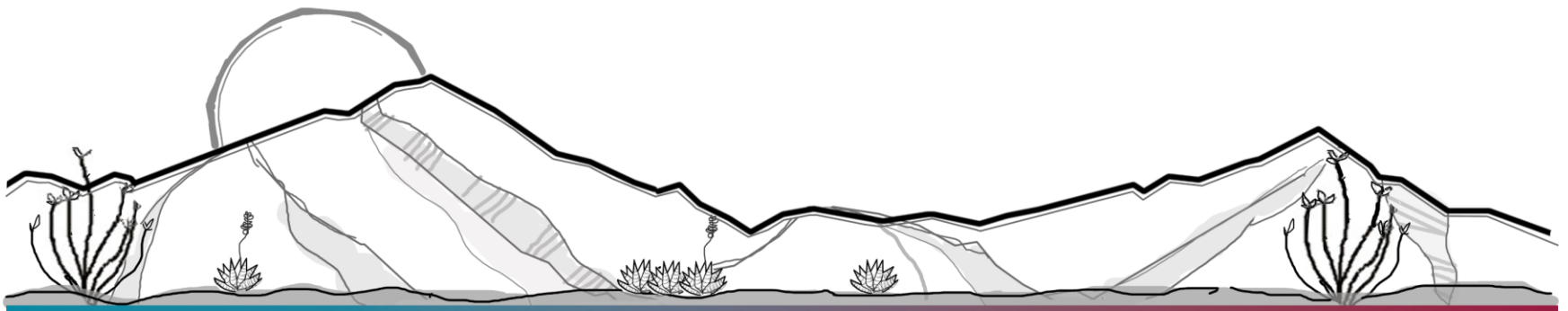


Dockets CPA23-04 / RZ23-23 (Camino de Mesa)

Board of Supervisors
March 26, 2024



DEVELOPMENT SERVICES



Applicant: Charles Blevins

Location: Camino de Mesa and Sheila St
106-18-009C and 106-18-009D (25.8 acres)

Plan Amendment: Developing to Rural Residential
Category B to Category D

Rezoning: R-18 to RU-4

Existing Use: Undeveloped

Proposed Use: Single Family Residences



Property Location



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



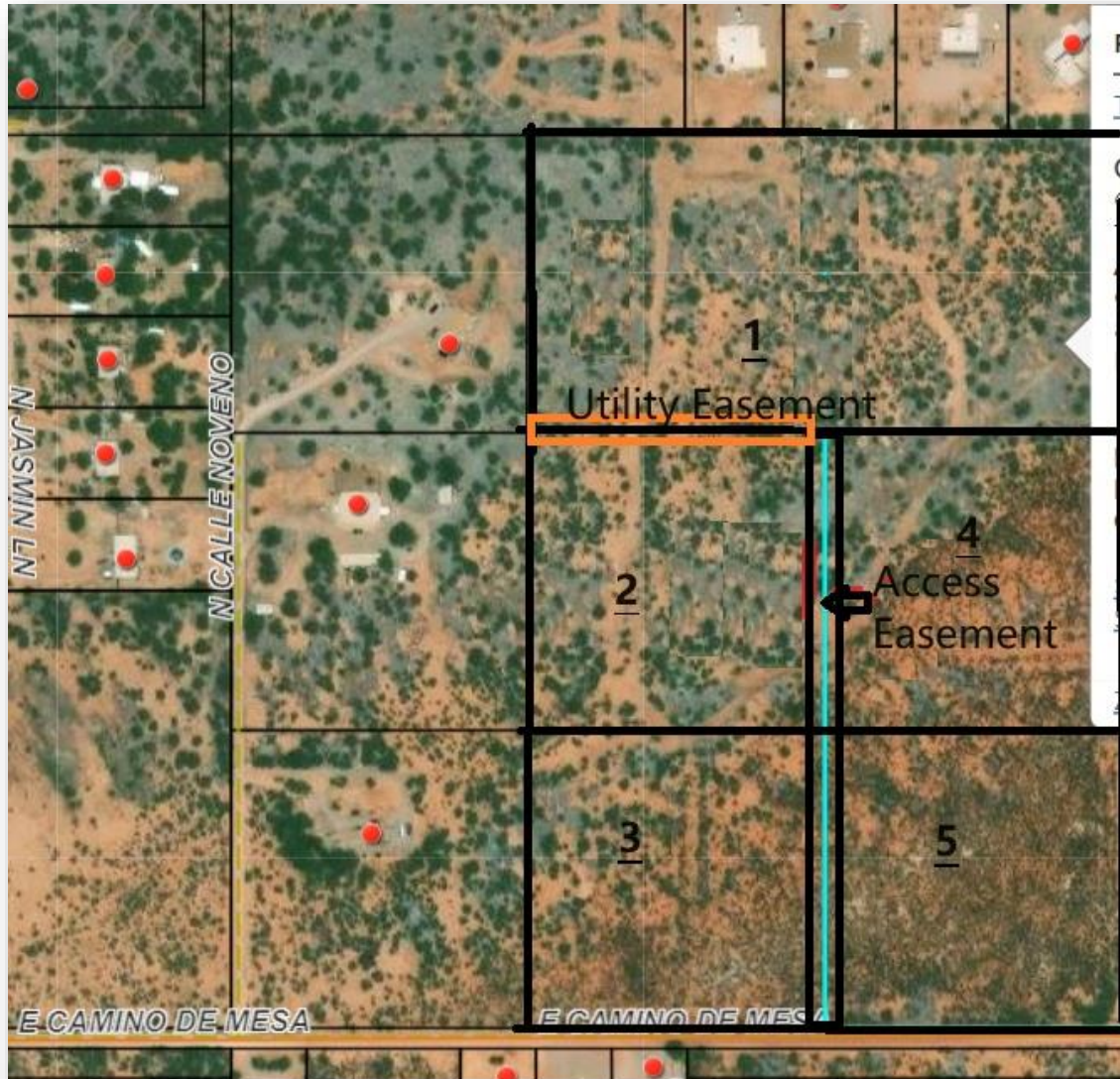
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Parcel: 10618009D

[Tax Info](#)

Owner:
CARLSON GARY A & BARBARA M JT LIV TRUST

Address:
C/O JAY CARLSON
407 BIGGIN HILL LN
LOUISVILLE, KY 40220

Acres: 12.88

Board of Supervisor: Peggy Judd - Dist 3

Election Precinct: 46 - WHETSTONE

County Zoning: R-18

[Street View courtesy of Google Maps](#)

[Street View courtesy of Bing](#)

[Zoom to](#) ...

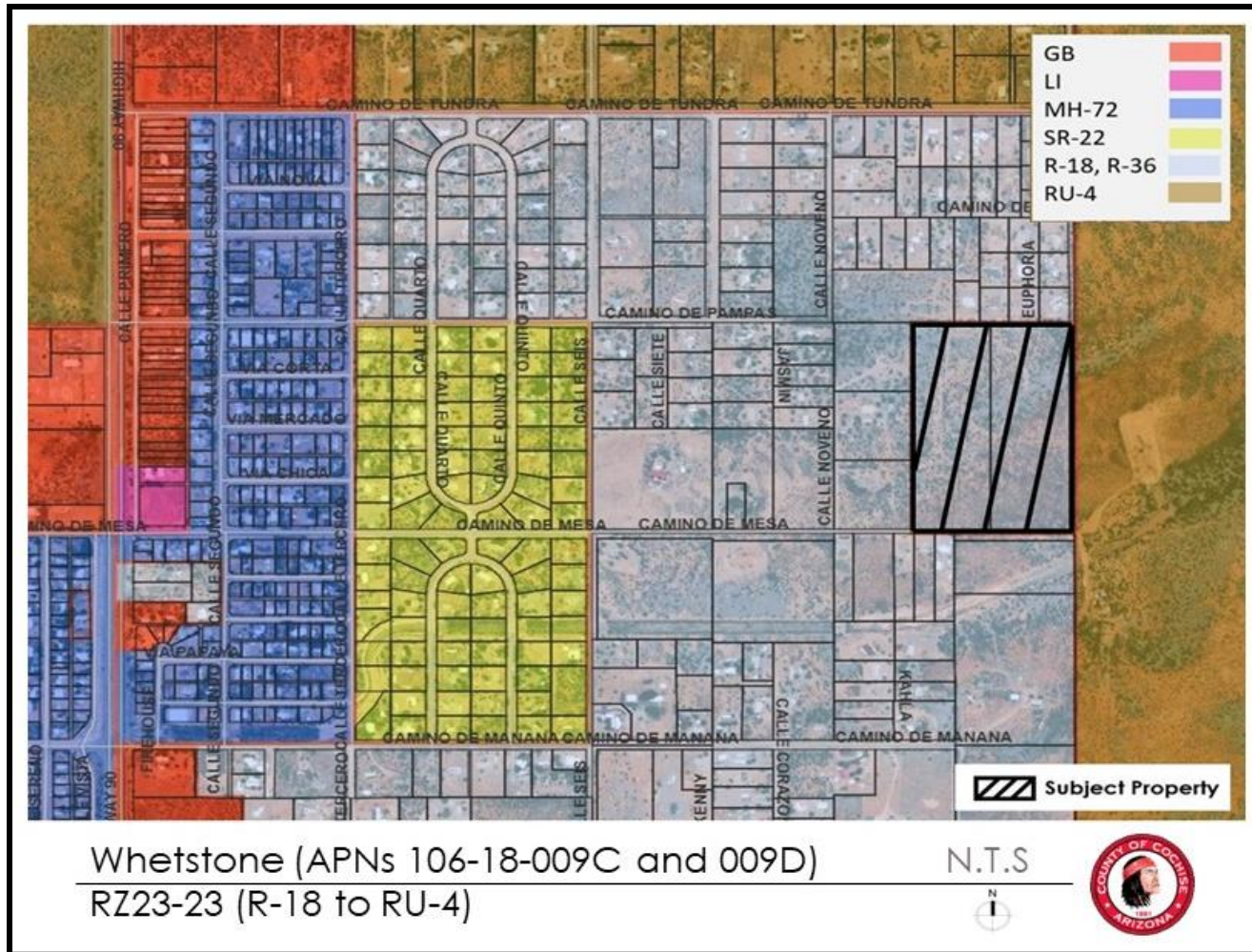
RU-4

Citizen Review / Public Notice

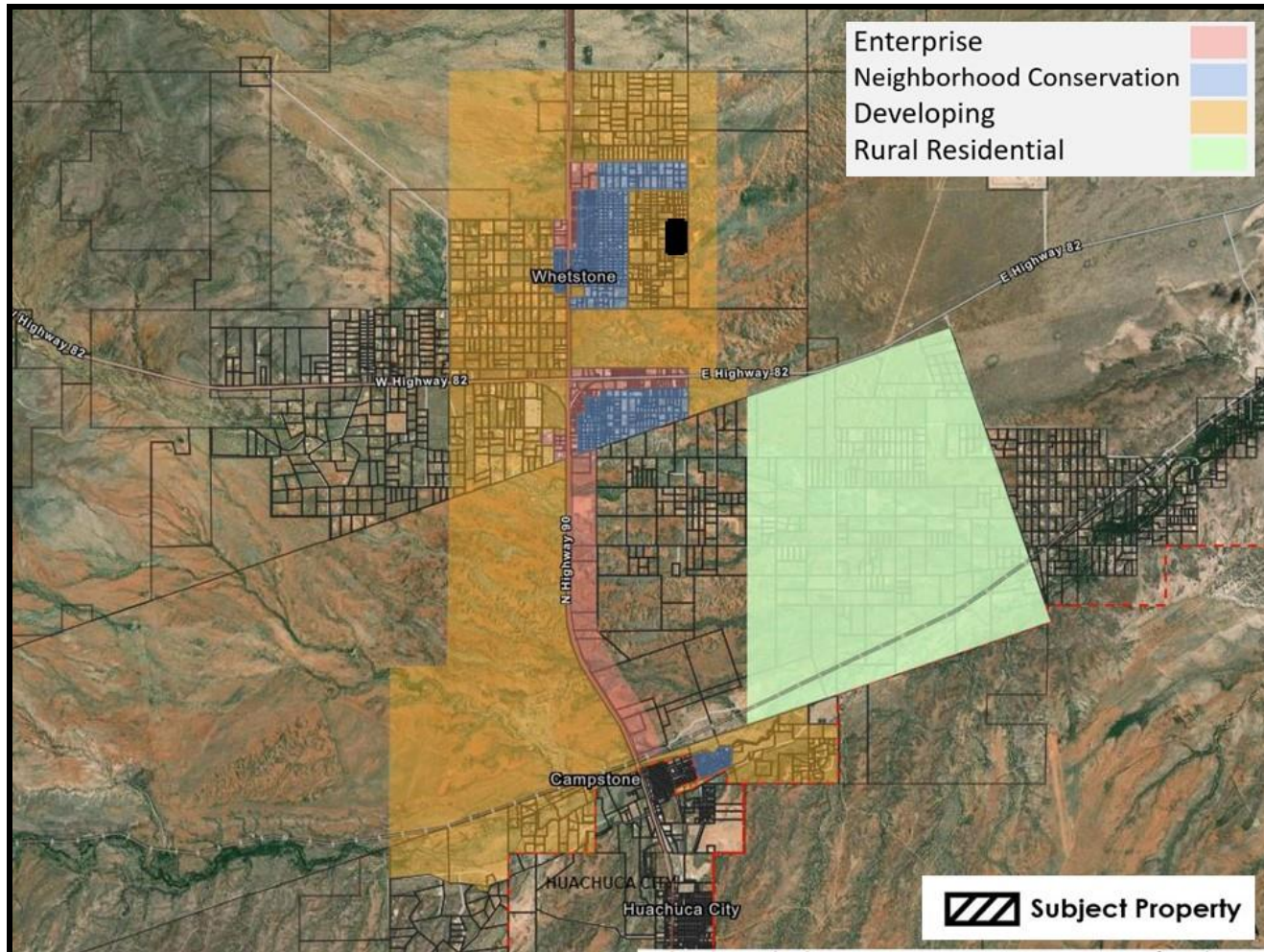
- 19 January
 - Applicant letters
- 20-21 February
 - Notices
 - Posting
 - Legal ad



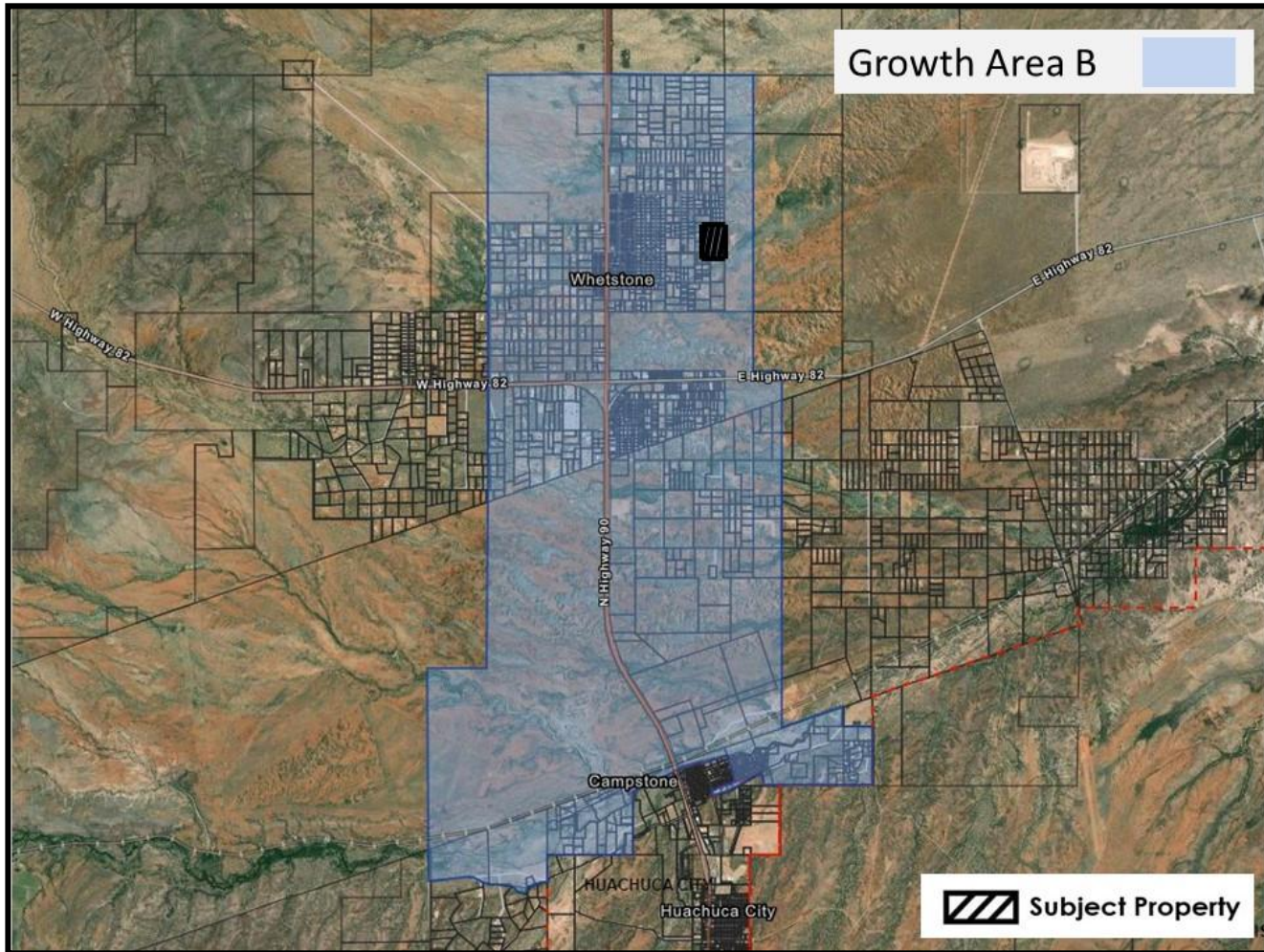
Property Location and Zoning



Plan Designation



Growth Area



Comprehensive Plan

- Land Use Designations
 - Developing
 - Non-rural growth; allows residential (lots two acres or less), business and industrial zoning districts; periodic re-evaluation
 - Rural Residential
 - Rural character; allows residential zoning districts only (lots two acres or more); non-residential uses are local scale

- Growth Areas
 - Category B
 - Rural to urban transition; residential lots one acre or less; community identify; adequate infrastructure; improved streets
 - Category D
 - Low growth rates; rural residential character; unimproved roads; limited services

Plan Amendment Criteria

- Pattern of growth no longer reflects type of growth expected under current designation: **Complies**
- Substantial changes have made development that conforms with existing designation undesirable: **Not Applicable**
- Extension of facilities and services have changed the type of development appropriate to the area: **Not Applicable**
- Substantial property owner support for proposed change: **Does Not Comply**
- 'Developing' designations should be changed if a distinguishable development pattern has emerged: **Complies**
- New designations should provide a harmonious transition between existing designations: **Does Not Comply**

Docket CPA23-04

Factors in Favor of Approval

- Growth pattern does not reflect ‘Developing’ land use designation
- ‘Developing’ designation should be changed if distinguishable development pattern has emerged

Factors Against Approval

- No substantial support from nearby property owners
- Amendments to ‘Rural Residential’ and ‘Growth Area D’ would disrupt existing land use designation patterns and not create a harmonious transition between existing designations

Rezoning Factors

- | | |
|---|------------------------|
| 1. Adequate site/concept plan: | Complies |
| 2. Comply with site development standards: | Complies |
| 3. Adjacent districts capable of development: | Complies |
| 4. Does not create nonconforming uses: | Complies |
| 5. Compatible with existing development: | Complies |
| 6. Rezone to more intense zoning district: | Not Applicable |
| 7. Adequate services and infrastructure: | Complies |
| 8. Traffic circulation: | Complies |
| 9. Development along major streets: | Not Applicable |
| 10. Infill compatibility: | Not Applicable |
| 11. Unique topographic features: | Not Applicable |
| 12. Water conservation: | Complies |
| 13. Public input: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Does Not Comply |

Docket RZ23-23

Factors in Favor of Approval

- Complies with 9 rezoning factors
- Downzone reduces allowable residential density

Factors Against Approval

- Opposition received from nearby property owners
- Proposed zoning allows non-residential uses that could be incompatible with adjacent residential uses (agricultural processing, utility installations, communication towers, outdoor recreational facilities)

Applicant Presentation / Discussion



Recommendations for Docket CPA23-04

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket CPA23-04 (7-0) at their March 13, 2024, meeting without conditions.

Based on the factors in favor of approval, Staff also recommends approval of Docket CPA23-04, amending Comprehensive Plan designations of 25.8 acres from ‘Developing’ to ‘Rural Residential’ and ‘Growth Area B (Community Growth Areas)’ to ‘Growth Area D (Rural Areas)’ the Factors in Favor of Approval constituting Findings of Fact.

Recommendations for Docket RZ23-23

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ23-23 (7-0) at their March 13, 2024, meeting without conditions.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ23-23, rezoning tax parcels 106-18-009C and 106-18-009D from R-18 to RU-4 the Factors in Favor of Approval constituting Findings of Fact.

Dockets CPA23-04 / RZ23-23 (Camino de Mesa)

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