

**NOVEMBER 8, 2012**

**4460, 4470, 4540 SPRINGHILL DR**

## ZONE CHANGE

<b>From:</b>	B-4 General Business R-1C Single-Family Residential
<b>To:</b>	<b>R-3MF Multi-Family Residential</b>
<b>Proposed Use:</b>	Multi-Family Residential
<b>Acreage:</b>	3.628+/-
<b>Applicant:</b>	Lake Forest Community, LLC (1211.1856)
<b>Surrounding Zoning Classifications:</b>	
<b>North: R-3MF</b>	<b>South: R-1C</b>
<b>East: B-4</b>	<b>West: R-1C</b>

## Proposed Zone & Land Use Plan

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

## 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 three undeveloped parcels on the south side of Springhill Drive in the vicinity of the Lake Forest and Tanglewood residential subdivisions 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 a minor subdivision plat to consolidate the subject properties into a single tract.

The applicant’s proposal is for multi-family residential along the south side of Spring Hill Drive. A rezoning to R-3MF Multi-Family Residential was approved by the OMPC at the December 8, 2011, meeting for the adjacent property to the northwest. 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, project boundary buffer and all other site development requirements.

## 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 adjacent to existing R-3MF Multi-Family Residential zoning to the northwest. The proposal will serve as a buffer on the south side of Springhill Drive between the established residential subdivisions and the commercial property on the northeast 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 a final development plan for the subject property.

## Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
- The subject property is partially located in an Urban Residential Plan Area where urban mid-density residential uses are appropriate in limited locations and partially located in a Business Plan Area where urban mid-density residential uses are appropriate in limited locations;
- The proposed multi-family residential use is consistent with the criteria for urban residential development;
- Sanitary sewer service is currently available to the subject property;
- The proposal is a logical expansion of existing R-3MF zoning to the northwest; and,
- The proposal will serve as a buffer between the established residential subdivisions and the commercial property on the northeast side of Springhill Drive.