



**Zoning Case #0719-07
McCord Wholesale (RV Resort)**

**Rezoning for a Property at
5564/5566 Ayers Street**

Planning Commission Presentation
July 24, 2019



Aerial Overview

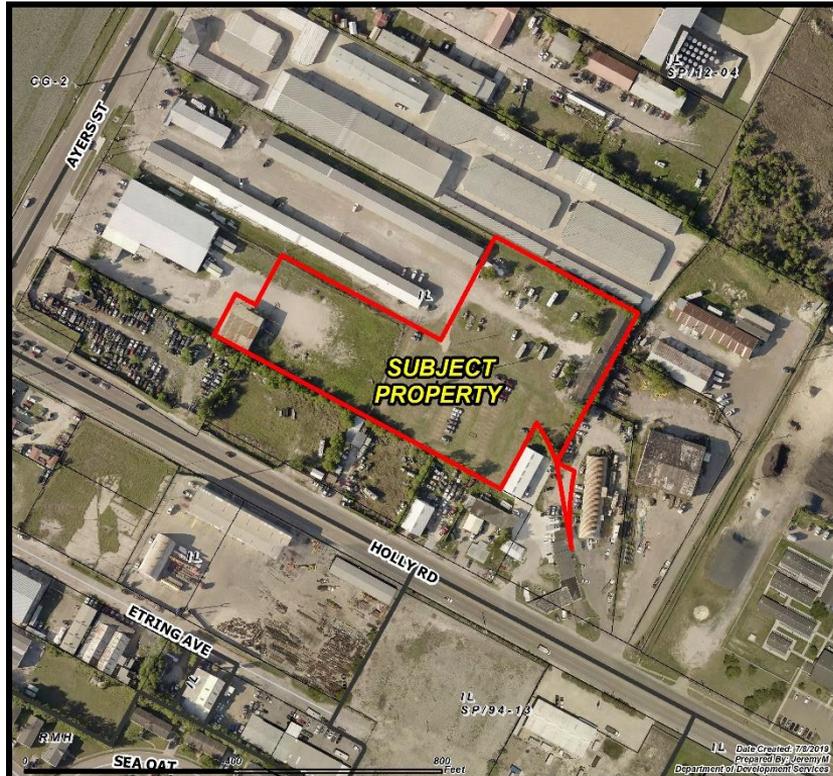


Aerial Overview





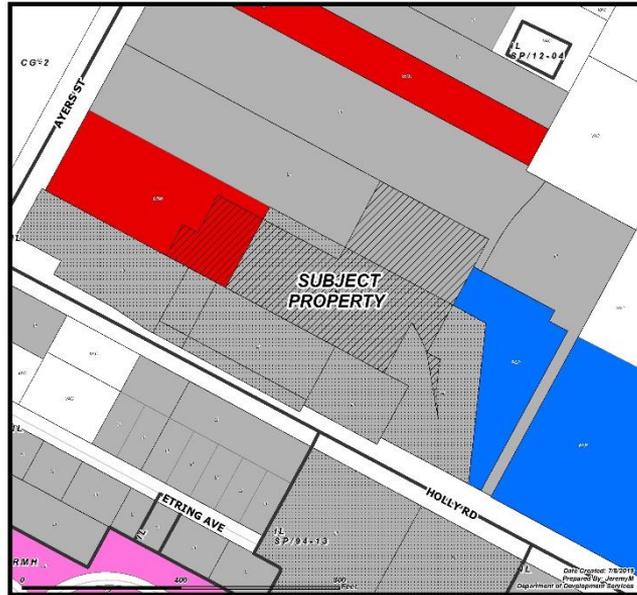
Subject Property at 5564/5566 Ayers Street



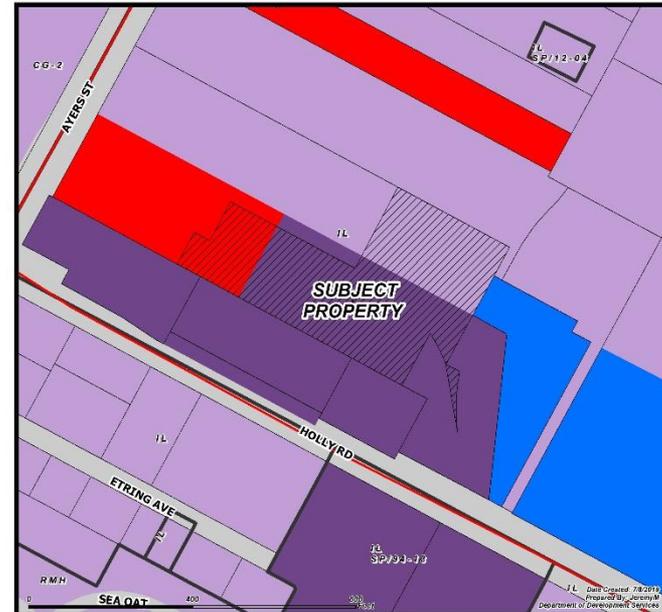


Land Use

Existing Land Use

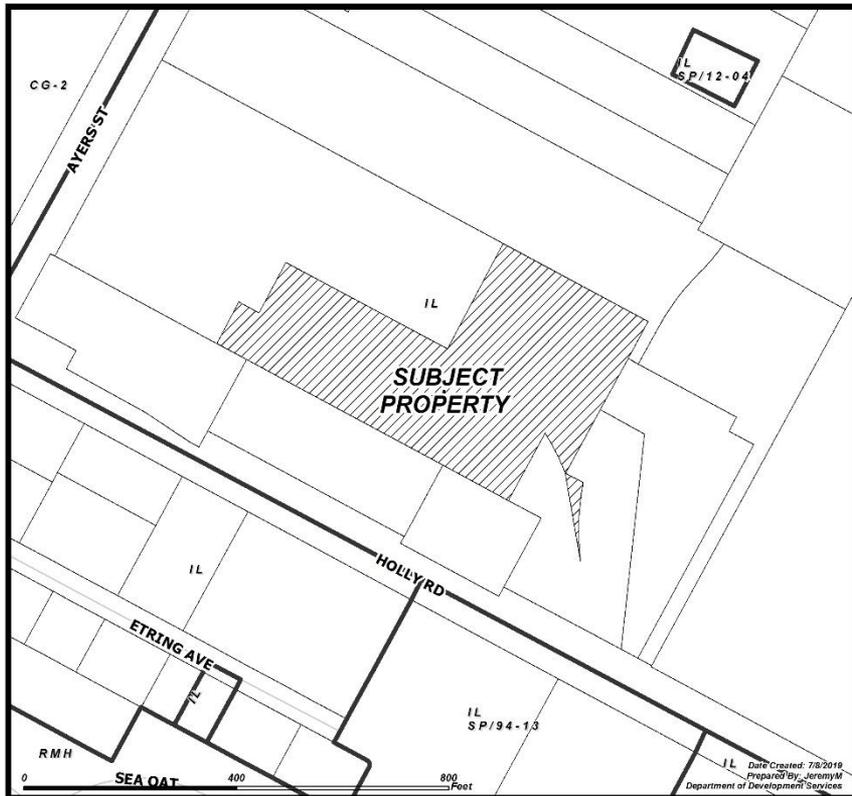


Future Land Use





Subject property with Zoning





Subject Property, West on Ayers Street





Ayers Street North of Subject Property





Ayers Street, East of Subject Property





Ayers Street South of Subject Property





Public Notification

9 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

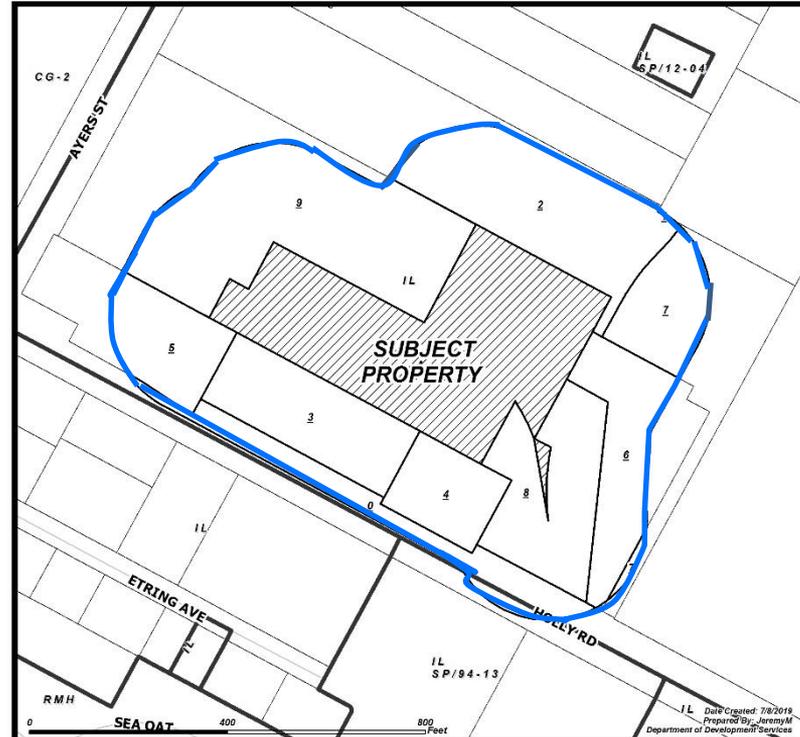
Notification Area



Opposed: 0(0.0%)

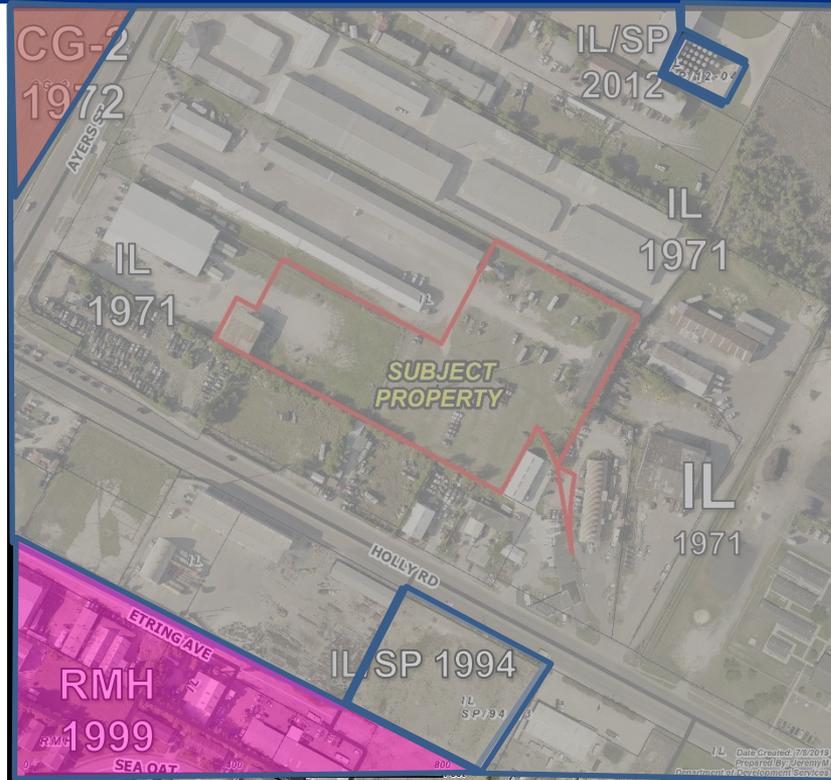


In Favor: 0





Zoning Pattern





UDC Requirements

Table 6.1.2.C District Development Recreational Vehicle

RV DISTRICT	
Max. Density (trailers/ gross ac.)	25
Min. Open Space (% gross site area)	8%
Min. Site Area (ac.)	3
Min. Site Width (ft.)	100
Min. Yards (ft.)	
Street	20
Street (corner)	20
Side (single)	10
Side (total)	20
Rear	15
Min. Trailer Separation (ft.)	
Between Trailers	10
Between Trailers and Structures	20
Building to access drive	5
Min. Internal Access Drive Width (ft.)	See D.4. (e)

Property: 4.45 acres

Proposed: 52 RVs with hookups

Amenities: Community Center with Laundry, restrooms, ice machine.

Buffer Yards: “IL” to “RV”

Type C: 15 points (6 ft. fence).

Rental Sites: Day or week only and no longer than 180 days in duration within the park.

Accessory Uses: No more than 1/3 of park Barber shops, Beauty parlors, Car wash, Convenience grocery stores of less than 4,000 square feet, Day care centers, Dry cleaning receiving stations, Fuel sales, Restaurants excluding bars, taverns or pubs, and Self-service laundries.



Staff Recommendation

Denial of the change of zoning from the
“IL” Light Industrial District to the “RV”
Recreational Vehicle Park District .