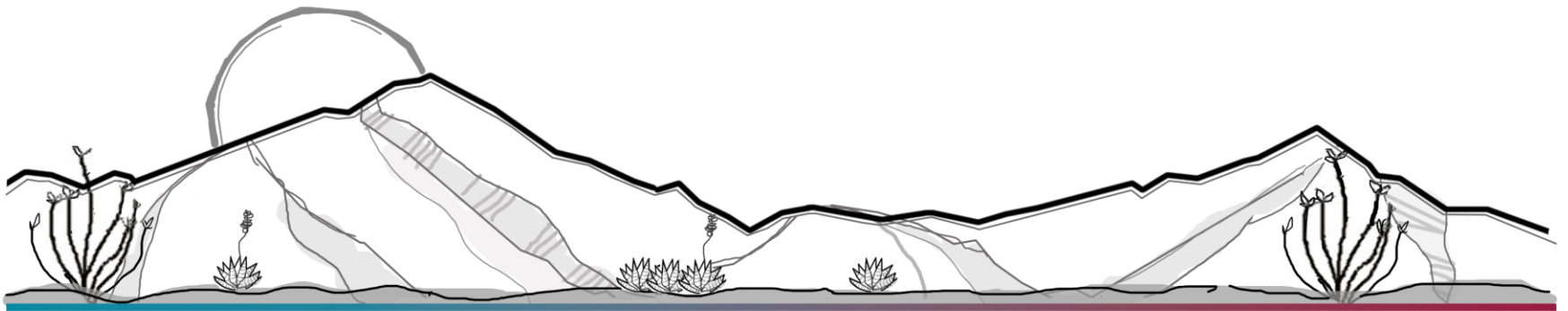


CPA23-04 / RZ23-23 (Camino de Mesa)

Planning and Zoning Commission
March 13, 2024



DEVELOPMENT SERVICES



Request

Applicant: Charles Blevins

Location: NW Corner Camino de Mesa and Sheila St
(APNs 106-18-009C and 106-18-009D)

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

Zoning Amendment: R-18 to RU-4

Existing Use: Undeveloped

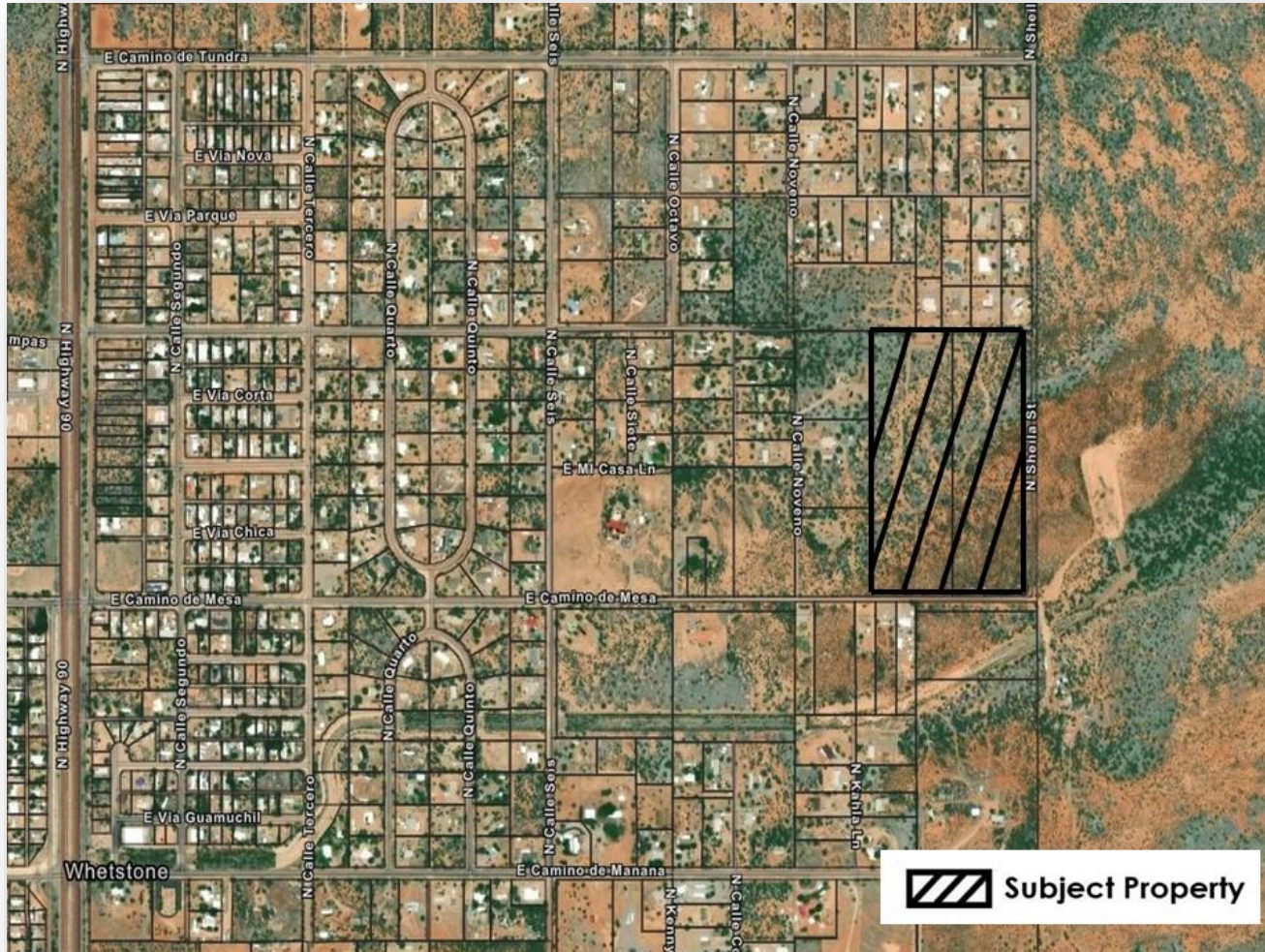
Proposed Use: Single Family Residential



Property Location



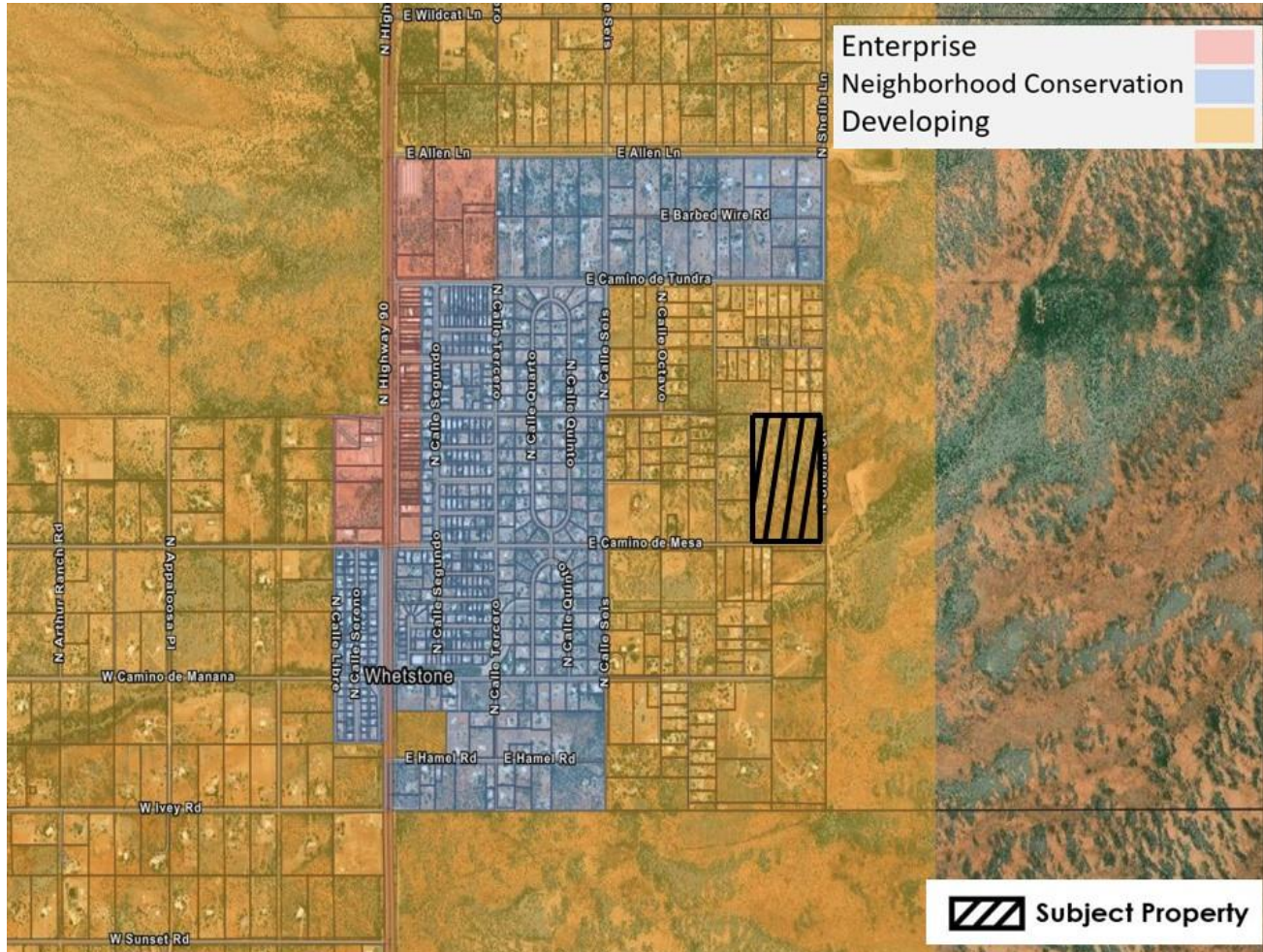
Property Location



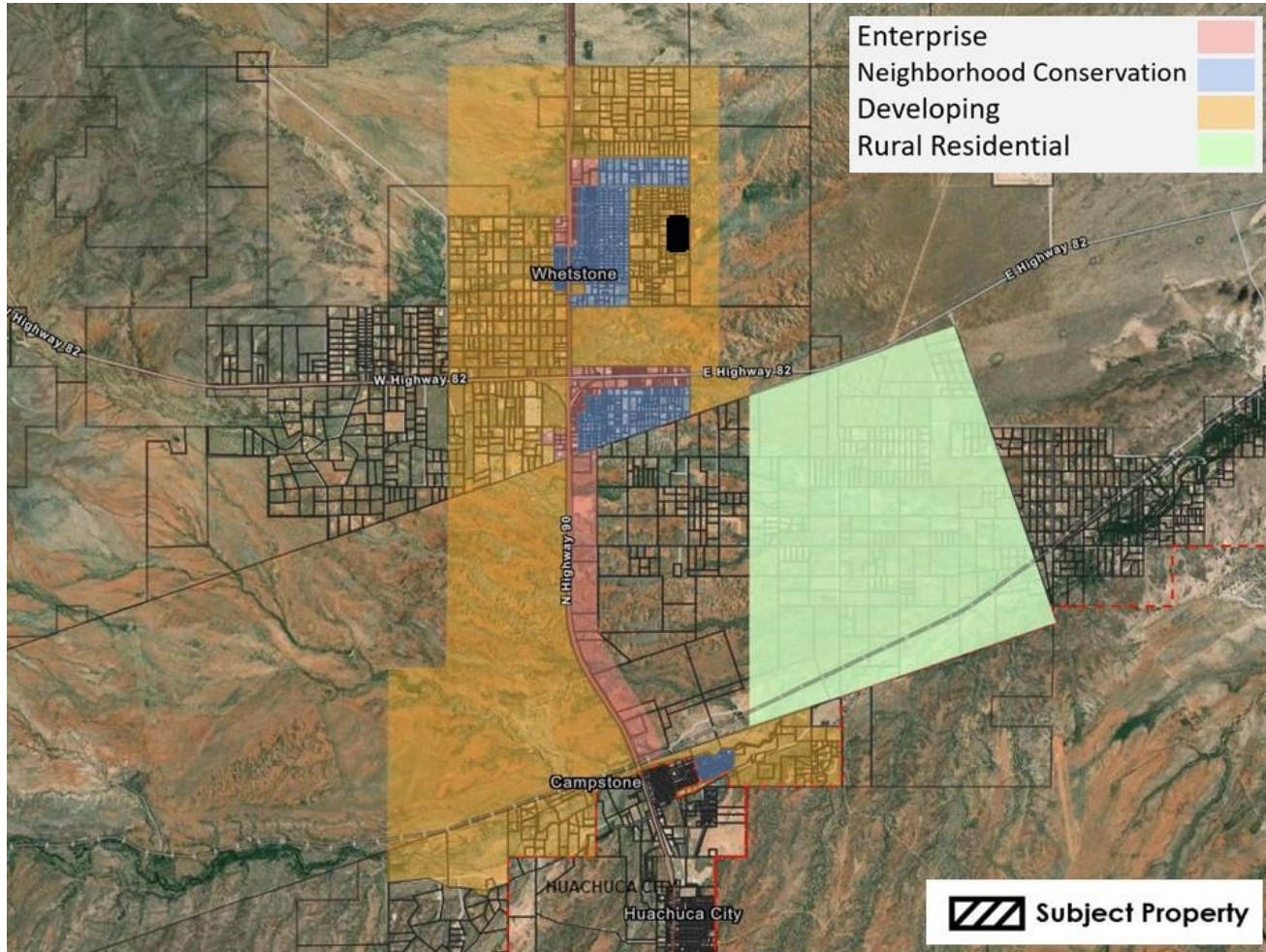
Zoning



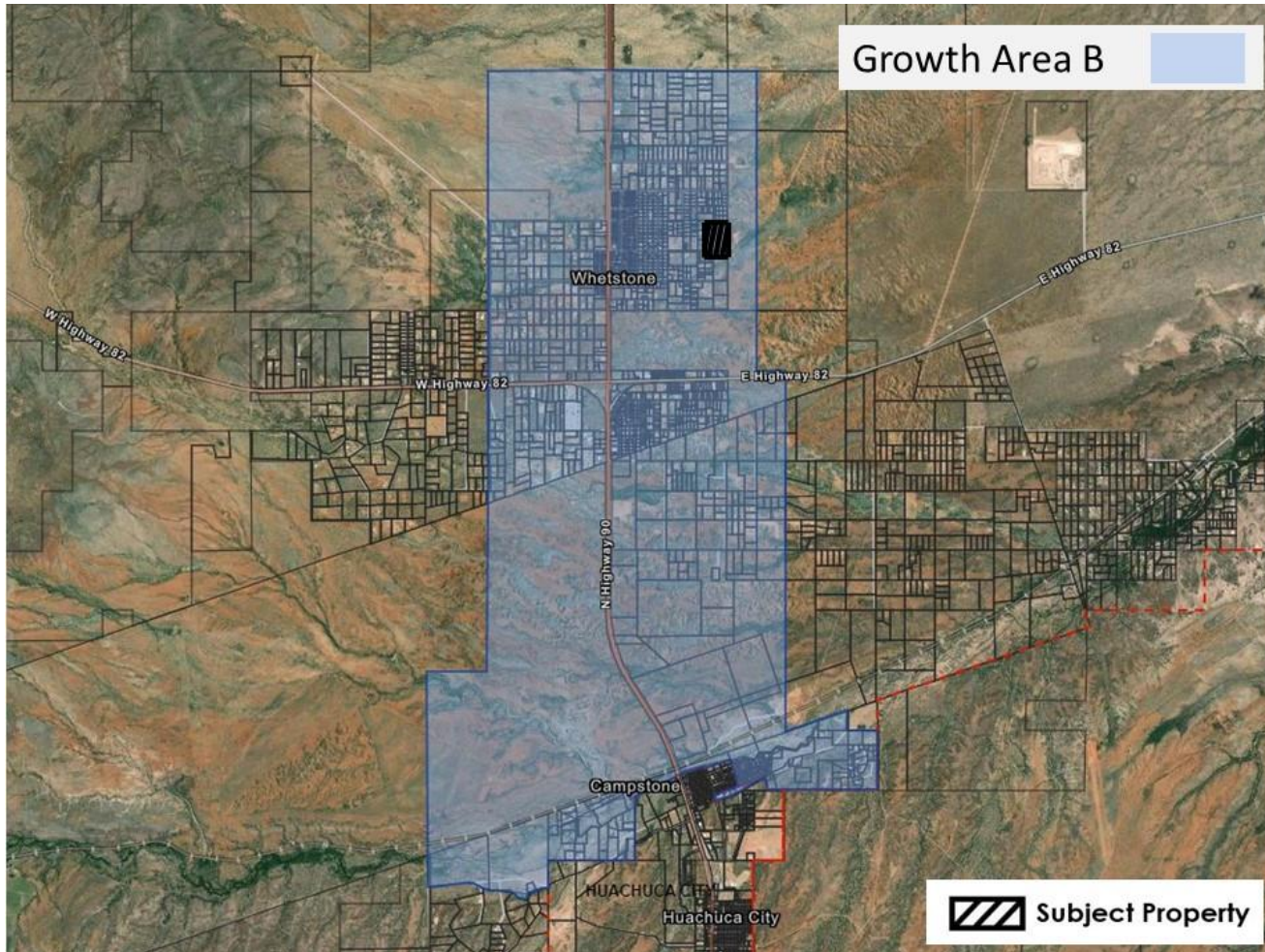
Plan Designation



Plan Designation



Growth Area



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Land Use Plan



Parcel: 10618009D

[Tax Info](#)

Owner:
CARLSON GARY A & BARBARA M JT LIV TRUST

Address:
C/O JAY CARLSON
4407 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](#) ...

Utility Easement

Access Easement

RU-4

Map labels: N JASMIN LN, N CALLE NOVENO, E CAMINO DE MESA

Plan Amendment

- Land Use Designations
 - Developing
 - Non-rural growth; mixed residential, business, industrial, agricultural uses; area in transition that should be periodically r-evaluated
 - Rural Residential
 - Residential development pattern on lots 2 acres or larger; intense uses not directly serving residents are not appropriate
- Growth Area Categories
 - Category B
 - Adjacent to urban growth; rural to urban transition; distinctive community identify; adequate infrastructure; residential lots of one acre or less; improved streets
 - Category D
 - Low growth rates; unimproved roads; low density, rural residential development; non-residential uses provide local 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**

Plan Amendment – Factors in Favor

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

Plan Amendment – Factors Against

- Does not have 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 |

DEVELOPMENT SERVICES

Rezoning – Factors in Favor

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

Rezoning – Factors Against

- Opposition received from nearby property owners
- Proposed zoning district allows non-residential uses that could be incompatible with adjacent residential uses

Citizen Review / Public Notice

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



DEVELOPMENT SERVICES

Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Dockets CPA23-04 and RZ23-23 to the Board of Supervisors with a recommendation of approval.

Sample Motion

Madam Chair, I move to recommend approval of Dockets CPA23-04 and RZ23-23 to the Board of Supervisors, amending Comprehensive Plan designations and zoning district classification of APNs 106-18-009C and 106-18-009D from Developing to Rural Residential; Growth Area B to Growth Area D; and rezoning from R-18 to RU-4, the Factors in Favor of Approval constituting Findings of Fact.

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

Planning and Zoning Commission
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