



## Legislation Text

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**File #:** 22-0750, **Version:** 1

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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.