

JUNE 8, 2006

PORTION OF 1686 WRIGHTS LANDING RD

ZONE CHANGE

From: A-R Rural Agriculture		
To: R-1A Single-Family Residential		
Proposed Use: Single-Family Residential		
Acreage: 0.197		
Applicant: Terry and Sylvia Sweatt, Brad Cornell (0606.1648)		
Property Zone Existing Use	to North A-R Wooded, Pasture	
to West A-R, R-1A Residential, Wooded Lot	Subject A-R ⇌ R-1A Wooded Land	to East R-1A Residential, Vacant Lot
	to South R-1A Residential, Vacant Lot	

GENERAL LAND USE CRITERIA Apply, if marked below:

Described in Comprehensive Plan on pages 445-448

Environmental ☒

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- ☒ **E4** Soils
- E5** Plant & Animal Life

Urban Services ☒

- ☒ **U1** Roadway Capacity
- ☒ **U2** Electricity Supply
- ☒ **U3** Water Supply
- ☒ **U4** Stormwater Disposal
- ☒ **U5** Sanitary Sewage Disposal

Development Patterns ❖

- D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- D3** Intersection & Driveway Spacing
- D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- ❖ **D6** Residential Development
- D7** Non-Residential Development
- D8** Building Quality

Proposed Zone & Land Use Plan

The applicant is seeking an R-1A Single-Family Residential zone. The subject property is located in a Rural Community Plan Area where urban low-density residential uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

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

Applicant's Findings

The subject property is located in a Rural Community Plan Area where urban small-lot residential land uses are appropriate in limited locations.

The applicant, Brad Cornell, proposes to convey the subject property, a 0.197 acre parcel located at 1686 Wright’s Landing Road, to Terry Sweatt who is the adjoining property owner to the south. It is the intention of the applicant and Terry Sweatt to file a division/consolidation plat to sever the subject property from 1686 Wright’s Landing Road and consolidate it with Mr. Sweatt’s property located at 1651 Barclay Avenue (also known as Lot 80 Royal Summit Estates, Unit 2). In order to make this division/consolidation possible the subject property must be rezoned from A-R to R-1A.

Specific Land Use criteria applicable to this application are as follows:

- a) Building and lot patterns should conform to the criteria for “Urban Residential Development.”

The subject property will be consolidated with an existing lot and be consistent with “Urban Residential Development.”

- b) Existing, expanded or new sanitary sewers.

Sanitary sewer service is currently available to the subject property.

Planning Staff Review

The subject property is located in the 1600 block of Wrights Landing Road. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA

Environment

According to a study prepared by the US Department of Agriculture Soil Conservation Service dated March 6, 1990, it appears that the subject property is not located in a wetlands area. The subject property is not located in a special flood hazard area per FIRM Map 21059CO165C. It appears that the subject property is not designated as prime agricultural land according to the "Important Farmlands" map created by the US Department of Agriculture Soil Conservation Service dated March 1980. The developer is responsible for obtaining permits as may be required by the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

It appears that the subject property is outside the Owensboro Wellhead Protection area according to a map created by the GRADD office dated March 1999.

Urban Services

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

Development Patterns

The subject property is located in an area of mixed single-family residential uses and large lot agricultural uses. The property to the north is zoned A-R and is a large tract of wooded and pasture land. The property to the east, south and west is primarily zoned R-1A and is part of the Summit Estates subdivision.

As the applicant stated, the intent of the rezoning is to divide a small portion of the larger agricultural tract to consolidate it with an existing lot in the Summit. The applicant has submitted a minor subdivision plat for this purpose and submitted a revised preliminary plat/final development plan for the overall Summit development in conjunction with this rezoning.

SPECIFIC LAND USE CRITERIA

The proposed zoning change meets the requirements of the Comprehensive Plan. The subject property will be consolidated with an existing lot in the Summit subdivision and will be consistent with urban residential development criteria. Also, as the applicant stated, all urban services, including sanitary sewer, are available to the site.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan. The condition and findings of fact that support this recommendation include the following:

Condition: Submission and approval of a division and consolidation plat and amended development plan by the OMPC.

Findings of Fact:

1. The subject property is located in a Rural Community Plan Area where urban low-density residential uses are appropriate in limited locations;
2. The subject property will be consolidated with an existing lot within the Summit subdivision;
3. The proposal will meet the criteria for urban residential development; and,
4. Sanitary sewer service is available to the subject property.