



**FEBRUARY 13, 2014**

**10300 HIGHWAY 54**

## ZONE CHANGE

<b>From:</b>	R-1A Single Family Residential
<b>To:</b>	R-3MF Multi-Family Residential
<b>Proposed Use:</b>	Multi-Family Apartment Complex
<b>Acreage:</b>	0.54+/-
<b>Applicant:</b>	Travis J. Barnett; Emmett W. Barnett; Mary G. Barnett; Jennifer J. Barnett (1402.1896)
<b>Surrounding Zoning Classifications:</b>	
<b>North: R-1A</b>	<b>South: R-1A</b>
<b>East: R-1A</b>	<b>West: R-1A</b>

## 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 property established.

**(d) New locations new major streets** – In Urban Residential, Professional/Service, Business and Rural Community 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 21059CO340 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 located within the City of Whitesville on the corner of the Highway 54 and Jefferson Street. All surrounding properties are zoned R-1A Single-Family Residential. The properties to the east, west and south have existing residences. The property to

the north contains a single-family residence and a fire station. A city park and senior citizen center are located in the vicinity.

The site is served by the City of Whitesville sanitary sewer system which is a requirement of the Comprehensive Plan for a new location of multi-family residential use. The property has frontage on 3 streets. Highway 54 is classified as a minor arterial roadway while Jefferson Street and Main Street are both local roadways. If access is requested on Highway 54 approval will be required from the Kentucky Department of Transportation Madisonville office.

Required parking must be provided on site for the apartments and is determined by the size of the apartment. An efficiency or one-bedroom apartment requires 1.5 parking spaces per unit while any apartment with two or more bedrooms requires two parking spaces per unit. All vehicular use areas must be paved and vehicular use area screening shall be installed where adjoining road right-of-way.

### SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan. The proposed rezoning meets all applicable criteria for a new location of multi-family residential zoning. The site is major-street oriented with frontage on Highway 54 which is a state maintained facility. Also, sanitary sewer service from the City of Whitesville is available to the subject property.

## Planning Staff Recommendations

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

#### Conditions:

- All vehicular use areas shall be paved and appropriate vehicular use area screening shall be installed where adjacent to road right-of-way; and,

#### Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;
- The subject property is located in an Urban Residential Plan Area where urban mid-density uses are appropriate in limited locations;
- The use of the property as apartments conforms to the criteria for Urban Residential development;
- The subject property is served by the City of Whitesville sanitary sewer system; and,
- With frontage on Highway 54, which is a state maintained roadway, the subject property is major-street oriented.