

Communication from Public

Name: Vireak Chheng

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Council File No: 25-0843

Comments for Public Posting: Good evening Mayor and Councilmembers, My name is Vireak Chheng, and I live one block away from the proposed Recreational Vehicle (RV) project site with my wife and son. I'm writing to oppose the proposal to convert 10338 N. Lemona Avenue into a high-density RV park. A Recreational Vehicle park operates much more like a short-term rental or AirBnB business than a permanent housing option. By design, it attracts vacationers and short-term visitors who are staying for days or weeks, not years. That means high turnover, low neighborhood buy-in, and very little incentive for Recreational Vehicle visitors to invest in our community's shared safety, cleanliness, and quality of life. I am also mindful that the terms "RV park" and "mobile home park" are being used interchangeably during these discussions. I understand an RV park to be fundamentally different from a mobile home park. A mobile home typically has components that are permanently installed and difficult to move, while RVs are designed to be fully mobile and easily driven to another location. Mobile home parks tend to support more permanent residents; RV parks, by contrast, are inherently more transient. The proposed RV park is also out of character with our existing zoning and development pattern. We are a community of primarily single-family homes, with a certain scale, spacing, and design standard. This project's high-density configuration is inconsistent with that pattern and would create an island of incompatible land use in the middle of a stable residential area. Approving this proposal would permanently change the character of our neighborhood. Instead of reinforcing a cohesive, long-term community, it would introduce a revolving door of recreational visitors who are not rooted here and who may not share, or have enough time to develop, relationships with other community members because of their short-term stay. For these reasons, I strongly urge you not to allow the conversion of this land into a Recreational Vehicle park and instead preserve land uses that support long-term, stable residency and neighborhood cohesion. Thank you for your time and consideration.