

**Board of Zoning Adjustment
Staff Report**
May 2, 2022



Case No.	21-CUP-0195
Project Name	Regency Park KOA
Location	8816 – 8820 W Manslick Road, & Parcel 104900700000
Owner	CAT VVB, LLC
Applicant	Derek Triplett – Land Design & Development, Inc.
Jurisdiction	Louisville Metro
Council District	25 – Amy Holton Stewart
Case Manager	Zach Schwager, Planner I

REQUEST

Conditional Use Permit to allow a Recreational Vehicle Park in the R-4 and R-5 Residential Single Family zoning district, Land Development Code (LDC) 4.2.12.

CASE SUMMARY / BACKGROUND

The subject property is located on the west side of W. Manslick Road between 3rd Street Road and Greyling Drive. The subject property is zoned R-4 and R-5 Residential Single Family and is in the Neighborhood Form District. The adjoining properties are zoned R-4, R-5, and C-1 Commercial in the Neighborhood Form District.

The existing property used to be a mobile home park and the applicant proposes to use the property as a Recreational Vehicle Park with 108 spaces for Recreational Vehicles. The applicant is also proposing to use the existing structure located at 8816 W. Manslick Road as a visitor center, to construct a 1,056 sq. ft. community building, and provide recreational open space. The park will be open to the public but will require a fee upon entry.

STAFF FINDINGS

There are seven listed requirements and all will be met. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a Conditional Use Permit for a Recreational Vehicle Park as established by the Land Development Code.

TECHNICAL REVIEW

The plan has received preliminary approval from Transportation Planning, MSD, Urban Design, and Louisville Metro Emergency Services.

RELATED CASES

19-ZONE-0091 – Zoning change from R-4 to R-5A Residential Multi-Family that was approved by Planning Commission on January 7, 2021 but was denied by Metro Council.

INTERESTED PARTY COMMENTS

Staff was contacted by the Legislative Assistant of council district 14 to notify staff of the council district change for the subject property.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

1. Is the proposal consistent with applicable policies of the Comprehensive Plan?

STAFF: The proposal is consistent with the Comprehensive Plan in that it is using an existing structure and does not create significant additional burdens on public infrastructure.

2. Is the proposal compatible with surrounding land uses and the general character of the area, including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting and appearance?

STAFF: The proposal is compatible with surrounding land uses.

3. Are necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation adequate to serve the proposed use?

STAFF: Public facilities are adequate to serve the site.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?

4.2.12 Camping Areas and Recreational Vehicles Parks, Public and Private

Camping Areas and Recreational Vehicles Parks, Public and Private may be allowed in any district upon the granting of a Conditional Use Permit, on a property with a minimum of ten acres, and in compliance with the following requirements:

A. Buffer Strips - An open space buffer strip shall be maintained along all property lines in which campfires, or any other camping appurtenances shall not be located. The open space buffer strip shall be a minimum of 10 feet along any side or rear property line and a minimum of 30 feet along any front or street side property line.

STAFF: This requirement is met. The plan shows a 10 ft. buffer along all side and rear property lines and 30 ft. on the front.

B. Signs - Except in districts where signs are allowed, there shall be no more than one non-illuminated sign not to exceed 30 square feet in area, with a maximum height of 10 feet, located at the major entrances.

STAFF: This item will be met. There is no proposed signage on the plan.

C. Traffic Impacts - Facilities shall be located and designed so that no entrance or exit shall require movement of traffic to or from the camping area or park through a recorded single-family subdivision.

STAFF: This item is met. There is direct access from the camping area to W. Manslick Road.

D. Limits on Periods of Use - No property, camp, or individual camp site shall be sold or leased for a longer period than one month, that does not conform to the minimum lot area established for the district

in which it is located or to a minimum lot area of 6,000 square feet for a district having no minimum lot area.

STAFF: This item must be met.

E. Trash and Garbage Collection - The RV Park or Camping Area Management shall be responsible for internal trash and garbage collection. Central trash collection points shall be completely screened from view from outside the park.

STAFF: This item will be met. There are four proposed dumpsters that will be enclosed and screened from view from outside the park.

F. Health and Safety - Parking pads for recreational vehicles and individual camp sites shall not be exposed to conditions that create hazards to the property or the health or safety of the occupants. No portion of the park or camping area subject to flooding or subsidence shall be used for any purpose which would expose persons or property to hazards.

STAFF: This item must be met.

G. Vehicular Use Areas - Vehicular use areas shall be paved and shall be clearly marked as to internal circulation and direction of travel. Pavement widths for travel lanes shall be as follows:

1. One-way Travel Lane - 18 Feet
2. Two-way Travel Lane - 24 Feet
3. Cul-de-sac Diameter - 80 Feet

STAFF: This item is met. The traffic lanes are marked and are all two-way and at least 29 ft. in width.

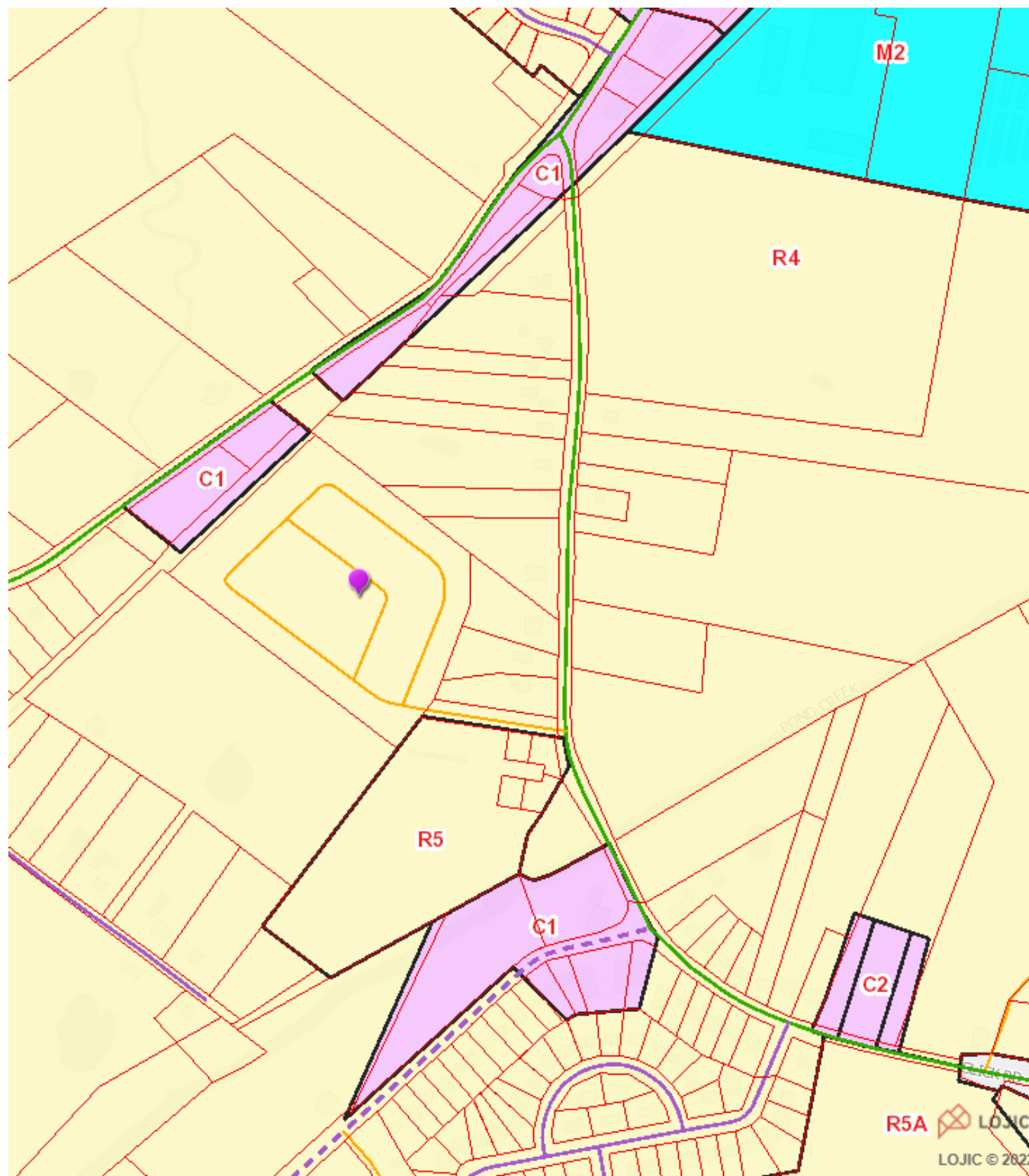
NOTIFICATIONS

Date	Purpose of Notice	Recipients
9/20/2021	Neighborhood Meeting	1st and 2nd tier adjoining property owners Registered Neighborhood Groups for Council District 25
4/13/2022 4/18/2022	Hearing before BOZA	1st and 2nd tier adjoining property owners Registered Neighborhood Groups for Council District 25 Sign Posting

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Plan 2040 Checklist
4. Conditions of Approval

1. Zoning Map



2. Aerial Photograph



3. Plan 2040 Checklist

2040 Checklist

Conditional Use Permit Checklist

+ Meet policy

- Does not meet policy

+/- Meets/Does not meet some portion of policy

NA – Not applicable

NIS – Information needed

Policy#	Plan Element or Portion of Plan Element	Staff Finding	Comments
Community Form – Goal 1			
4.	Ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects.	+	The applicant is proposing to construct 108 spaces for recreational vehicles and will use the existing drive lanes.
11.	Ensure setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet Form District guidelines.		
12.	Design parking, loading and delivery areas located adjacent to residential areas to minimize adverse impacts from noise, lights, and other potential impacts. Ensure that parking, loading and delivery is adequate and convenient for motorists and does not negatively impact nearby residents or pedestrians. Parking and circulation areas adjacent to the street shall be screened or buffered. Use landscaping, trees, walls, colonnades or other design features to fill gaps along the street and sidewalk created by surface parking lots. Encourage the placement of parking lots and garage doors behind or beside the building rather than facing the street. The use of alleys for access to parking lots is encouraged, especially in Downtown Louisville, Urban Center Neighborhoods, Traditional Neighborhoods and Traditional Marketplace Corridors. Encourage elimination or reduction of parking minimums in areas readily accessible to transit routes.	+	Transportation Planning has reviewed and preliminarily approved the plan.

Policy#	Plan Element or Portion of Plan Element	Staff Finding	Comments
14.	Ensure that signs are compatible with the Form District pattern and contribute to the visual quality of their surroundings. Promote signs of a size and height adequate for effective communication and conducive to motor vehicle safety. Encourage signs that are integrated with or attached to structures wherever feasible; limit freestanding signs to monument style signs unless such design would unreasonably compromise sign effectiveness. Give careful attention to signs in historic districts, parkways, scenic corridors, design review districts and other areas of special concern. For freestanding signs in multi-lot the number of signs by including signage for each establishment on the same support structure and encourage consistent design (size, style, and materials).	NA	
17.	Mitigate adverse impacts of traffic from proposed development on nearby existing communities.	+	Transportation Planning has reviewed and preliminarily approved the plan.
18.	Mitigate adverse impacts of noise from proposed development on existing communities.	+	The proposal will follow the noise ordinance.
19.	Mitigate adverse impacts of lighting from proposed development on nearby properties, and on the night sky.	+	Site lighting will LDC requirements.
Goal 2 Community Facilities			
3.	Ensure that all development has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams as determined by the Metropolitan Sewer District (MSD).	+	MSD has reviewed and preliminarily approved the plan.

4. Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan, including all notes thereon. No further development shall occur on the site without prior review by and approval of the Board.
2. The Conditional Use Permit shall be exercised as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used as a Recreational Vehicle Park without further review by and approval of the Board.
3. Prior to lawful commencement of the Recreational Vehicle Park use the applicant shall obtain all permits and necessary approvals required by the Office of Construction Review and other governmental agencies.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit (NOTE: Alteration and demolition to be used for sites within an historic preservation district, national register site, or other historic building) is requested the development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.