

Zoning Case #1020-02

Mustang Island, LLC.

Rezoning for a Property at 7213 State Highway 361
From “RM-AT” To “RV” and “CR-2”



Planning Commission
October 14, 2020

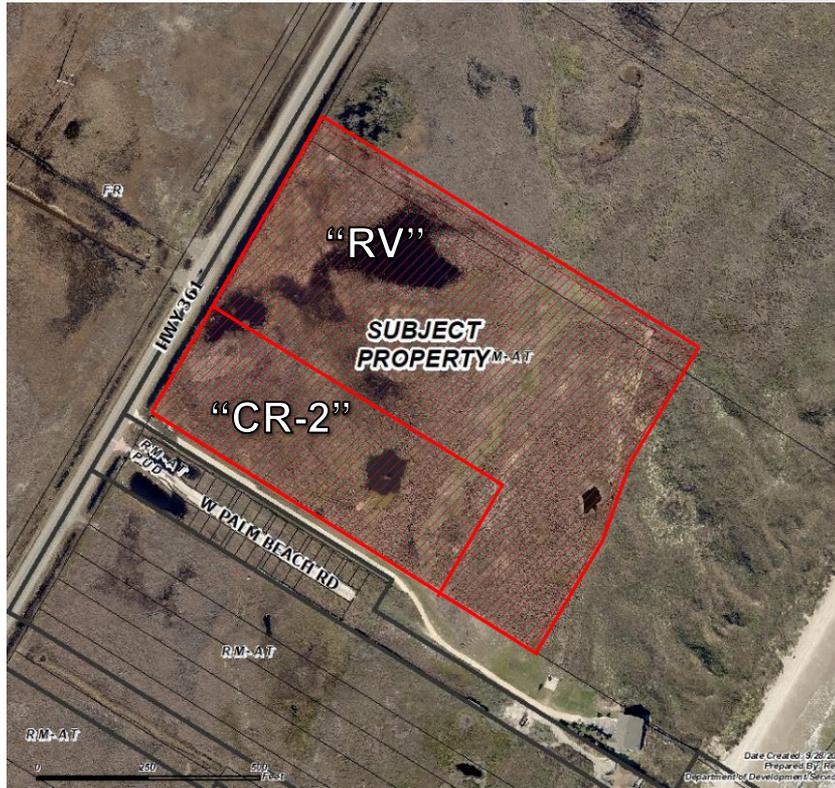
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:

RM-AT to RV: N/A

RM-AT to CR-2: Type A: 10' & 5 pts

Setbacks:

Street: 20 feet

Side: 0 feet

Rear: 0 feet

Parking:

1 per room (Hotel)

Landscaping, Screening, and Lighting Standards

Uses Allowed: Townhouse, Multifamily, Cottage Housing, Group Living, Medical, Park, and Overnight Accommodations.

UDC Requirements

Buffer Yards:

RV to RM-AT: N/A

RV to CR-2: Type A: 10' & 5-points

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) |

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

Utilities



Water:
12-inch ACP



Wastewater:
None



Gas:
None



Storm Water:
None

Public Notification

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

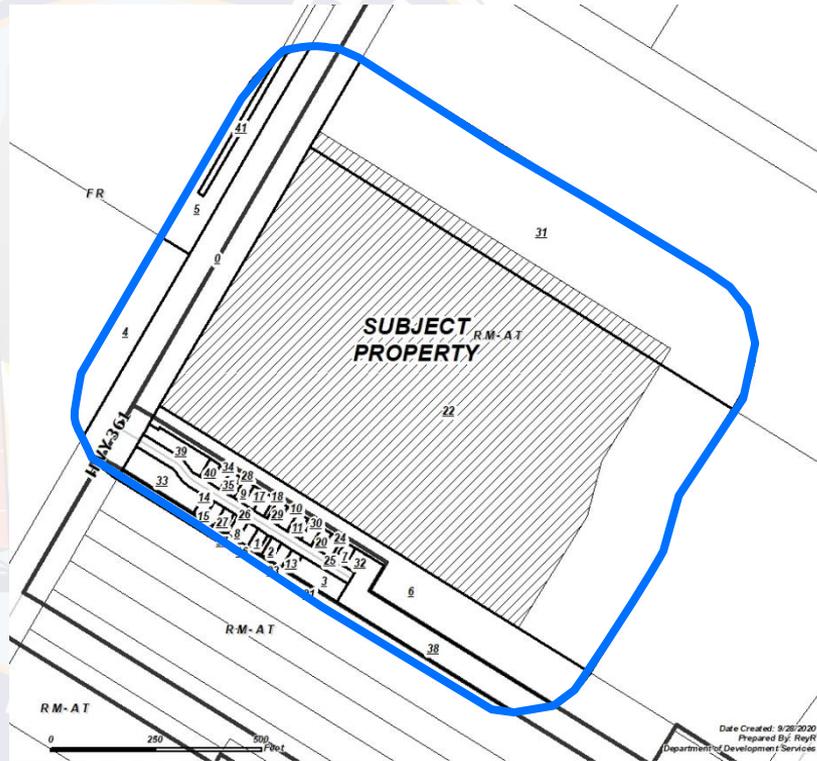
Notification Area



Opposed: 0 (0.00%)



In Favor: 0

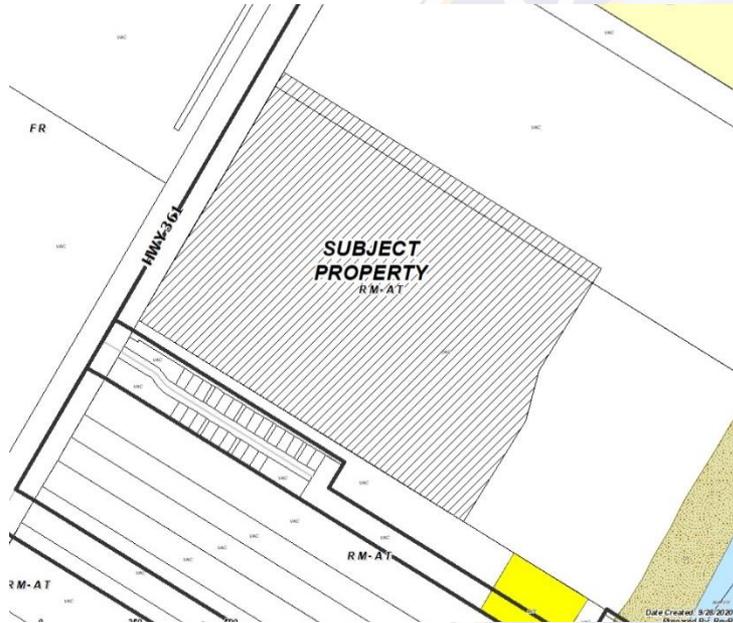


Staff Recommendation

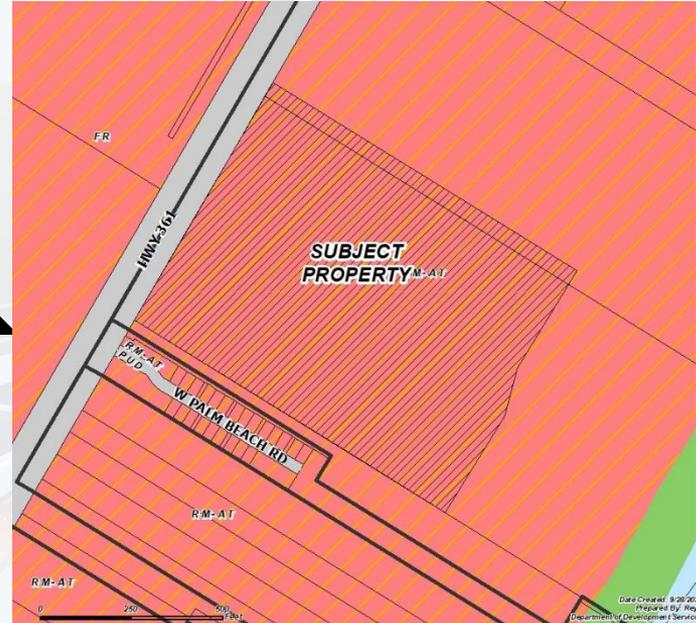
Approval of the
“RV” Recreational Vehicle Park District
and “CR-2” Resort Commercial District

Land Use

Existing Land Use



Future Land Use



- | | | | | |
|-------------------------------|-----------------------|----------------------------|--------------------------|------------------------|
| Vacant | Water | Commercial | Med. Density Residential | Permanent Open Space |
| Conservation/ Preservation | Estate Residential | Low Density Residential | Transportation | Planned Development |
| | | | Commercial | |