



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

**Rezoning for a Property at
5564/5566 Ayers Street
from "IL" to "RV"**

City Council Presentation
September 6, 2019



Aerial Overview



Aerial Overview



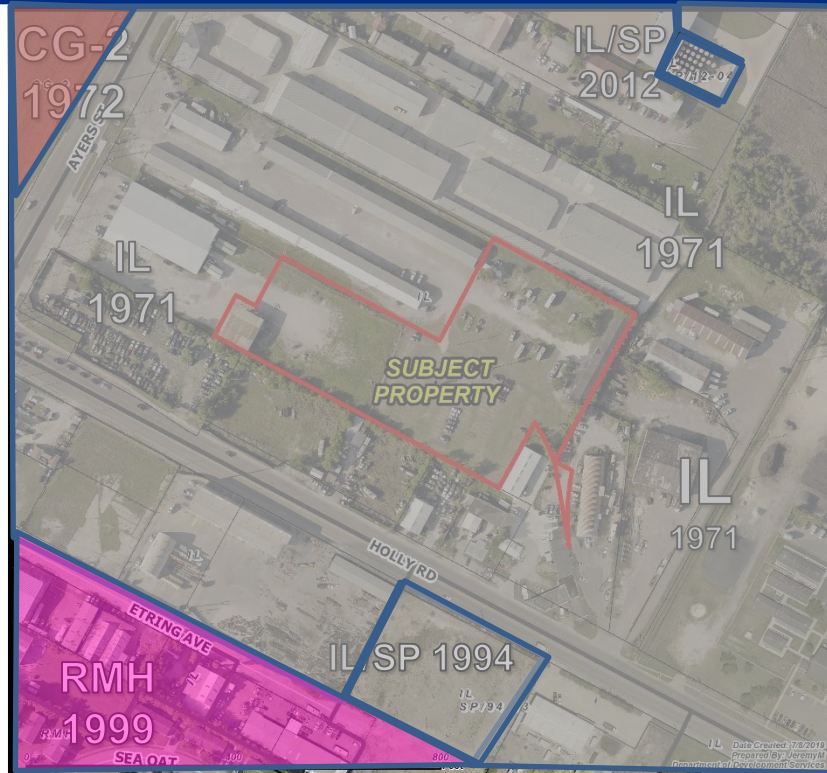


Subject Property at 5564/5566 Ayers Street





Zoning Pattern





Staff Recommendation

Denial of the “RV” Recreational Vehicle
Park District .



Public Notification

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

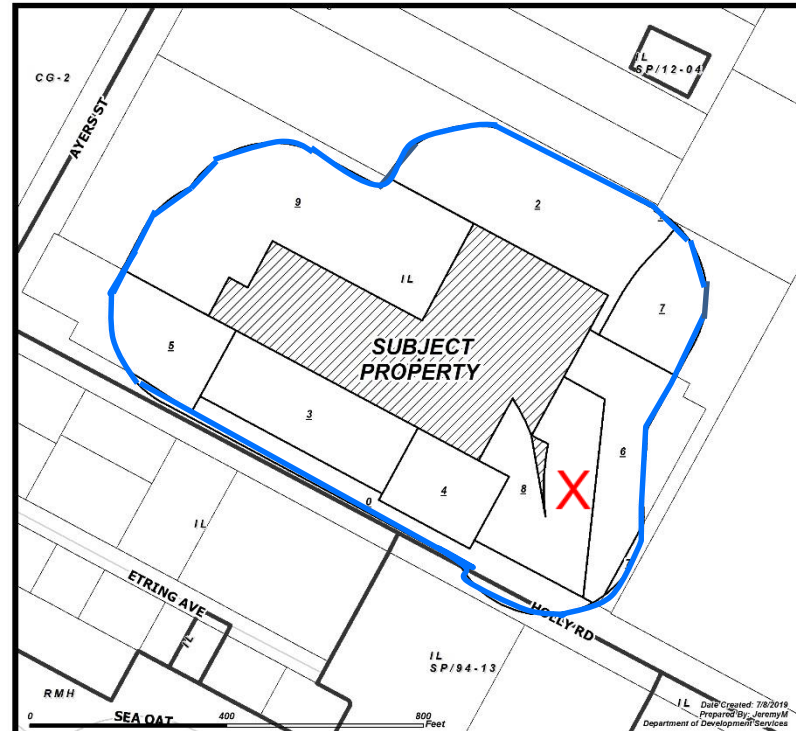
Notification Area



Opposed: 1 (4.65%)



In Favor: 0





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.