

**JUNE 9, 2011**

**6701 BLK HIGHWAY 405**

## ZONE CHANGE

<b>From:</b> B-4 General Business
<b>To:</b> R-1C Single-Family Residential
<b>Proposed Use:</b> Single-Family Residential
<b>Acreage:</b> 1.848
<b>Applicant:</b> Image Builders, LLC (1106.1808)
<b>Surrounding Zoning Classifications:</b>
<b>North:</b> A-R <b>South:</b> R-1C, R-3MF
<b>East:</b> R-3MF, B-4 <b>West:</b> A-U

## Proposed Zone & Land Use Plan

The applicant is seeking an R-1C Single-Family Residential zone. The subject property is located in a Business Plan Area, where urban low-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 Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly 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 not located in a special flood hazard area per FIRM Map 21059CO135 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 primarily single-family residential and agricultural uses. Although the subject property, and a portion of the adjoining property to the east, is zoned B-4 General Business, no commercial development has taken place.

The applicant proposes to develop 12 single-family residential lots. Due to the roadway classifications of both Wrights Landing Road and Highway 405, both major collector roadways with a 250 foot access spacing standard, the applicant proposes to construct private alley access for the tracts with a single access point to Wrights Landing Road and a single access point to Highway 405. The homeowner's association will be required to maintain all private alleys and/or roadways. A major subdivision preliminary plat/final development and final plat will be required as part of the development process.

## 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-1C Single-Family Residential located immediately south of the subject property.

## Planning Staff Recommendations

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

**Condition:** Access to Highway 405 and Wrights Landing Road shall be in compliance with the requirements of the access management manual.

## 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 low-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-1C Single-Family Residential zoning located immediately south of the subject property.