



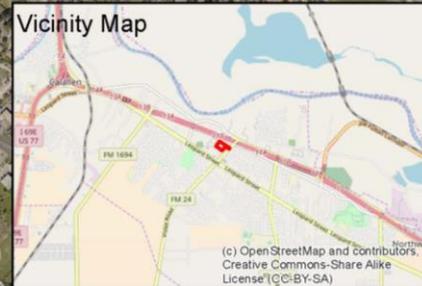
**Zoning Case #0518-03  
Internal Industries, LLC.**

**Rezoning for a Property at  
4549 Violet Road**

Planning Commission Presentation  
May 30, 2018



# Aerial Overview





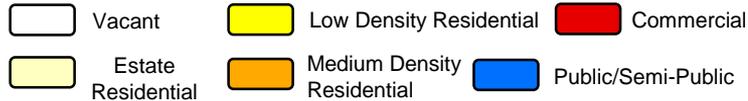
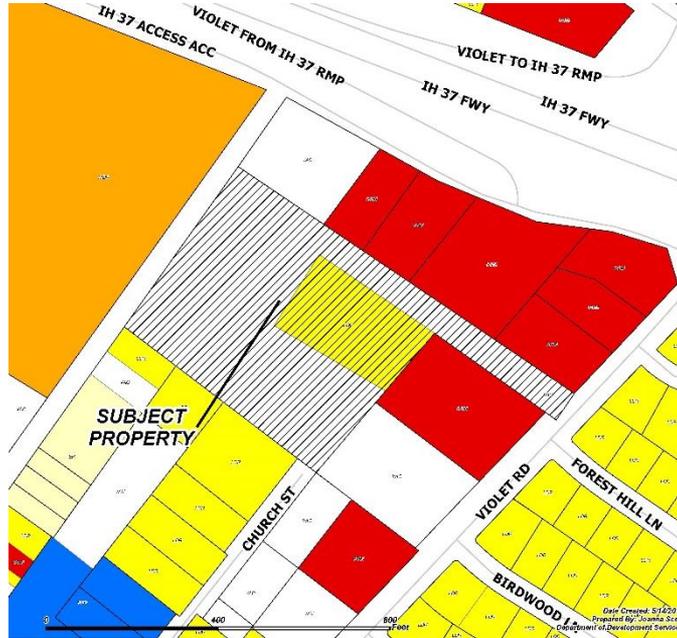
# Subject Property at 4549 Violet Road



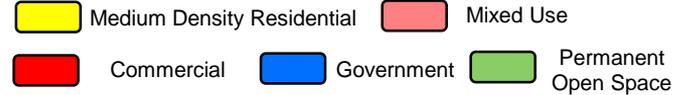
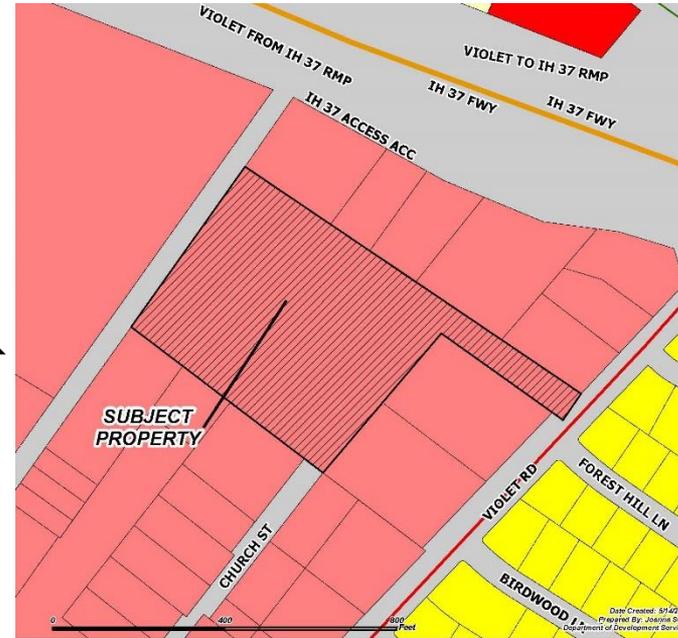


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, West on Violet Road





# Violet Road, North of Subject Property





# Violet Road, East of Subject Property





# Violet Road, South of Subject Property





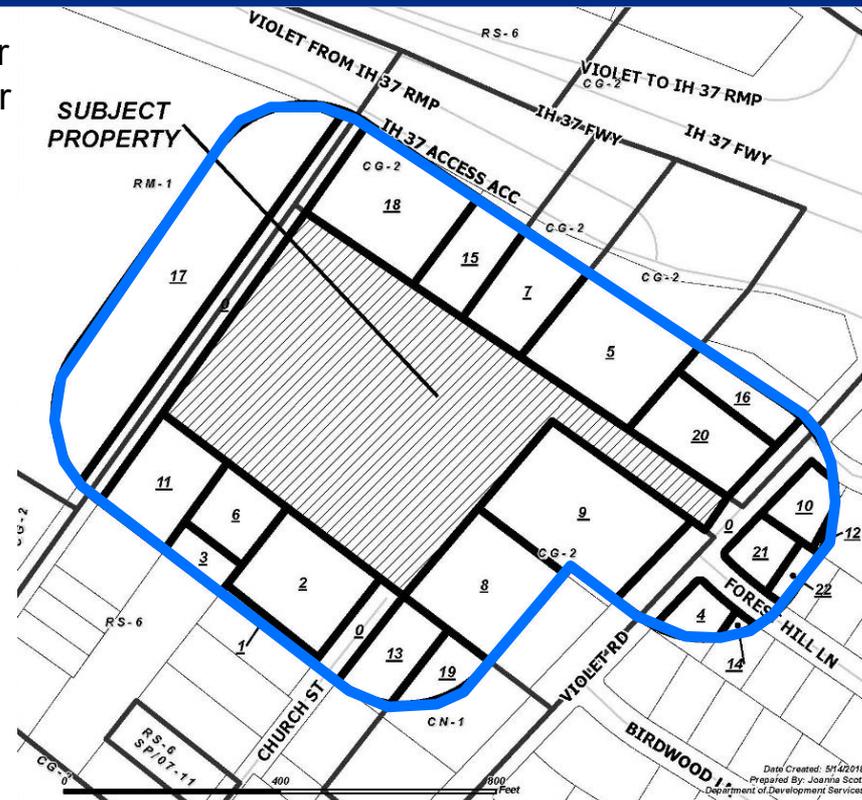
# Public Notification

22 Notices mailed inside 200' buffer  
6 Notices mailed outside 200' buffer

Notification Area

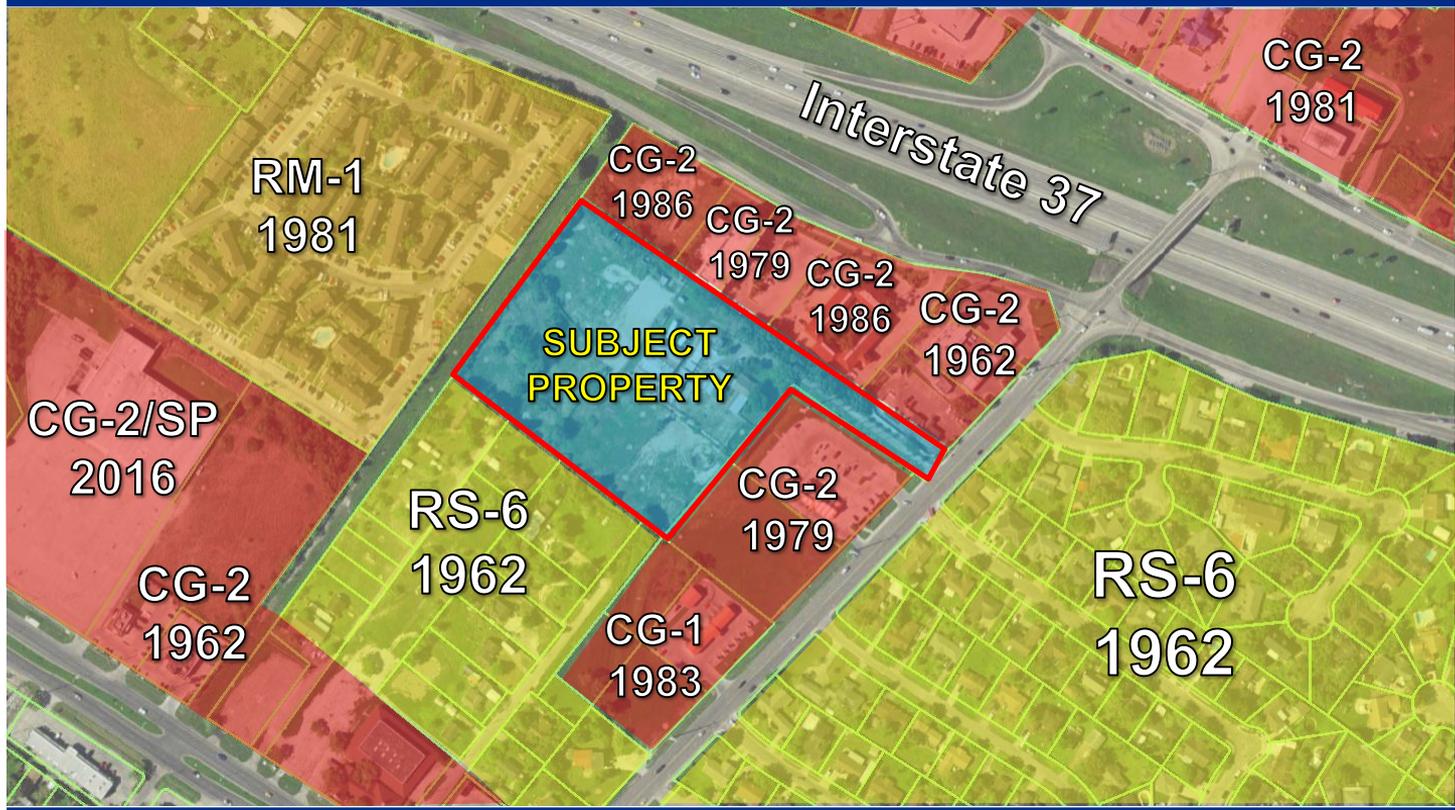
Opposed: 0 (0.00%)

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: 6.49 acres  
 Proposed: 73 RVs with hookups  
 Amenities: Office, Clubhouse,  
 Laundry, and on-site  
 Management

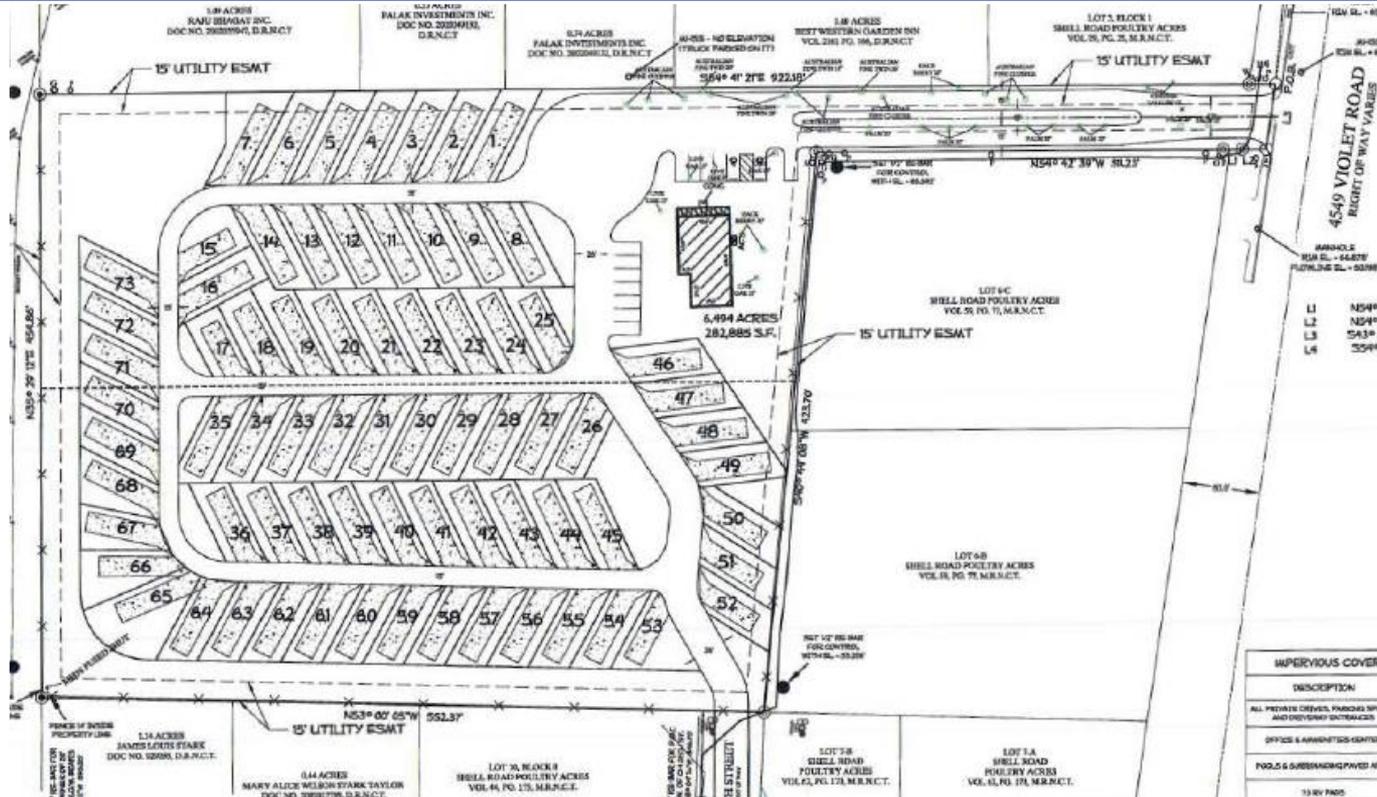
Buffer Yards: “RV” to “RS-6”/“CG-2”  
 Type A: 5 points (6 ft. fence).

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



# Site Plan





# Staff Recommendation

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**Approval** of the change of zoning from the “RS-6” Single-Family 6 District to the “RV” Recreational Vehicle Park District .