

JUNE 9, 2011**4607 GOETZ DR****ZONE CHANGE**

From: B-4 General Business	
To: R-3MF Multi-Family Residential	
Proposed Use: Multi-Family Residential	
Acreage: 1.001	
Applicant: Dr. Gary Givens; Bertha Goetz Estate (1106.1807)	
Surrounding Zoning Classifications:	
North: B-4	South: B-4
East: R-3MF	West: P-1

Proposed Zone & Land Use Plan

The applicant is seeking an R-3MF Multi-Family Residential zone. The subject property is located in a Business Plan Area, where urban mid-density 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 Mid-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

(c) Logical expansions – Existing areas of Urban Mid-density Residential uses may be expanded onto contiguous land. An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

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 not located in a special flood hazard area per FIRM Map 21059CO257 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 is a vacant tract located in an area of multi-family residential, vacant commercial and a school. Although the subject property is zoned B-4 General Business, no commercial development has taken place. The property to the east was rezoned from B-4 General Business to R-3MF Multi-Family Residential in 2005. The applicant proposes to construct an eight unit apartment building on the subject property.

In the vicinity of the subject property Goetz Drive is classified as a major collector roadway with a 250 foot drive spacing standard, 60 foot building setback and 30 foot roadway buffer. Since there is not sufficient frontage along Goetz Drive to meet the minimum spacing standard, no access shall be permitted to Goetz Drive.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. Sanitary sewer service is available to the subject property and the proposal is a logical expansion of existing R-3MF Multi-Family Residential located immediately east of the subject property.

Planning Staff Recommendations

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

Condition: No access shall be permitted to Goetz Drive. Access shall be limited to Sydney Lane only.

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 urban mid-density residential uses are appropriate in very-limited locations;
3. Sanitary sewer service is available for extension to the site; and,
4. The proposal is a logical expansion of existing R-3MF Multi-Family Residential zoning located immediately east of the subject property.