

JUNE 14, 2012

4521 GOETZ DR**ZONE CHANGE**

From: B-4 General Business	
To: R-3MF Multi-Family Residential	
Proposed Use: Multi-Family Residential	
Acreage: 6.006	
Applicant: Dr. Gary Givens; Alterra Healthcare Corp. (1206.1841)	
Surrounding Zoning Classifications:	
North: A-U	South: R-3MF
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 an Urban Residential Plan Area where urban mid-density residential uses are appropriate in 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 wetland 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 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, commercial, agricultural and a school. Although the subject property is zoned B-4 General Business, no commercial development has taken place. The property to the south was rezoned from B-4 General Business to R-3MF Multi-Family Residential in 2011. The applicant proposes to construct several apartment buildings 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. An access drive for the school is located directly across from the subject property and the access for the subject property lines up with the access for the school as shown on the conceptual layout submitted with this application.

Required parking for residents and spillover parking shall be provided in accordance with the zoning ordinance. Appropriate vehicular use area screening shall be installed in accordance with the zoning ordinance as well. All vehicular use areas are to be paved.

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 south and east of the subject property. With a single access pint in alignment with the school drive, the proposal should not overburden the capacity of roadways and other necessary urban services in the affected area.

Planning Staff Recommendations

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

Condition: Access shall be in alignment with the existing access for the school as shown on the conceptual layout submitted.

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 an Urban Residential Plan Area, where urban mid-density residential uses are appropriate in limited locations;
3. Sanitary sewer service is available for extension to the site;
4. The proposal is a logical expansion of existing R-3MF Multi-Family Residential zoning located immediately south and east of the subject property; and,
5. With a single access to Goetz Drive in alignment with the school drive, the proposal should not overburden the capacity of roadways and other necessary urban services in the affected area.