

Docket SU25-29

Special Use Authorization for a
Recreational Vehicle Park

Planning and Zoning Commission
December 10, 2025



Sample Motion

I move to approve Docket SU25-29 with conditions of approval recommended by staff, the factors in favor constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Debra Whitaker

Location: 10477 Princess Palace Way (Elfrida)
APN 403-58-001 (38.8 acres)

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

Current Use: Residential

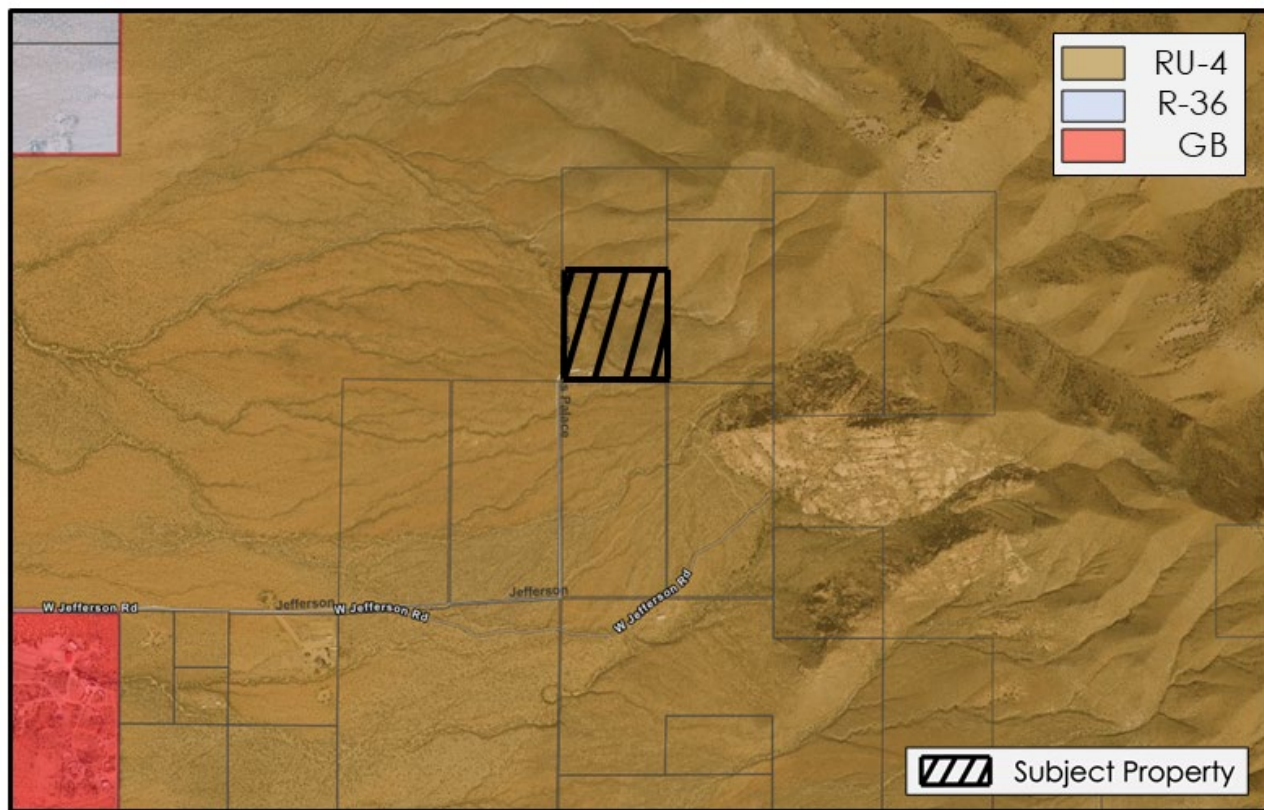
Proposed Uses: Residential, RV Park

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



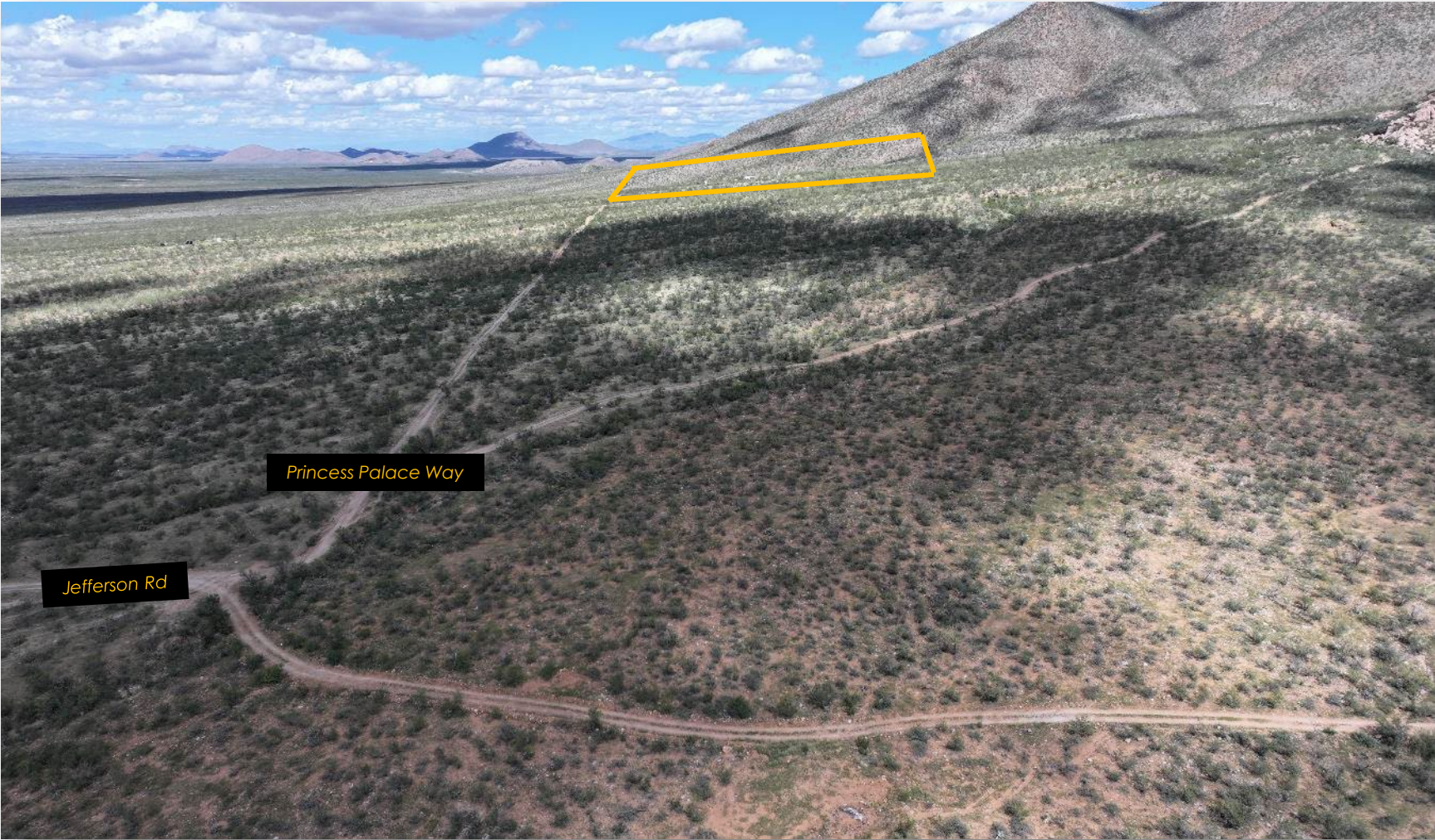
SU25-29 (RV Park)

10477 Princess Palace Way (APN 403-58-001)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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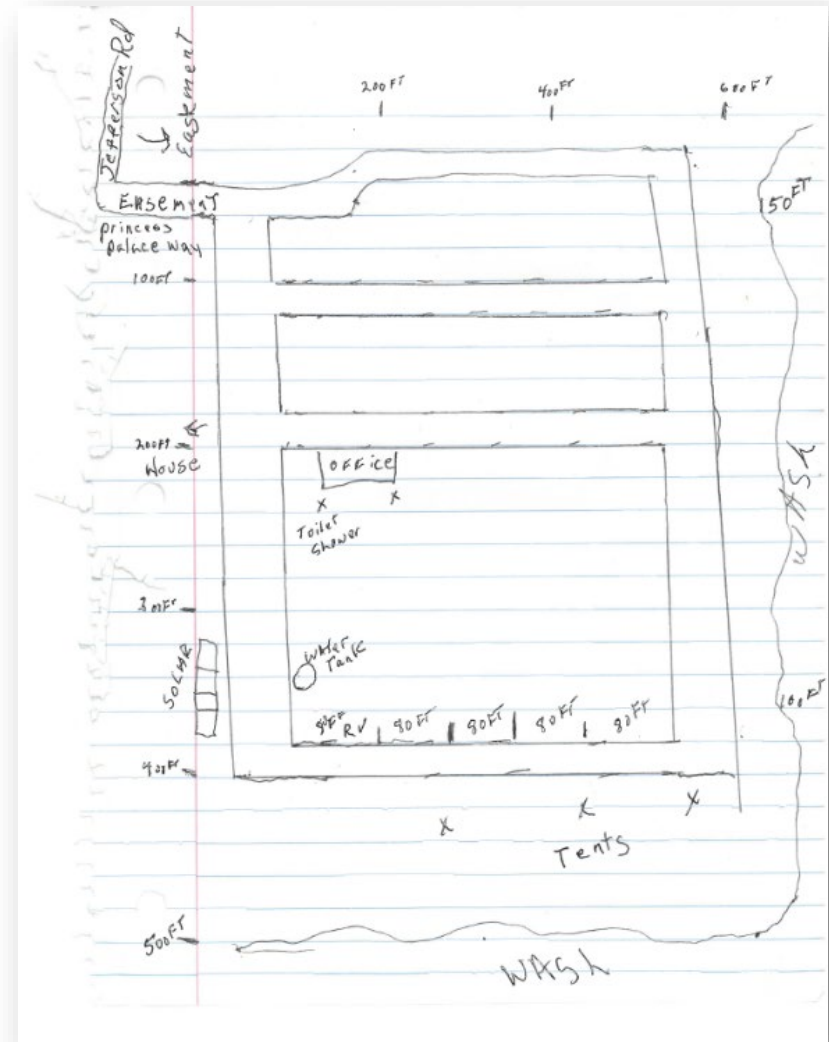


DEVELOPMENT SERVICES



Site Plan

- Recreational Vehicle Parks
 - 3 or more spaces
 - Tents/portable shelters
- RU Districts
 - Rural landscape
 - Clustered with open space
 - Native vegetation
- Section 2.51.110
 - Density
 - Setbacks / Building separation
 - Space size / Parking
 - Height
 - Site coverage
 - Screening / Landscaping
 - Interior / Exterior streets
 - Recreation
 - Accessory structures
 - Skirting



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 |
| 10. Water conservation | Complies |

DEVELOPMENT SERVICES

Factors in Favor of Approval

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

Factors Not in Favor

- Princess Palace Way and the unimproved portion of Jefferson Road are primitive roads

Citizen Review / Public Notice

- 27 August
 - Applicant letters
- 17 Oct –19 Nov
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-29 to allow a recreational vehicle park with the following conditions:

1. RV park is limited to 9 spaces, including tents and portable shelters.
2. A signed private maintenance agreement is required for the improvement and ongoing maintenance of the unpaved portion of Jefferson Road and Princess Palace Way prior to the issuance of a change of use permit. This shall remain in effect for the duration of the special use.
3. Princess Palace Way shall be widened to 24' and maintained.
4. Quiet hours are observed 10pm to 6am seven days per week.
5. Park areas are kept in sanitary condition to prevent attracting wildlife or pests.

Staff Recommendation (cont.)

6. Perimeter open space shall be retained, and existing vegetation shall be replaced or supplemented with native, drought-tolerant vegetation as needed.

Standard conditions relative to condition acceptance, permitting timelines, and modification to an approved special use apply to this request.

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