



MAY 8, 2014

5074 HIGHWAY 56

ZONE CHANGE

From: A-R Rural Agriculture	
To: R-1C Single Family Residential	
Proposed Use: Single Family Residential	
Acreage: 9.107	
Applicant: Paul Martin Builders, Inc.; Goetz Real Estate, LLC (1405.1902)	
Surrounding Zoning Classifications:	
North: I-1	South: A-R, B-4
East: P-1	West: R-1A

Proposed Zone & Land Use Plan

The applicant is seeking an R-1C Single Family Residential zone. The subject property is located in an Urban Residential Plan area where Urban Low-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 Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

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 21059CO277 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- The property is designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- 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 bordered to the west by the Essex Drive/Broad Acres residential neighborhood. Agriculture property surrounds the subject property to the north and south

and Bellevue Baptist Church is located just east. The applicant proposes to develop the subject property as a single family residential development.

In the vicinity of the subject property Highway 56 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 currently has access to Highway 56 via a residential driveway; no new access to Highway 56 shall be permitted.

A Preliminary Subdivision Plat has been submitted in conjunction with the rezoning application showing approximately 30 lots with a new street extending through the development coming off of Essex Drive to the west. The proposed through street shown is stubbed at the property line to provide for potential connectivity for the adjoin properties should they develop.

Sanitary sewer service was recently extended to the neighborhood to the west of the subject property and is available for extension to the proposed development.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed R-1C Single Family Residential zoning is a logical expansion of residential zoning to the west. 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.

Planning Staff Recommendations

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

Condition:

Access to Highway 56 shall be limited to the single existing residential driveway on Highway 56.

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 Low-density Residential uses are appropriate in limited locations;
3. The proposal is a logical expansion of existing residential zoning to the west;
4. Sanitary sewer service is available to be extended to the subject property; and,
5. 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.