



Zoning Case #1017-01

Yiu, Inc.

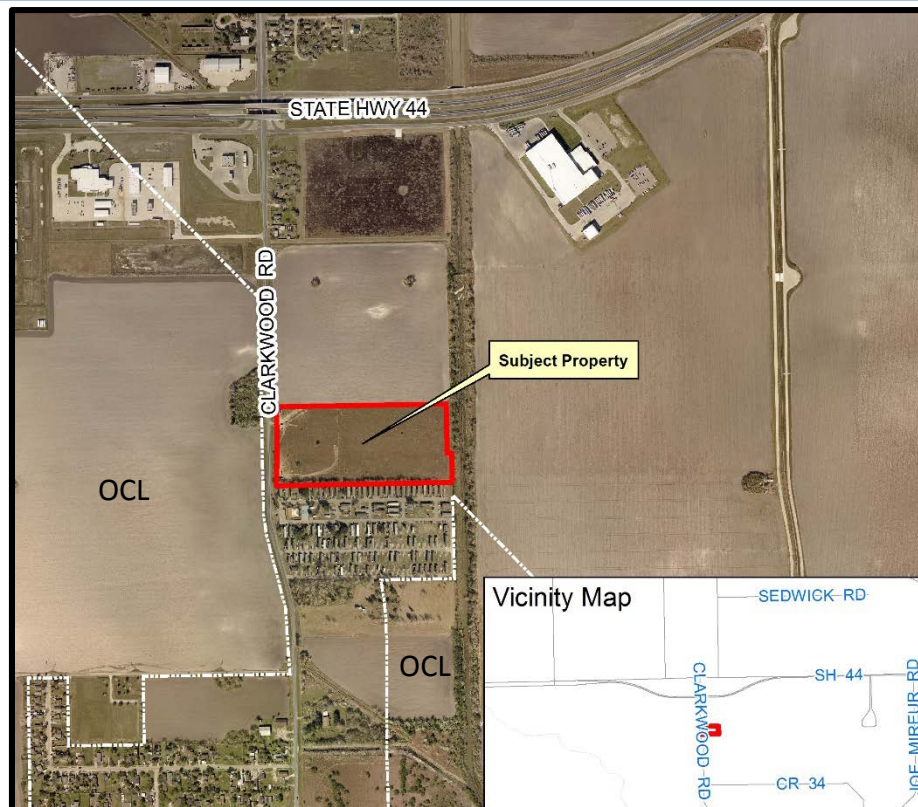
From: “IL” Light Industrial District and
“R-MH” Manufactured Home District

To: “RV” Recreational Vehicle District

Planning Commission Presentation
November 15, 2017

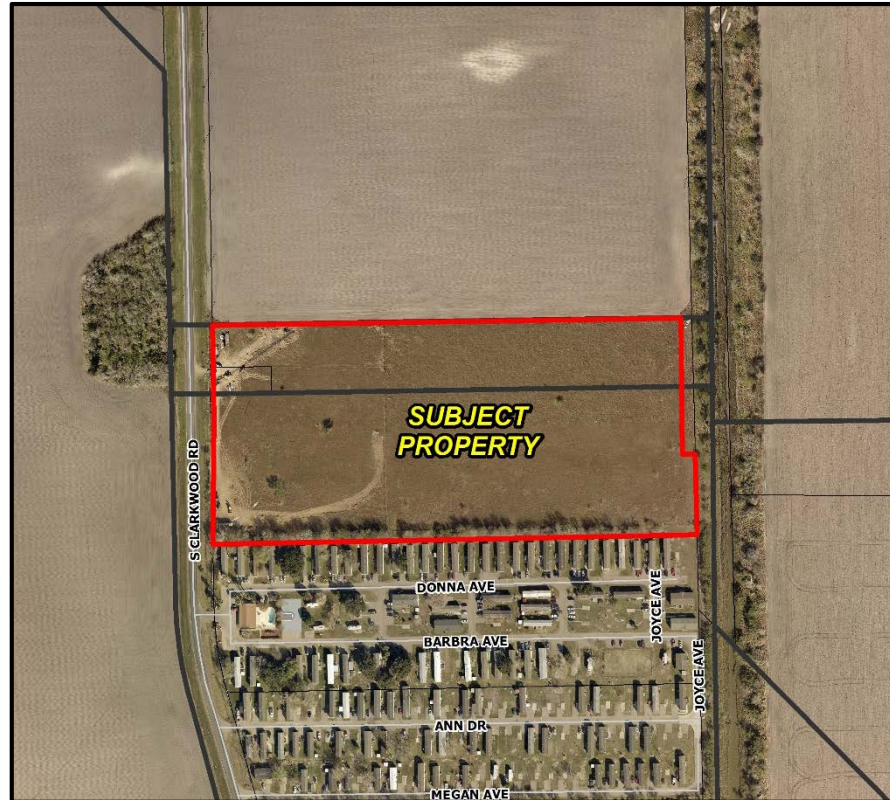


Aerial Overview



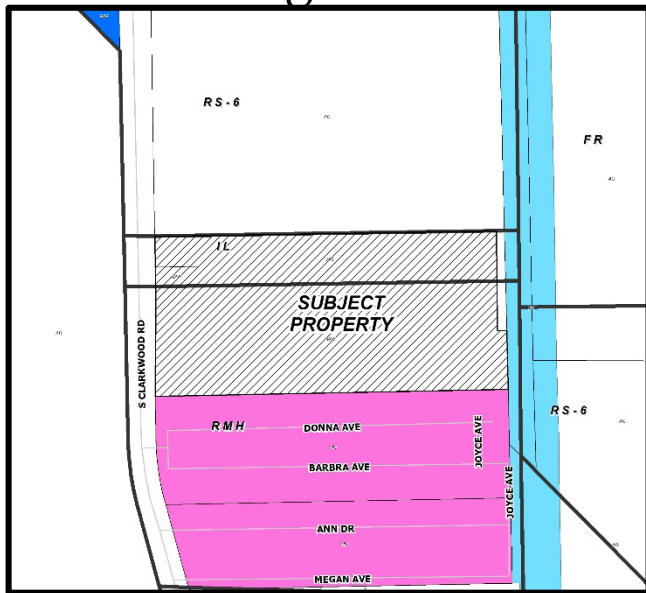


Subject Property at 602, 606 and 646 Clarkwood



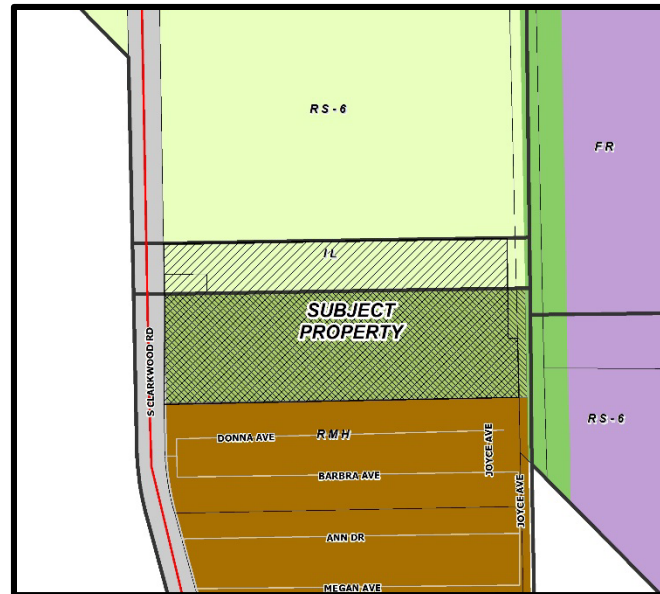







Existing Land Use



- | | |
|---|--|
|  Vacant |  Mobile Home |
|  Public/Semi Public |  Drainage Corridor |

Future Land Use

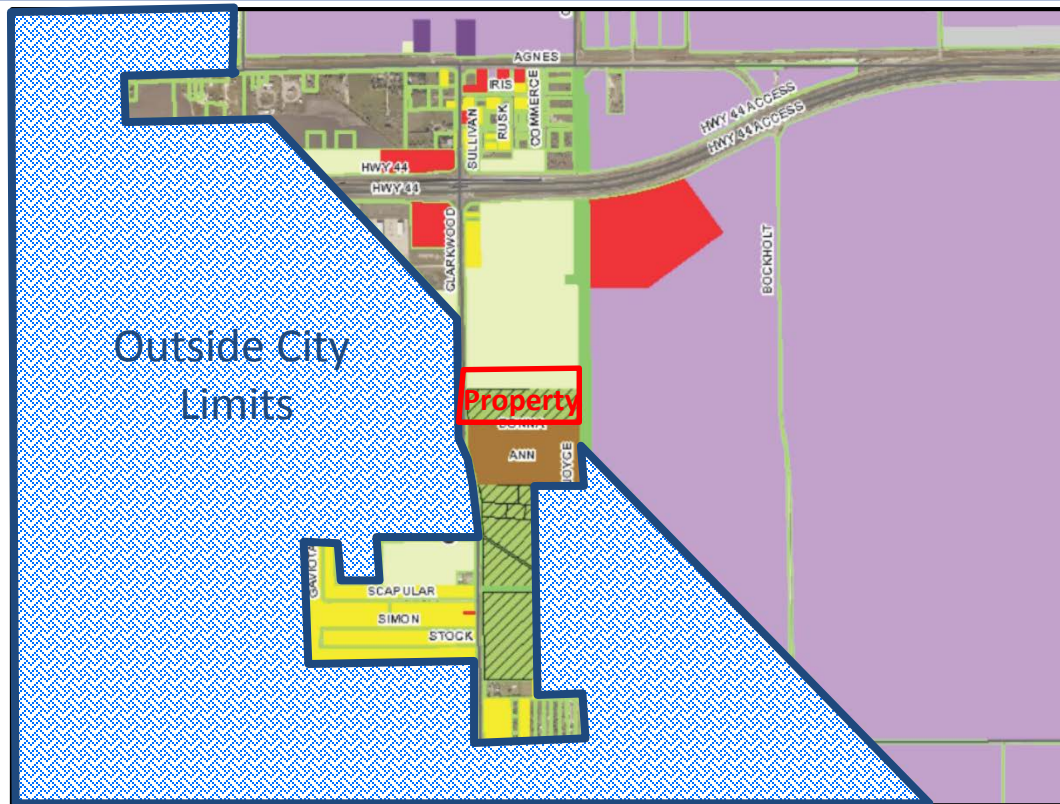


- | | |
|--|--|
|  Agriculture/Rural |  Flood Plain Conservation |
|  High Density Residential |  Permanent Open Space |
| |  Heavy Industrial |



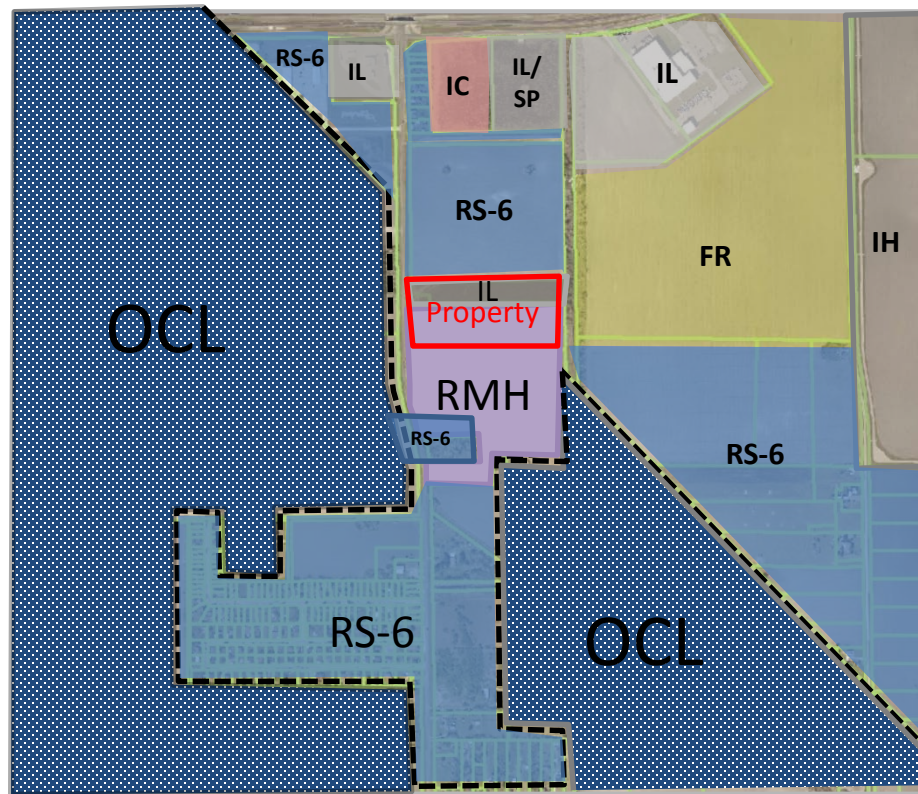


Broader View of the Future Land Use





Zoning Pattern





Subject Property





West Across South Clarkwood Road





North on South Clarkwood Road





South on South Clarkwood Road





Adjacent Mobile Home Park





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)

Buffer yard required on **north property line**, “RV” to “RS-6” Type B: 10’ plus 10 points.

East Property Line required buffer is satisfied by the drainage corridor per UDC 7.9.12. No buffer is required on **south property line**.

Rental Sites: Daily and weekly rates only.
Maximum stay allowed within the park is no longer than 180 days.

Accessory Uses (less than 1/3 of park): Barber shops, beauty parlors, car wash, convenience grocery stores 4,000 square feet or less, day care centers, dry cleaning receiving stations, fuel sales, restaurants excluding bars, taverns or pubs, and self-service laundries



Public Notification

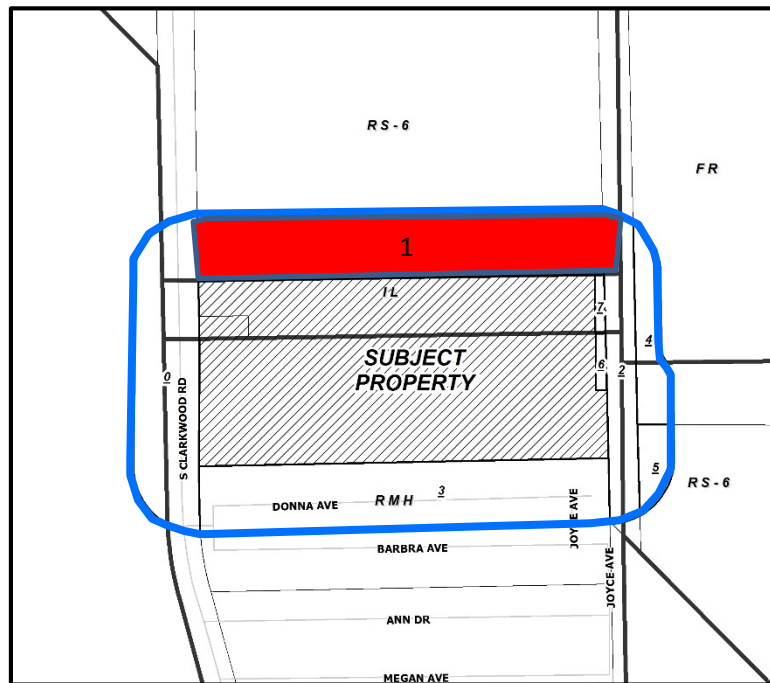
4 Notices mailed inside 200' buffer
2 Notices mailed outside 200' buffer

Notification Area

Opposed: 1 (29.28%)



In Favor: 0





Staff Recommendation

Approval of the “RV” Recreational Vehicle District