



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 9, 2018
Second Reading for the City Council Meeting of January 16, 2018

DATE: December 22, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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| <p style="text-align: center;">Rezoning Property Located at 602, 606, and 646 South Clarkwood Road (Requires $\frac{3}{4}$ vote)</p> |
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CAPTION:

Case No. 1017-01 Yiu, Inc.: A change of zoning from the "R-MH" Manufactured Home District and "IL" Light Industrial District to the "RV" Recreational Vehicle Park District. The property is described as being a 15.8695-acre tract of land out of Assessors Map 148 Tract M, Survey 402 ABS 988, located on the east side of South Clarkwood Road approximately 1,880 feet south of State Highway 44.

PURPOSE:

The purpose of this item is to rezone the property to allow for the development of a 172-pad recreational vehicle park.

RECOMMENDATION:

Planning Commission and Staff Recommendation (November 15, 2017):
Approval of the change of zoning from the "R-MH" Manufactured Home District and "IL" Light Industrial District to the "RV" Recreational Vehicle Park District.

Vote Results:

| | |
|------------|---|
| For: | 9 |
| Opposed: | 0 |
| Absent: | 0 |
| Abstained: | 0 |

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a change of zoning from the “R-MH” Manufactured Home District and “IL” Light Industrial District to the “RV” Recreational Vehicle Park District to allow for the development of a 172-pad recreational vehicle park.

The proposed amendment is compatible with the Future Land Use Map, PlanCC, and the Port/Airport/Violet Area Development Plan (ADP), and is compatible with neighboring properties and with the character of the surrounding area. The property is suitable for uses permitted in the “RV” Recreational Vehicle Park District and the amendment does not have a negative impact on the surrounding neighborhood.

ALTERNATIVES:

1. Approve (requires $\frac{3}{4}$ vote)
2. Approve with Conditions (requires $\frac{3}{4}$ vote)
3. Deny the request

OTHER CONSIDERATIONS:

The 20% Rule is invoked as we have received 29.28% opposition. Approval will require a favorable vote of three-fourths of all City Council members.

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries the Port/Airport/Violet Area Development Plan and is planned for Flood Plain Conservation. The proposed rezoning to the “RV” Recreational Vehicle District is consistent with the adopted Future Land Use Map, PlanCC, and the Port/Airport/Violet Area Development Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:☐ Operating☐ Revenue☐ Capital☒ Not applicable

| Fiscal Year: 2017-2018 | Project to Date Expenditures (CIP only) | Current Year | Future Years | TOTALS |
|-------------------------------|--|---------------------|---------------------|---------------|
| Line Item Budget | | | | |
| Encumbered / Expended Amount | | | | |
| This item | | | | |
| BALANCE | | | | |

Fund(s):

Comments: None**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report