



Legislation Details (With Text)

File #: 22-0750 **Version:** 1 **Name:**
Type: Summary Public Hearing - 11:30 AM **Status:** Agenda Ready
File created: 8/23/2022 **In control:** Board of County Commissioners
On agenda: 9/27/2022 **Final action:**
Title: Z22-000002: Public Hearing to consider the Kirkland rezoning from the R-1a (single family residential) to the R-1c (single family residential) zoning district on parcel number 20077-005-000, 15326 US HWY 301.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Application, 2. Staff report, 3. Resolution, 4. Presentation

Date	Ver.	Action By	Action	Result
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Agenda Item Name:

Z22-000002: Public Hearing to consider the Kirkland rezoning from the R-1a (single family residential) to the R-1c (single family residential) zoning district on parcel number 20077-005-000, 15326 US HWY 301.

Presenter:

Mehdi Benkhatar, 352-374-5261

Description:

A request by Charles and Denise Kirkland, owners, to rezone from the 'R-1a' (Single Family Residential) district to the 'R-1c' (Single Family Residential) district with a Lochloosa Rural Cluster land use designation. The parcel is approximately 0.23 acres on parcel number 20077-005-000 located at 15326 SE US Highway 301.

Recommended Action:

Staff recommends that the Board of County Commissioners **approve** Z22-000002 with the bases as listed in the staff report.

Prior Board Motions:

None.

Fiscal Consideration:

Sufficient funds exist to advertise public hearing in account 008.65.6500.554.49.04.

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

This application is a request to rezone from the R-1a (single-family residential) zoning district to the R-1c (single-family residential) zoning district. The purpose of this rezoning is to allow for the replacement of a mobile home. Mobile homes are not a permitted use in the R-1a district.

Several parcels along Lake Lochloosa have R-1c zoning, indicating that they may have historically had mobile homes present prior to the establishment of the County's first Comprehensive Plan. This particular parcel has an unclear permitting history. In 1972 a rezoning request to rezone from R-1a to R-1c was denied permitting from the Health Department based on the site being located in a flood zone and concerns of water quality impacts to Lake Lochloosa. Similarly, in 1973 a building permit for a frame house was denied for the same reason. However, for reasons unknown, a mobile home was placed on this parcel along with a well and septic tank. The mobile home has been on site since 1973.