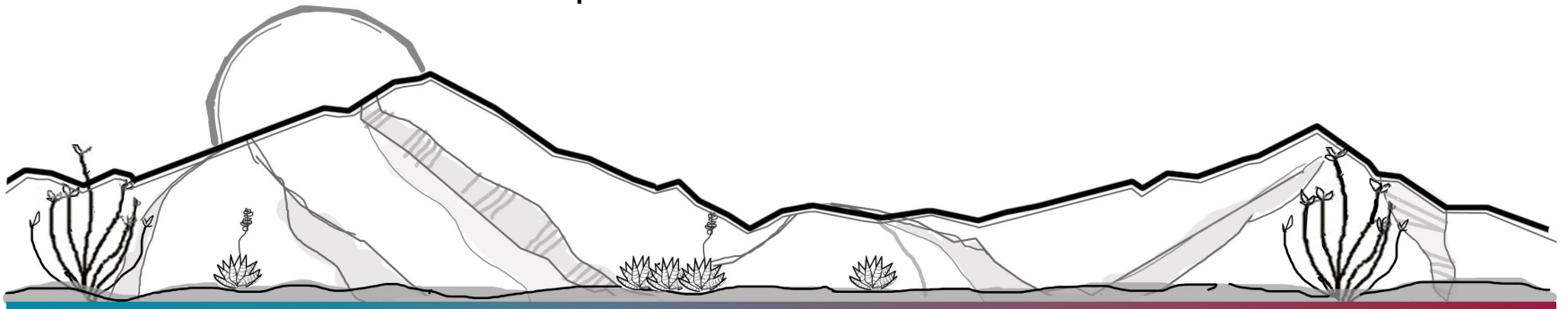


## Docket SU25-14

### Special Use Authorization for a Recreational Vehicle Park

Planning and Zoning Commission  
September 10, 2025



## Sample Motion

Madam Chair, I move to approve Docket SU25-14 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

# DEVELOPMENT SERVICES

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Applicant: Janell and Bennie Schmidt

Location: Hereford Road  
APN 104-34-010A

Zoning: RU-4

Comp Plan: Rural

Growth Area: D – Rural Areas

Area Plan: Southern San Pedro Valley

Current Use: Undeveloped

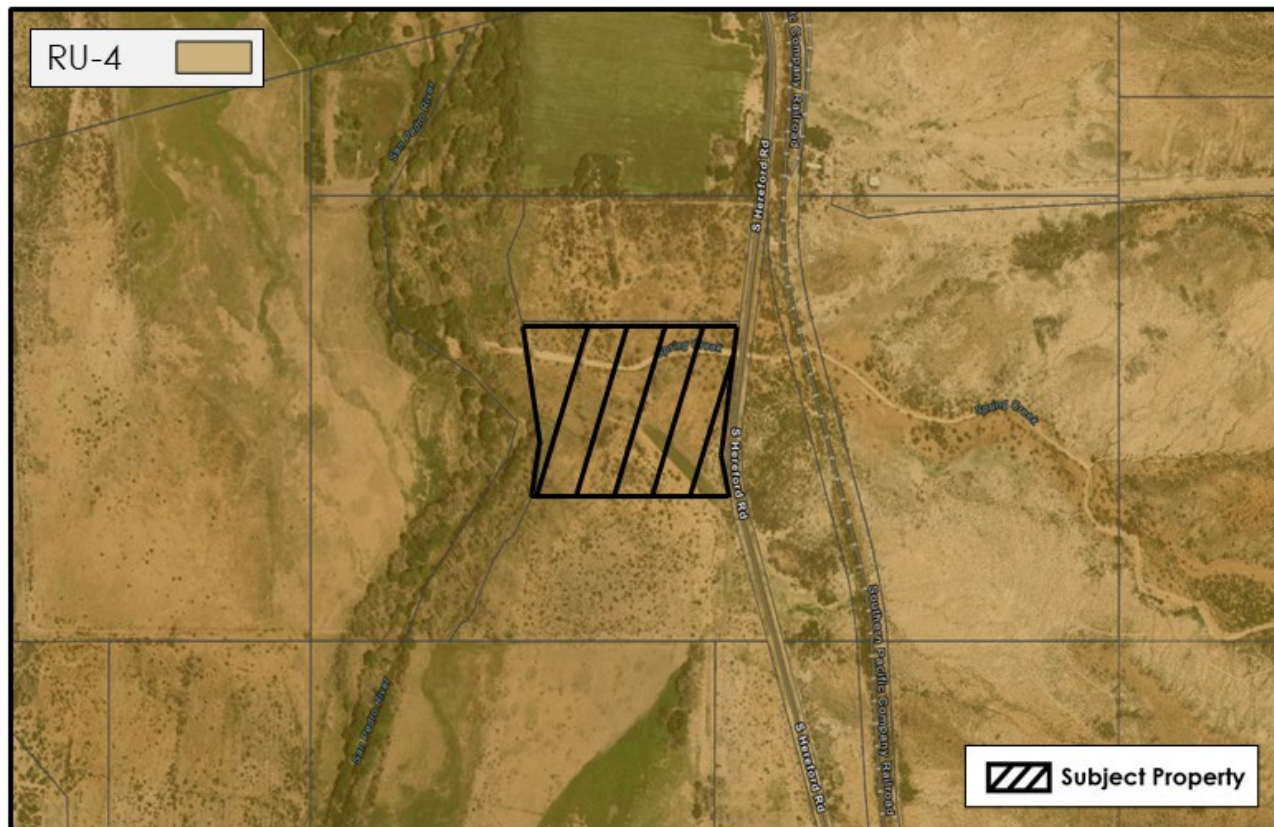
Proposed Uses: Recreational Vehicle Park

# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Property Location and Zoning



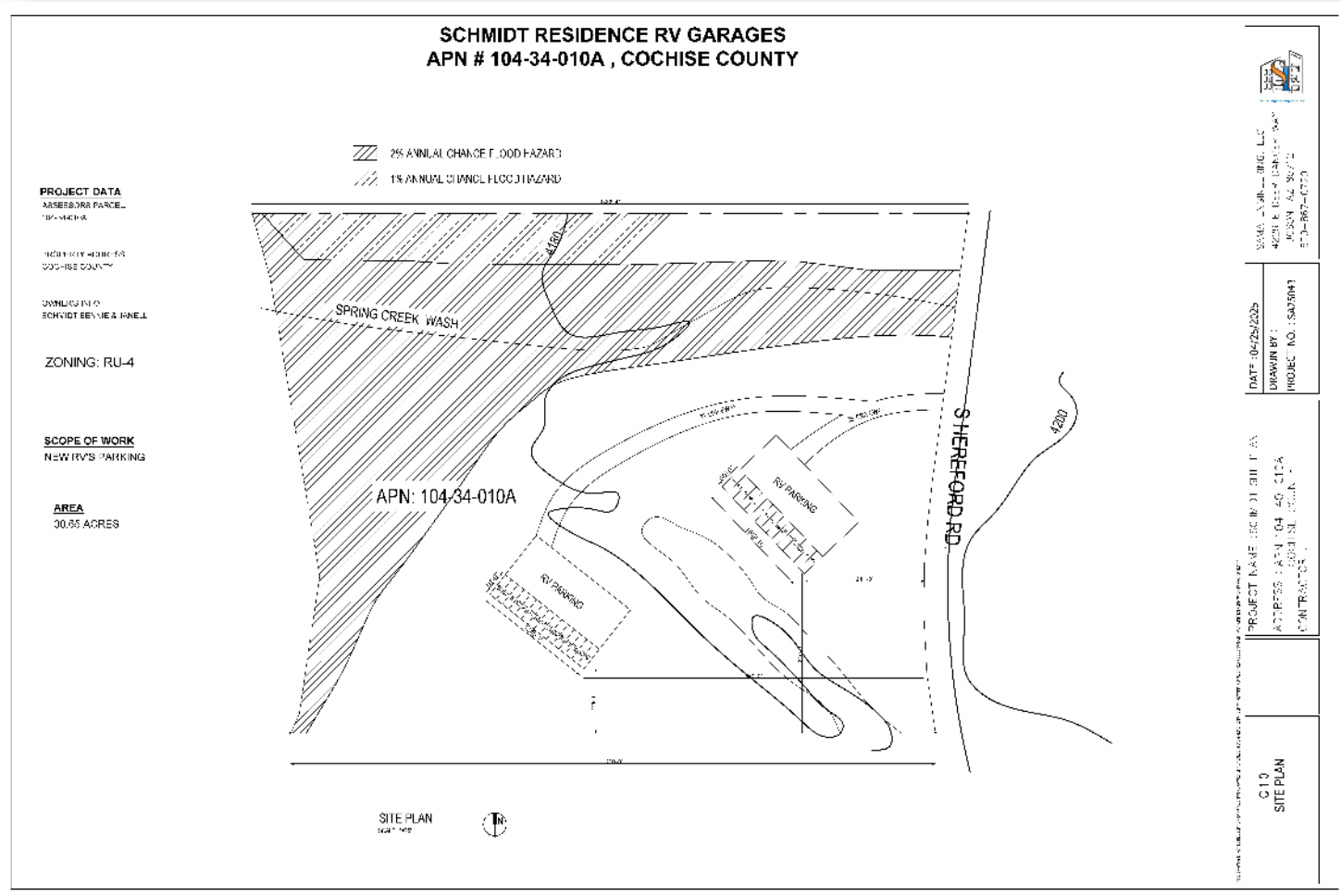
SU25-14 (Hereford Rd RV Park)

Hereford Road (APN 104-34-010A)

N.T.S



## Site Plan



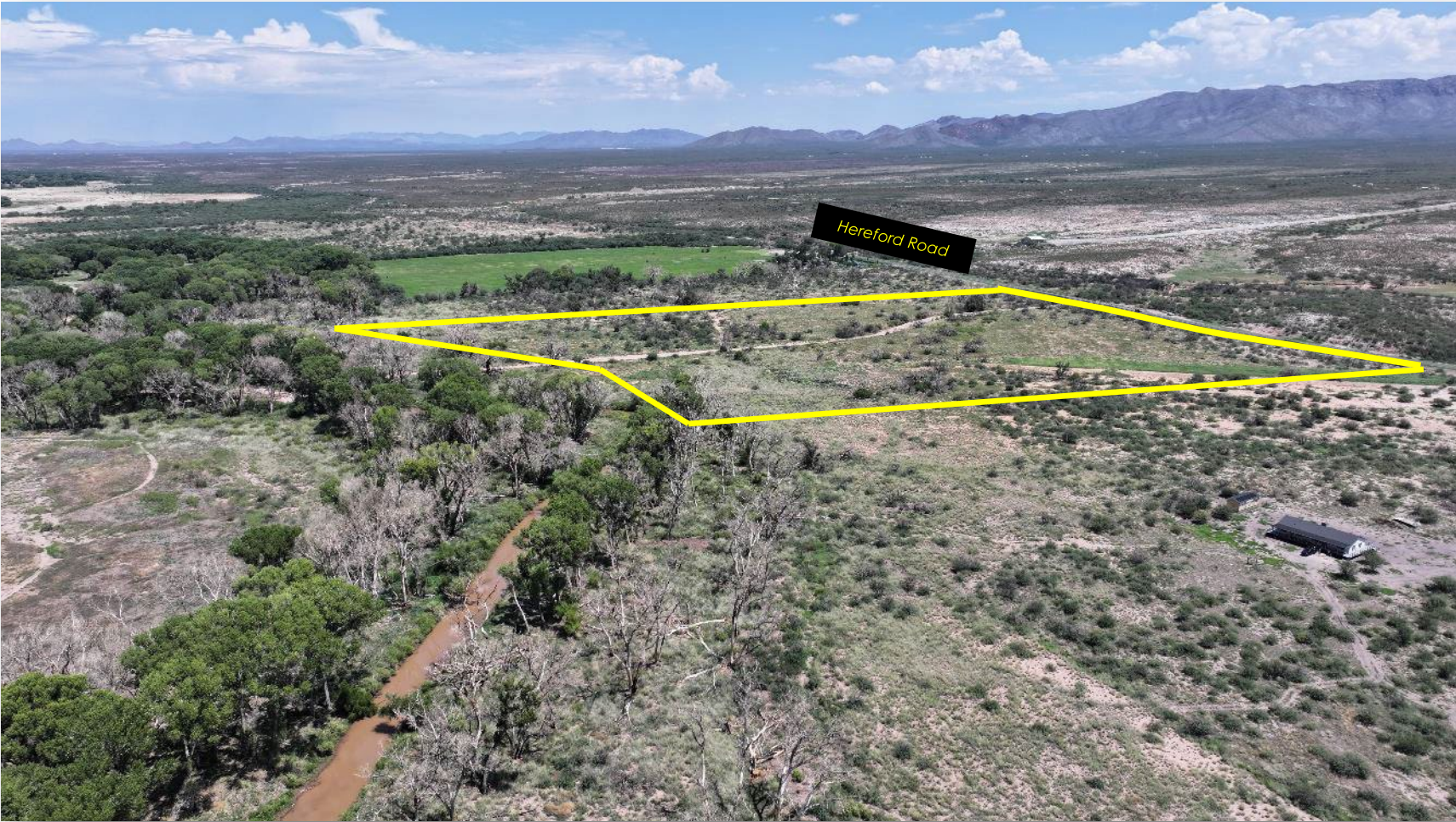
# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



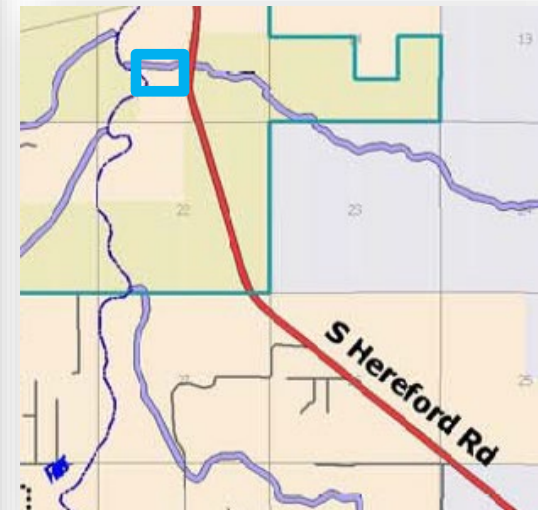
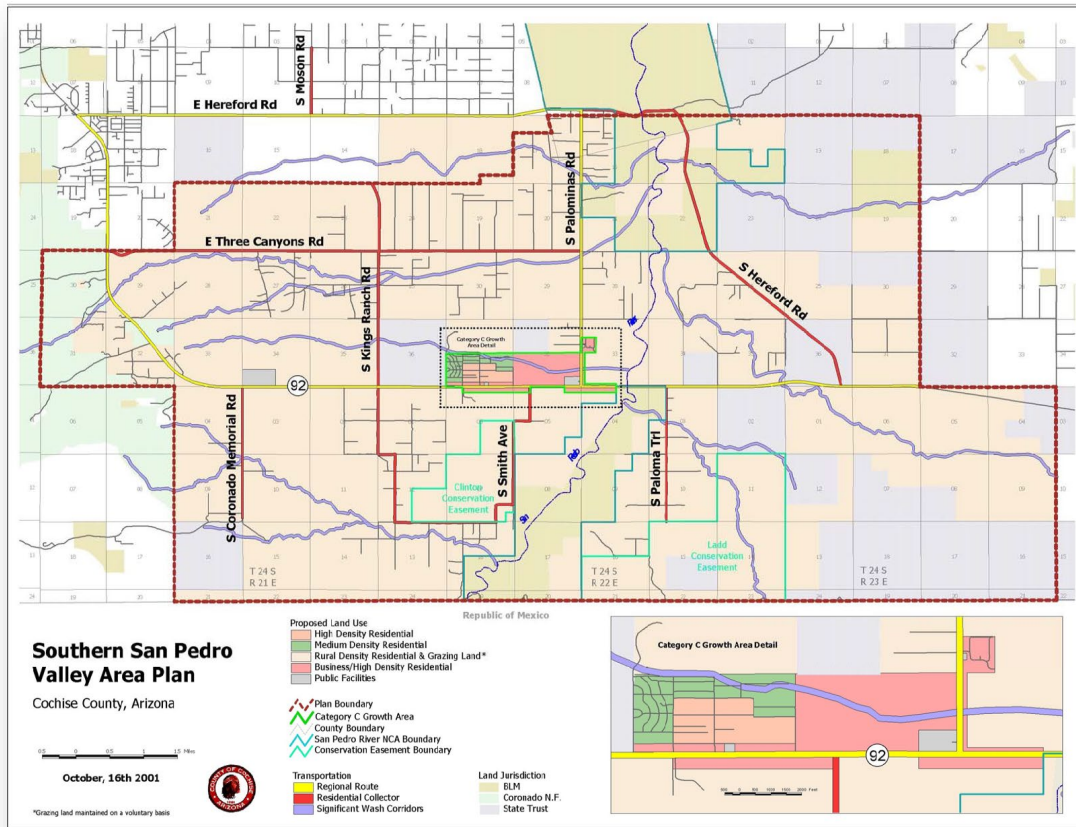
# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Special Use Authorization Factors



## Development Concerns

- SPRNCA
  - Sensitive ecosystem w/diverse wildlife
  - Migratory path, nesting habitat
- Aquifer depletion
- Invasive species, pesticide contamination
- Storm water, wastewater runoff
- Traffic, noise, lights, human activity
- Impacts on historical/cultural resources, ecotourism

## Special Use Authorization Factors

1. Compliance with adopted plans	<b>Partially Complies</b>
2. Compliance with zoning district purpose	<b>Complies</b>
3. Development along major streets	<b>Complies</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

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## Factors in Favor of Approval

- Complies with applicable factors
- Clustered, low impact residential use
- No opposition from nearby property owners

## Factors Not in Favor

- Inconsistent with SSPV area plan land use designation
- Waiver to increase allowed residential density
- Significant public opposition

## Citizen Review / Public Notice

- 20 May
  - Applicant letters
- 15-20 August
  - Notices
  - Posting
  - Legal ad



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-14 to allow a 30-space recreational vehicle park with the following conditions:

1. RV park is limited to 30 spaces.
2. County right-of-way and land clearing permits are required.
3. Quiet hours shall be observed 10pm to 6am seven days per week.
4. Park 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.
5. Perimeter open space shall be retained. Existing vegetation shall be supplemented with native, drought-tolerant vegetation as needed.
6. Parking areas and internal will utilize two-inch gravel to minimize dust and reduce soil erosion.

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

## Sample Motion

Madam Chair, I move to approve Docket SU25-14 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

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