

NEMO GUEST RANCH REVIEW:

Nemo Guest Ranch currently has 2 different zonings on the property.

The original lot was created in 1976 and was known as Tract 4-T. The original zoning map depicts the GC (reddish area).

It was then subdivided into the 3 parcels in 2000. The 3 lots created in 2000 do not coincide with the existing zoning boundaries.

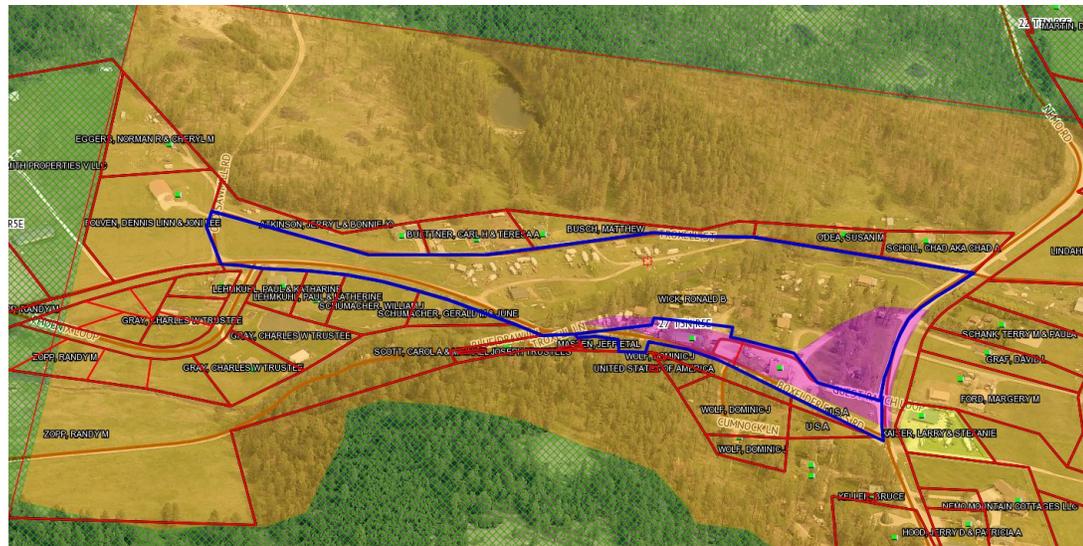
Lot 1 (1.346 acres) is where the Store sits and is zoned GC-General Commercial

Lot 2 (1.076 acres) is where the Restaurant/bar sits and is zoned GC-General Commercial

Lot 3 (15.337 acres) where the majority of the cabins and campground infrastructure sit and is a combination of GC-General Commercial and SRD-Suburban Residential.

Staff has reviewed the different zoning districts and here is a summary:

The two parcels which are currently zoned GC-General Commercial would be in compliance as Eating, Drinking Establishments and Retail Establishments.



The other parcel (Lot 3) is the one in question as it has a combined zoning of SRD and GC. With that under GC hotels, motels, rooming and boarding houses is an allowed use, and some of the cabins do sit within this zoning district but some of them actually sit in the SRD-zoning district.

Also, under the GC zoning, a campground is actually a Conditional Use Permit, and as the expansion of the campground has taken place a permit was never applied for nor received for a CUP in this zoning district.

In the SRD zoning district, a campground is NOT an allowed nor a conditional use.

So with this information, staff can two options:

Option 1:

Bring the entirety of the property into compliance by doing a COZ from SRD to GC and then consider an application for a CUP for a campground.

Option 2:

Apply for a COZ on Lot 3, from the combined SRD and GC zoning to a RC-Recreation Commercial District. In RC district, the following are allowed uses (no C.U.P required): campground, eating, drinking establishment and retail enterprise. The existing store would fall under “retail” as an allowed use. As part of a request for a COZ a development plan is required which would include an inventory of existing facilities (e.g. water, sewer, garbage, access and uses). Further, any future development (to include change of use, infrastructure and campsites, for example) would also trigger the need for a development plan.