

DESOTO COUNTY PLANNING AND ZONING DEPARTMENT STAFF REPORT

REQUEST: Site-0041-2020

PROPERTY OWNER: MHC Riverside, LLC

PROPERTY: 16-39-23-0000-0041-0000; 16-39-23-0000-0042-0000;
16-39-23-0000-0043-0000; 16-39-23-0000-0044-0000;
16-39-23-0000-0045-0000; 16-39-23-0000-0020-0000;
15-39-23-0000-0451-0000; 21-39-23-0000-0134-0000

TOTAL PARCEL SIZE: 133.89 total acres, this modification on 53.55 acres.

ZONING DISTRICT: RVC, Recreational Vehicle Campground

FUTURE LAND USE DESIGNATION: Low Density Residential

SUBMITTAL REVIEWED: Development Plan application-submitted 08/18/2020

PROPOSED REQUEST:

The applicant has requested a modification to the development plan to allow an additional 49 RV sites to the existing site on 133.89+ acres. The property, identified as tax id number 16-39-23-0000-0041-0000; 16-39-23-0000-0042-0000; 16-39-23-0000-0043-0000; 16-39-23-0000-0044-0000; 16-39-23-0000-0045-0000; 16-39-23-0000-0020-0000; 16-39-23-0000-0451-0000; 15-39-23-0000-0451-0000; 21-39-23-0000-0134-0000, is located at 9770 SW CR 769, in Section 16; 15; 21, Township 39, Range 23 in DeSoto County. (Exhibit A: Location)

DISCUSSION OF REQUEST:

The site plan shows a 49 additional RV lot going on four of the nine parcels within the existing RVC Park on the 134.81+ acres. The Board may condition development plan approvals on the expiration of that approval after three years from the date of approval unless development has commenced within that three year period: provided, however, that at the request of the developer the Board may extend said expiration date for additional periods of three years if the developer shows diligent, good faith efforts to proceed with development but has been unable to commence development through no fault of his own. The Board may also provide that if development which has commenced under an approved development plan ceases for a continuous period of three years, the Board may schedule a hearing to determine if said approval shall be revoked.

The Property has been a RV Resort since 1996, after it was approved.

Data and Analysis **Future Land Use Designation and Zoning**

A. Comprehensive Plan and Future Land Use Review

- 1. Objective 1.3: Low-Density Residential Use Category Defined.** The Low Density Residential Use category is primarily low-density residential uses in progressive degrees of urban intensity with higher density in areas adjacent to the Medium Density Residential, Mixed Use Centers, General Mixed Use Centers and less density/intensity in areas adjacent to the Rural/Agricultural.

Staff finding

This property is zoned TTRVC and is a conforming in size. It is currently developed with an existing Travel Trailer Recreational Vehicle Campground. Under the current Comprehensive plan, a sustainable mix of neighborhood scale commercial uses may be introduced only as part of the PUD process for developments of 1000 dwelling units or greater. The commercial area shall be located at the intersections of collector and/or arterial roads and shall be separated approximately 2 miles from other exiting and/or future commercial designated areas.

The property was rezoned prior to this version of the Comprehensive plan shall follow the following:

Objective 1.15: Consistency with the Land Use Map.

Policy 1.15.3: Existing Non-residential zoning in effect at the time of Comprehensive Plan adoption shall have 36 months from the date of plan adoption to get a site plan approval on the property, otherwise any future development and zoning shall be required to be compliance with the adopted comprehensive plan. An administrative rezoning may also be initiated by the County to bring such zoning into compliance with the adopted comprehensive plan.

An administrative Development Plan approval was given in 2013 for the northern addition. This expansion was included with that approval.

- 2. Zoning District related-issues.** Land Development Regulation zoning district related issues include the zoning district and its consistency with the FLUM, the uses allowed within the zoning district, the minimum lot size and width, the minimum building setbacks or open yards.

- Staff finding**

This property meets minimum lot size with a total of 123.35 acres, this expansion is 53.55 acres and no new structures are being added at this time. The addition of 49 RV lots to the exiting site is permitted with in the Travel Trailer Recreational Vehicle campground district.

- 3. Transportation related issues.** Transportation related issues include roadway access, right-of-way width, and off-street parking and loading requirements.

- Staff finding**

This development fronts Kings Highway (CO RD 769) and will not be adding any new entrances to the site.

4. **Infrastructure issues.** Infrastructure issues include potable water, sanitary sewer, solid waste, stormwater management, and electricity.
 - **Staff finding**
The site show an expansion to exiting onsite utilities, and will work with the Utility Department for the 49 additional units.
5. **Miscellaneous issues.** These include impervious surface area, maximum density, required recreation, and dead storage.
 - **Staff finding**
Buffer and screening for the site will only need to be addressed on any area that will be disturbed on the parcel. The impervious surface calculation will be displayed on the Improvement Plan.

STAFF REVIEW

Staff review recommending approval of the Development Plan Site-0041-2020 as submitted with the following conditions, the property has development right by the zoning that is in place.

RECOMMENDED CONDITIONS FOR APPROVAL:

1. The Improvement Plan shall conform to the LDR stormwater management regulations.
2. The Improvement Plan shall display for the impervious surface area size and percent coverage by type of development (e.g., buildings, parking, driveways, sidewalks, etc.) consistent with LDR requirements.
3. The Improvement Plan shall provide for a buffer on any area that is disturbed on the property that abuts to the County Road way.

PUBLIC HEARING SCHEDULE

Board of County Commissioners

Tuesday, February 23, 2021

Kathy Heitman
Presented by
Kathy Heitman, CFM
Planner

Final Disposition

February 5, 2021
DATE