



## AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting September 6, 2019  
Second Reading Ordinance for the City Council Meeting September 17, 2019

**DATE:** August 21, 2019  
**TO:** Peter Zaroni, City Manager  
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Rezoning a property at or near 5564/5566 Ayers Street

### **CAPTION:**

Case No. 0719-07, McCord Wholesale (District 3). Ordinance rezoning property at or near 5564/5566 Ayers Street from the "IL" Light Industrial District to the "RV" Recreational Vehicle Park District.

### **SUMMARY:**

The purpose of the zoning request is to allow for the development of a "RV" Recreational Vehicle Park.

### **BACKGROUND AND FINDINGS:**

The subject property is 4.45 acres in size. The owner is proposing to construct an "RV" park. The rezoning request is from the "IL" Light Industrial District to the "RV" Recreational Vehicle Park District. The current zoning "IL" Light Industrial District allows for Light Industrial Uses, Caretakers Quarters, Passenger Terminal Uses, Office Uses, Retail Sales and Services, Vehicle Service-Heavy, Waste-Related Service Uses, and Wholesale Trade Uses. The proposed zoning of "RV" Recreational Vehicle Park District is a special zoning district to provide for the development of tourist accommodations which use Recreational Vehicle parks. Within the proposed "RV" Recreational Vehicle Park District, section 6.1.2.D.2 of the UDC, indicates that "Trailer pads shall be rented by the day or week only and the occupant of a trailer pad shall remain in the same Recreational Vehicle Park not more than 180 continuous days."

The owner is proposing 52 reverse-in pad sites, representing a density of 12 pad sites per acre. The existing property is partially improved with commercial buildings (archery store and furniture store) and two buildings which house workshops for lease. The back portion of the property which is currently undeveloped is proposed to be converted into a luxury RV resort. The RV resort will accommodate approximately 52 RV pad sites each with an improved pad, domestic water, fire protection, electric, sewer service, parking spots, and other amenities such as dog walks. The pad sites will be slightly wider than normal pad sites, and each space will have a burr oak to provide shaded area. The site will include an improved access drive within the site, and an air-

conditioned community center with laundry, restrooms, tables, ice machine, etc. The park will have a gated entry which will remain open from 6am to 10pm that has access to the main entrance of the entire property. After hours residents can call the live security line to have the gate opened when necessary.

**Conformity to City Policy**

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for Commercial/Light Industrial and Heavy Industrial uses. The proposed rezoning to the “RV” Recreational Vehicle Park District is inconsistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map to Commercial use. The subject property is not accessible to tourist destinations and is adjacent to a salvage yard, paint and body shop, tow service and self-storage. The proposed RV Park is not compatible with surrounding uses or the general area.

**Public Input Process**

Number of Notices Mailed  
9 within 200-foot notification area  
5 outside notification area

*As of August 27, 2019:*

In Favor	In Opposition
0 inside notification area	2 inside notification area
0 outside notification area	0 outside notification area

Totaling 17.63% of the land within the 200-foot notification area in opposition.

**Commission Recommendation**

Planning Commission recommended denial the change of zoning from the "IL" Light Industrial District to the “RV” Recreational Vehicle Park District on July 24, 2019.

**ALTERNATIVES:**

1. Approval of the change of zoning from the "IL" Light Industrial District to the “RV” Recreational Vehicle Park District. (3/4 vote required)

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Staff recommends denial of the zoning request.

Planning Commission recommended denial of the change of zoning from the "IL" Light Industrial District to the “RV” Recreational Vehicle Park District with following vote count.

*Vote Count:*

For: 5  
Opposed: 0  
Absent: 3  
Abstained: 0

Due to the Planning Commission’s recommendation of denial, a favorable vote of at least three-fourths of all City Council members is required to approve the amendment.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report