



**JANUARY 9, 2014**

**4200 OLD HARTFORD RD**

## ZONE CHANGE

<b>From:</b> P-1 Professional Service	
<b>To:</b> R-1B Single Family Residential	
<b>Proposed Use:</b> Single Family Residential	
<b>Acreage:</b> 9.561	
<b>Applicant:</b> Jagoe Land Corporation; Jagoe Homes, Inc. (1401.1892)	
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> R-1B	<b>South:</b> P-1
<b>East:</b> R-1A	<b>West:</b> R-1B

## Proposed Zone & Land Use Plan

The applicant is seeking an R-1B Single Family Residential zone. The subject property is located in a Professional/Service 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 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 21059C0277 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 sewer, are available to the site.

#### Development Patterns

The subject property is the former location of the Darnek Club and located just north of Daviess County High School. The subject property is surrounded by residentially zoned property

except for where the school is located to the south. The applicant proposes to develop the subject property as a single family residential development.

In the vicinity of the subject property Old Hartford Road is classified as a minor arterial roadway with a 500 foot drive spacing standard, 75 foot building setback and 40 foot roadway buffer. The subject property shall be accessed by a single access point in alignment with the Liberty Drive.

The Kentucky Transportation Cabinet does not anticipate this development will overburden the capacity of roadways in the area and will not require a traffic impact study or any roadway improvements based on the current proposed land use.

## SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed R-1B Single Family Residential zoning is a logical expansion of R-1B Single Family Residential zoning to the northwest and northeast. At less than 10 acres, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area. Sanitary sewer service is available to be extended to the subject property. Although this is not a new location of Urban Mid-density Residential use, it does have frontage of Old Hartford Road, a major street.

## Planning Staff Recommendations

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

### Condition:

Access to Old Hartford Road shall be limited to a single access point in alignment with Liberty Point

### 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 Professional/Service Plan Area where Urban Mid-density Residential uses are appropriate in limited locations;
3. The proposal is a logical expansion of existing R-1B Single Family Residential zoning to the northwest and northeast;
4. Sanitary sewer service is available to be extended to the subject property;
5. The subject property has road frontage on Old Hartford Road, a major street; and,
6. At less than 10 acres, the subject property should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.