



## PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission  
Meeting of 23 JULY 2019

### PUBLIC HEARING ITEM #3 STAFF REPORT

**Property Owner/Applicant:** Shannon Robnett (Owner) and Don Burch (Applicant)

**File(s):** CUP-00142-2019

**Analyst:** Rodney Ashby AICP, Principal Planner

#### Requested/Needful Action Recommendation(s):

**Conditional Use Permit** for a Recreational Vehicle Park in a IL (Light Industrial) zoning district at 3400 Black Butte Court (137 RV Spaces on 19 acres for 7.21 spaces per acre)  
(Decision Required: *Action*)

#### Property Area and Location(s):

A 19 acre area, part of the NW  $\frac{1}{4}$  of Section 8, T3N, R2W, BM also Tax 97797 in Block 1, 2, 13, 14 in Midway Subdivision and Tax 97797 in the NW  $\frac{1}{4}$  of Section 8 T#N, R2W, BM less Black Butte #1 and Black Butte Business Park #2; including a part of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  Section 8, T3N R2W south of interstate less Ramp right-of-way).

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### PROPERTY HISTORY

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**April 2009** – ANN0000379-2008– Annexation and Zoning to IL Approved

**April 2014** - Ordinance Number 4133 – Annexation and Zoning to IL to correct unclear annexation boundaries (this expanded the boundaries to include the properties being considered for an RV park and overlapped some of the existing annexed boundaries. Approved

**August 2014** – CUP-1698-14 was issued for an RV Park for Don Burch

**February 2015** – No construction had begun on the RV Park and the CUP-1698-14 expired

**June 2019** – CUP-00142-2019 Application for a Conditional Use Permit to allow an RV Park in an IL zoning district.