



MAY 9, 2013

4701 GOETZ DR

ZONE CHANGE

From: B-4 General Business
To: R-3MF Multi-Family Residential
Proposed Use: Multi-Family Residential
Acreage: 3.096
Applicant: Dr. Gary Givens (1305.1874)
Surrounding Zoning Classifications:
North: R-3MF South: B-4
East: R-3MF, B-4 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 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, and schools. Although the subject property is zoned B-4 General Business, no commercial development has taken place. Since 2005, a little over 11 acres of property to the immediate north has been rezoned from B-4 General Business to R-3MF Multi-Family Residential. The applicant has rezoned some of the property to the north and proposes similar development to what is currently constructed in the area. The proposal includes 48 residential units in six buildings.

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. Based on the access spacing standard, there is not sufficient frontage along Goetz Drive to meet the minimum requirements. Therefore, no access shall be permitted to Goetz Drive. Access shall be limited to Nicholas Drive and/or Sydney Lane.

Due to multiple buildings on the subject property, a final development will be required. The development plan must be approved and building and electrical permits are required prior to any construction activity taking place on site. Required parking for residents and spillover parking, along with appropriate vehicular use area screening, shall be installed in accordance with the zoning ordinance and demonstrated on the final development plan. 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 north and east of the subject property. With no access to Goetz 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: No direct access shall be permitted to Goetz Drive.

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 north and east of the subject property; and,
5. With no direct access to Goetz Drive, the proposal should not overburden the capacity of roadways and other necessary urban services in the affected area.