

JANUARY 13, 2011

200 WILLIAMSBURG SQ

ZONE CHANGE

From: B-4 General Business	
To: R-1A Single-Family Residential	
Proposed Use: Retention Basin	
Acreeage: 1.686 acres	
Applicant: City of Owensboro (1101.1796)	
Surrounding Zoning Classifications:	
North: B-4	South: R-1A
East: B-4	West: B-4

Proposed Zone & Land Use Plan

The applicant is seeking an R-1A Single-Family Residential zone. The subject property is located in a Business Plan Area, where single-family residential uses are appropriate in very-limited locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns – Building and lot patterns should conform to the criteria for “**Urban Residential Development**” (D6).

(b) Existing, expanded or new sanitary sewers – Urban Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be property established.

(c) Only logical expansions – In Business plan areas, completely new locations of Urban Low-density Residential use should not be established. However, existing areas of this use may be expanded onto contiguous land.

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject property is not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is partially located in a special flood hazard area per FIRM Map 21059CO276 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

Urban Services

All urban services, including sanitary sewers, are available to the site.

Development Patterns

The subject property has been converted to a detention basin by the City of Owensboro as part of storm water improvements to the Harsh Ditch drainage system. The detention basin adjoins Owensboro Christian Church, commercial development along Veach Road and residential development on Dixiana Drive to the south.

As stated in the applicant’s findings, the detention basin is part of the city’s storm water master plan and should reduce flooding along the Harsh Ditch corridor. The property at 715 Dixiana Drive is also part of the basin and the applicant proposed to submit a consolidation plat if the zoning is approved to consolidate the tracts that comprise the basin into a single tract.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan for single-family development although the use of the property is a detention basin instead of single-family residential development. All urban services are available to the site including sanitary sewer service. The subject property is also a logical expansion of existing R-1A Single-Family Residential zoning located south of the subject property.

Planning Staff Recommendations

The planning staff recommends approval subject to the findings of fact that follow:

Findings of Fact:

1. Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;
2. The subject property is located in a Business Plan Area, where single-family residential uses are appropriate in very-limited locations;
3. Sanitary sewer service is available to the subject property;
4. The proposal is a logical expansion of existing R-1A Single-Family Residential zoning located south of the subject property;
5. The city’s detention basin on the subject property benefits the community by reducing flooding along Harsh Ditch and is party of the storm water master plan; and,
6. The zoning change is needed to allow the consolidation of all tracts that comprise the detention basin.