

MAY 14, 2015**1429 LEITCHFIELD RD****ZONE CHANGE**

From: P-1 Professional/Service
To: R-4DT Inner City Residential
Proposed Use: Residential
Acreage: 0.29
Applicant: Mukesh Gupta (1505.1924)
Surrounding Zoning Classifications:
North: P-1 South: R-1A
East: P-1 West: R-4DT

Proposed Zone & Land Use Plan

The applicant is seeking an R-4DT Inner City Residential zone. The subject property is located in a Central Residential Plan Area where Urban Low-density Residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) **Building and lot patterns** – Building and lot patterns should conform to the criteria for “Urban Residential Development” (D6).

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 21059CO139 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 subject properties.

Development Patterns

The subject property is located in an area of primarily residential uses with P-1 Professional/Service zoning to the north and east adjoining the subject property. The property to the south is primarily single-family residential while the property to the west is mixed single-family residential and some multi-family residential. There is currently a vacant house on the subject property.

The property is located along Leitchfield Road; Leitchfield Road is classified as a major collector roadway with a 250

foot drive spacing standard, a 60 foot building setback and a 30 foot roadway buffer.

The property at 1429 Leitchfield Road in conjunction with the property at 1401 Leitchfield Road was rezoned from R-4DT Inner City Residential to P-1 Professional/Service in 2007. At that time, a Preliminary Development Plan was approved. The following conditions were attached to the previous rezoning and shown on the development plan:

- No access shall be permitted to E Parrish Avenue;
- Access to Leitchfield Road shall be limited to a single access point as depicted on the preliminary development plan;
- An access easement shall be provided to 1301 Leitchfield road for future use as ingress/egress for said property; and,
- A final development plan shall be submitted and approved before the issuance of any buildings permits.

The properties have not developed as anticipated; recently the property at 1429 Leitchfield Road was divided and a portion of it was consolidated with 1401 Leitchfield Road. On the plat approved April 9, 2015 access was shown and limited to a single access point at 1401 Leitchfield Road with an ingress/egress easement for 1301 and 1429 Leitchfield Road with the existing drive at 1429 Leitchfield Road to be closed.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed urban mid-density residential use conforms to the criteria for urban residential development.

Planning Staff Recommendations

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

Condition:

The existing access point shall be closed with access limited to the ingress/egress easement provided from 1401 Leitchfield Road.

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 Central Residential Plan Area where urban low-density residential uses are appropriate in general locations;
3. The proposed residential use conforms to the criteria for urban residential development;
4. With the existing access point closed and the new ingress/egress easement provided the access spacing standards along Leitchfield Road will be met.