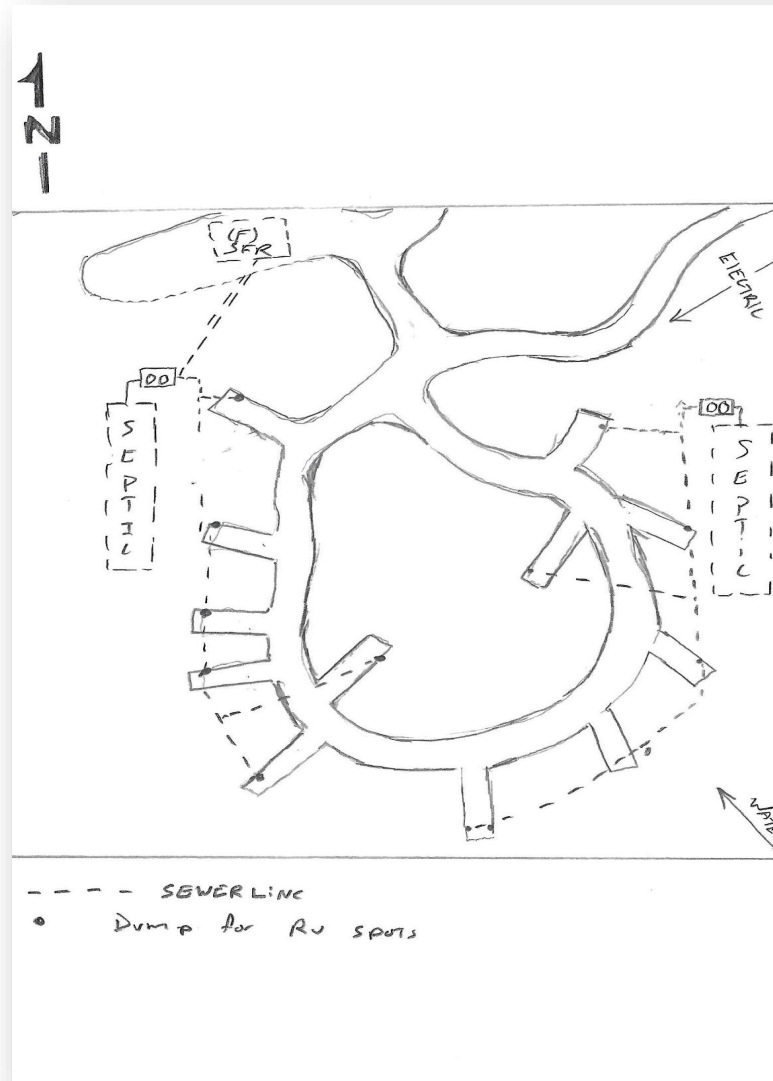
Current Use: Undeveloped

Proposed Uses: RV Park

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Site Plan



Site Plan



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)

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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 | Not Applicable |
| 4. Traffic circulation | Not Applicable |
| 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 w/conditions |
| 10. Water conservation | Complies |

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Factors in Favor of Approval

- Complies with applicable factors with conditions
- Clustered, low impact rural residential use
- Support from nearby property owners

Factors Not in Favor

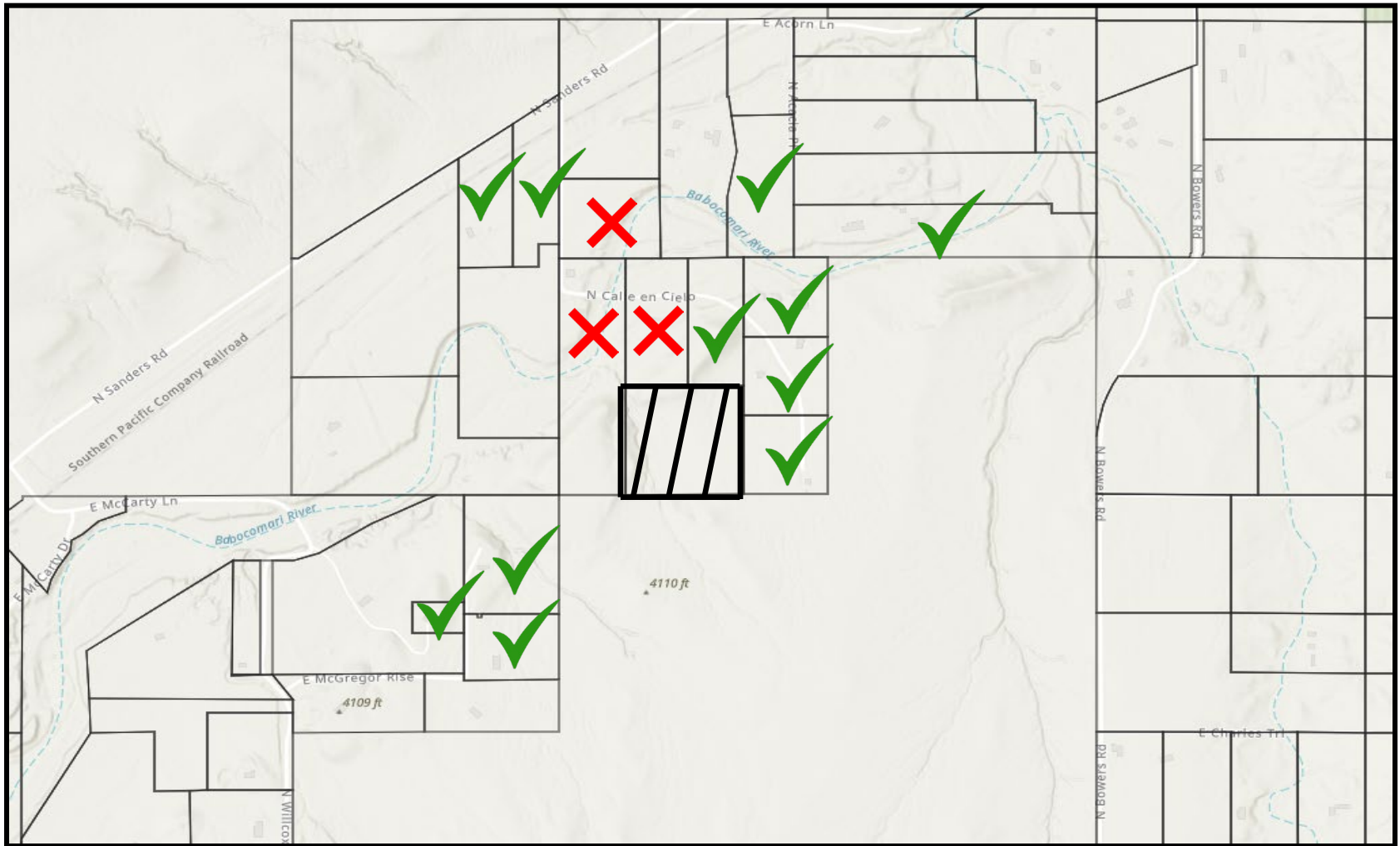
- Opposition from a nearby property owner

Citizen Review / Public Notice

- 10 April
 - Applicant letters
- 8-14 May
 - Notices
 - Posting
 - Legal ad



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Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-10 to allow a recreational vehicle park with the following conditions:

1. RV park is limited to 12 spaces.
2. Quiet hours observed 8pm to 8am seven days per week.
3. Park areas kept in sanitary condition to prevent attracting wildlife or pests.
4. Road access and internal driveways shall be treated with two-inch gravel or other stabilizing material to reduce dust.
5. 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 SU25-10 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

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