

DECEMBER 8, 2011

PORTION OF 4300 BLK HIGHWAY 54

ZONE CHANGE

From:	B-4 General Business R-1C Single-Family Residential
To:	R-3MF Multi-Family Residential
Proposed Use:	Multi-Family Residential
Acreage:	3.81+/-
Applicant:	Lake Forest Community, LLC (1112.1821)
Surrounding Zoning Classifications:	
North:	A-U, R-3MF, B-4
East:	B-4, R-1C
South:	R-1C
West:	R-1C

Proposed Zone & Land Use Plan

The applicant is seeking a R-3MF Multi-Family zone. The subject property is located in an Urban Residential Plan Area where urban mid-density residential uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

- Building and lot patterns** – Building and lot patterns should conform to the criteria for “**Urban Residential Development**” (D6).
- 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 property established.
- Logical expansion** – 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.
- New locations near major streets** – In Urban Residential plan areas, new locations of Urban Mid-density Residential use should be “**major-street-oriented**” (D2).

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 21059CO281 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 currently an undeveloped parcel along Highway 54 in the vicinity of the Lake Forest residential subdivision and the Millers Miller commercial property. The majority of the property is currently zoned B-4 General Business while a small sliver is zoned R-1C. The R-1C portion is a narrow strip of common area within Lake Forest. The applicant has submitted revised preliminary plats for the subject property.

The applicant’s proposal is for multi-family residential along the south side of Spring Hill Drive. Spring Hill Drive connects with both Springview Drive and Lake Forest Drive that intersect with Highway 54. No new direct access to Highway 54 is proposed as part of this development. With no additional access proposed to Highway 54, the proposed rezoning should not overburden the capacity of roadways or other necessary urban services that are available in the vicinity.

Since the proposed use is multi-family residential with multiple buildings, a final development plan will be required. The final development plan will show the building layout, required parking, spillover parking and all other site development requirements. A ten foot landscape buffer with a six foot element and one tree every 40 linear feet will be required along the east property line where adjoining commercial zoning.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan. Sanitary sewer service is currently available and the proposal for multi-family residential use is consistent with the criteria for urban residential development. The subject property is located near major streets via Springhill Drive, Springview Drive and Lake Forest Drive which connect the subject property to Highway 54. The proposal will serve as a buffer on the south side of Springhill Drive between the established Lake Forest subdivision and the commercial property on the north side of Springhill Drive.

Planning Staff Recommendations

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

Condition – Approval of the amended preliminary plat for Lake Forest subdivision and the preliminary plat for Millers Mill Plaza.

Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;

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2. The subject property is located in an Urban Residential Plan Area where urban mid-density residential uses are appropriate in limited locations;
 3. The proposed multi-family residential use is consistent with the criteria for urban residential development;
 4. Sanitary sewer service is currently available to the subject property;
 5. The subject property is located near major streets with indirect access to Highway 54 via Springhill Drive, Springview Drive and Lake Forest Drive, and,
 6. The proposal will serve as a buffer between Lake Forest subdivision to the south and the commercial development to the north of the subject property.